



Statement of Consultation

September 2013

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1 Introduction

What is this document?

- 1.1 This document describes how Fenland District Council (FDC) involved the local community and stakeholders in preparing the Fenland Local Plan – Core Strategy. The purpose of this document is to detail how the Council has complied with the Town and Country Planning (Local Planning) (England) Regulations 2012¹.

Why prepare this document?

- 1.2 The Planning and Compulsory Purchase Act (2004)² set out the approach to plan preparation including a strong emphasis on community engagement.
- 1.3 Under regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012³ the Local Planning Authority (Fenland District Council) has the duty to prepare a statement to submit to the Secretary of State alongside the Core Strategy which sets out:
- I. which bodies and persons the local planning authority invited to make representations under regulation [18](#);
 - II. how those bodies and persons were invited to make representations under regulation [18](#),
 - III. a summary of the main issues raised by the representations made pursuant to regulation [18](#),
 - IV. how any representations made pursuant to regulation [18](#) have been taken into account;
- 1.4 Parts V – VI of the regulations refer to the representations to a local plan which the local planning authority propose to submit to the Secretary of State.
- V. if representations were made pursuant to regulation [20](#), the number of representations made and a summary of the main issues raised in those representations; and
 - VI. if no representations were made in regulation [20](#), that no such representations were made;
- 1.5 This Statement of Consultation will enable Fenland District Council to demonstrate how the preparation of the Core Strategy has effectively engaged with the local community and stakeholders, and that it has met the appropriate regulations.
- 1.6 This statement looks at the main consultation stages, these were:
- Draft Core Strategy July 2011
 - Further Draft Core Strategy July 2012
 - Proposed Submission Core Strategy February 2013
 - Addendum to the Proposed Submission Core Strategy June 2013

Overview of consultation stages

- 1.7 The table below shows the various consultation stages undertaken as part of the preparation of the Core Strategy DPD.

MAIN STAGES	TASK	DATE
Evidence gathering	Meetings, workshops and early consultation to identify and test issues	Ongoing
Draft Core	Public consultation on the Council's draft	29 July 2011 – 23

¹ http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf

² <http://www.legislation.gov.uk/ukpga/2004/5/contents>

³ http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf

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Strategy Stage	policies	September 2011
Further Consultation Draft	Public consultation on the Council's draft policies reflecting the amendments made in light of the comments received at the Draft Core Strategy Stage	26 July 2012 – 5 September 2012
Proposed Submission Publication	Publication of the Proposed Submission Draft	Feb – April 2013
Proposed Submission Addendum	Consultation on the changes resulting from the removal of the North-East March Strategic Allocation	June – August 2013
Submission and examination	Document submitted to government along with all public comments received during the proposed submission consultation. Independent Examination by a Planning Inspector	Autumn/Winter 2013
Adoption	Council adopts Final Plan	Early 2014
Monitoring and Review	Each year, identified targets are monitored	Annual

Overview of consultation activities

- 1.8 This section provides an overview of how the Council engaged with all sections of the Fenland community, including specific consultation bodies and general consultation bodies, as prescribed by the Regulations, throughout the preparation of the Core Strategy.
- 1.9 From 2006 to March 2011, under the previous 2004 and 2008 regulations, Fenland District Council had prepared and consulted upon a: Issues and Options (2006), Preferred Options 1 (2006) and a Preferred Options 2 (2007) version of the Core Strategy. Following careful consideration of the comments received through these consultations, and following changes in national guidance, the decision was made to refresh the preparation of the Core Strategy using a new approach.
- 1.10 This new approach would address the issues raised through the previous documents notably: that the document was not locally specific, there were outstanding issues on topics such as flood risk and that overall its format was long and confusing. As part of the refresh of the Core Strategy the Council commissioned a comprehensive growth study called 'Fenland's Neighbourhood Planning Vision' (FNPV). The FNPV took a fresh look at developing an integrated approach to understanding the social, economic and environmental issues. The FNPV work ultimately suggested that, to help address the challenges in the district, it was essential that housing and economic growth were promoted and enabled. Through growth, issues such as community deprivation, the shortfall in infrastructure and low skills could start to be tackled and addressed. In addition, growth would attract investment, attract businesses and attract new residents to the district. Thus, overall, growth would build a stronger, better and more sustainable Fenland. The outcome of the FNPV work, whilst officially only a 'consultant's recommended approach', has influenced the content of the Core Strategy.
- 1.11 The Core Strategy is therefore proposed to be a relatively short document consisting of only key policies. There will be no separate Planning Policies or Site Allocations document. Instead, the Core Strategy policies will set the framework for growth and use criteria based policies to inform planning application decisions.
- 1.12 An overview of consultation events during each stage is as follows.

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Draft Core Strategy Stage July 2011 – September 2011	
26/07/2011	<p>Full press release</p> <p>A full page story appears on FDC's "Fenlander Weekly" page hosted in the Cambs Times and Wisbech Standard local newspapers.</p>
27/07/2011	<p>Statutory notice</p> <p>Appears in the Fenland Citizen local newspaper.</p>
28/07/2011	<p>Full Council Meeting</p> <p>FDC Councillors are given a Members' Pack containing:</p> <ul style="list-style-type: none"> • Draft Core Strategy • Executive summary leaflet • Comment form • How we plan to engage with the community • Frequently Asked Questions • Local Development Scheme • Statement of Community Involvement • Press release <p>The Leader and Portfolio Holder for Growth and Transport give a presentation regarding the Core Strategy at Full Council.</p>
29/07/2011	<p>Fenland District Council website</p> <p>All relevant information was made available on the Fenland District Council website throughout the consultation period. People can access the Fenland Communities Development Plan – draft Core Strategy, feedback form and supporting evidence documents.</p> <p>Social media sites, Facebook and Twitter, are used to promote the consultation and signpost users to the main FDC Core Strategy webpage.</p>
29/07/2011	<p>Information stands containing hard copies of the draft Core Strategy and representation forms are made available in the following locations:</p> <ul style="list-style-type: none"> • Fenland @ your service one-stop-shops in Chatteris, March, Whittlesey and Wisbech. • Libraries • Mobile library • Fenland Hall Business Reception • The Rosmini Centre (Wisbech) • Fenland leisure centres – George Campbell (March), Manor (Whittlesey), Hudson (Wisbech).
29/07/2011	<p>Letters to Statutory and General Consultees</p> <p>Letters were sent to statutory consultees and other relevant organisations, see list at Appendix 1c.</p>
August 2011	<p>Roadshows</p> <p>Roadshows were held at various locations in each of the four Fenland Market towns in August:</p> <ul style="list-style-type: none"> • Whittlesey OSS - 16/08/2011 • Wisbech OSS – 18/08/2011 • March OSS - 24/08/2011 • Chatteris Library – 26/08/2011
August 2011	<p>Town and Parish Council Workshop</p>

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	<p>Workshops were held in each of the four Fenland market towns so that Town and Parish Councillors from the surrounding areas could attend.</p> <ul style="list-style-type: none"> • Fenland Hall, March – 17/08/2011 • South Fens Business Centre, Chatteris – 22/08/2011 • Grosvenor House, Whittlesey – 30/08/2011 • Boathouse Business Centre, Wisbech – 31/08/2011
September 2011	<p>Roadshows</p> <p>Roadshows were held at various locations in each of the four Fenland Market towns in September:</p> <ul style="list-style-type: none"> • Whittlesey OSS – 13/09/2011 • March OSS – 14/09/2011 • Wisbech OSS – 15/09/2011 • Chatteris Library – 16/09/2011
Aug-Sept.	<p>Town and Parish Newsletters</p> <p>An article placed in Town and Parish Council newsletters which were being released during the consultation period signposted readers to the draft Core Strategy:</p> <ul style="list-style-type: none"> • Christchurch - The Heron newsletter (26/08/2011) • Wimblington – Wimblington Journal (Distributed during Aug.) • Whittlesey – Discovering Whittlesey (Distributed during Sept.)

Further Draft Core Strategy Stage July 2012 – September 2012	
27/07/12	<p>Full press release</p> <p>A full page story appears on FDC's "Fenlander Weekly" page hosted in the Cambs Times and Wisbech Standard local newspapers.</p>
July 2012	<p>Full Council Meeting</p> <p>FDC Councillors are given a Members' Pack containing:</p> <ul style="list-style-type: none"> • Further Draft Core Strategy • Executive summary leaflet • Comment form • Frequently Asked Questions • Press release <p>The Leader and Portfolio Holder for Growth and Transport give a presentation regarding the Core Strategy at Full Council.</p>
July – Sept	<p>Fenland District Council website</p> <p>All relevant information was made available on the Fenland District Council website throughout the consultation period. People can access the Fenland Communities Development Plan – further draft Core Strategy, feedback form and supporting evidence documents.</p>
July – Sept	<p>Hard copies of the draft Core Strategy and representation forms are made available in the following locations:</p> <ul style="list-style-type: none"> • Fenland @ your service one-stop-shops in Chatteris, March, Whittlesey and Wisbech. • Libraries

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	<ul style="list-style-type: none"> • Mobile library • Fenland Hall Business Reception • The Rosmini Centre (Wisbech) • Fenland leisure centres – George Campbell (March), Manor (Whittlesey), Hudson (Wisbech).
26/07/12	<p>Letters to Statutory and General Consultees</p> <p>Letters were sent to statutory consultees and other relevant organisations, see list at Appendix 2d.</p>

Proposed Submission Core Strategy Stage February 2013 – April 2013	
22/02/13	<p>Press Release</p> <p>An article appears on FDC's "Fenlander Weekly" page hosted in the Cambs Times and Wisbech Standard local newspapers.</p>
February – April 2013	<p>Fenland District Council website</p> <p>All relevant information was made available on the Fenland District Council website throughout the consultation period. People can access the Fenland Core Strategy – proposed submission, feedback form and supporting evidence documents.</p>
February – April 2013	<p>Hard copies of the draft Core Strategy and representation forms are made available in the following locations:</p> <ul style="list-style-type: none"> • Fenland @ your service one-stop-shops in Chatteris, March, Whittlesey and Wisbech. • Libraries in Chatteris, March, Whittlesey and Wisbech. • Mobile library • Fenland Hall Business Reception
28/02/13	<p>Letters to Statutory and General Consultees and other relevant organisations, see list at Appendix 3a</p>

Proposed Submission Addendum Core Strategy Stage 27 June – 7 August 2013	
30/05/13 & 27/06/13	<p>Press Release</p> <p>An article appears on FDC's "Fenlander Weekly" page hosted in the Cambs Times and Wisbech Standard local newspapers.</p>
June – August 2013	<p>Fenland District Council website</p> <p>All relevant information was made available on the Fenland District Council website throughout the consultation period, including a link from the FDC home page. People can access the Fenland Core Strategy – proposed submission, feedback form and supporting evidence documents.</p>
June – August 2013	<p>Hard copies of the draft Core Strategy and representation forms are made available in the following locations:</p> <ul style="list-style-type: none"> • Fenland @ your service one-stop-shops in Chatteris, March, Whittlesey and Wisbech. • Libraries in Chatteris, March, Whittlesey and Wisbech. • Mobile library • Fenland Hall Business Reception
27/06/13	<p>Letters were sent to statutory consultees and other relevant organisations, see list at Appendix 4a</p>

2 Pre-Submission Consultation (Regulation 18) Consultation on the Draft Core Strategy (July – Sept 2011)

Introduction

- 2.1 Fenland District Council undertook a public consultation on the draft Core Strategy between 29 July and 23 September 2011. This eight week consultation period offered an opportunity for people to make representations on the subject of the plan and to comment whether there were any additional subjects that it ought to contain. Draft policies allowed consultees to share their views on specifically how the district should, and could, grow in a sustainable way.
- 2.2 The draft Core Strategy consultation involved:
- Evidence building and involvement with stakeholders, including public consultation for eight weeks;
 - Publicising the consultation by writing to all specific and relevant general bodies; putting information on the Council website; advertising in the local press and in various locations across the District;
 - Hosting a number of exhibition events to discuss and explain the process to the public.
- 2.3 Various consultation methods were used in order to secure responses from a wide variety of community and stakeholder groups. The Draft Core Strategy can be viewed at our webpages⁴.

Who was consulted?

- 2.4 Our consultation involved contacting approximately 1,250 individuals and organisations to invite them to respond, including the following statutory groups:
- County councils - Cambridgeshire County Council, Norfolk County Council, Lincolnshire County Council
 - District and city councils adjoining Fenland – East Cambridgeshire, Huntingdonshire, Kings Lynn and West Norfolk, South Holland, and Peterborough
 - Clerks to Town and Parish Councils within Fenland
 - Clerks to Town and Parish Councils adjoining Fenland
 - Cambridgeshire Constabulary, Norfolk Constabulary, Lincolnshire Constabulary
 - Coal Authority
 - Environment Agency
 - English Heritage
 - Department of Transport
 - East of England Development Agency
 - Telecommunications Code Operators (about 150)
 - Anyone else owning or controlling telecoms equipment in Fenland
 - NHS Cambridgeshire (the PCT)
 - National Grid (for gas and electricity)
 - Anglian Water (water supply and sewerage)
- 2.5 Please refer to Appendix 1a for a full list of bodies consulted by letter or email.

⁴ <http://www.fenland.gov.uk/article/5656/Draft-Consultation-2011>

How were the public and other stakeholders consulted?

- 2.6 A public notice giving details of the release of the draft Core Strategy document, the opportunities for people to make representations and how to access the documents in order to do so was published in the Fenland Citizen newspaper 27 July 2011. A copy of the statutory notice is available at Appendix 1g.
- 2.7 **Information stands** containing hard copies of the following documents: draft Core Strategy, Sustainability Appraisal, Statement of Community Involvement, Habitat Regulations Assessment, representation forms, summary leaflets and the statutory notice were available for inspection in the following locations:
- Chatteris Library, 2 Furrowfields Road, PE16 6DY
 - March Library, City Road, PE15 9LT
 - Whittlesey Library, 31-35 Market Street, PE7 1BA
 - Wisbech Library, Ely Place, PE13 1EU
 - Fenland Mobile Library
 - Business Reception, Fenland Hall, March, PE15 8NQ.
 - Chatteris Fenland @ your service shop, 20 High Street, PE16 6BG
 - March Fenland @ your service shop, 8 Broad Street, PE15 8TG
 - Whittlesey Fenland @ your service shop, Unit 3, The Causeway Centre, PE7 1AU
 - Wisbech Fenland @ your service shop, 2-3 Bridge Street, PE13 1AF
 - George Campbell Leisure Centre, City Road, March, PE15 9LT
 - Hudson Leisure Centre, Wisbech, PE13 1RL
 - Manor Leisure Centre, Whittlesey, PE7 1UA
 - The Rosmini Centre, 69A Queens Street, Wisbech, PE13 2PH
- 2.8 **Letters or emails** were sent to all the specific consultation bodies listed in Appendix 1a; the letters enclosed a copy of the draft Core Strategy, the statutory public notice and a representation form. They also gave details of the locations where additional hard copies of these documents could be accessed and details of the roadshows that were planned to be held in each of the four market towns throughout the district (these will be discussed in more detail below).
- 2.9 A letter or email was also sent to all general consultation bodies, developers, landowners, agents, companies, interest groups and private individual who had requested to be notified regarding this consultation. This detailed the consultation period and process, where the documents could be inspected and where the roadshows would be held. Copies of the letters sent to specific and general consultation bodies are attached as Appendix 1c and a list of all the bodies consulted by letter or email is available at Appendix 1a.
- 2.10 All of the evidence documents relating to the draft Core Strategy, including the Sustainability Appraisal, Statement of Community Involvement, and Habitat Regulations, along with the draft Core Strategy, were made available on the Fenland District Council website on the opening day of the consultation (29/07/2011). The webpage linked to an online version of the representation form, evidence base pages, a frequently asked questions section and a link to an e-consultation portal (provided by Newgrove) which enabled consultees to submit their representations directly online.
- 2.11 A press release was sent out on 29/07/2011 to launch the consultation. The consultation also featured on the Council's Fenlander Weekly page which appears in the Cambs Times and Wisbech Standard newspapers on 29/07/2011. We included regular reminders on this weekly page throughout the consultation period. See Appendix 1h for copies of these newspaper articles.
- 2.12 Roadshows were held at venues in each of the four Fenland Market towns (Chatteris, March, Whittlesey and Wisbech) at various dates and times in both August and September. See

Appendix 1f for a poster advertising the September Roadshows. The roadshows offered information regarding the draft Core Strategy and FDC officers present at these events assisted attendees with general enquiries and with details of how they could get involved and submit representations. The Roadshows were held at various times of day in order to enable different groups of Fenland residents to access them, see details below:

- Whittlesey OSS - 16/08/2011 (16:00 – 19:00)
- Wisbech OSS – 18/08/2011 (16:00 – 19:00)
- March OSS - 24/08/2011 (16:00 – 19:00)
- Chatteris Library – 26/08/2011 (16:00 – 19:00)
- Whittlesey OSS – 13/09/2011 (10:00 – 14:00)
- March OSS – 14/09/2011 (10:00 – 14:00)
- Wisbech OSS – 15/09/2011 (10:00 – 14:00)
- Chatteris Library – 16/09/2011 (10:00 – 13:00)

2.13 Town and Parish Council Workshops were held in each of the four Market Towns across Fenland. These sessions enabled Town and Parish Councillors to discuss the proposals which affected their local area in more detail and to work together to prepare some feedback for the consultation. The dates and locations of these workshops were as follows:

- March and surrounding area: Fenland Hall, March – 17/08/2011
- Chatteris and surrounding area: South Fens Business Centre, Chatteris – 22/08/2011
- Whittlesey and surrounding area: Grosvenor House, Whittlesey – 30/08/2011
- Wisbech and surrounding area: Boathouse Business Centre, Wisbech – 31/08/2011

2.14 Additional meetings were set up with specific stakeholders/groups in order to discuss the draft Core Strategy proposals in more detail. These groups included:

- Environment Agency
- Cambridgeshire County Council
- Agents Forum
- Planning Advisory Service
- Middle Level Commissioners
- Highways Agency
- Anglian Water

2.15 An article was placed in the following Town and Parish Council newsletters which were being distributed during the consultation period to signpost people to the consultation.

- Christchurch - The Heron newsletter (26/08/2011)
- Whittlesey – Discovering Whittlesea (Distributed during September)
- Wimblington – Wimblington Journal (Distributed during August)

2.16 The articles explained the purpose of the consultation and the various ways in which people could have their say and make any representations. Refer to Appendix 1i to see these articles.

2.17 FDC created a hotline number to deal with any enquiries relating to the draft Core Strategy document and consultation process. This hotline was open for enquiries throughout the consultation period (July-September).

Results of the consultation at the draft Core Strategy stage

2.18 During the draft Core Strategy consultation stage held between 29 July and 23 September 2011 respondents were able to make their representations directly online, by email, or by post. The council received 417 comments from 145 different consultees. The main changes

to the draft Core Strategy made as a result of the consultation exercise included the following:

- Settlement hierarchy – changes to the category of certain villages
- Strategy and targets – revised growth targets to create a single minimum target of 11,000 with aspirations for greater growth linked with demand
- Housing need – amended thresholds linked to viability
 - 1-4 = nil affordable housing
 - 5-9 = 20% affordable housing
 - 10+ = 30% affordable housing
- Employment and retail – further clarification of jobs and land availability
- Urban extension principles – to come forward in a coordinated way through “comprehensive delivery schemes”
- Minor amendments made to town maps
- Rural area policy – encouraging affordable housing, need for local support for significant proposals
- Introduction of a flood mitigation “toolkit” by the EA for Wisbech
- Clearer links to transport plans, guidance on public transport and cycling/walking infrastructure
- Introduction of a Supplementary Planning Document on quality of development

2.19 A more detailed summary of the main issues raised in responses and a summary of the changes to the Core Strategy that were taken forward in to the Further Draft Version are set out in Appendix 1b.

3 Pre-Submission Consultation (Regulation 18) Consultation on the Further Draft Core Strategy (July – September 2012)

Introduction

- 3.1 Fenland District Council undertook an additional pre-submission public consultation on the further draft Core Strategy which ran for 6 weeks between 26 July 2012 and 5 September 2012. This stage of consultation offered an opportunity for people to comment on the further draft Core Strategy before the final proposed submission version was prepared. In response to the scale of the changes required following the previous consultation, and following the publication of the National Planning Policy Framework (NPPF) in March 2012, a further consultation was considered necessary to provide consultees with adequate opportunity to consider, and meaningfully engage, in the preparation of the emerging Core Strategy.
- 3.2 The main changes from the previous draft consultation were:
- Introduction of Specific Strategic Allocations (including specific boundaries);
 - Review of affordable housing policy;
 - Introduction of standard presumption in favour of sustainable development policy;
 - A series of other minor amendments as required by the NPPF.
- 3.3 The further draft Core Strategy consultation involved:
- Evidence building and involvement with stakeholders, including public consultation for six weeks;
 - Publicising the consultation by writing to all specific and relevant general bodies (including those who had commented at the previous stage); putting information on the Council website; advertising in the local press and in various locations across the District.

Who was consulted?

- 3.4 Our consultation involved contacting approximately 1,315 individuals and organisations to invite them to respond, including the following statutory groups:
- County councils - Cambridgeshire County Council, Norfolk County Council, Lincolnshire County Council
 - District and city councils adjoining Fenland – East Cambridgeshire, Huntingdonshire, Kings Lynn and West Norfolk, South Holland, and Peterborough
 - Clerks to Town and Parish Councils within Fenland
 - Clerks to Town and Parish Councils adjoining Fenland
 - Cambridgeshire Constabulary, Norfolk Constabulary, Lincolnshire Constabulary
 - Coal Authority (requested that they were not automatically consulted)
 - Environment Agency
 - English Heritage
 - Department of Transport
 - East of England Development Agency
 - Telecommunications Code Operators (about 150)
 - Anyone else owning or controlling telecoms equipment in Fenland
 - NHS Cambridgeshire (the PCT)
 - National Grid (for gas and electricity)
 - Anglian Water and other Water Service Providers (water supply and sewerage)
- 3.5 Please refer to Appendix 2a for a full list of bodies consulted by letter or email

How were the public and other stakeholders consulted?

- 3.6 All of the evidence documents relating to the draft Core Strategy, including the Sustainability Appraisal, Statement of Community Involvement, and Habitat Regulations, along with the draft Core Strategy, were made available on the Fenland District Council website on the opening day of the consultation (29/07/2011). The webpage linked to an online version of the

representation form, evidence base pages, a frequently asked questions section and a link to an e-consultation portal (provided by Newgrove) which enabled consultees to submit their representations directly online.

- 3.7 A press release was sent out on 29/07/2011 to launch the consultation. The consultation also featured on the Council's Fenlander Weekly page which appears in the Cambs Times and Wisbech Standard newspapers on 29/07/2011. We included regular reminders on this weekly page throughout the consultation period. See Appendix 2 (h) for copies of these newspaper articles. Through the introduction of new 2012 Local Plan regulations, the requirement at this stage for a separate local advertisement notice setting out the representation procedure and the availability of documents was removed.
- 3.8 Additional meetings were set up with specific stakeholders/groups in order to discuss the Further draft Core Strategy proposals in more detail. These groups included:
- Cambridgeshire County Council
 - Agents Forum
 - Highways Agency
- 3.9 FDC created a hotline number to deal with any enquiries relating to the draft Core Strategy document and consultation process. This hotline was open for enquiries throughout the consultation period (July-September).

Results of the consultation at the Further draft Core Strategy stage

- 3.10 During the Further draft Core Strategy consultation stage held between 26 July and 5 September 2012 respondents were able to make their representations directly online, by email, or by post. The council received 550 separate comments from about 210 different consultees.
- 3.11 The council also received two petitions and a significant amount of local media interest with several articles appearing in local newspapers (appendix 2c)
- 3.12 The main changes to the further draft Core Strategy made as a result of the consultation exercise included the following:
- A new policy on the 'presumption in favour of sustainable development', to emphasise the Council's commitment to support and improve the health and wellbeing of its residents, with growth and planning paying a major role in achieving this.
 - A new policy has been added on heritage issues, to address an objection from English Heritage and to meet NPPF requirements.
 - A new policy on protecting our natural environment has been added, to address objections from Natural England, the Wildlife Trust and Cambridgeshire County Council.
 - The affordable housing policy has been clarified, so that it is absolutely clear that stand-alone development schemes of 1-4 dwellings do not need to provide, or contribute towards, affordable housing (the draft policy was open to misinterpretation).
 - The affordable housing policy has been further amended to reduce the proportion of affordable housing requested on development sites of 10 or more dwellings from 30% to 25%.
 - North-East March (Estover Road) allocation re-written so that its primary purpose for being allocated is to enable enhanced open space and play facilities, plus clarity on the need for thorough transport assessments and the possibility of requiring the delivery of a northern link road.
 - A new section on 'infrastructure' has been included, including a one page summary of infrastructure items found in the supporting Infrastructure Delivery Plan.
 - The Settlement Hierarchy policy has been amended to: permit single dwelling infill developments in newly named small settlements not previously listed in the policy; and to give slightly more flexibility to the amount and location of growth in small villages.

- The Wisbech policy has been amended to more clearly reflect the transport infrastructure which is needed in order for growth to take place at Wisbech, including wording to highlight that the West Wisbech allocation is phased and deliverable only if a western link road is delivered.
- The 'exception' policy for affordable housing (i.e a policy which would permit, as an exemption to normal policy, affordable housing sites adjacent to rural settlements) has been removed, because the flexible nature of the plan means there is no restriction, in principle, to new housing, whether private or affordable, on the edge of rural settlements i.e there is no restrictive policy against which an 'exception' could be made.

3.13 Other more minor changes have also been included in the document to meet comments received from the consultation stage.

3.14 A more detailed summary of the main issues raised in responses and a summary of the changes to the Core Strategy that are now included in the Proposed Submission version are set out in Appendix 2b.

4. Publication (Regulation 20) Consultation on the Proposed Submission Version of the Core Strategy (Feb – April 2013)

Introduction

- 4.1. Fenland District Council undertook a public consultation on the Proposed Submission Core Strategy between 28 February – 10 April 2013. The six week consultation period offered an opportunity for people to make representations on whether they deem the plan to be legally compliant and sound. In keeping with the regulations the purpose of the consultation was to gather representations to inform the planning inspector's assessment of the plan.
- 4.2. The proposed submission consultation involved:
- Publicising the consultation by writing to all specific and relevant general bodies;
 - putting information on the Council website;
 - advertising in the local press and in various locations across the District.

Who was consulted?

- 4.3. The consultation involved contacting approximately 1,300 individuals and organisations to invite them to respond, including the following statutory groups:
- County Councils – Cambridgeshire County Council, Norfolk County Council, Lincolnshire County Council
 - District and City Councils adjoining Fenland – East Cambridgeshire, Huntingdonshire, King's Lynn and West Norfolk, South Holland and Peterborough.
 - Clerks to Town and Parish Councils within Fenland
 - Clerks to Town and Parish Councils adjoining Fenland
 - Cambridgeshire Constabulary, Norfolk Constabulary, Lincolnshire Constabulary
 - Coal Authority
 - Environment Agency
 - English Heritage
 - Department for Transport
 - National Grid (for gas and electricity)
 - Anglian Water (water supply and sewerage)
 - NHS Cambridgeshire

Please refer to Appendix 1a for a full list of bodies consulted by letter or email.

How were the public and other stakeholders consulted?

- 4.4. A public notice giving details of the release of the draft Core Strategy document, the opportunities for people to make representations and how to access the documents in order to do so was published in the Fenland Citizen newspaper 27 February 2013. A copy of the statutory notice is available at Appendix 3g.
- 4.5. All of the evidence documents relating to the draft Core Strategy including the Sustainability Appraisal, Statement of Community Involvement, Habitats Regulations, along with the draft Core Strategy, were made available on the Fenland District Council website. The webpage linked to an online version of the representation form, evidence base pages, a frequently asked questions section and a link to an e-consultation portal (provided by Newgrove) which enable consultees to submit their representations directly online.
- 4.6. A press release was sent out on 28 February to launch the consultation. The consultation also featured on the Council's Fenlander Weekly page which appears in the Cambs Times and Wisbech Standard newspapers on 22/02/13 See appendix for copies of these newspaper articles.

4.7. FDC also continued to use the hotline number to deal with any enquiries relating to the Core Strategy document and consultations process. This hotline was open for enquiries throughout the consultation period.

Results of the Proposed Submission Core Strategy Stage

4.8. During the Proposed Submission stage held between 28 February – 10 April 2013 respondents were able to make their representations directly online, by email or by post. The council received about 420 separate comments from about 160 different consultees.

4.9. The Council also received two petitions: one objecting to the North-East March proposed allocation (645 signatures); and the other objecting to overall level of growth proposed in March (115 signatures).

4.10. A more detailed summary of the main issues raised in the representations to the Proposed Submission Core Strategy are set out in appendix 3b. All comments are available through our webpages.

**5 Publication (Regulation 20)
Core Strategy Proposed Submission (addendum)
June 27 – 7 August 2013**

Introduction

- 5.1 In January 2013, as described above, Cabinet and then Council considered a revised Core Strategy (known as the ‘Proposed-Submission’ version), and agreed that it be issued for public consultation and, following such consultation, be ‘submitted’ to government for inspection. It was also noted that all consultation comments received were also to be submitted to government. There was no intention, at either of those meetings in January, for the Core Strategy to be reconsidered by Cabinet or Council prior to it being submitted.
- 5.2 However, at the Cabinet meeting of 21 March 2013, the Leader issued a statement which stated that he would, prior to submission to government, be bringing back the Core Strategy to Cabinet and Council in order for Cabinet and Council to reconsider the proposed allocation at N E March (Estover Road). Procedurally, this reconsideration is possible within the framework of plan-making Acts and Regulations as set by government. To enable the Leader’s request to meet the constitution of the Council, a duly completed motion was issued on 14 May 2013 and agreed on the 30 May 2013.
- 5.3 The consequence of this change was:
- firstly, that the N E March allocation and associated policy wording was deleted from the Core Strategy and taken off the Policies Map.
 - Secondly, some adjustments to the housing allocations in March were amended in the Core Strategy, namely that the broad location for growth in south-west March would increase its notional housing target from 300 to 500 new homes, whilst the notional allowance for ‘windfall’ development in March (i.e. homes that come forward in March between 2011-31 on sites not specifically allocated for housing on the Policies Map) were increased from 350 to 600. The effect of these two changes meant that the overall housing target for both March and Fenland as a whole remained constant despite the deletion of the N E March allocation. A full set of changes are included in the Addendum document.
 - Thirdly, consequential updates to the evidence base were undertaken. Most importantly, the Sustainability Appraisal (SA) report was updated and republished to reflect the change in the policies in plan.
- 5.4 A further six week consultation was therefore held on the changes made (and any updated evidence base), with these changes being described as an addendum to the Core Strategy. It was not a full consultation on the whole Core Strategy. The representations received in the original Feb-April 2013 consultation remained valid, but were supplemented by any additional comments received as part of the consultation on the addendum (N E March area) to the Core Strategy. Advice sought from the Planning Inspectorate and government’s Planning Advisory Service confirmed that this was an acceptable approach and one which other councils in a similar position have taken.
- Who was consulted?**
- 5.5 The consultation involved contact approximately 1,300 individuals and organisations to invite them to respond, including all those who had previously commented on the Proposed Submission Version and each of the statutory groups as listed above.
- 5.6 Please refer to appendix 2a for a full list of bodies consulted by letter or email.

How were the public and other stakeholders consulted?

- 5.7 A public notice giving details of the release of the draft Core Strategy document, the opportunities for people to make representations and how to access the documents in order to do so was published in the Fenland Citizen newspaper 26 June 2013. A copy of the statutory notice is available at Appendix 4f
- 5.8 All of the evidence documents relating to the draft Core Strategy, including the Sustainability Appraisal, Statement of Community Involvement, and Habitat Regulations, along with the draft Core Strategy, were made available on the Fenland District Council website. The webpage linked to an online version of the representation form, evidence base pages, and a frequently asked questions section.
- 5.9 A press release was sent out leading up to the launch of the consultation on the 30 May and on 27 June to launch the consultation. The consultation remained on the Home Page of the web site for the duration of the consultation. A hotline number to deal with any enquiries relating to the Addendum consultation was again available throughout the consultation period.

Results of the Proposed Submission Addendum consultation

- 5.10 During the Addendum Core Strategy consultation stage between 27 June and 7 August respondents were able to make representations by email or by post. The Council received around 25 separate comments from the same number of consultees.
- 5.11 A more detailed summary of the main issues raised are set out in the Appendix 4b All comments are available through our webpages.

6 Conclusion

- 6.1 The process as outlined above, and the evidence in the appendices, demonstrates that the preparation of the Core Strategy has complied with the Council's Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012. The preparation has included meaningful engagement and consultation over a 24 month period including two separate pre-submission consultations.

- 6.2 Fenland District Council's approach to consultation involved utilising a variety of methods to ensure that all interested individuals, community groups and other organisations had an opportunity to comment on the document. Documentation was made available and engagement activities were held in a wide range of easily accessible locations throughout the district. We targeted certain activities at harder to reach groups and ensured that the activities were held at various times of the day to ensure that all potential respondents could attend an event at their convenience.

Appendix 1: Draft Core Strategy Consultation

1a - List of Consultees

1b - Summary of Main Issues Raised and Main Changes

1c - Letter to consultees

1d - Representation Form

1e - Summary Leaflet

1f - Posters

1g - Statutory Notice

1h - Newspaper Articles

1i - Newsletter Articles

1j - Frequently Asked Questions

1(a) – List of Consultees

List of Consultees

Specific Consultation Bodies (and others treated as Specific Bodies)

Anglian Water Services Ltd	Little Downham Parish Council
Benwick Parish Council	Manea Parish Council
Bluntisham Parish Council	March Town Council
Borough Council of Kings Lynn & West Norfolk	Mepal Parish Council
Bournemouth & West Hampshire Water Plc	National Grid
Bristol Water Plc	National Grid (via Entec)
Cambridge and Huntingdon Health Authority	Network Rail
Cambridgeshire and Peterborough Association of Local Councils	Newton Parish Council
Cambridgeshire Association of Local Councils	NHS Cambridgeshire
Cambridgeshire Constabulary	Norfolk Constabulary
Cambridgeshire Constabulary Estates Department	Norfolk County Council
Cambridgeshire County Council	North West Anglia Health Care NHS Trust
Cambridgeshire Fire and Rescue Service	Outwell Parish Council
Chatteris Town Council	Parson Drove Parish Council
Christchurch Parish Council	Peterborough City Council
Colne Parish Council	Ramsey Town Council
Countryside Agency	Somersham Parish Council
Coveney Parish Council	South Cambridgeshire District Council
Crowland Parish Council	South Holland District Council
DEFRA	Sutton Bridge Parish Council
Department for Transport	Sutton Parish Council
Doddington Parish Council	Sutton St. Edmund Parish Council
East Cambridgeshire and Fenland PCT	Sutton St. James Parish Council
East Cambridgeshire District Council	The Wildlife Trust
East Midlands Regional Assembly	The Wildlife Trust for Cambridgeshire
East of England Development Agency	Thorney Parish Council
EDF Energy	Tydd St Giles Parish Council
Elm Parish Council	Tydd St Mary Parish Council
Emneth Parish Council	Upwell Parish Council
English Heritage	Walpole Parish Council
English Heritage - East of England	Walsoken Parish Council
Environment Agency	Warboys Parish Council
Farcet Parish Council	Welney Parish Council
Fenland Chamber of Commerce	West Walton Parish Council
Gedney Hill Parish Council	Whaplode Parish Council
Gorefield Parish Council	Whittlesey Town Council
Greater Peterborough PCT	Wimblington Parish Council
Highways Agency	Wisbech St Mary Parish Council
Holbeach Parish Council	Wisbech Town Council
Homes and Communications Agency	Witcham Parish Council
Huntingdonshire District Council	
Kings Lynn & West Norfolk Borough Council	
Kings Lynn and Wisbech NHS Hospital Trust	
Lincolnshire County Council	
Lincolnshire Police	

General Consultation Bodies and Other Consultees

15th Wisbech Scout Group
1st March Scout Group
1st Whittlesey Girls Brigade
1st Whittlesey Scouts
3D Planning
ABC Pre-School & Kids Club
AboveNet Communications UK Limited
Accent Nene
Ace Base All Saints Primary School
ACERT
Acorn Nursery
Adrian Parker Planning
AFA Associates Specialist Planning Services
AFA Planning Ltd
Age Concern
Age UK
Age UK - Voluntary Visiting Scheme
Age Well Club
Airwave Solutions Limited
Alderman Jacobs School
Alison Harker MRICS Chartered Surveyor
All Saints Inter-Church Aided Primary School
- Playgroup
allpay Limited
Alzheimer's Society
Alzheimer's Society - Chatteris Friday Group
Andrew Martin Associates
Andrew S Campbell Associates Ltd
Anfoss Ltd
Angles Theatre
Anglia
Anglia Homes Ltd
Anglian Players
Apt 6
Aqua Table Tennis Club
Architectural and Highway Design
Architectural Design Services
Arqiva Communications Ltd
Arqiva Services Limited
Art Architecture Ltd
Arts & Health
Arts and Minds
Arts Development in Cambs
Asda Stores Ltd
Ashby and Perkins
Ashwell Developments
AT&T Global Network Services (UK) B.V.
Atelier East
Atlas Communications NI Limited
Autumn Park Ltd
Axiom Housing Association
B J Books Ltd
BAA
Barker Storey Matthews
Barrett Homes Northampton
Barton Willmore
Beaupre Community Primary School
Bidwells Property Consultants
Bloor Homes
Bluebell Day Nursery
Bobby Scheme
Boots the Chemists
Boyer Planning
Bradford Cable Communications Limited
Bramley Line Heritage Railway Trust
Brand Associates
Breathe Easy Fenland
Brian Hawden and Co
Bridgegate Drug Services
Brimble, Lea and Partners
British Horse Society
British Red Cross Society
British Telecom Plc
British Wind Energy Association
Brown & Co.
BTP - Hyder
Budworth Brown
Bumps & Beyond
Burgess Group PLC
Burrowmoor Pre-School
Burrowmoor School
Business Link
Business Link East
Buttercup Day Nursery
Bytel Networks Ltd
Cable & Wireless UK
Caldecotte Consultants
Cam Sight
Camargue
Cambridge Council for Voluntary Services
Cambridge Ethnic Community Forum
Cambridge Housing Society
Cambridge Learning - Cambridge University
Press
Cambridgeshire ACRE
Cambridgeshire Caladonian Pipe Band
Cambridgeshire Countryside Watch
Cambridgeshire Horizons
Cambridgeshire Library Service
Cambridgeshire Local Access Forum
Cambridgeshire Mencap
Cambridgeshire Trading
Cambs & Peterborough Environmental
Records Centre
Cambs Regiment Old Comrades Association
Campaign for Real Ale
Cannon Kirk Homes Ltd
Care and Repair West Norfolk

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Care Network	CNSFTC
Carousel Pre-School Group	Coates Athletic
Carter Jonas LLP	Coates Youth Initiative
Cass Associates	Cocksedge Building Contractors
CATS	Cogent Communications UK Ltd
Cauthery Waterman & Cheetham- Solicitors	Coldham Residents Action Group
Cavalry Primary School	Coldham UDT FC
CCORRN	Colliers CRE
Cellnet	COLT Telecommunications Ltd
Centenary Baptist	Come and be Heard
Centre for Sustainable Construction	Commission for Architecture and the Built Environment
Centrica PLC	Commotion Youth Group
Central Networks	Conroy Construction
Chancellors	Construct Reason
Chapman Warren	Countryside Residential Ltd
Chase Construction	CPRE - Cambridgeshire Branch
Chatterbox	CR Planning Services
Chatteris & District Ladies' Club	Cromwell Community College
Chatteris & District Probus Club	Crown Castle Ltd
Chatteris Action for Youth	Cruse Breavement
Chatteris Community Archive	Cruso & Wilkin
Chatteris Community Centre	Cvea Logistics
Chatteris Festival Committee	Dave J Anthony - Photography
Chatteris Good Companions	David Broker Design Services
Chatteris Historic Festival	David Walker Chartered Surveyors
Chatteris Morning Womens' Institute	Dawbarn and Sons Ltd
Chatteris Museum Society	Defence Estates
Chatteris Music Society	Delamore
Chatteris Neighbourhood Watch Association	Denton Wilde Spate
Chatteris Phoenix	Derbyshire Gypsy Liaison Group
Chatteris Rotary Club	Development Land and Planning Consultants
Chatteris St Johns Ambulance	Development Planning Partnership Iip
Chatteris St Peters Tennis Club	DGM Properties Ltd
Chatteris Tang Soo Do Club	DHIVERSE
Chatteris Theatre Group	Dickens Watts and Dade
Chatteris Town Band	Director of Joint Planning (Cambridge Growth Areas & Nort
Chatteris Town Bowls Club	Disability Cambridgeshire
Chatteris Town in Bloom	Disability Information Service
Chatteris Unity	Dive In Centre Guidenburgh Water
Chatteris Womens' Institute	DLP Planning Ltd
Chatteris Women's Royal British Legion	Doddington Recreation Field
Cheffins Cambridge	Doddington Under 5's Parent & Toddler Group
Chesterton Humberts	Doddington United Football Club
Christchurch Craft Club	Doddington Village Hall Management Committee
Christchurch Garden Club	Dolphin Telecommunications Ltd
Church of St John the Evangelist March	DPDS Consultancy Group
Churches Together	Drake Towage Ltd
Circle Anglia	Drinksense
Citizen Advice Bureau	Drinksense (March)
City 1st Ltd	Drivers Jonas
CityLink Telecommunications Limited	Dunhams Wood
Clarkson Hill Group Plc	East of England Tourism
Clarkson Infants' School	Eastrea Village Hall Trust
Class Instructor Ltd	Easynet Telecommunications Limited
Client of Icen Projects Ltd	Eircom UK Ltd
Clipper Solutions Ltd	
CMB Bowling Club	

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Elm Centre	Ford and Slater
Elm Friendship Club	Forestry Commission
Elm Pre-School	Foster Property Developments Ltd
Elm Primary School	Fountain Foods
Elm Road Primary School	Fountain Frozen Ltd
Elmside Ltd	FPD Savills
Ely Diocese	Framptons
Emmanuel Church	Fridaybridge Village Group
Energis Communications Ltd	Friends of Friday Bridge School
Energis Local Access Ltd	Friends of St Mary's Church
English Brothers Ltd	Friends of Wisbech Cemetery
Enterprise Fenland Business Network	Friends of Wisbech Park
Equant UK Ltd	Friends of St Andrews Church
Estover Playing Field Association	Fujitsu Services Limited
EU Networks Fiber UK Limited	Fused Disco's
Euro Payphone Ltd	Fusion Online Limited
Eurobell (South West) Limited	G.H. Taylor Design
Eurobell (Sussex) Limited	G.R.Merchant Ltd
Eurobell (West Kent) Limited	Gamma Telecom Holdings Ltd
Exchange Developments Ltd	GC Planning Partnership
FACET	GCE Hire Fleet Ltd
FACT	GeneSYS Telecommunications Limited
FARICE hf.	Geo Metro Limited
Farming and Rural Conservation Agency	Geo Networks Limited
Farrell Bass Prichard	Geoffrey Collings and Company
Faultbasic Ltd	George Wimpey (East Anglia)
Federation of Small Businesses	George Wimpey Strategic Land
Fen Ditching Company	Gerald Boston Ltd
Fen Tigers Explorer Scout Unit	Gerald Eve
FENDIS (Fenland Disability Sports Forum)	Gigaclear Limited
Fenland 14-19 Partnership (Schools)	Giles Landscapes Ltd
Fenland African Caribbean Community Association	Girls Venture Corps Air Cadets Wisbech
Fenland Arts Association	Given Time
Fenland Citizen	GL Hearn
Fenland Citizen Advice Bureau	Glebelands Primary School
Fenland Community Church	Gleeson Homes
Fenland Community Laundry	Global Crossing (UK) Telecommunications Ltd
Fenland Council for Voluntary Services	Global Grants
Fenland Diverse Community Forum	Global One Communications Holding Ltd
Fenland Furniture	Gorefield Primary School
Fenland Leisure Products Ltd	Gough Planning Services
Fenland Rovers Football Team	Grahame Seaton Design Ltd
Fenland Running Club	Greenwoods Solicitors LLP
Fenland Scrapstore Ltd	Grenadier Guards Association March Branch
Fenland Voice	Grounds and Co
Fenland Volunteer Bureau	Guyhirn Fruit Farms
Fenland Volunteer Centre	Guyhirn Playing Field Association
Fenlife Christian Church	Gypsy Affairs Association
Fenpower/Ecogeen	Gypsy Media Company
Ferry Project	H Kingham Ltd
FFT Planning	H L Hutchinson Ltd
Fibernet UK Limited	Hallam Land Management
Fibrespan Limited	Halletec Associates
FibreSpeed Limited	Halsbury Estates
FLAG Atlantic UK Limited	Hanson Aggregates
Flagship Housing Group Ltd	Harlequin Ltd

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Harnwell Electrical Ltd	K L Elener Architectural Design
Harringtons	KCOM Group Plc
Harrison Murray	KDDI Europe Ltd
Harvey & Arnold	Keith Hurst Design Ltd
Hastoe	Kember Loudon Williams
Hazelmere Homes	Kidzone Child Care
Headley Stokes	Kier Eastern
Headway Cambridgeshire	King Sturge and Co
Health and Safety Executive	Kingsfield Children's Centre
Hearthstead Homes	Kingsfield Pre-school
Heaton Planning Ltd	Kirk Ogden - Chartered Surveyors
Henry H Bletsoe and Son	Kizoom
Hereward Housing Association	Knowles (Transport) Ltd
Hewitsons	Ladybirds Nursery
Hibernia Atlantic (UK) Limited	Lafarge
Highlands and Islands Enterprise	Lafarge Aggregates
HM Prison Service	Lambert Smith Hampton
HMS Ganges Association	Lancaster University Network Services Limited
Hodsons	Larkfleet Homes
Home League (Christian Programme)	Lattersey Local Nature Reserve (Wildlife Trust)
Home-Start Fenland	Les Stephan Planning Ltd
Honest John Folk Club	Level 3 Communications Ltd
House Builders Federation (Eastern)	Leverington Over 60's
Howard Sharp and Partners LLP	Leverington Sports Youth FC
Hubbard and Payne	Level Ltd
Humberts	Lidl UK Gmbh
Hutchinsons Planning Consultants	Lilliput Pre-School
Hutchison 3G UK Limited	Lines Chartered Surveyors
Hyde Housing	Living Sport
In Focus Public Networks Ltd	Local Generation Ltd
Independent Fibre Networks Limited	LowC Communities Ltd
Independent Town Planning Consultant	M.A. Bunting Ltd Fruit Growers and Packers
Indigo Planning (RF/CES/608001)	MAGPAS the Emergency Medical Charity
Inland Waterways Advisory Council	Mair & Sons (Farmers) Ltd (Isle of Ely Way, Mill Hill)
Internal Communication Systems Limited	Malcolm Judd Partnership
Internet Central Ltd	Manea Community Primary School
Interoute (i-21 Limited)	Manea Village Hall
Isle College Parent Toddler Group	Maple Grove Infant School
Isle College Pre School	March & Chatteris Talking Newspaper Association
Isle of Ely Federation of Women's Institute	March & Chatteris Youth Groups
Isle of Ely Society for the Blind	March & District Deaf Club
Ivy Leaf Tenants Association (March)	March & District Handicapped Swimmers Club
J & J Design on behalf of Defence Estates	March & District Squash Club
J B Turner Roses Ltd	March & District Squash Rackets Club
J Hancock and Associates	March & Fenland NCH Support Group
Januarys	March and Chatteris Children Centres
JCA Planning & Development Consultants	March Area Regeneration & Development Trust
Jean Jones Private Day Nursery	March Athletic Club
Jimaninos Club	March Autistic Group
Jobcentre Plus	March Bears Rugby Club
John Martin & Associates	March Brass 2000
Johnson Design Practice	March Chamber of Commerce
Joliffe Andrew & Ashwell	March Conservative Bowling Club
Jolliffe	March Conservative Club
Jones Day	March Cricket Club
JRK & Partners Ltd	March Deaf Club
JS Bloor Services Ltd	

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March Evangelical Fellowship	National Women's Register (Wisbech)
March Friendship Club	Natural England
March GER Bowls Club	Neale Wade Community College
March Golf Club	Nene Housing Society
March Grammar School Old Boys Association	Nene Nursery School
March Morning Women's Institute	Neos Networks Ltd
March Museum Society	Nestle Purina Petcare
March Podiatry Practice Ltd	New Homes
March Probus Club	New Road Pre-School
March Regeneration Partnership	NewNet plc
March Rotary Club	Newton Village Hall
March Round Table	NHS Retirement Fellowship
March Senior Citizens Club	NJL Consulting
March Shotokan Karate Club	Norfolk & Norwich REC
March Stonecross Women's Institute	Norfolk Street Traders
March Tennis Club	North Level Internal Drainage Board
March Town Cricket Club	North Ward Elderly Club
March Town Table Tennis League	Northumbrian Water Limited
March Town United Football Club	NTL
March Trefoil Guild	NWES
March Wildlife Group	NWP Street Limited
March Young Farmers Club	O2 (UK) Ltd
March, Chatteris & District Committee for Macmillan Cancer	Oglesby & Limb Ltd
Mars Construction	Old Road Securities
Martineau	One 2 One Personal Communications Ltd
Matrix Planning Ltd.	Opal Telecom Limited
Maxey & Son	Orange Personal Communications Ltd
Mayfair Investments	Orchards Primary School
MBM	Ormiston Children & Families Trust
McCain Foods (GB) Ltd	Our Lady & St Charles Church
McCain Football Club	Our Lady of Good Council and St Peter
McCarthy and Stone	Parents and Children Unite
Meadowgate Special Needs School	Park Lane Primary School
Meadows After School Club	Parkers of Wisbech
MENTER	Parkin Planning Services
Middle Level Commissioners	Parson Drove Amenities Group 95
Minster General Housing Association	Parson Drove Cricket Club
MLL Telecom Ltd	Parson Drove Street Pride Group
Mono Consultants Ltd	PDG Architects
Morton & Hall Consulting Ltd	Peacock & Smith
Mountford Pigott Partnership	Peckover Primary School
Muir	Pegasus Planning Group
Muir Group Housing Association	Persimmon Homes
Mums About Food CIC	Persimmon Homes (East Midlands) Ltd
Mundio Mobile Limited	Peter Carter Associates
Murrow Book Café	Peter Humphrey Associates Ltd.
Murrow Playgroup & After School Club	Peter Pan Playgroup
Murrow Primary School	Peterborough and Fenland Mind
Nacro	Peterborough Race Equality Council
National Offenders Management Service	Peterborough REC
National Playing Fields Association	Pick and Mix
National Romany Rights	Pick Everard
National Romany Rights Association	Pipex Communications Business Solutions Limited
National Travellers Action Group	Pipex Internet Limited
National Trust	Planning & Transportation Department
	Planning Issues

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Play & Pray	Serious and Organised Crime Team
Poors Allotments Charities	Severn Trent Retail Services Limited
Poppyfields Investments	Severn Trent Water Ltd
Power House Church March	Shelter
PREC	Silver Circle Club
Premier Choice Ltd	Sir Harry Junior Sword Team
Princes Trust	Sir Harry Smith Community College
Priory Disabled Gold Academy	Smallworld Media Communications Limited
Probation Office	Smart Planning Ltd
Procon d.b.	Smith Stuart Reynolds
Providence Baptist Church	Smiths Gore
Public Health and Social Care Directorate	Snowmountain Enterprises Ltd
Quay Plumbing Centre	South East Water Plc
Ramblers Fenland Group	South West Water Ltd
Ramnoth Road Junior School	Southern Water Ltd
Rapleys	Spacelabuk
Reach Europe Ltd	Sport England
Real Whittlesey Football Club	Sprintlink UK Ltd
Red2Green	Spyder Facilities Limited
Redstone Communications Limited	SSE Telecommunications Limited
Refuge	St Augustine's Church
Reliance FLAG Telecom Ireland Limited	St John Ambulance (Whittlesey Badgers)
Religious Society of Friends (Quakers)	St John Ambulance March
Richmond Fellowship	St John Ambulance Wisbech
Robert Doughty Consultancy	St Mary's Church
Robert Hall Centre	St Mary's Church & St Peters Church
Robert Turley Associates	St Nicholas Church
Robinson and Hall	St Peters & St Pauls Parish Church
Roddons Housing Association	St Peter's School
Roger Tym and Partners	St Peters Wimblington P.C.C.
Rose Homes	St Wendreda's Church
Rosmini Centre	Status Architecture and Planning
Rotaract Club of Whittlesey	Stephen James Allen Ltd
Rotary Club March	Stepping Stones Nursery
Rotary Club of Wisbech	Stewart Ross Associates
Royal Air Forces Association	Stocks AG Ltd
Royal British Legion Club March	Storeys:ssp
Royal British Legion (Whittlesey)	Stroke coordinator
Royal Mail Group	Strutt & Parker
Royal Naval Association	Sugar Tub Community Centre
Roythorne and Co	Sunlight Mind and Spirit Recovery Group
RPS	Surf Telecoms Limited
RPS Nigel Moor	Sustrans
RSPB	Sutton and East Surrey Water Plc
RSPB Eastern England Office	T A M Engineering
S B Components (International) Ltd	Tamar Nurseries
Sainsbury's Supermarkets Ltd	Tata Communications (UK) Limited
Salvation Army Wisbech	Taylor Vinters – Solicitors
Sanctuary Housing	TCI Renewables
Savills (L&P) Limited	Tegerdine and Sons Ltd
SBM Ltd	Telecom New Zealand (UK) Licences Limited
Scaldgate Club	Telewest Limited
Scott-Brown Partnership	TeliaSonera International Carrier UK Limited
Scottish Water	Thales Transport and Security Limited
Scottish Power Renewables	Thames Water Utilities Ltd
Scout group	The Barton Willmore Planning Partnership –
SEARCH Architects	Anglia

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The Church Together in the Wisbech Area	Virgin Media Wholesale Limited
The Coal Authority	Vitalise
The Design Partnership	Vivien Fire Engine Trust
The Fenland Project (MIND)	Vodafone Ltd
The Ferry Project	Voeden Sandbrook
The Foyer	Vtesse Networks Ltd
The Garden House	VTL (UK) Ltd
The Harbour (Whittlesey Christian Church)	VTL Wavenet Limited
The Heron	W A Fairhurst and Partners
The Housing Corporation	Warden Housing Association Ltd
The Inland Waterways Association	Warren Boyes & Archer Solicitors
The Landscape Partnership	Wenman Design Solutions Ltd
The National Federation of Gypsy Liaison Groups	Wessex Water Services Ltd
The Peterborough Gospel Hall Trust	West Anglia Crossroads
The Planning Bureau	West End Preservation Society
The Planning Inspectorate	West Norfolk & Fenland Muslim Association
The Planning Law Practice	West Norfolk and District Chinese Association
The Ramblers Association	Westwood Junior School
The Robert Partnership	What Next
The Salvation Army - Whittlesey-March	White and Eddy
The Theatres Trust	White Young Green
The Village Children's Centre	Whiting & Partners
The W.R. Davidge Planning Practice	Whittlesea Football Club
The Wheel Centre	Whittlesea Society
The Wisbech Players	Whittlesea Straw Bear Festival
The Wisbech Society	Whittlesey & District Business Forum
Thomas Clarkson Community College	Whittlesey & District Crime Prevention Panel
Thus plc	Whittlesey & District Lions
Tibbalds Planning and Urban Design	Whittlesey & District Tenants' Association
Tingdene (MJ) Ltd	Whittlesey and District Business Forum
Tingdene Developments Ltd.	Whittlesey Arts
Tiscali UK Limited	Whittlesey Badminton Club
T-Mobile	Whittlesey Blue Stars Football Club
Torch Communications Ltd	Whittlesey Business Forum
Traditional Orchards	Whittlesey Children's Club
Traer Clark Chartered Architects	Whittlesey Club for the Disabled
Transco	Whittlesey Cricket Club
Tribal M J P	Whittlesey Gardening Club
Triman Developments Ltd	Whittlesey Indoor Bowls Club
Trinity Methodist Church	Whittlesey Junior Football Club
Truckmasters Ltd	Whittlesey Ladysmith Women's Institute
Trustees of M E Pettingill	Whittlesey Manor Bowls Club
Turner Contracting	Whittlesey Manor Dolphins
Tweedwind Limited	Whittlesey Methodist & United Reformed Church
UK Broadband Limited	Whittlesey Museum
UK Power Networks	Whittlesey Patchwork Group
United Reform Church	Whittlesey Rotary Club
United Utilities Plc	Whittlesey Street Pride
Various Leverington Groups	Whittlesey Tennis Club
Vawser and Co	Whittlesey Town Bowls Club
Vectone Limited	Whittlesey United FC
Veolia Water Central Ltd	Whittlesey United Football Club
Veolia Water East Ltd	Whittlesey Widows Contact Group
Vergettes	Whittlesey Women's Institute
Verizon UK Ltd	Whittlesey Youth & Community Centre
Virgin Media Limited	Wight Cable 2005 Ltd

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Wildfowl and Wetlands Trust Centre	Wisbech Lions Club
William H Brown	Wisbech Monday Club
Wimblington & Stonea Twinning	Wisbech Pelargonium Society
Wimblington Cricket Club	Wisbech Probus Club
Wimblington Film Club	Wisbech Professional Development Centre
Wimblington St Peters Church	Wisbech Roadways
Wind Direct	Wisbech Rose Fair
WisARD (Wisbech Area Regeneration & Development)	Wisbech Round Table
Wisbech & District Indoor Bowls	Wisbech Rugby Union Football Club
Wisbech & District Squash Club	Wisbech Self Advocacy Group
Wisbech & District Talking Newspaper for the Blind	Wisbech Social Club & Institute
Wisbech & Fenland Museum	Wisbech Spiritualist Church
Wisbech & March Bramley Line	Wisbech St Mary Football Clubs
Wisbech and District Chamber of Commerce	Wisbech St Mary Luncheon Club
Wisbech Baptist Church	Wisbech St Mary Short Mat Bowls Club
Wisbech Bridge Club	Wisbech Street Pride Group
Wisbech Business & Professional Men's Club	Wisbech Talking Newspaper
Wisbech Chamber of Commerce	Wisbech Tenants Association
Wisbech Children & Families Project	Wisbech Tourism Development Group
Wisbech Community Development Trust	Wisbech United Reform Church
Wisbech Cycle Forum	Wisbech Youth Council
Wisbech Electrical	Women in Rural Enterprise
Wisbech Fabrications Ltd	Woods Hardwick
Wisbech Furnishings	Woods Hardwick Planning Ltd
Wisbech Grammar School	WS Atkins Consultants
Wisbech in Bloom	Young People March
Wisbech Job Centre	Young People of March
Wisbech Lawn Tennis Club	Your Communications Ltd
	Youthoria

And individuals who have requested to be notified of the consultation

Appendix 1(b): Draft Core Strategy Consultation Summary of Main Issues Raised and Main Changes

2.1 Comments Relating to Our Vision

Policy/Paragraph Reference: 2.0 - 2.4	
Summary of Comments Received	<ul style="list-style-type: none"> • The overall vision for growth is positive and a forward-thinking approach in the current economic climate. • There should be a greater emphasis on attracting and expanding existing and future employment in all market towns. • The role of tourism and the waterways should be highlighted. • The theme of planning for an ageing population should have greater prominence. • Support the intent to utilise the opportunity in new 'green' economies and also the planned open space provision within new development. • The creation of safer developments should be part of vision and objectives • Clear reference should be made to the historic environment. • The plan needs to recognise that the function of market towns has changed. Explore the use of technology such as WiFi clouds for businesses in the Market Towns. • Some comments suggested that the plan was too heavily focused on the Market Towns. • Greater connection between the need for growth and the ability of growth to address the issues of deprivation including importance of improving aspirations and skills.
Response	<ul style="list-style-type: none"> • Revisit the wording of the Vision to ensure that the above aspects are, where appropriate, adequately covered. • Explore opportunities to expand policies to highlight areas as noted above.

2.2 Comments Relating to Objectives

Policy/Paragraph Reference: 2.5	
Summary of Comments Received	<ul style="list-style-type: none"> • General support for objectives to help appraise specific policies and proposals for plan-making purposes and assist with decisions on planning applications. • There appears to be some disconnection between the objectives and the FNPV objectives. It should be clarified what the relationship between these are. • It should be clearer that this document will not seek to delivery all of these aspects – some will be in others hands. For example, tackling deprivation and worklessness will require many agencies working together.
Response	<ul style="list-style-type: none"> • Amend supporting text on FNPV objectives • Insert additional wording to clarify that objectives will be delivered through a number of methods, agencies and partners.

2.3 Comments Relating to Policy CS1 Spatial Strategy – Settlement Hierarchy

Policy/Paragraph Reference: 2.8	
Summary of Comments Received	<ul style="list-style-type: none"> • The limit of 9 and 2/3 dwellings for Growth Villages and Limited Growth Villages respectively should not be included in the Settlement Hierarchy. Development should be proportionate to the size of the settlement. • The methodology and criteria for determining the settlement hierarchy should be clearly available. • Concerns regarding the distribution of the Growth and Limited Growth Villages as this would result in uneven distribution of growth to the South and East.

	<ul style="list-style-type: none"> • Villages adjacent to Wisbech could be higher in the hierarchy. For example Leverington could be a Growth Village • General concern that the term 'Primary Market Towns' for March and Wisbech, may result in a lack of opportunities in the market towns of Chatteris and Whittlesey. • Clarification is required as to the definition of a village and the policy position with the regards settlements such as Eastwood End which adjoin larger settlements. • Hierarchy should include settlements that are mutually supporting such as Elm and Friday Bridge and therefore consider their collective services determining position. • Concern that the more flexible approach to defining the development areas could lead to a 'first come, first served', system of planning where land banking could prejudice other developments. • Clarify the position of settlements including Foul Anchor, Pondersbridge and Eastwood End that are not current stated in the policy. • A number of comments suggested that settlements should be higher or lower in the hierarchy. For example some comments suggest that Wisbech St Mary and Gorefield should be defined as Growth Villages.
Response	<ul style="list-style-type: none"> • Produce a note to set out methodology and clarify position of missing settlements and/or adjoining settlements. • Review policy to determine if any changes necessary

2.4 Comments Relating to Policy CS2 – Growth and Housing

Policy/Paragraph Reference: 2.9	
Summary of Comments Received	<ul style="list-style-type: none"> • A large number of representations stating that the table in Policy CS2 is over-prescriptive and onerous. Comments suggest that this approach would actually create a barrier to development and the market, rather than bring forward sites earlier in the plan period. The trajectory figures between each settlement are restrictive. • The maximum growth figure should be removed - there is no requirement to limit growth unless there are particular infrastructure constraints to be overcome. • The deliverability of the rate of development proposed in the Core Strategy should be clearly justified. Historic rates of development suggest the rate will be challenging. • Further detailed robust evidence is required to justify the inclusion of existing commitments (e.g sites with planning permission and outstanding allocations). There is currently not sufficient evidence to demonstrate that adequate land is genuinely available. • Strong opposition to criteria a) that requires development above the minimum trajectory to demonstrate significant community benefits. Comments suggest that this approach would be contrary to national legislation and would impact on viability of developments. • Clarity is required as to the mechanism for bringing together a master planning approach to broad locations e.g Area Action Plan – particularly where there are fragmented ownerships. • Comments suggest rewording policy to include reference to historic and natural environment. Suggested amended wording to clarify criteria on employment areas, historic environment and protection agricultural land. • The term 'other' locations is too broad. Further detail is required to establish the level of growth outside of the four market towns. • Mixed response to the approach of not allocating specific sites for development.

Response	<ul style="list-style-type: none"> • Review approach to incentivising development and reconsider the need for table in CS2. • Consider removal of maximum target, but retain as an ‘aspiration’ • Reword text to clarify criteria on issues raised. • Consider producing supplementary housing supply evidence setting out the position on existing commitments. • Overall, review policy to simplify it if possible. • See also response to CS10 for growth and housing in Villages
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2.5 Comments Relating to Policy CS3 – Meeting Housing Needs

Policy/Paragraph Reference: 2.9.6	
Summary of Comments Received	<ul style="list-style-type: none"> • Large number of comments raises concerns regarding criteria a) which require sites of up to 9 dwellings to contribute towards affordable housing. Concerns include; the impact on the self-build industry, viability and the supporting evidence. • Large number of comments also raises concerns on the requirement for 35% affordable housing provision on sites over 100 dwellings – particularly in the context of increasingly limited grant funding • Mixed response to Lifetimes Homes and Wheel Chair homes requirement. • Add additional wording to criteria for Gypsy and Traveller sites, including reference to historic environment and Water infrastructure. Additional criteria should be considered for Travelling Showpeople sites • Suggest the policy should make better reference to impact of an ageing population including extra care schemes. • Unclear how the document relates to the affordable rent produce that has recently been introduced through the amendment to PPS3.
Response	<ul style="list-style-type: none"> • Review affordable housing policy. Officers are currently considering five options, and will carefully explore these and recommend a preferred approach to Members in due course. The options are: <ol style="list-style-type: none"> (i) Retain Policy as is; or (ii) Amend Policy to reflect precisely the affordable housing viability study, which would mean altering the policy so that development proposals of 1-4 dwellings would not be asked to contribute any affordable housing or financial contribution to affordable housing; or (iii) As per (ii), but stipulate a site size threshold in the policy (precise size to be determined). This would mean that if 1-4 dwellings are proposed on a large site which could otherwise accommodate more than 4 dwellings, then a financial contribution towards affordable housing would still be required even though 4 or less market dwellings were being built. (iv) Amend policy to be more flexible and responsive to market conditions over the lifetime of the plan, through what is known as a ‘Dynamic Viability’ model. This would mean that % targets for affordable housing are set in policy annually, rather than just once at the start of the plan period, together with a mechanism to claw back any surplus profits on long term housing schemes which originally start with a low affordable housing permission during a low point in the market, but which get built out over one or more economic cycles. (v) As per (iv) with the site size threshold added as outlined in (iii) to address where 1-4 dwellings are proposed on a large site which could otherwise accommodate more than 4 dwellings. • More generally, amend wording of the policy to improve clarity where required.

2.6 Comments Relating to Policy CS4 – Employment

Policy/Paragraph Reference:

<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Not clear how economic growth will occur i.e. needs to set out difficulties, how they are to be overcome, market demand for employment sites, how the plans aspirations of the green economy, tourism etc will be achieved • Welcome intention to match jobs with housing but proposed numbers are likely to result in out-commuting, or high unemployment in district • Policy too narrow, dated and unrealistic - needs to be more in line with PPS4 – provide land which meets the needs of businesses - and draft NPPF. • Does not explain sufficiently how issues in the FNPV study will be addressed. • Needs to be consistent with Settlement Hierarchy Policy CS1 as key Service Centres and Local Centres are not defined. Suggests changes to wording. • 125 ha is unrealistic due to weak market and historical slow take up of employment land. • Needs to highlight role urban extensions can play in providing employment. • Needs to highlight protection of heritage and natural assets including biodiversity and green infrastructure, and need to ensure transport implications are recognised e.g. transport assessments and travel plans • Welcome support for businesses outside main employment areas. Consider small industrial estates in the rural areas • Ageing population generates jobs – due to spending power and also care required. • Employment figures need to be consistent with FNPV study and Water Cycle Study. • Needs to acknowledge employment and businesses opportunities tied up with A605 issues not being resolved– suggest business park to west of town.
<p>Response</p>	<ul style="list-style-type: none"> • Consideration will be given on how / whether the policy should be more closely aligned with PPS4 and the draft NPPF • Further work on employment issues will give a more detailed steer on the proposed match between jobs and housing and the suitability of various areas for employment purposes. • Evidence base will be reviewed to ensure that the assumptions on employment figures, including the amount, type and location of sites is robust. • Policies in the plan will be reviewed to highlight the effect inadequate infrastructure can have on employment opportunities

2.7 Comments Relating to– Policy CS4 - Retail, Culture and Tourism

<p>Policy/Paragraph Reference:</p>	
<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Support focus for town centre retailing but will require adequate public transport • Out of town shopping should be restricted to certain uses i.e. large bulky goods. • Role of independent, specialised shops should be recognised, and also the internet. • Use of terms District Centre misleading. • Need to have a mixture of shops to attract people from around the area – not just convenience shopping – e.g. in Whittlesey • Need to ensure culture and tourism facilities do not harm the historic environment or heritage assets. • Tourism should exploit water course which criss-cross the district – where are the riverside pubs and restaurants?
<p>Response</p>	<ul style="list-style-type: none"> • Policy (including retail hierarchy terminology) will be reviewed to ensure the need for good public transport, and the role of specialist shops and the internet are acknowledged • Consider re-wording policy to ensure heritage assets are not affected. • Re-consider whether policy adequately covers the important role of waterways and the fen landscape and how these can contribute to tourism.

2.8 Comments Relating to Policy CS5 – Urban Extensions

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Master planning approach unlikely to work without commitment of FDC and landowners. Will lead to delay, disruption and frustrate delivery. • Individual pockets of land should not be held back unless it would compromise master planning of surrounding land. Appropriate phased development is possible providing longer term options are not compromised. • Scale of urban extension should inform level of infrastructure provision. Policy should be realistic and not make developments unviable. • Infrastructure needs of children and families especially important to develop urban extensions into sustainable communities. • Need to highlight that public transport, walking, cycling and good play facilities essential for mixed communities. • Not all urban extensions will be suitable for employment use - needs to be clearer. • Need to have regard to existing built up areas rather than parish boundaries which can be arbitrary e.g. Leverington and Wisbech • Need to safeguard mineral assets. • Support education facilities being provided by developers but unclear how a secondary school will be provided with a number of developers involved. Implications of having a number of urban extensions needs to be addressed. • Protection and enhancement of biodiversity important as well as open space. • Important to refer to Cambridgeshire Green Infrastructure Study and Natural England's Cambridgeshire and Peterborough Angst Study (for open space standards). Green infrastructure issues may be most appropriately considered under this policy. • Should highlight that open space can also help with SuDS. Multifunctional use of green infrastructure should be highlighted. • Need to distinguish between indoor sporting and leisure facilities. Also indoor and outdoor sports facilities need to be protected. • Need to highlight that urban extension should preserve historic environment and have high quality design in keeping with its surroundings.
Response	<ul style="list-style-type: none"> • FDC is committed to working with developers through master planning to provide sustainable communities, but will consider how / whether policy can be amended to ensure master planning delivers timely development, and how smaller sites might be included in phasing. • Viability is acknowledged as a key issue but also the need to provide appropriate infrastructure to enable sustainable communities to be established. • Further work on employment issues will give a more detailed steer on the suitability of areas for employment purposes. • Suitability of an urban extensions will be considered on a range of issues including the built up area and the character of the individual settlement. • Will consider the incorporation of biodiversity protection and enhancement, multifunctional use of green infrastructure, and Angst open space standards. • Will consider the need to protect and provide sport facilities in next version of plan. • The need for reference to heritage assets and high quality design in this policy will be considered.

2.9 Comments Relating to Policy CS6 - Wisbech

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Current inadequate infrastructure and traffic problems need to be addressed. • No plans to dual A47 - travel demand approach preferred. Already problems on A47, specific junctions and sections of road would require upgrading but may be

	<p>physical constraints. Transport modelling needs to consider period up to 2031.</p> <ul style="list-style-type: none"> • Support for Wisbech / March with rail line. • Range of factors are barriers to improving town - not just poor educational attainment. • Build on heritage assets of town to improve educational attainment and employment opportunities. Need to highlight and safeguard heritage assets – especially to west. • Sewerage network infrastructure will need to be assessed for individual proposals. • New strategic green infrastructure in / around Wisbech (in line with Cambs GI Review) should be included for future development of the town • Highlight importance of North Cambridgeshire Hospital for either improving or replacing. • West Wisbech inappropriate due to flood risk, encroachment into countryside and traffic congestion, and findings of FNPV study. • West Wisbech supported due to proximity to town centre and potential for sustainable travel (walking and cycling) and link to a western relief road • More modest urban extension to west of town would be appropriate. • Policy should be amended to ensure flood risk issues are addressed to west of town. • Need to refer to flood risk throughout town not just the west. • East Wisbech site should not prejudice proposed allocations in Kings Lynn and West Norfolk BC Core Strategy, and south area more appropriate for employment. • Land east of Sutton Road should be included, also north-west towards Leverington.
<p>Response</p>	<ul style="list-style-type: none"> • Work is still continuing on the traffic modelling for Wisbech, which includes consideration of new road infrastructure and traffic problems. The completion of this evidence work will help to provide a revised approach on this issue for the next version of this document. • Support for Wisbech/March rail line is already included in policy CS13. • Will consider re-wording policy to take into account range of barriers to improvement of town and safeguarding all heritage assets. • Will re-consider sewerage infrastructure requirements and flood risk issues in light of Detailed Water Cycle Study and emerging Wisbech SFRA 2 • Role of Green Infrastructure will be considered for inclusion in next version of plan. • Role of North Cambridgeshire Hospital to be considered. • Respective merits for inclusion of West Wisbech will be re-considered and set out in next version of plan. • The need to work jointly with KLWN BC to achieve required growth on east side to town is recognised. • Alternative sites and proposed uses for inclusion will be re-considered for inclusion in next version of plan.

2.10 Comments Relating to Policy CS7 - March

<p>Policy/Paragraph Reference: 3.3</p>	
<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Existing commitments should be clearly shown on the key diagrams and should be identified as coming forward early in the plan period. • Mixed response to the broad locations of growth. • Concern that broad locations are too remote from the existing urban area and cover too large and area than required to meet growth target. • The plan should refer to the need to improve the retail offer in March. • Raised concerns about the lack of the necessary Infrastructure to support development – particularly the sewerage network. The WwTw is also stated as being constrained.

	<ul style="list-style-type: none"> Concerns about the impact on the roads, particularly in the Town Centre and to the South. Include links to the Green Infrastructure Strategy and promote River Frontage. Should make reference to the historic environment around the Church and surrounding listed buildings – impact on St Wendreda’s Church should be fully considered.
Response	<ul style="list-style-type: none"> Review evidence and liaise with key infrastructure providers to ensure infrastructure requirements investigated and planned for. Amend wording to improve linkages to Green Infrastructure and retail improvements.

2.11 Comments Relating to Policy CS8 - Chatteris

Policy/Paragraph Reference: 3.4	
Summary of Comments Received	<ul style="list-style-type: none"> More detail on employment generation/greater emphasis on employment and the reduction of out-commuting. Greater emphasis should be made to the Chatteris ‘historic environment’ including the environment around the Church and listed buildings. General concern regarding the capacity of infrastructure. In particular the improvement of transport links. Concerns regarding the access to open space and leisure facilities– link to the Green Infrastructure Strategy should be made. Wenny Road & North East of A142 Site should be considered for open space as there is a lack of open spaces (possibly a Country Park). Sewage Treatment works can accommodate growth, but Sewerage Network improvements required to support development.
Response	<ul style="list-style-type: none"> Review evidence and liaise with key infrastructure providers to ensure infrastructure requirements investigated and planned for.

2.12 Comments Relating to Policy CS9 - Whittlesey

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> Methodology for Broad Locations is fundamentally flawed and does not meet the tests of soundness in PPS12. Too strategic and high level to be considered robust and credible. Questionable whether the right locations have been identified. Range of retail, leisure, and open space proposed to east of town. Alternative sites proposed to north and north west. Whittlesey WwTW currently operating at consented limits and significant investment required in sewerage infrastructure prior to development. Refer to Water Cycle Study. Flood risk a significant issue. Needs to explain role of IDBs in managing this. Need to refer to all wildlife designations around the town not just Nene Washes. Need to refer to town’s historic environment and utilising heritage assets to benefit town’s future development and sense of place. Significant transport infrastructure problems already exist which will be exacerbated by the new growth – has impacts on both residents and businesses. Level crossings already cause significant delays on A605 and Station Road-worsened by increase in Nuneaton to Felixstowe rail freight increases. A605 very important - used an alternative to A47 especially when blocked. Closure of B1040 due to flooding of Washes causes considerable delay into Peterborough. Need to be in line with Fenland’s rail strategy “Getting on track” and emerging Market Town Transport Strategy, including improvements to railway station.

	<ul style="list-style-type: none"> • To reduce HGVs through town southern bypass or link road required.
Response	<ul style="list-style-type: none"> • Will consider soundness of evidence background and review policy accordingly. • Will consider detail of responses to asses whether alternative uses and sites would be preferred. • WWTW Policy will be reviewed in light of comments and Detailed Water Cycle Study. • Flood risk is considered in Policy CS and will be reviewed to ensure role of IDBs is highlighted. • Will ensure all wildlife designations are referred and consider re-wording to highlight heritage assets. • Will consider revising the text on transport infrastructure in terms of road and rail in policy CS13, this will include references to the Getting on Track Rail Consultation. • Will consider revised wording about the railway level crossings and their impact on growth reducing HGVs and the southern bypass and /or link road. • Potentially reduce some growth in north Whittlesey, to reflect Habitat concerns.

2.13 Comments Relating to Policy CS9 – Regional Freight Interchange

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Support inclusion of Regional Freight Interchange to west of Whittlesey. Need for Habitats Regulations Assessment as part of the evidence base welcomed. • Wording of RFI Policy virtually the same as Peterborough’s Core Strategy – but need to ensure this relates to Fenland. • Inclusion of RFI appears to be way of compensating for lack of substantive employment policies and growth in Whittlesey – and inappropriate to this document. • Policy needs to ensure retention of views of Peterborough Cathedral.
Response	<ul style="list-style-type: none"> • Comments of support for RFI are noted. • Will consider re-wording policy to ensure it is Fenland specific. • Emerging work on employment details should help overcome some of the concerns. • Will consider how / whether policy can be altered to protect key views.

2.14 Comments Relating to Policies CS 6, 7, 8, 9 - General Issues and Town Maps

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • The document should be clear on the scope and role of the Town Strategies. • Substantial over-allocation of land based on the Growth maps when compared to past trends of growth. • Seek clarification on phasing on the town maps. • Shaded areas not necessary for strategic document – arrows would suffice to indicate broad areas for expansion which would then be developed in master plans. • Wisbech - River Nene and Wisbech Grammar School should be shown.
Response	<ul style="list-style-type: none"> • Establish scope and broad programme for the development of the Town Strategies. • Will review the way areas of broad location and possible phasing have been identified and consider amending for next version of plan.

2.15 Comments Relating to Policy CS10 - Rural Areas

Policy/Paragraph Reference:	
Summary of	<ul style="list-style-type: none"> • Villages should decide amount of development in its village, not district council.

<p>Comments Received</p>	<ul style="list-style-type: none"> • Need reasonable level of development or will lose what amenities they current have and die, although acknowledge some want no more. • A defined Development Area Boundary should be retained as this provides certainty. • Need maps indicating broad locations for growth in villages. • For flexibility and consistency the wording should reflect that in Policies CS 1 (Settlement Hierarchy) and CS 2 (Growth and Housing). • Would benefit from more detailed reference to protection of natural assets including biodiversity and green infrastructure. Should state re-use and/or conversion of any building of architectural or historic merit should not be harmed. • Should have reference to Landscape Character Assessments (LCA). • Should be expanded to acknowledge the needs of agriculture, horticulture, forestry and outdoor recreation. Refer to Fenland Wind Turbines Study and the Chatteris Airfield Safeguarding Zone (CASZ) to ensure protection of the existing national facility. CASZ should be shown on Key Diagram. • Criteria A6 – Wording too restrictive in that all of Fenland's villages are high grade agricultural land. Should sequentially consider locations within a village where there is a varying quality of land. • Criteria C5- Consistency is required on size of new dwelling to be allowed, as well as amount of extensions allowed on existing dwellings - suggest 50%. • Too much development in Doddington in recent times- has poor /insufficient infrastructure, and affordable housing should be in market towns. Enough area now to develop within DAB.
<p>Response</p>	<ul style="list-style-type: none"> • Emerging Localism Bill will set out further details of decision making powers for communities but CS has been produced flexibility to try and allow for this. • A criteria-based approach to village development has been taken to allow greater flexibility – a range of policies will decide appropriateness of that development. Maps for villages are considered inappropriate in the context of potential scale of development in villages. • Will consider re-wording the policy to ensure the policy fully embraces the Localism agenda (eg Neighbourhood Planning). • Will consider re-wording to provide consistency in all policies • Will consider inclusion of specific biodiversity and green infrastructure issues and importance of retaining heritage assets for next version of plan. • Importance of CASZ is noted and will be highlighted in future version of plan. • Will consider re-wording criteria in light of comments about village developments and replacement dwellings. • Issues relating to Doddington will be re-assessed to ensure compatibility with the plan.

2.16 Comments Relating to Policy CS11 – Infrastructure

<p>Policy/Paragraph Reference:</p>	
<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Policy needs to be flexible and show awareness of viability issues in negotiations (possibly by reducing affordable housing targets). Should not constrain delivery. • Concerned that too much flexibility on viability issues will result in services not being provided. Suggests amendments to wording. • Not compliant / inconsistent with S122 of the CIL Regulations 2010. Needs to be revised to accord with these. • Unclear whether Council will introduce CIL. Needs to be clear on relationship between S106 and CIL as rules are to change after 2014. Timetable for introduction of CIL should be set out. • Needs assurance that CIL will not negate the need for developer to provide

	<p>new land for schools. Also be clear how school provision (e.g. a secondary school) will be provided from a number of sites.</p> <ul style="list-style-type: none"> • Need to ensure there is no duplication e.g. IDBs receive contributions from developers on drainage matters where appropriate. • Need to make reference to seeking contributions where there may be impact on an adjoining authority. Joint working needs to also be highlighted in this policy. • Need to list type of infrastructure that will be required. High speed Broadband should be provided for all new developments. • Range of funding will be required for NHS / other infrastructure – developer contributions a vital part of this. • Should include contributions to green infrastructure and biodiversity where appropriate – help minimise effects on more sensitive sites.
Response	<ul style="list-style-type: none"> • The need for flexibility and deliverability are recognised as well as the importance of delivering adequate infrastructure, and we will consider how / whether the policy should reflect this. • Council's position on CIL will be clarified in the next version of the plan, and if necessary wording of policy will be reviewed in light of CIL Regulations, and the role of S106 post -2014. • Will amend policy wording to ensure issues of duplication and need for joint working are highlighted. • The necessary infrastructure required will be set out in a separate Infrastructure Development Plan to accompany the Core Strategy, which will also recognise the importance of a range of funding for infrastructure, as well as the range of contributions likely to be sought in appropriate circumstances for new developments.

2.17 Comments Relating to Policy CS12 - Flood Risk

Policy/Paragraph Reference:	
Summary of Comments Received	<p>Needs to be explicit that the entire district is at flood risk and depends on artificial managed systems which must not be compromised. Therefore drainage from new developments must be properly addressed.</p> <ul style="list-style-type: none"> • Role of IDBs as well as Environment Agency should be highlighted. • Statutory drainage authorities should determine acceptability of matters such as Sustainable Drainage Systems, not a specific policy in the Core Strategy. • Wildlife should not take precedence over protection of residents. • Multi-functional benefits of SuDS should be drawn out in this section. • Policy supported as well as reference to the flood management goals of Catchment Flood Management Plans. • Need partnership to enhance waterways for leisure and tourist activities. • Development on flood plains needs to be completely reviewed in particular land to the north of Whittlesey Applications in designated flood risk areas should automatically be refused below recognised 5 metre AOD level. • Need to ensure Anglian Water and Internal Drainage Boards are statutory consultees.
Response	<ul style="list-style-type: none"> • Will consider re-wording policy to explain role of managed watercourses and the role of the IDBs. • Current legislation requires local authorities to consider all flood risk issues in the planning process – not just statutory bodies. • Consider re-wording of policy to highlight important role that SuDS will have in the future, and ensure the multifunctionality of green infrastructure is highlighted as well as the potential for leisure and tourism through a partnership approach. • Proposals for Whittlesey will be reviewed to ensure they are consistent with

	<p>flood risk and other legislation.</p> <ul style="list-style-type: none"> • Statutory consultees are decided by central government not the district council, but both AW and IDBs are routinely consulted about all planning applications.
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2.18 Comments Relating to Policy CS12 – Climate Change

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Clearer emphasis required on the importance of improving energy performance and minimising carbon emissions prior to exploring options for renewable and low carbon energy. • Would be beneficial to specify a target for the contribution of decentralised renewable and low carbon energy to the total energy requirements for new developments. Would help to provide an incentive for appropriately scaled systems and help to avoid ‘bolt-on’ systems that provide little additional value in terms of economic benefits and CO2 reductions to the building occupiers. • Suggest revised wording of policy required to strike better balance for renewable energy schemes i.e. “the benefits of wind energy developments should be weighed against their effects on the environment”. • Require a prescribed standard under Sustainable Code to give certainty • Requirement to “explicitly demonstrate” what a development makes to minimising resource consumption is not appropriate for a Core Strategy • Need to be a consistency between standards of all public bodies seeking the contribution non-dwellings can make to minimising resource consumption. • Policy should be revised to ensure proposals are assessed both individually and cumulatively. • Needs to clarify that if a renewable energy proposal has a negative impact on a heritage asset it will be refused.
Response	<ul style="list-style-type: none"> • Will consider re-wording policy to emphasise improving energy performance and minimising carbon emissions prior to suitable options being proposed. • Will consider the need for a prescribed standard and a specific target about the total energy requirements for new developments. • Will consider re-wording policy in light of suggestions whilst recognising the character of the Fenland area is also an important consideration. • Will re-consider wording on the need to “explicitly demonstrate” that a development makes to minimising resource consumption. • Will re-consider policy wording to ensure there is consistency of standards for renewable energy providers. • Will consider re-wording to ensure that the individual and as well as cumulative impacts, and any effects on heritage assets, are fully addressed.

2.19 Comments Relating to Policy CS13 - Sustainable Transport Network

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Fenland needs to be proactive in fighting the case for recognition of strategic road infrastructure developments - that is making the case for investment and proactively seeking it, instead of simply bidding for funding. • Future dualling of A47 trunk road must consider impact on the historic environment including any effect on the significance and setting of any heritage assets. • Poor transport access to whole range of services especially for elderly, children and young people (including in evening). Need to explain what is involved in “removing barriers in access to health care to ensure appropriate transport arrangements are available to all”. • Need to refer to ‘Transport Assessments, Work Place and Residential Travel Plans, and how Market Town Transport Strategies (MTTS) can help deliver

	<p>objectives. Also refer to environmental benefits i.e. minimising environmental impacts is an objective of the LTP.</p> <ul style="list-style-type: none"> • Suggest change of wording with regard to sustainability of development (good walking and cycling locations), and issues to be addressed when assessing master plans, determining planning applications and delivering development. • Policy would benefit from more detailed reference to protection and provision of natural assets including biodiversity and green infrastructure, and reference to objectives and opportunities in the Green Infrastructure Study. • Should refer to exploiting dykes and canals to transport heavy loads thus relieving many of the inadequate roads from continuous damage requiring regular costly repair. • Should highlight Broadband infrastructure is one part of the solution to “removing barriers in access to health care” (and other services).
Response	<ul style="list-style-type: none"> • We will consider revising the text about strategic road infrastructure and any possible historic environment issues that may be relevant. • References to transport assessments and travel plans will be included in the revised policy with an explanation of how MTTs help to deliver a range of transport priorities. • Access issues to healthcare and for children and young people are being taken forward by the Fenland Strategic Partnership Transport and Access Group. The revised policy and supporting text will provide details about this group and how its work programme is delivering on these priorities. • We will consider the revision of text about sustainable development, sustainable transport infrastructure and the need for master plans and planning applications. • Will consider references about Green Infrastructure and the protection and provision of natural assets. • Will consider rewording to highlight the waterways as transport infrastructure. • Overall, considering a possible restructuring of the policy, so it has the first half as the strategic vision for transport in Fenland, and the second half as the ‘development management’ aspects of Transport.

2.20 Comments Relating to Policy CS14 – Delivering and Protecting High Quality Environments across the District

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Policy should make clear that the coalescence of settlements should be avoided, and provide added weight to the protection of scheduled ancient monuments. • Policy has too many criteria and some repeat those in policy CS10 • Green Infrastructure provision should be included in the policy. • How does FDC intend to measure public satisfaction with built environment? What part would civic groups play? • Policy should provide clear guidance on main issues surrounding telecommunications development. • Policy should be reinforced by including more comprehensive protection of natural assets such as BAP Habitat and species, green infrastructure and landscape. • Not possible to meet all criteria of this policy. • Policy too prescriptive in its terminology – “robustly” and meet ‘all’ criteria. Policy wording should be amended similar to that contained in Policy CS2 • Core Strategy objectives 2.1 and 2.2 should be reflected more positively in Policy CS14. • Policy CS14 is supported; new development should deliver and protect high Quality Environments. • Should include further detail on the existing environmental assets in the district. • Should include minimum floor and private amenity standards.

Response	<ul style="list-style-type: none"> • Most issues will be contained/discussed in the Design SPD currently being produced. Some minor changes will be made as a result of representations. • Guidance on telecommunications development is adequately provided in national guidance – no need to provide local guidance.
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2.21 Comments Relating to Implementation and Monitoring Framework

Policy/Paragraph Reference: 6.1, 6.2, 6.3	
Summary of Comments Received	<ul style="list-style-type: none"> • Suggest minor amendments to supporting text and monitoring targets including the clarification of key organisations that have not been included. • Amend wording to make targets more ambitious • Clarify the housing trajectory graph setting out the relationship with commitments e.g. sites that currently have permission and allocations. • Include supporting text to explain previously developed land trajectory
Response	<ul style="list-style-type: none"> • Amend section by inserting additional supporting text and clarification.

2.22 General Comments (i.e. not relating to specific section of the Plan)

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • A number of respondents commented that the document is understandable and easy to read. • Key diagrams are not clear – see specific policy box. • A diagram showing a hierarchy/family tree of major planning documents would be useful. • Crime prevention should have a greater emphasis throughout the plan. • Housing growth must be matched by employment growth. • The relationship with the emerging National Planning Policy Framework (NPPF) should be clearer. • Road system needs to be improved alongside any growth. • Housing should be linked by improved connectivity – reintroduce the rail-link between Wisbech and March. • Establish how the policies are intended to address deprivation. • Emphasise the impact on the rural villages. • Document could include a specific policy regarding biodiversity etc issues.
Response	<ul style="list-style-type: none"> • Many of the above can be addressed through additional supporting text and clarification. • Where appropriate, consider how to improve coverage of issues above.

Appendix 1(c): Letter to Consultees

Dear Consultee

Fenland Communities Development Plan - Core Strategy (DPD), and Statement of Community Involvement (SCI) Consultation Draft Stage

We are writing to invite your views on our emerging Core Strategy development plan for Fenland; known as the Fenland Communities Development Plan. This is an important document that establishes the overall framework for growth and development in Fenland up to 2031.

Within this document you will find a vision for what Fenland could be like in 2031. There are also some objectives to explain what is trying to be achieved and a set of draft policies setting out what and how much development should take place. Some of this information will also be shown on maps to help you visualise where the development will happen.

We have produced a relatively short strategy, focussing on the key issues. It seeks to guide development, but not stifle it. It gives freedoms and flexibilities as to precisely where, how and when growth will occur; this will give local communities the maximum opportunity to get development exactly as they want it. Please note that the Council only intends to prepare this Core Strategy and not any other high level planning policy documents such as a Site Allocations development plan. As such, it is important that with your help we get it right.

Separately, we are also consulting on a draft Statement of Community Involvement (SCI) which sets out how the Council consults the public on a wide range of planning matters.

To help us to get it right, the Council is seeking your help, your views, your ideas on the way that Fenland grows and tackles the above issues. The consultation on these documents will **start on 29 July 2011 and will end at 5pm on 23 September 2011**. If you wish to submit any comments, please ensure that they reach us before the deadline, otherwise they may not be taken into account.

You can view these documents online at www.fenland.gov.uk or in a number of locations across Fenland (Full details are given overleaf). You can comment online through our consultation portal or pick up a representation form from any of our dedicated locations. If commenting on a separate sheet, please clearly set out which policy you are commenting on, what you like or dislike about the policy, and what amendments would be required to make it suitable.

We are unable to accept anonymous comments and representations will not be kept confidential. They will be made public (including online) so that others may see them.

Next steps: following this consultation, we will consider all the comments and seek to address any concerns that have been raised. For the Core Strategy we will then produce a revised document that will be consulted on in 2012 and then submitted to Government for independent examination. Please look on our website for live updates on our progress.

If you have any further queries, or wish to discuss further, please do not hesitate to contact us through our dedicated consultation hotline 01354 622448, or on the details above.

Finally, we would be most grateful to know if you no longer wish to be kept informed of our planning documents. We do not want to contact you unnecessarily, so if you would like your details removed from our consultation lists, or your contact details amended, or if you only want us to contact you about certain specific documents, please let us know. You can write to us, email or phone us, using the contact details below.

Yours faithfully

Councillor Alan Melton (Leader of Fenland District Council)
Councillor Kit Owen (Portfolio Holder for Growth and Transport)

How to view the Documents

To access the full draft Fenland Communities Development Plan – Core Strategy or the Statement of Community Involvement, go online to www.fenland.gov.uk.

Alternatively, printed versions of the documents can be found at the following locations:

- Fenland Hall Business Reception, County Road, March
- Libraries and Fenland @ your service shops for Chatteris, March, Whittlesey and Wisbech
- George Campbell, Hudson and Manor Leisure Centres
- The Boathouse and Community House, Wisbech
- South Fens Business Centre, Chatteris
- The Rosmini Centre, Wisbech

You can submit comments in several ways:

Online by going to www.fenland.gov.uk.

Email to neighbourhoodstrategy@fenland.gov.uk

Post to Neighbourhood Strategy Team, Fenland Hall, County Road, March, PE15 8NQ

A special comments form is available to download from www.fenland.gov.uk. Hard copies are available at the addresses above.

Responses must be received no later than **5pm on 23rd September 2011**.

If you have any further queries, call our Hotline number on 01354 622448.

Appendix 1(d): Representation Form

Fenland Communities Development Plan

Core Strategy - Draft Consultation - Comments Form

Your details

This is a public consultation and all comments will be uploaded to the Fenland District Council website with the names of those who have made the comments.

Name:*

Organisation:

Address:

Postcode:

Telephone No:

Email: (optional)

*If you are an agent acting on behalf of someone else, please fill in your details overleaf

Your comments on the vision and the policies for Fenland

We are keen to hear your views. As a reminder, below are some of the issues you may be most interested in or have views on

1. What do you think about the 'Big Vision' for Fenland?
2. What do you think about the 'Build Fenland' aspect of the 'Big Vision'?
3. What do you think about the proposals for growth as set out in the leaflet or as found in the full Fenland Communities Development Plan (Core Strategy) document?
4. What aspect do you like most or least?
5. What changes would you like to see to the Plan?
6. What is the most important issues for you and your family? New housing? More jobs? New infrastructure (such as schools, play area, parks, water and sewerage infrastructure)

Please let us know your views by filling in the box below, being as clear as possible as to precisely what you are commenting upon (please reference paragraph number):

To ensure a Fantastic Future for Fenland, I think

Signature: Date:

(please continue on a separate sheet if necessary and list any documents that you are attaching)

Thank you very much for your comments. You have just influenced the future of Fenland.

Your comments on the Statement of Community Involvement

As a part of this process, we have also produced a document called the Statement of Community Involvement which sets out how we will involve and consult local people on the planning process. If you have any comments on this document, please let us know in the box below:

You can find the Statement of Community Involvement where you picked up this questionnaire or on our website at www.fenland.gov.uk

My views on the Statement of Community Involvement are

How to submit your comments

If you are filling this form out in a community location, please place your response in the box next to the questionnaires.

If you are filling this form out at home you can either hand it in at a Fenland @ your service shop or post to:

Neighbourhood Strategy
Fenland Hall
March
Cambridgeshire
PE15 8NQ

The Consultation Process & Timetable

This consultation is open from **29 July – 23 September** (closing at 5pm)

Agents details (please complete the following details if you have filled this form in on behalf of someone else. We will send all future correspondence to you, as their agent, unless you advise not to do so)

Name and Agent Details:

Address:

..... Postcode:

Telephone No:

Email: (optional)

You can get this document in another language, in large print, in Moon, in Braille, on audio cassette and in electronic format. Please ask us if you would like this document in any of these formats.

Appendix 1(e): Summary Leaflet

How to submit your comments

We invite you to comment on the Fenland Communities Development Plan using the form enclosed or alternatively you can download it online at www.fenland.gov.uk.

If you are filling this form out in a community location, please place your response in the box next to the questionnaires.

If you are filling this form out at home you can either hand it in at a Fenland @ your service shop or post to:

Neighbourhood Strategy Team
Fenland Hall, County Road, March
Cambridgeshire, PE15 8NQ

The Consultation Process & Timetable

This consultation is open from **29 July – 23 September 2011 at 5pm**. We are running several events across the District where you can come and ask questions or get more information during the consultation process about the Plan and how it may affect you. Look out for dates and locations in the local press, visit a Fenland @ your service shop in the four market towns or call **01354 622448** to find out more.

This is not the only opportunity to comment on the Fenland Communities Development Plan. Following the close of consultation on 23 September, all comments will be taken into consideration and the Plan changed to reflect what you have told us, or we will say if we could not take them into consideration. A second consultation stage is then planned for early in 2012 for you to further comment on the changes before the Plan is independently tested by Government Inspectors and finally adopted by the Council.

For more information:

Telephone our hotline on: 01354 622448
Email: neighbourhoodstrategy@fenland.gov.uk
Visit: www.fenland.gov.uk



Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ
Tel: 01354 654321 Email: info@fenland.gov.uk Web: www.fenland.gov.uk

Fenland Communities Development Plan

Core Strategy - Summary Leaflet

Draft Consultation - July 2011

In preparing our plans for the future, here in Fenland we are doing things differently. We think our plan is short, simple but effective. It focuses on the important key issues. It guides development, but does not stifle it. It gives freedoms and flexibilities as to precisely where, how and when growth will occur. Overall, it gives local communities the maximum opportunity to shape development of their areas.

Building development, creating jobs, and delivering new facilities is what we are about. Get involved and lets get this right together. With your help, we can deliver a fantastic future for Fenland!

"Build Fenland"

Part of our 'Big Vision' for Fenland (see inside) is the growth of the district through a 'Build Fenland' campaign. That's what the Core Strategy is all about: growth, quality developments, new services, new play areas, protecting our special environment and more.

Your views count

This leaflet is asking your views on the Big Vision as a whole, but we are particularly asking for your views on the Fenland Communities Development Plan and how we 'Build Fenland' successfully. This is your opportunity to be a part of a vision for Fenland. We want to know what YOU think about how the district should look and feel in years to come.

There are documents and an evidence base which has informed the development of the Plan, all of which are available on our website at www.fenland.gov.uk.



Fenland's 'Big Vision'

Fenland District Council and partners have developed a vision for improving the future of Fenland over the next 20 years. Not only does it outline where new housing developments might be, but it also tackles other social issues, such as employment, infrastructure and healthy lifestyles.

The focus is on improving the quality of life for all our residents, and in the future we hope to see:

- *Active Fenland – Residents living more healthy lifestyles, assisted by improved access to open space, the countryside, and investment in leisure facilities.
- *Aspirational Fenland – Residents with a positive attitude towards learning and skills, and access to improved job and wage opportunities.
- *Build Fenland – Quality developments which deliver improved housing, business and employment opportunities.
- *Eat Fenland – Maximising of our agricultural heritage alongside new industry and jobs within this sector.
- *One Fenland – Joined up public sector organisations delivering a better focused service.
- *Resource efficient Fenland – Development of energy efficiency facilities to attract industry and promote skilled jobs and learning opportunities for local people.
- *Connected Fenland – Improved transport links, infrastructure and broadband.

The proposals of the Fenland Communities Development Plan explained in this leaflet have been derived from the above 'Big Vision', and the key headlines include:

Key Outcomes

- Planning to deliver 11,000 – 16,000 homes between now and 2031
- Making new land available to attract new businesses and create 1000's of new jobs
- Adopting a more flexible criteria based approach to growth
- Focusing major growth in all four market towns – Chatteris, March, Whittlesey and Wisbech
- Proposing appropriate and sensitive growth in our rural settlements
- Policies to ensure alongside growth will be all the things that new communities need – play areas, roads, water and much more

New Housing

- Support new housing development in our market towns, plus some growth in our villages (see figures below)
- Proposals to ensure a mix of private house and much needed 'affordable homes' for those who can't afford to buy on the open market

New Homes 2011-31	
Chatteris	1,150 - 2,400
March	3,400 - 5,500
Whittlesey	1,250 - 1,950
Wisbech	4,350 - 5,050
Elsewhere (villages)	700 - 1,300

Creating Jobs

- Support new and existing businesses, with a target of 7,200 new jobs
- 125ha of new land employment land proposed to be released
- Encourage new retail opportunities into our town centres
- Creating a masterplan approach to our town centres

High Quality Design

- All new development to protect the local character of an area
- Provision of amenity and recreational space
- High quality design
- Flexible designs to adapt to changing lifestyles and climate change

Protecting our Environment

- Encouraging renewable energy proposals, right down to small scale schemes on individual homes
- Preventing development in high risk flood areas
- Protecting our heritage assets
- Protecting our valued nature reserves

And Much More...!

For more details please see the full document (details on the back page)



Appendix 1(f): Posters

Fenland Communities Development Plan

Tell us what you think about:

- Our vision for Fenland to create jobs, skills, dynamic town centres, vibrant villages, improved housing and infrastructure.
- Our Core Strategy for Fenland to deliver the vision through a sustainable approach to growth.
- The broad locations for growth & other planning policies

**Draft Core Strategy Consultation
29 July - 23 September 5pm**



For more information:
visit a Fenland @ your service shop, call 01354 622448,
email neighbourhoodstrategy@fenland.gov.uk or visit www.fenland.gov.uk



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INVESTORS
IN PEOPLE



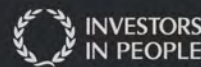
CUSTOMER
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EXCELLENCE
UK
★
The Government Standard

Fenland Communities Development Plan

Consultation Event HERE TOMORROW 10am - 2pm



For more information:
visit a Fenland @ your service shop, call 01354 622448,
email neighbourhoodstrategy@fenland.gov.uk or visit www.fenland.gov.uk



Appendix 1(g): Statutory Notices

& WASTE

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FENLAND DISTRICT COUNCIL

Planning and Compulsory Purchase Act 2004

Opportunity for comments and arrangements for Inspection of the Fenland Core Strategy Development Plan Document (Consultation Draft)

Notice is hereby given, in accordance with regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 that Fenland District Council has produced a Consultation Draft version of the Fenland Core Strategy Development Plan Document, and there is an opportunity to make comments before the Council proceeds to prepare a version for formal representations and submission to the Secretary of State.

Proposed title of document: Fenland Communities Development Plan (Consultation Draft) (also known as the Fenland Core Strategy)

Proposed subject matter and area: The Fenland Communities Development Plan will set out the Council's vision, objectives, spatial strategy and core policies for the future development of Fenland, together with a monitoring and implementation framework. It will apply to the whole of the administrative area of Fenland District Council.

Period for representations: Representations on the proposals may be made between 29 July and 5pm on 23 September 2011.

Address for representations: Representations may be submitted online via the website www.fenland.gov.uk

Or by email to neighbourhoodstrategy@fenland.gov.uk

Or by post to
Neighbourhood Strategy
Fenland District Council,
County Road,
March
Cambridgeshire
PE15 8NQ

Copies of the Fenland Core Strategy Consultation Draft document, together with the report of the sustainability appraisal and a report of the Habitats Regulations Assessment of the document are available for inspection at www.fenland.gov.uk and at the offices of Fenland District Council, Fenland Hall Business Reception, County Road, March, Cambridgeshire PE15 8NQ (Monday to Friday, 9.00 a.m. to 5.00 p.m.) and at the following libraries (during normal opening hours):

Chatteris Library, 2 Furrowfields Road, PE16 6DY
March Library, City Road, PE15 9LT
Whittlesey Library, 31-35 Market Street, PE7 1BA
Wisbech Library, Ely Place, PE13 1EU
Fenland Mobile Library

Each of these locations has a supply of forms for submitting representations.

Fenland District Council
29 July 2011



Appendix 1(h): Newspaper Articles

16 Friday, July 29, 2011

The Fenlander weekly



A new strategy has been mapped out for the district's development over the next 20 years. Now you have the chance to help shape that future.

Bold vision for Fenland

‘There are important social and environmental aspects which need tackling, health inequalities to address, and education and skills to be improved’

Councillor Alan Melton

A WIDE-RANGING strategy has been drawn up for the growth and regeneration of Fenland over the next 20 years.

It sets out a bold vision of the future and highlights the key principles and policies needed to bring greater prosperity, new opportunities and a better quality of life for everyone in the district.

All local people are being encouraged to comment on the draft strategy, which has been developed by Fenland District Council, working closely with key partners.

The proposals are set out in full in the *Fenland Communities Development Plan – Core Strategy 2011-2014*. It was due to be officially launched by Councillor Alan Melton, FDC's Leader, at the full Council meeting last night (July 28).

The document suggests a flexible and proactive approach to planning and development. It seeks to identify how Fenland can best attract investment and bring increased prosperity while preserving the district's special character and heritage.

It envisages the building of between 11,000 and 16,000 new homes over the next 20 years, highlighting the broad locations of growth within Fenland which form part of the extensive consultation.

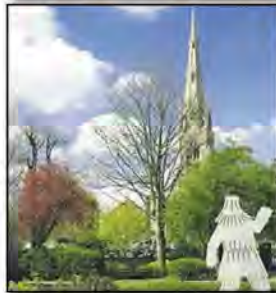
In his foreword Councillor Alan Melton, FDC's Leader, says growth will not only be in housing and population but also in economic activity and infrastructure.

"There are also important social and environmental aspects which need tackling, health inequalities to address, and education and skills to be improved," he writes.

The seven core elements of the vision outlined in the strategy are:

● **Active Fenland:** Residents living more healthy lifestyles, assisted by improved access to open space, the countryside and investment in leisure centres.

● **Aspirational Fenland:** Residents with a positive attitude towards learning and skills and



access to improved job opportunities.

● **Build Fenland:** Quality developments which deliver improved housing, business and employment opportunities.

● **Eat Fenland:** Maximising the district's agricultural heritage alongside new industry and jobs within this sector.

● **One Fenland:** Joined-up public sector organisations delivering a better focused service.

● **Resource-efficient Fenland:** Development of energy efficiency facilities to attract industry and promote skilled jobs and learning opportunities for local people.

● **Connected Fenland:** Improved transport links, infrastructure and broadband.

The *Fenland Communities Development Plan – Core Strategy* document is the key tool in delivering this approach. It highlights growth levels and locations about which residents' comments are important and would be welcomed.

Councillor Kit Owen, FDC's portfolio holder responsible for neighbourhood planning, said: "We are taking a radically different approach to many other local authorities.

"In focusing on the key issues, we are seeking to be flexible, to guide development, not dictate it, and

Have Your Say

YOU can play an active part in helping to shape the way in which Fenland grows.

To access the full draft "Fenland Communities Development Plan – Core Strategy" document, go online to www.fenland.gov.uk

Alternatively, printed versions of the Plan and associated documents can be found at the following locations:

- Fenland Hall Business Reception
 - Libraries and Fenland @ your service shops in Chatteris, March, Whittlesey and Wisbech
 - Mobile library
 - The Rosmini Centre, Wisbech
- You can submit comments in several ways:

- Online by going to www.fenland.gov.uk
- E-mail to neighbourhoodstrategy@fenland.gov.uk
- Post to Neighbourhood Strategy Team, Fenland Hall, County Road, March, PE15 8NQ

A special comments form is available to download from www.fenland.gov.uk and hard copies are available at the addresses above.

Responses must be received no later than 5pm on September 23 2011. If you have any further queries, call our Hotline number on 01354 622448.

we want to give local communities the maximum opportunity to shape the direction it takes."

Publication of the document marks the start of a lengthy consultation process.

The first stage will run until September 23 2011. All the comments made by residents will then be taken into account before a revised plan is published early next year.

Following further consultation, the Core Strategy will be submitted to the Government prior to an independent examination by a planning inspector. The final plan will be adopted by FDC by the end of 2012.

This page has been offered to Fenland District Council as a weekly feature by Archant Herts & Cambs, publishers of The Cambs Times and Wisbech Standard. The council is responsible for the content. You can contact the council by email: info@fenland.gov.uk, telephone: 01354 654321, or write to: Fenland Hall, County Road, March, PE15 8NQ.

www.fenland.gov.uk

The Fenlander weekly



Wanted: skilled pros for new leisure suite

PROFESSIONAL people are being sought to help run the new £1.1million leisure suite that is being built in Chatteris on the Cromwell Community College site. It is part of a joint project financed by Fenland District Council and Chatteris Town Council.

They are wanted to form part of the management board that will oversee the facility, which will feature a 50-station, state-of-the-art gym and dance studio and is expected to open in autumn 2012.

Individuals with business experience are needed to bring financial, legal, marketing or commercial expertise to the board. Leisure professionals who have been involved in running similar facilities are also wanted.

Councillor Steve Garratt, Fenland District Council's portfolio holder responsible for leisure, said: "We want local people to be fully involved in the way this leisure suite is run. By contributing their professional skills in this way, individuals will be able to make a real difference to the life of the whole community."

Councillor Peter Murphy, the Mayor of Chatteris, said: "This new facility will be another big step forward in providing leisure facilities for our town. By giving us the benefit of their experience, local professionals can play a significant part in ensuring its success."

Anyone who would like to find out more about what is involved should e-mail Phil Hughes, FDC's head of leisure services, on phughes@fenland.gov.uk

Cash on offer for listed buildings

EXTRA money has been made available from the Fenland Renaissance scheme to help repair and restore listed buildings in the district.

The total amount on offer this financial year is £80,000.

Grants are aimed specifically at structural repairs or restoration of any listed building, not for alteration, adaptation, change of use or new extensions, although those can be undertaken at the same time, provided the necessary consents are obtained.

Work that could qualify for grants includes reinstating traditional roofing materials, repairing original windows and timber repairs.

Fenland District Council would offer 50 per cent of eligible costs; applicants would need to provide match-funding. There is no upper limit, within reason. FDC will treat each application on its merits.

Grants are also available to repair, repaint or replace traditional timber or modern shopfronts. Traditional ones would have to be done in a traditional style with timber and modern ones in a modern style with either timber or aluminium. New shopfronts are likely to need planning permission.

For more details, call Martyn Kendall, FDC's Conservation Officer, on 01354 654321 or e-mail mkendall@fenland.gov.uk

Litterbugs face £75 fines



MOST people don't drop litter but the small minority who do could be in for a nasty shock.

Anyone caught in the act is likely to be hit with a hefty fine as Fenland District Council steps up its 'Tidy Fenland' campaign.

Council officers will be patrolling the streets and open spaces in all four market towns over the next two weeks, ready to punish any litterbugs with instant fixed penalty notices of up to £75.

The enforcement move is the latest stage in the campaign, which was launched earlier this year. Until now it has concentrated on raising people's awareness of the problem and drawing attention to the costs

of clearing up. Every kind of throwaway rubbish is being targeted, with a particular focus on "food on the go" litter, such as takeaway cartons and sweet wrappers, and cigarette butts, which are the most widespread problem.

Councillor Peter Murphy, FDC's portfolio holder responsible for the environment, said: "Eight out of 10 people don't drop litter but we all suffer from the thoughtless minority who do.

"It's not just the fact they create a horrible mess which spoils our towns and villages; it costs £1,000 a day to clear it all up. That could be much better spent on other things. "So we're asking everyone to take a pride



Campaign trail: the launch of 'Tidy Fenland' in February.

in their local environment and to either put their litter in a bin or take it home with them. And we're warning those who just chuck it on the ground that they're liable to be hit in the pocket with a £75 penalty."

FDC has been working with town councils and communities to identify the main problem areas. The Chambers of

Commerce are also involved, as are Street Pride groups, and many businesses have signed up to a voluntary code of practice supporting the aims.

"Tidy Fenland" is one strand of a wider "It's your Fenland – be proud of it" initiative designed to engage local communities in looking after their environment.



SIX of the men who negotiated the historic transfer of Wisbech Market Place from Fenland District Council to Wisbech Town Council gathered there last week to celebrate the handover.

One other, alas, was missing – Roger Green, a long-time advocate of the switch who tragically didn't live to see it finally come to pass. But there was a sense that he was probably looking down on them with a characteristic twinkle in his eye.

Together the seven men formed the joint working party that finalised the details of the transfer of ownership on behalf of the two authorities.

● Pictured from left: Cllrs Chris Seaton, Mac Cotterell and Alan Melton, from FDC, and Jonathan Farmer, Nick Meekins and David Oliver, from WTC. Inset: Roger Green.

Help to shape our big vision

RESIDENTS are being given the chance to comment on Fenland District Council's "Big Vision" for Fenland at a series of face-to-face events being held across the district over the next two weeks.

Council officers will be on hand to receive people's comments and answer questions at the Fenland @ your service shops in Whittlesey (August 16), Wisbech (August 18) and March (August 24); and at Chatteris library (August 26). They will be in each place from 4-7pm.

Another series of similar sessions will be held in September.

The "Big Vision" is set out in the "Fenland Communities Development Plan – Core Strategy", published two weeks ago. It contains wide-ranging proposals for the growth and regeneration of Fenland over the next 20 years.

To view the document, visit www.fenland.gov.uk Printed versions can be found at Fenland Hall business reception; libraries; the four Fenland @ your service shops; the mobile library; and the Rosmini Centre, Wisbech.

Comments can be submitted online by going to www.fenland.gov.uk or by e-mailing neighbourhoodstrategy@fenland.gov.uk or by post to Neighbourhood Strategy Team, Fenland Hall, County Road, March, PE15 8NQ. A special comments form is available to download from www.fenland.gov.uk and hard copies are available from the above addresses.

Responses must be received by 5pm on September 23. If you have any further queries, call FDC's Hotline number on 01354 622448.

This page has been offered to Fenland District Council as a weekly feature by Archant Herts & Cambs publishers of The Cambs Times and Wisbech Standard. The council is responsible for the content. You can contact the council by email: info@fenland.gov.uk, telephone: 01354 654321, or write to: Fenland Hall, County Road, March, PE15 8NQ.

www.fenland.gov.uk

The Fenlander weekly



Rail: past glories, future hopes

PAST glories and future hopes for Fenland's railways will both be on show at March Station tomorrow.

Displays illustrating the station's 125-year-old history will be among the attractions at an open day that is part of Fenland's Heritage Weekend. But visitors will also have the chance to comment on a wide-ranging series of proposals aimed at improving the local rail network in the future.

The proposals are set out in a new "Rail Development Strategy" that outlines three key priorities for action: greater community involvement, better stations and expanded train services. Last week they gained the full backing of North East Cambridgeshire MP, Steve Barclay (see panel).

The document puts forward various improvements that need to be made in and around the stations at March, Whittlesey and Manea. They include better signage and parking, more

facilities for customers and closer integration with local bus services.

It also suggests the establishment of a Community Rail Partnership to help promote rail services, assist voluntary groups such as the Friends of March Railway Station and Street Pride, and make rail companies more aware of local needs and priorities. Such partnerships have proved very successful in many other parts of Britain, it says.

Local people are now being asked to comment on the proposals, which have been drawn up by the Fenland Strategic Partnership Transport and Access Group, which includes Fenland District Council, Cambridgeshire County Council, the Fenland Association for Community Transport (FACT) and National Express East Anglia.

Councillor Kit Owen, FDC's portfolio holder responsible for transport, said: "Many people in Fenland don't have cars and rely heavily on public transport, including trains, and the need for good

Group welcomes MP's support

THE Transport and Access Group has welcomed the support from Steve Barclay MP. Representatives from Fenland District Council and National Express East Anglia were invited to a meeting with Mr Barclay to enable them to brief him on

their detailed proposals, which they have been working on for several years.

Councillor Kit Owen, pictured, said this week: "We had a very good meeting with Mr Barclay and we're delighted that he is throwing his weight behind the

ideas that we put to him. The influence that he can bring to bear will be important as we continue to work closely with National Express and any future train operators to improve all the rail services and stations here."



services will increase over the next 20 years as thousands of new homes and jobs are created here.

"We have based our strategy on views we have received over the past few years. Now we want to hear what people think of our priorities, as well as any suggestions they may have about particular projects that would benefit them."

The consultation was launched this week and will remain open until December 2. Questionnaires are available

online at www.fenland.gov.uk or at Fenland @ your service shops and Fenland Hall.

Various events will also be held over the next three months at which local people can ask questions, including Meet the Manager sessions with National Express East Anglia.

● For more information, e-mail neighbourhoodstrategy@fenland.gov.uk or call Wendy Otter, FDC's transport development manager, on 01354

654321.

● Tomorrow's Heritage Day at March Station, organised by the Friends of March Railway Station, runs from 10am-3pm. Attractions include the Fenland Light Railway, displays by March Model Railway club, stalls and refreshments.

The Friends group was formed in 2009 to rejuvenate the disused side of the station. The plans are to bring the centre rooms back into use as a small meeting room, railway museum and art gallery.

Have a say on Fenland vision

NEXT week sees more opportunities for people to meet officers from Fenland District Council and find out more about the council's "Big Vision" for Fenland over the next 20 years.

A second series of face-to-face consultation events is being held at the Fenland @ your service shops in Whittlesey on Tuesday, March on Wednesday and Wisbech on Thursday from 10am-2pm, and at Chatteris Library on Friday from 10am-1pm.

The "Big Vision" was set out in the in the "Fenland Communities Development Plan - Core Strategy", published at the end of July. The consultation aims to give all local people the chance to make a difference to Fenland's future; it is open until 5pm on September 23.

To view the document and submit comments online visit www.fenland.gov.uk. Printed versions can be found at Fenland Hall business reception; the four Fenland @ your service shops; libraries; leisure centres, South Fens and Boathouse business centres; and the Rosmini Centre and Community House in Wisbech.

Comments can also be submitted by e-mailing neighbourhoodstrategy@fenland.gov.uk or by post to Neighbourhood Strategy Team, Fenland Hall, County Road, March, PE15 8NQ.

Anyone with further queries can call FDC's Hotline number on 01354 622448.



■ **PLAYING IN THE RAIN:** Zombie Land FC and Superstars, pictured, were among seven teams that battled it out in five-a-side football matches at a fun day held on the playing field in Lime Avenue and the garden at Community House, Wisbech. More than 100 people braved foul weather to make the most of the day, which was put on

by Roddons and Fenland District Council with support from other statutory and voluntary organisations.

The YMCA laid on craft activities, the Fire & Rescue service demonstrated how they deal with a chip pan fire, staff from Mytime Active carried out health checks and provided musical

entertainment, and Bright Sparks provided a barbecue.

Other organisations taking part included Drinkensens, the Oasis community centre, the Spinney Adventure Playground team and the police, who donated trophies for the football competitions.

Prove you're green and win £150

WITH all fuel prices set to rise again, the pressure is on to use energy wisely.

That's why Fenland District Council is launching a competition at the Whittlesey Festival this Sunday (September 11) to reward residents who are already proving they're "keen to be green" by cutting down on the amount of electricity they use.

The competition is open until December 19 to anyone living in Fenland – and there are great cash prizes to be won. Residents are invited to submit six weeks of electricity readings, giving details of any small changes they have made to save energy.

Entrants can use historic readings if they have already made changes, so no-one is

excluded. There is a first prize of £150 and a second prize of £50 which will be judged based on the amount of energy saved and any actions that people have taken to cut it. A third household will win a home energy audit worth £50.

All the prizes have been donated by British Gas. The prizes will be awarded and the

winners' names published by January 31, 2012.

● To find out how to enter, call Isabel Edgington, FDC's senior environmental projects officer, on 01354 654321 or e-mail energy@fenland.gov.uk

If you would like to publicise the competition in your workplace, FDC can provide promotional materials.

How boasting can do you good

HOW to boast about what you do best and how that can win you some extra funding: that's the useful lesson that voluntary groups can learn from a free course being held by the Cambridge Council for Voluntary Service (CCVS) at March Town Hall next Thursday.

It will focus on enabling groups to monitor the effectiveness of their work and use the information to improve their services and attract more financial support.

More advice will be available at a separate session on the same day, when groups can take advantage of individually tailored, one-to-one meetings with the CCVS's Yvonne Barr, an experienced development worker.

She will be putting emphasis on how to run a group efficiently and where to find funds. She will have access to Grantfinder, an database of national funders, and also has information about smaller, local funders.

Both the course and the one-to-one sessions run from 10am to 3pm. They are free to voluntary and community groups and charities in Fenland. Advance booking is recommended but groups can also just turn up on the day.

For more details, call CCVS on 01223 464696 or e-mail enquiries@cambridgecv.org.uk

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www.fenland.gov.uk

Appendix 1 (i): Newsletter Articles



Fenland Communities Development Plan

Fenland District Council is proud to present the Fenland Communities Development Plan - draft 'Core Strategy', a plan with a difference!

This new document will help shape the future of Fenland by proposing areas for growth and regeneration in the district over the next 20 years. Not only does it outline where new housing developments might be, it also tackles other social issues, such as employment, infrastructure and healthy lifestyles.

The Fenland Communities Development Plan – draft Core Strategy is full of information on why and how the district might change in the future. There are also some objectives to explain what we aim to achieve and a set of draft policies setting out what and how much development should take place.

The aims include:

- building 11,000 - 16,000 new homes between now and 2031, with large new housing areas on the edge of Wisbech, March and Chatteris
- providing new land to attract new businesses and jobs
- setting out policies to ensure development is high quality, sustainable and meets the needs of everyone
- creating policies to ensure infrastructure such as play areas, new schools and better sewerage disposal is provided at the same time as new homes

The Council really wants to know what you think. This is your opportunity to help create

a vision for Fenland to maximise the district's potential and deliver skills, jobs, dynamic town centres, vibrant villages, improved housing and infrastructure.

The consultation period will run from 29 July to 23 September 2011.

To access the full Fenland Communities Development Plan draft 'Core Strategy' document, please go online to <http://www.fenland.gov.uk>

Alternatively, **printed versions** of the draft Core Strategy and the associated Sustainability Appraisal can be found at the following locations:

- Fenland Hall Business Reception
- Libraries and Fenland @ your service shops in Chatteris, March, Whittlesey and Wisbech
- Mobile Library
- Fenland District Council Leisure Centres
- The Rcsmini Centre, Wisbech

The final date for responses is 5pm on 23 September 2011.

Our hotline staff are happy to answer any queries - call them on 01354 622448.

Thank you for taking the time to help shape the future of Fenland.



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Town and Parish Council Newsletter Article

Fenland Communities Development Plan – Draft Core Strategy consultation

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Alternatively, **printed versions** of the Fenland Communities Development Plan draft Core Strategy and the associated Sustainability Appraisal can be found at the following locations:

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- Libraries and Fenland @ your service shops in Chatteris, March, Whittlesey and Wisbech
- Fenland District Council Leisure Centres
- The Boathouse, Wisbech
- South Fens Business Centre, Chatteris
- The Rosmini Centre, Wisbech
- Community House, Wisbech

Our hotline staff are happy to answer any queries - call them on 01354 622448.

Thank you for taking the time to help shape the future of Fenland.

Appendix 1 (j): Frequently Asked Questions



Content of the Plan

Q - What is the Fenland Communities Development Plan?

A- The Fenland Communities Development Plan is a draft document for Fenland setting out our aspirations for the district and how we are going to meet them. It includes broad details of where new homes will be built and where additional jobs will be located. It also sets out the facilities which will be required to support these additional homes such as schools, roads and leisure amenities. The Fenland Communities Development Plan is also known as the Fenland Core Strategy.

Q – How does the Fenland Communities Development Plan relate to the Fenland Neighbourhood Planning Vision (FNPV)?

A – The FNPV took a fresh high level look at developing an integrated approach to understanding the social, economic and environmental issues in Fenland. The concept was to ensure that future growth of Fenland is set within an overall context that is sustainable and that delivers real benefits for the local community. The emerging FNPV identified seven issues (see summary leaflet or the full document for details) that will be used to influence future plans and strategies for the Council and its partners. The Fenland Communities Development Plan (Core Strategy) will be guided by these themes but will have its own vision for implementing the changes through the planning system.

Q – Does this document replace the Local Plan?

A – Yes, once the document has gone through the statutory planning process this document will replace the Local Plan (currently scheduled for towards the end of 2012).

Q – How will necessary infrastructure be provided?

A – The document includes strict policies that will ensure community amenities are provided alongside housing growth. This includes play areas, roads and water/sewage systems.

Q – How will the plan affect me?

A – Not only does this document set out how your town or village will grow and develop, it also helps guide much smaller developments, such as a proposed house extension by you or your neighbours.

Q - Why do we need more homes?

A – We need to plan for the provision of sufficient homes in the district to ensure that there is a mix of housing, in the right locations, that meet local needs.

Q - Where will these people work?

A – This plan seeks to make available land in the right location to enable businesses to grow and create additional jobs.

Q – What period does this document cover?

A – This document covers the next 20 years 2011 – 2031, but many of the policies are likely to influence Fenland well beyond this time period.

Status of the Plan

Q - Hasn't the Government changed the planning system?

A - The plan is in keeping with many of the principles of the Localism Bill. Emerging guidance from the Government will be fully considered as part of future stages of preparing this document.

Q - Why is the Council still using the Local Plan to make planning decisions?

A - The Fenland Communities Development Plan is still at the consultation stage. It will not become formal policy, and thereby used by the Council in decision making, until it has been through independent examination and has been formally adopted by the Council (currently scheduled towards the end of 2012).

Q - Can we give this Plan weight when making planning decisions?

A - No. Unlike the previous system, the emerging Plan does not have any weight until it has been through the examination process and formally adopted by the Council towards the end of 2012. This is because it is subject to change until adoption and it has not been through the statutory process.

Making Comments

Q - How do I make my comments?

A - Members of the public can make comments online through our consultation portal at www.fenland.gov.uk, or through a comment form available at your nearest Fenland @ your service shop, library or leisure centre. Deadline for comment is 23 September 2011.

Q - Who are we consulting?

A - We are seeking comments from members of the public, key stakeholders and statutory consultees.

Q - How will people hear about this consultation?

A - We are using a number of methods to bring this consultation to the people's attention. We have articles and notices in the local paper, notices on our website and we will be holding exhibitions in the market towns.

Q - Will I be able to see what comments have been made?

A - All comments will be available on our website shortly after the consultation has closed (23rd September). We will be producing a report setting out what comments were received and our response to these comments.

Q - What sort of comments can people make?

A - Comments should be related to planning issues. The more background on a particular issue, the easier it is for us to understand the issue and to be able to consider making any amendments.

Q - What will happen to my comments/how will they be used?

A - Following the close of the consultation, we will be considering all the comments that have been received and amending the document as necessary. We then plan to submit the document to the Secretary of State for independent examination.

Timetable/production

Q - What happens next?

A - Following the close of the consultation we will be considering all the comments that have been received and amending the document as necessary. We then plan to submit the document to the Secretary of State for independent examination. We have produced a live timetable that can be found on our website www.fenland.gov.uk.

Q - Where can I view a hard copy of the document?

A - Reference copies of the document will be available in each of our local libraries, at Fenland @ your service shops and at the business reception at Fenland Hall. There will also be copies of representation forms available at these locations.

Q - Where can I find out more information?

A - Further information is available on our website www.fenland.gov.uk. Alternatively, we have set up a dedicated hot-line for any queries. Please call 01354 622448.

Q - Who has produced this document?

A - This document has been produced by the Neighbourhood Strategy Team, Fenland District Council alongside other internal and external partners.

Q - Can changes be made to the plan?

A - Yes. This is a consultation stage and we are open to suggested changes.

Q - Who should I refer any queries to?

A - We have set up a specific hot-line for the consultation on 01354 622448.

You can get this document in another language, in large print, in Moon, in Braille, on audio cassette and in electronic format. Please ask us if you would like this document in any of these formats.

Appendix 2: Further Draft Consultation

2a - List of Consultees

2b - Summary of Main Issues Raised and Main Changes

2c - Newspaper Coverage

2d - Letters to Specific and General Consultees

2e - Representation Form

2f - Summary Leaflet

2g - Poster

2h - Newspaper Articles

2i - Frequently Asked Questions

Appendix 2a: Further Draft Core Strategy Consultation List of Consultees

Specific Consultation Bodies (and others treated as Specific Bodies)

Anglian Water Services Ltd
 Benwick Parish Council
 Bluntisham Parish Council
 Borough Council of Kings Lynn & West Norfolk
 Bournemouth & West Hampshire Water Plc
 Bristol Water Plc
 Cambridge and Huntingdon Health Authority
 Cambridge Water
 Cambridgeshire and P'boro Association of Local
 Councils
 Cambridgeshire Association of Local Councils
 Cambridgeshire Constabulary
 Cambridgeshire Constabulary Estates
 Department
 Cambridgeshire County Council
 Cambridgeshire Fire and Recsue Service
 Cambridgeshire Fire and Rescue
 Cambridgeshire Horizons
 Chatteris Town Council
 Christchurch Parish Council
 Colne Parish Council
 Coveney Parish Council
 Crowland Parish Council
 DEFRA
 Department for Transport
 Doddington Parish Council
 East Cambridgeshire and Fenland PCT
 East Cambridgeshire District Council
 East Midlands Regional Assembly
 East of England Development Agency
 EDF Energy
 Elm Parish Council
 Emneth Parish Council
 English Heritage - East of England
 Environment Agency
 Farcet Parish Council
 Fenland Chamber of Commerce
 Gedney Hill Parish Council
 Gorefield Parish Council
 Greater Peterborough PCT
 Highways Agency
 Holbeach Parish Council
 Homes and Communities Agency
 Huntingdonshire District Council
 Kings Lynn & West Norfolk Borough Council

Kings Lynn and Wisbech NHS Hospital Trust
 Lincolnshire County Council
 Lincolnshire Police
 Little Downham Parish Council
 Manea Parish Council
 March Chamber of Commerce
 March Town Council
 Mepal Parish Council
 Middle Level Commissioners
 National Grid
 Natural England
 Network Rail
 Newton Parish Council
 NHS Cambridgehire
 Norfolk Constabulary
 Norfolk County Council
 North Level Internal Drainage Board
 North West Anglia Health Care NHS Trust
 Northumbrian Water Limited
 Outwell Parish Council
 Parson Drove Parish Council
 Peterborough City Council
 Ramsey Town Council
 Somersham Parish Council
 South Cambridgeshire District Council
 South East Water Plc
 South Holland District Council
 South West Water Ltd
 Southern Water Ltd
 Sutton Bridge Parish Council
 Sutton Parish Council
 Sutton St. Edmund Parish Council
 Sutton St. James Parish Council
 Thames Water Utilities Ltd
 Thorney Parish Council
 Tydd St Giles Parish Council
 Tydd St Mary Parish Council
 United Utilities Plc
 Upwell Parish Council
 Veolia Water East Ltd
 Walpole Parish Council
 Walsoken Parish Council
 Warboys Parish Council
 Welney Parish Council
 Wessex Water Services Ltd
 West Walton Parish Council
 Whaplode Parish Council
 Wimblington Parish Council
 Wisbech St Mary Parish Council
 Wisbech Town Council
 Witcham Parish Council
 Yorkshire Water Service Ltd

General Consultation Bodies and Other Consultees

15th Wisbech Scout Group
 1st March Scout Group
 1st Whittlesey Girls Brigade
 1st Whittlesey Scouts

3D Planning
 ABC Pre-School & Kids Club
 AboveNet Communications UK Limited
 Ace Base All Saints Primary School

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ACERT	Breathe Easy Fenland
Acorn Nursery	Brian Barber Associates
Adlington Planning Team	Brian Hawden and Co
Adrian Parker Planning	Bridgeway Drug Services
AFA Associates Specialist Planning Services	Brimble, Lea and Partners
AFA Planning Ltd	British Horse Society
Age Concern	British Red Cross Society
Age UK	British Telecom Plc
Age UK - Voluntary Visiting Scheme	British Wind Energy Association
Age Well Club	Brown & Co.
Airwave Solutions Limited	BTP - Hyder
Alderman Jacobs School	Budworth Brown
Alison Harker MRICS Chartered Surveyor	Bumps & Beyond
All Saints Inter-Church Aided Primary School - Playgroup	Burgess Group PLC
allpay Limited	Burrowmoor Pre-School
Alzheimer's Society	Burrowmoor School
Alzheimer's Society - Chatteris Friday Group	Business Link
Andrew Martin Associates	Business Link East
Andrew S Campbell Associates	Buttercup Day Nursery
Andrew S Campbell Associates Ltd	Bytel Networks Ltd
Anfoss Ltd	Cable & Wireless UK
Angles Theatre	Caldecotte Consultants
Anglia	Cam Sight
Anglia Homes Ltd	Camargue
Anglian Players	Cambridge Council for Voluntary Services
Apt 6	Cambridge Ethnic Community Forum
Aqua Table Tennis Club	Cambridge Housing Society
Architectural and Highway Design	Cambridge Learning - Cambridge University Press
Architectural Design Services	Cambridgeshire ACRE
Arqiva Communications Ltd	Cambridgeshire Caladonian Pipe Band
Arqiva Limited	Cambridgeshire Countryside Watch
Arqiva Services Limited	Cambridgeshire Library Service
Art Architecture Ltd	Cambridgeshire Local Access Forum
Arts & Health	Cambridgeshire Mencap
Arts and Minds	Cambridgeshire Police
Arts Development in Cambs	Cambridgeshire Trading
Asda Stores Ltd	Cambs & Peterborough Environmental Records Centre
Ashby and Perkins	Cambs Regiment Old Comrades Association
Ashwell Developments	Campaign for Real Ale
AT&T Global Network Services (UK) B.V.	Cannon Kirk Homes Ltd
Atelier East	Care and Repair West Norfolk
Atlas Communications NI Limited	Care Network
Autumn Park Ltd	Carousel Pre-School Group
Axiom HA	Carter Jonas
Axiom Housing Association	Carter Jonas LLP
B J Books Ltd	Cass Associates
BAA	CATS
Barker Storey Matthews	Cauthery Waterman & Cheetham- Solicitors
Barrett Homes Northampton	Cavalry Primary School
Barton Willmore	CCORRN
Beaupre Community Primary School	Cellnet
Bidwells	Centenary Baptist
Bidwells Property Consultants	Centre for Sustainable Construction
Bloor Homes	Centrica plc
Bluebell Day Nursery	Chancellors
Bobby Scheme	Chapman Warren
Boots The Chemists	Chase Construction
Boyer Planning	Chatterbox
Bradford Cable Communications Limited	Chatteris & District Ladies' Club
Bramley Line Heritage Railway Trust	Chatteris & District Probus Club
Brand Associates	

Fenland Local Plan: Core Strategy – Statement of Consultation

Chatteris Action for Youth	Cruse Breavement
Chatteris Community Archive	Cruso & Wilkin
Chatteris Community Centre	Cvea Logistics
Chatteris Festival	Dave J Anthony - Photography
Chatteris Festival Committee	David Broker Design Services
Chatteris Good Companions	David Walker Chartered Surveyors
Chatteris Historic Festival	Dawbarn and Sons Ltd
Chatteris Morning Womens' Institute	Defence Estates
Chatteris Museum Society	Delamore
Chatteris Music Society	Denton Wilde Spate
Chatteris Neighbourhood Watch Association	Derbyshire Gypsy Liaison Group
Chatteris Phoenix	Development Land and Planning Consultants
Chatteris Rotary Club	Development Planning Partnership
Chatteris St Johns Ambulance	Development Planning Partnership llp
Chatteris St Peters Tennis Club	DGM Properties Ltd
Chatteris Tang Soo Do Club	DHIVERSE
Chatteris Theatre Group	Dickens Watts and Dade
Chatteris Town Band	Director of Joint Planning (Cambridge Growth Areas & Nort
Chatteris Town Bowls Club	Disability Cambridgeshire
Chatteris Town in Bloom	Disability Information Service
Chatteris Unity	Dive In Centre Guidenburgh Water
Chatteris Womens' Institute	DLP Planning Ltd
Chatteris Womens Royal British legion	Doddington Recreation Field
Cheffins	Doddington Under 5's Parent & Toddler Group
Cheffins Cambridge	Doddington United Football Club
Chesterton Humberts	Doddington Village Hall management Committee
Christchurch Craft Club	Dolphin Telecommunications Ltd
Christchurch Garden Club	DPDS Consultancy Group
Church Commissioners for England	Drake Towage Ltd
Church of St John the Evangelist March	Drinksense
Churches Together	Drinksense (March)
Circle Anglia	Drivers Jonas
Citizen Advice Bureau	Dunhams Wood
City 1st Ltd	Dwr Cymru Cyfyngedig Welsh Water
CityLink Telecommunications Limited	E.ON UK
Civil Aviation Authority	East of England Tourism
Clarkson Hill Group Plc	Eastrea Village Hall Trust
Clarkson Infants' School	Easynet Telecommunications Limited
Class Instructor Ltd	Eircom UK Ltd
Client of Icen Projects Ltd	Elm Centre
Clipper Solutions Ltd	Elm Friendship Club
CMB Bowling Club	Elm Pre-School
CNSFTC	Elm Primary School
Coates Athletic	Elm Road Primary School
Coates Youth Initiative	Elm United Charities
Cocksedge Building Contractors	Elmside Ltd
Cogent Communications UK Ltd	Ely Diocese
Coldham Residents Action Group	Emmanuel Church
Coldham UDT FC	Energis Communications Ltd
Colliers CRE	Energis Local Access Ltd
COLT Telecommunications Ltd	English Brothers Ltd
Come and be Heard	Enterprise Fenland Business Network
Commission for Architecture and the Built Environment	Equant UK ltd
Commotion Youth Group	Estover Playing Field Association
Conroy Construction	EU Networks Fiber UK Limited
Construct Reason	Euro Payphone Ltd
Countryside Residential Ltd	Eurobell (South West) Limited
CPRE - Cambridgeshire Branch	Eurobell (Sussex) Limited
CR Planning Services	Eurobell (West Kent) Limited
Cromwell Community College	Exchange Developments Ltd
Crown Castle Ltd	FACET

Fenland Local Plan: Core Strategy – Statement of Consultation

FACT	GCE Hire Fleet Ltd
Fairview New Homes Ltd	GeneSYS Telecommunications Limited
FARICE hf.	Geo Metro Limited
Farming and Rural Conservation Agency	Geo Networks Limited
Farrell Bass Prichard	Geoffrey Collings and Company
Faultbasic Ltd	George Wimpey (East Anglia)
Federation of Small Businesses	George Wimpey Strategic Land
Fen BET	Gerald Boston Ltd
Fen Ditching Company	Gerald Eve
Fen Tigers Explorer Scout Unit	Gigaclear Limited
FENDIS (Fenland Disability Sports Forum)	Giles Landscapes Ltd
Fenland 14-19 Partnership (Schools)	Girls Venture Corps Air Cadets Wisbech
Fenland African Caribbean Community Association	Given Time
Fenland Arts Association	GL Hearn
Fenland Association for the Disabled	Glebelands Primary School
Fenland Citizen	Gleeson Homes
Fenland Citizen Advice Bureau	Global Crossing (UK) Telecommunications Ltd
Fenland Community Church	Global Grants
Fenland Community Laundry	Global One Communications Holding Ltd
Fenland Council for Voluntary Services	Gorefield Primary School
Fenland Diverse Community Forum	Gough Planning Services
Fenland Furniture	Grahame Seaton Design Ltd
Fenland Leisure Products Ltd	Greenwoods Solicitors
Fenland Rovers Football Team	Greenwoods Solicitors LLP
Fenland Running Club	Grenadier Guards Association March Branch
Fenland Scrapstore Ltd	Grounds and Co
Fenland Voice	Guyhirn Fruit Farms
Fenland Volunteer Bureau	Guyhirn Playing Field Association
Fenland Volunteer Centre	Gypsy Affairs Association
Fenlife Christian Church	Gypsy Media Company
Fenpower/Ecogeen	H Kingham Ltd
Ferry Project	H L Hutchinson Ltd
FFT Planning	Hallam Land Management
Fibernet UK Limited	Halletec Associates
Fibrespan Limited	Halsbury Estates
FibreSpeed Limited	Hanson Aggregates
FLAG Atlantic UK Limited	Harlequin Ltd
Flagship Housing Group	Harnwell Electrical Ltd
Flagship Housing Group Ltd	Harringtons
Ford and Slater	Harrison Murray
Forestry Commission	Harvey & Arnold
Foster Property Developments Ltd	Hastoe
Fountain Foods	Hazelmere Homes
Fountain Frozen Ltd	Headley Stokes
FPD Savills	Headway Cambridgeshire
Framptons	Health and Safety Executive
Fridaybridge Village Group	Hearthstead Homes
Friends of Friday Bridge School	Heaton Planning Ltd
Friends of St Mary's Church	Henry H Bletsoe and Son
Friends of the Earth	Hereward Housing Association
Friends of Wisbech Cemetery	Hewitsons
Friends of Wisbech Park	Hibernia Atlantic (UK) Limited
Friends on St Andrews Church	Highlands and Islands Enterprise
Fujitsu Services Limited	HM Prison Service
Fused Disco's	HMS Ganges Association
Fusion Online Limited	Hodsons
G.H. Taylor Design	Home League (Christian Programme)
G.R.Merchant Ltd	Home-Start Fenland
Gamma Telecom Holdings Ltd	Honest John Folk Club
GC Planning Partnership	House Builders Federation (Eastern)
GCE	Howard Sharp and Partners LLP
	Howlett

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Hubbard and Payne	Lines Chartered Surveyors
Humberts	Living Sport
Hutchinsons Planning Consultants	Local Generation Ltd
Hutchison 3G UK Limited	LowC Communities Ltd
Hyde Housing	M.A. Bunting Ltd Fruit Growers and Packers
In Focus Public Networks Ltd	MAGPAS The Emergency Medical Charity
Independent Fibre Networks Limited	Mair & Sons (Farmers) Ltd (Isle of Ely way, Mill Hill)
Independent Town Planning Consultant	Malcolm Judd Partnership
Indigo Planning	Manea Community Primary School
Inland Waterways Advisory Council	Manea Village Hall
Internal Communication Systems Limited	Maple Grove Infant School
Internet Central Ltd	March & Chatteris Talking Newspaper Association
Interoute (i-21 Limited)	March & Chatteris Youth Groups
Isle College Parent Toddler Group	March & District Deaf Club
Isle College Pre School	March & District Handicapped Swimmers Club
Isle of Ely Federation of Womens Institute	March & District Squash Rackets Club
Isle of Ely Society for the Blind	March & Fenland NCH Support Group
Ivy Leaf Tenants Association (March)	March and Chatteris Children Centres
J & J Design on behalf of Defence Estates	March Area Regeneration & Development Trust
J B Turner Roses Ltd	March Athletic Club
J Hancock Associates	March Autistic Group
Jack Richards and Son	March Bears Rugby Club
Januays	March Brass 2000
JCA Planning & Development Consultants	March Conservative Bowling Club
Jean Jones Private Day Nursery	March Conservative Club
Jimaninos Club	March Cricket Club
Jobcentre Plus	March Deaf Club
John Martin & Associates	March Evangelical Fellowship
Johnson Design Practice	March Friendship Club
Joliffe Andrew & Ashwell	March GER Bowls Club
Jolliffe	March Golf Club
Jones Day	March Grammar School Old Boys Association
JRK & Partners Ltd	March Morning Women's Institute
JS Bloor Services Ltd	March Museum Society
K L Elener Architectural Design	March Podiatry Practice Ltd
KCOM Group Plc	March Probus Club
KDDI Europe Ltd	March Regeneration Partnership
Keith Hurst Design Ltd	March Rotary Club
Kember Loudon Williams	March Round Table
Kidzone Child Care	March Senior Citizens Club
Kier Eastern	March Shotokan Karate Club
King Sturge	March Stonecross Women's Institute
King Sturge and Co	March Tennis Club
Kingsfield Children's Centre	March Town Cricket Club
Kingsfield Pre-school	March Town Table Tennis League
Kirk Ogden - Chartered Surveyors	March Town United Football Club
Kizoom	March Town UTD
Knowles (Transport) Ltd	March Trefoil Guild
Ladybirds Nursery	March Wildlife Group
Lafarge Aggregates	March Young Farmers Club
Lambert Smith Hampton	March, Chatteris & District Committee for
Lancaster University Network Services Limited	Macmillan Cance
Larkfleet Homes	Mars Construction
Lattersey Local Nature Reserve (Wildlife Trust)	Martineau
Les Stephan Planning Ltd	Matrix Planning Ltd.
Level 3 Communications Ltd	Maxey & Son
Leverington Over 60's	Mayfair Investments
Leverington Parish Council	MBM
Leverington Sports Youth FC	McCain Foods (GB) Ltd
Level Ltd	McCain Football Club
Lidl UK GmbH	McCarthy and Stone
Lilliput Pre-School	

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Meadowgate Special Needs School	Peacock & Smith
Meadows After School Club	Peckover Primary School
MENTER	Pegasus Planning Group
	Persimmon Homes (East Midlands) Ltd
Minster General Housing Association	Peter Carter Associates
MLL Telecom Ltd	Peter Humphrey Associates Ltd.
Mobile Operators Association (MOA)	Peter Pan Playgroup
Mono Consultants Ltd	Peterborough and Fenland Mind
Morton & Hall Consulting Ltd	Peterborough Race Equality Council
Mountford Pigott Partnership	Peterborough REC
Muir Group Housing Association	Pick and Mix
Mums About Food CIC	Pick Everard
Mundio Mobile Limited	Pipex Communications Business Solutions Limited
Murrow Book Café	Pipex Internet Limited
Murrow Playgroup & After School Club	Planning & Transportation Department
Murrow Primary School	Planning Issues
Nacro	Play & Pray
National Federation of Gypsy Liaison Groups	Poors Allotments Charities
National Grid (via Entec)	Poppyfields Investments
National Offenders Management Service	Power House Church March
National Playing Fields Association	PPG
National Romany Rights	PREC
National Romany Rights Association	Premier Choice Ltd
National Travellers Action Group	Princes Trust
National Trust	Priory Disabled Gold Academy
National Women's Register (Wisbech)	Probation Office
Neale Wade Community College	Procon d.b.
Nene Housing Society	Providence Baptist Church
Nene Nursery School	Public Health and Social Care Directorate
Neos Networks Ltd	Quay Plumbing Centre
Nestle Purina Petcare	Ramblers Fenland Group
New Homes	Ramnoth Road Junior School
New Road Pre-School	Rapleys
NewNet plc	Reach Europe Ltd
Newton Village Hall	Real Whittlesey Football Club
NHS Retirement Fellowship	Red2Green
NJL Consulting	Redstone Communications Limited
Norfolk & Norwich REC	Refuge
Norfolk Street Traders	Reliance FLAG Telecom Ireland Limited
North Ward Elderly Club	Religious Society of Friends (Quakers)
npower renewables	Richmond Fellowship
NTL	Robert Doughty Consultancy
NWES	Robert Hall Centre
NWP Street Limited	Robert Turley Associates
O2 (UK) Ltd	Robinson and Hall
Oglesby & Limb Ltd	Roddons Housing Association
Old Road Securities	Roger Tym and Partners
One 2 One Personal Communications Ltd	Rose Homes
Opal Telecom Limited	Rosmini Centre
Orange Personal Communications Ltd	Rotaract Club of Whittlesey
Orchards Primary School	Rotary Club March
Ormiston Children & Families Trust	Rotary Club of Wisbech
Our Lady & St Charles Church	Royal Air Forces Association
Our Lady of Good Council and St Peter	Royal British Legion Club March
Parents and Children Unite	Royal British Legion(Whittlesey)
Park Lane Primary School	Royal Mail Group
Parkers Of Wisbech	Royal Naval Association
Parkin Planning Services	Roythorne and Co
Parson Drove Amenities Group 95	RPS
Parson Drove Cricket Club	RPS Nigel Moor
Parson Drove Street Pride Group	RSPB
PDG Architects	

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RSPB Eastern England Office	Telewest Limited
S B Components (International) Ltd	TeliaSonera International Carrier UK Limited
Sainsbury's Supermarkets Ltd	Thales Transport and Security Limited
Salvation Army Wisbech	The Barton Willmore Planning Partnership -
Sanctuary Housing	The Barton Willmore Planning Partnership -
Savills	Anglia
Savills (L&P) Limited	The Church Together in the Wisbech Area
SBM Ltd	The Design Partnership
Scaldgate Club	The Fenland Project(MIND)
Scott-Brown Partnership	The Ferry Project
Scottish Water	The Foyer
ScottishPower Renewables	The Garden House
Scout group	The Harbour (Whittlesey Christian Church)
SEARCH Architects	The Heron
Serious and Organised Crime Team	The Housing Corporation
Severn Trent Retail Services Limited	The Inland Waterways Association
Severn Trent Water Ltd	The Landscape Partnership
Shelter	The National Federation of Gypsy Liaison Groups
Silver Circle Club	The National Trust - East of England Regional
Sir Harry Junior Sword Team	Office
Sir Harry Smith Community College	The Peterborough Gospel Hall Trust
Smallworld Media Communications Limited	The Planning Bureau
Smart Planning Ltd	The Planning Inspectorate
Smith Stuart Reynolds	The Planning Law Practice
Smiths Gore	The Ramblers Association
Snowmountain Enterprises Ltd	The Robert Partnership
Spacelabuk	The Salvation Army - Whittlesey-March
Sport England	The Theatres Trust
Sprintlink UK Ltd	The Village Children's Centre
Spyder Facilities Limited	The W R Davidge Planning Practice
SSE Telecommunications Limited	The W.R. Davidge Planning Practice
St Augustine's Church	The Wheel Centre
St John Ambulance (Whittlesey Badgers)	The Wildlife Trust
St John Ambulance March	The Wildlife Trust for Cambridgeshire
St John Ambulance Wisbech	The Wisbech Players
St Mary's Church	The Wisbech Society
St Mary's Church & St Peters Church	Thomas Clarkson Community College
St Nicholas Church	Thus plc
St Peters & St Pauls Parish Church	Tibbalds Planning and Urban Design
St Peter's School	Tingdene (MJ) Ltd
St Peters Wimblington P.C.C.	Tingdene Developments Ltd.
St Wendreda's Church	Tiscali UK Limited
Status Architecture and Planning	T-Mobile
Stephen James Allen Ltd	Torch Communications Ltd
Stepping Stones Nursery	Traditional Orchards
Stewart Ross Associates	Traer Clark Chartered Architects
Stocks AG Ltd	Transco
Storeys:ssp	Tribal M J P
Stroke co ordinator	Tribal MJP
Strutt & Parker	Triman Developments Ltd
Sugar Tub Community Centre	Trinity Methodist Church
Sunlight Mind and Spirit Recovery Group	Truckmasters Ltd
Surf Telecoms Limited	Trustees of M E Pettingill
Sustrans	Turner Contracting
Sutton and East Surrey Water Plc	Tweedwind Limited
T A M Engineering	UK Broadband Limited
Tamar Nurseries	UK Power Networks
Tata Communications (UK) Limited	United Reform Church
Taylor Vinters - Solicitors	Various Leverington Groups
TCI Renewables	Vawser and Co
Tegerdine and Sons Ltd	Vectone Limited
Telecom New Zealand (UK) Licences Limited	Vergettes

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Verizon UK Ltd	Wimblington & Stonea Twinning
Virgin Media Limited	Wimblington Cricket Club
Vitalise	Wimblington Film Club
Vivien Fire Engine Trust	Wimblington St Peters Church
Vodafone Ltd	Wind Direct
Voeden Sandbrook	WisARD
Vtesse Networks Ltd	WisARD (Wisbech Area Regeneration & Development)
VTL (UK) Ltd	Wisbech & District Indoor Bowls
VTL Wavenet Limited	Wisbech & District Squash Club
W A Fairhurst and Partners	Wisbech & District Talking Newspaper for the Blind
Warden Housing Association Ltd	Wisbech & Fenland Museum
Warren Boyes & Archer Solicitors	Wisbech & March Bramley Line
Wenman Design Solutions Ltd	Wisbech and District Chamber of Commerce
West Anglia Crossroads	Wisbech Baptist Church
West End Preservation Society	Wisbech Bridge Club
West Norfolk & Fenland Muslim Association	Wisbech Business & Professional Men's Club
West Norfolk and District Chinese Association	Wisbech Chamber of Commerce
Westwood Junior School	Wisbech Children & Families Project
What Next	Wisbech Community Development Trust
White and Eddy	Wisbech Cycle Forum
White Young Green	Wisbech Electrical
Whiting & Partners	Wisbech Fabrications Ltd
Whittlesea Football Club	Wisbech Furnishings
Whittlesea Society	Wisbech Grammar School
Whittlesea Straw Bear Festival	Wisbech in Bloom
Whittlesey & District Business Forum	Wisbech Job Centre
Whittlesey & District Crime Prevention Panel	Wisbech Lawn Tennis Club
Whittlesey & District Lions	Wisbech Lions Club
Whittlesey & District Tenants' Association	Wisbech Monday Club
Whittlesey and District Business Forum	Wisbech Pelargonium Society
Whittlesey Arts	Wisbech Probus Club
Whittlesey Badminton Club	Wisbech Professional Development Centre
Whittlesey Blue Stars Football Club	Wisbech Roadways
Whittlesey Business Forum	Wisbech Rose Fair
Whittlesey Childrens Club	Wisbech Round Table
Whittlesey Club for the Disabled	Wisbech Rugby Union Football Club
Whittlesey Cricket Club	Wisbech Self Advocacy Group
Whittlesey Gardening Club	Wisbech Social Club & Institute
Whittlesey Indoor Bowls Club	Wisbech Spiritualist Church
Whittlesey Junior Football Club	Wisbech St Mary Football Clubs
Whittlesey Ladysmith Women's Institute	Wisbech St Mary Luncheon Club
Whittlesey Manor Bowls Club	Wisbech St Mary Short Mat Bowls Club
Whittlesey Manor Dolphins	Wisbech Street Pride Group
Whittlesey Methodist & United Reformed Church	Wisbech Talking Newspaper
Whittlesey Museum	Wisbech Tenants Association
Whittlesey Patchwork Group	Wisbech Tourism Development Group
Whittlesey Rotary Club	Wisbech United Reform Church
Whittlesey Street Pride	Wisbech Youth Council
Whittlesey Tennis Club	Women in Rural Enterprise
Whittlesey Town Bowls Club	Woods Hardwick
Whittlesey Town Council	Woods Hardwick Planning Ltd
Whittlesey United FC	WS Atkins Consultants
Whittlesey United Football Club	Young People March
Whittlesey Widows Contact Group	Young People of March
Whittlesey Womens Institute	Your Communications Ltd
Whittlesey Youth & Community Centre	Youthoria
Wight Cable 2005 Ltd	
Wildfowl and Wetlands Trust Centre	
William H Brown	

And individuals who have requested to be notified of the consultation

Appendix 2(b): Further Draft Core Strategy Summary of Main Issues Raised and Main Changes

**Fenland Communities Development Plan
(Fenland Core Strategy 2011-31)**

Further Consultation Draft - July 2012

**Report on Comments Received and a Response to the Key Issues Raised
(November 2012)**

Introduction

- 1.1. Fenland District Council is very pleased with the response to the public consultation on the Fenland Communities Development Plan – Further Consultation Draft, which took place between 26 July and 5 September 2012. We particularly thank all those who took the time to write to us with your thoughts, ideas and concerns.
- 1.2. This report is to highlight to everyone a summary of what was said and where possible how we propose to take those comments forward.
- 1.3. We received a lot of responses, and many were very detailed in nature. This document cannot summarise every point made, but rather it tries to capture the most important or frequently mentioned issues. However, rest assured that all comments received have been read and considered in detail, even if you cannot explicitly see it summarised here.
- 1.4. On the following pages, we set out in a standard format the comments received for each policy and explanatory text relating to it. We also incorporate any general comments made in regard to this document.
- 1.5. We have kept the comments as anonymous as possible because what is said is more important than who said it. However, if anyone feels we have substantially misinterpreted your views, then please let us know.

Next Steps

- 1.6. Taking account of the findings set out in this report, together with further consideration of what policies and proposals we need for the District, we will publish a final draft version of the Fenland Communities Plan (known as the ‘Pre-Submission’ version) for consultation. This is due in early 2013. Thereafter, any outstanding comments and objections will be tested by an Independent Inspector appointed by the Secretary of State (summer 2013) before the final plan can be adopted (end 2013 or early 2014).

2. Consideration of Issues Raised

Please note that all references to a policy, section, paragraph etc. are referring to such items as can be found in the Fenland Communities Development Plan – Core Strategy Further Consultation Draft - July 2012.

2.1 Comments Relating to Our Vision

Policy/Paragraph Reference: 2.3	
Summary of Comments Received	<ul style="list-style-type: none"> • Growth needs to meet future population requirements. More attractive towns, better community faculties, recreation, retail offer and enhanced physical environment • General support – will reduce environmental impacts of development and supplement district’s climate change resilience • Need to have some growth in rural areas to enable villages to thrive, rural areas can be as sustainable as some urban areas • Object – propose to build on unique fenland landscape • Where will finance come for businesses to expand? How will infrastructure be upgraded? Why create more open space when you are proposing to build on existing in March? • Growth target will be undershot due to national economic climate – figures to 2031 look too high • Cannot find reference in plan that development within existing built up areas will be permitted – should be made clear in vision statement • No reference to protecting and enhancing historic environment – positive benefits of historic environment should be highlighted • Fenland should not plan for commuter growth which is unsustainable – need

	<p>less than 11,000 homes</p> <ul style="list-style-type: none"> • Need to explain how community deprivation, infrastructure shortfall, low skills and link between housing and employment growth will be tackled. Need phasing in place – Plan has little idea how issues will be addressed on the ground • Considerable improvement to Fenland settlements and health (as in Netherlands) could be made by making cycling and walking a priority – including re-design of existing streets – should be explicit in vision statement and in all others policies • Very specific on housing , vague in other areas • Need to be clear about infrastructure standards required - set out in supporting document. Infrastructure deficits should be specified in order to address them • Need to highlight ageing population in district, and need to re-instate lifetime and wheel chair home standards • Need to refer to environmental characteristics including historic environment • Should protect & enhance biodiversity sites and species & water quality • Reference to Fenland Economic Development Strategy required to aid clarity on jobs and employment • Insufficient thought to improving tourism, sport and leisure •
Response	<ul style="list-style-type: none"> • Revisit the wording of the Vision to ensure that the above aspects are, where appropriate, adequately covered. • Explore opportunities to expand policies to highlight areas as noted above.

2.2 Comments Relating to Objectives

Policy/Paragraph Reference: 2.4	
Summary of Comments Received	<ul style="list-style-type: none"> • Highly supportive of water related objectives – essential to comply with Water Framework Directive, including those relating to habitats, flood risk, climate change and multi functional green space • Needs more on how exercise, leisure and recreation will be promoted • Council should recognise role of green spaces and countryside in improving health and well being – provision of extended Public Rights of Way would assist in improving current limited network. Cambridgeshire Green Infrastructure study can form basis for network of accessible green spaces and a way to cooperate with neighbours • Amend text to be more overtly supportive of cycling and walking, and for all ages to meet and play safely. Emphasize benefits of enabling people to travel actively (cycling and walking) for everyday journeys • Importance of building and street design in determining how people make every day travel choices is needed • Need a clause which aims to achieve places which promote safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion
Response	<ul style="list-style-type: none"> • The objectives have been defined to be consistent with the Sustainability Appraisal process – changes will be considered where possible • Where relevant and appropriate additional wording will be incorporated into the document to address the issues raised • Insert additional wording to clarify that objectives will be delivered through a number of methods, agencies and partners..

2.3 Comments Relating to Policy CS1 Spatial Strategy – Settlement Hierarchy

Policy/Paragraph Reference: 2.8	
Summary of	<ul style="list-style-type: none"> • General support for hierarchy

<p>Comments Received</p>	<ul style="list-style-type: none"> • Question why Leverington, Elm and Friday Bridge are excluded when they have the same level of provision as Wisbech St Mary? • Parson Drove should be upgraded to Growth village or Limited Growth village • Christchurch, Gorefield, Guyhirn and Murrow should be upgraded to a Limited Growth Village rather than Small Village • What is the justification for seeking to restrict Limited growth villages to 9 dwellings – appears arbitrary? • Require confirmation from Anglian Water about foul drainage in Doddington and remainder of the district. • Similar situation to Doddington WWTW applies in Whittlesey • Tourism should be included as “acceptable development elsewhere” • More flexibility on affordable housing in Limited Growth villages and Small villages required • Object – need more development in villages to support services • Need to take into account heritage and conservation areas in all settlements • Small village maximum of 3 dwellings should be increased • Flawed evidence for some villages - raises doubt about whole hierarchy • Question need for distinction between primary market towns (Wisbech & March) and other market towns (Chatteris & Whittlesey) •
<p>Response</p>	<ul style="list-style-type: none"> • Evidence for the Settlement Hierarchy was gathered in the summer 2011 , and will be re-checked to ensure all the information is up-to-date and robust • Potential changes to the policy will be considered in the light of the comments made above • Seek confirmation from Anglian Water and Middle Level Commissioners about WWTW discharges

2.4 Comments Relating to Policy CS2 – Growth and Housing

Policy/Paragraph Reference: 2.9

<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • General support for provision of 11,000 dwellings to 2031 • Some question whether housing targets are realistic • Support for deletion of previous 5 year ban widths - gives more flexibility • Important to have a balance between jobs and housing – need robust evidence to underpin delivery • Development required in well located areas serviced by appropriate transport provision • Minimum targets in towns and maximum elsewhere could cause confusion • Need table of completions to date to assess how this relates to 11,000 total, specify how much land is to be provided in each settlement, and be clearer about scale of development for each strategic allocation / broad location • Support allocation of 3,000 homes to March if Wisbech is unable to cope • Object to more housing in March if Wisbech is unable to cope. Lack of infrastructure, loss of wildlife, lack of bus services impact on surrounding highway network. All of remainder of district should provide for 3,000 shortfall if required • 3,000 homes in Wisbech could adversely impact on built and historic environment but this could also happen in March, Chatteris and Whittlesey. Need careful consideration when finalising housing distribution • Concerned that scale of growth in Wisbech is limited to 3000. 750 dwellings to the west may not be able to support the infrastructure required to make it viable • No justification for developing principally in March • Potential maximum target of 16,000 dwellings needs to be justified by Duty to Co-operate, legal and procedural requirements, and whether planning process
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	<p>is sound</p> <ul style="list-style-type: none"> • Allocations in Wisbech (except east) are in conflict with NPPF due to uncertainty of infrastructure provision. March allocations are deliverable • Wisbech numbers are sufficient to prevent out commuting • Need to make clear development in built up areas will be supported • Major developments should indicate impact on the built and historic environment as well as water, biodiversity and transport. • Have more growth in Whittlesey, reduction of numbers is not clear from the evidence base •
Response	<ul style="list-style-type: none"> • Target is an overall one for the whole of the plan period to 2031 taking into account varying economic circumstances • The outcome of current work on transport issues in Wisbech should enable a clarification of likely achievable numbers in the town • Possible changes to the policy will be considered in the light of the comments made above

2.5 Comments Relating to Policy CS3 – Meeting Housing Needs

Policy/Paragraph Reference: 2.9.6	
Summary of Comments Received	<ul style="list-style-type: none"> • Objections to 30% affordable housing target – inappropriate & not justified by robust assessment - impact on viability. • 30% should be target in negotiations – not a firm requirement. Not likely to achieve aims of policy. Infrastructure costs and especially education need to be considered too. • Need to balance affordable housing with viability – need continual monitoring to ensure affordable provision does not stifle market • Neighbouring authorities have adopted a more realistic figure of 20% - FDC should be prepared to negotiate at this level where viability is an issue • Every dwelling should contribute to affordable housing through a pooled contribution of 25-30% with affordable housing provided elsewhere. Policy is seeking social integration which doesn't work • Viability likely to intensify to 2016 with requirement for zero carbon homes • Clarification of link between CIL and affordable housing required • All policies should be subject to overall viability testing • Object to site specific size of 0.25 -0.5ha for 1-4 dwellings – no evidence or explanation given • Affordable housing requirement for 5-9 dwellings will discourage smaller landowners, no affordable housing for conversions or sites fewer than 10 dwellings • Provision of 1 dwelling for 5-9 units is not workable as shown in South Cambs – should be a contribution • Cannot see benefit of 75% affordable housing provision in the villages which have poor services and transport • Affordable housing level is fine for towns but not for rural areas. Should have 10% on sites of 10 dwellings and 15% on sites of 20 dwellings • Part B – term “obviously linked” should be amended to be linked land ownership • Why is there a special mention of executive homes? • Concern at way financial contribution is calculated in worked example, and need to clarify role of developers in obtaining information
Response	<ul style="list-style-type: none"> • Will consider whether existing levels are appropriate given market conditions, evidence and need to provide affordable housing in the district • Will consider details of policy regarding provision for smaller sites and links to

	subsequent developments
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2.6 Comments Relating to Policy CS4 - Employment

Policy/Paragraph Reference: 3.6	
Summary of Comments Received	<ul style="list-style-type: none"> • Employment growth should not be curtailed by lack of land • Should explain reduction in employment land from 125ha to 85ha, or alternatively make more employment land available • Strategic allocations should aim for mixed uses with careful master planning and no increase in out commuting • General support to provide employment land on edge of market towns • Need to have sufficient flexibility to cater for expansion of existing firms in area. as well as encouraging new ones • Statement to bring forward additional employment land if needed is required • A dated and unrealistic policy which conflicts with NPPF. A mix of uses on sites should be a central theme in Core Strategy. In March historically weak demand for employment land and take up is low – need to consider alternative mixed uses rather than allocating it and it is not developed. • No specific detail about how to bring employment to district and to retain vitality and viability of town centres, if jobs and homes are inextricably linked why is a separate document required – appears Core Strategy is simply a housing toy, how many of the proposed 7,000 jobs are to deal with out commuting and level of unemployment • Should make reference to redistribution of employment growth to Chatteris if Wisbech is not deliverable • 30ha of employment land supported in March • Clarify where additional 5ha of employment land in Whittlesey will be provided • Clarify whether an adverse impact on a heritage proposal will result in refusal • Clarify details of broadband provision in new homes
Response	<ul style="list-style-type: none"> • Will consider revisions to the policy wording based on comments received and conformity with NPPF. • Details of amount of employment land to be re-examined to ensure a robust assessment and policy • Provide new heritage policy to clarify impact on heritage assets

2.7 Comments Relating to– Policy CS4 - Retail, Culture and Tourism

Policy/Paragraph Reference: 3.6	
Summary of Comments Received	<ul style="list-style-type: none"> • Heritage tourism has very high potential in Fenland given district’s perched/ high water table and preservation in peat • MLC support use of navigable rivers for tourism provided they do not detrimentally affect statutory water level / flood risk management role, but have no monies to support rural tourism or any other plans / programs. MLC support for Fens Waterways Link yet to be established • To minimise conflict between waterways and bank users in long term, need to establish more Public Rights of Way • Need clearer definition what constitutes cultural and tourism facilities and community facilities, as some overlap. • Insufficient transparency relating to the Arts. Untapped passion, drive and desire for creativity in Fenland; need to having supporting infrastructure – and an Arts Officer – to enhance community engagement and benefit residents • Seek recognition and protection for Chatteris Airfield and supporting facilities in line with its national status as a Significant Area of Sport and contribution to local tourism, sport, leisure and employment

	<ul style="list-style-type: none"> • Clarification of way to calculate units in primary frontages, and marketing of vacant units is required • Needs to make reference of need for local retail as part of urban extensions • Libraries can make a key contribution to vitality and viability of town centres and also community cohesion • Policy should encourage uses that bring people into towns e.g. community services, leisure and appropriate housing •
Response	<ul style="list-style-type: none"> • Consider changes to policy wording in line with comments submitted • Consider inclusion of Chatteris Airfield as a safe guarded area • Examine need for reference to local retail facilities – in Policy CS5 • Consider expansion of policy to include greater reference to the arts. • Re-consider whether policy adequately covers the main function of waterways and other associated users • Consider need for clarification of new proposals in primary frontages

2.8 Comments Relating to Policy CS5 – Urban Extensions

Policy/Paragraph Reference: 4.2	
Summary of Comments Received	<ul style="list-style-type: none"> • General support for master planning and co-ordinated approach in comprehensive delivery schemes • Clarity needed whether development of strategic allocations will take precedence over broad locations • Comprehensive scheme difficult to provide where boundaries are unknown as in broad locations • Shouldn't fix boundaries unnecessarily in strategic allocations, more flexibility required, specific boundary approach at odds with flexible approach of plan • Object to wording which allows "other urban extensions" to come forward – will make the plan unsound – should be addressed through plan making process not planning applications • Object for need for all landowners to be included in planning applications - peripheral landowners can be included at a later date, need phased approach • Object to need for developer to have governance over community facilities - should be left to community • Object to need for Planning Committee to approve SPD – unnecessary; SPD not needed when a planning application will suffice • Object to need to have Gypsy and Traveller provision in strategic allocations • Not for developer to consider provision of cemetery space – FDC through plan making process should do this • Should not overburden developers – must be viable and deliverable • Need greater recognition of the role minerals industry plays in the rural areas of the district in terms of employment, landscape and biodiversity improvements • Design solutions should include crime prevention measures that reduce crime, fear of crime, and antisocial behaviour • Support for Suds and green infrastructure in general – multi functional open space has huge benefits • Need to be more positive about heritage assets and their settings and have high quality design for surrounding developments • Need to protect and enhance Public Rights' of Way in all developments • New pupil places, and libraries required – now at capacity • Not all urban extensions need to support employment
Response	<ul style="list-style-type: none"> • Consider revisions to wording of policy in light of above comments • FDC is committed to the comprehensive delivery of its strategic allocations and

	<p>broad locations through master plans - will reconsider wording to ensure sufficient clarity</p> <ul style="list-style-type: none"> • Viability is acknowledged as a key issue but it is also important to provide appropriate infrastructure to enable sustainable communities to be established •
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2.9 Comments Relating to Policy CS6 - Wisbech

Policy/Paragraph Reference: 4.3	
Summary of Comments Received	<ul style="list-style-type: none"> • Policy has been formulated in line with sequential test and NPPF on flooding – now suitably robust to address issues including in West Wisbech; relevant evidence is now available for allocations and the examination • Note that Wisbech allocation is provisional and in the west flood risk, ground conditions, sewage and infrastructure capacity need consideration. Need to work with Norfolk CC, Cambs CC and KLWNBC to resolve issues • Unusual for a plan to be dependent on need for further transport assessment as no certainty of delivery. Confusing at present. Need to make an assessment and reach conclusion – not the positive planning required by NPPF • Core strategy should support river crossing not developer • Need to make reference to the value of Wisbech's historic environment and utilise heritage assets to benefit town's regeneration and sense of place – especially west Wisbech • Need to highlight that all of Wisbech is subject to flood risk • Require a clear strategy to provide more direct, safe and attractive walking and cycling routes in the town • Country park should be in Wisbech - March infrastructure unable to cope • South and West Wisbech are not realistic due to flood risk and highway issues – make East and Elm High Road the priority and reflect this in policy • South Wisbech should be shown as a strategic allocation, more accessible & attractive to businesses than West Wisbech • West Wisbech well related to the town centre • Inaccurate description of extent of West Wisbech allocation. Scale of development will need to be sufficient to provide required infrastructure • Concerns at comprehensive delivery scheme for West Wisbech, cost of strategic alteration of ground levels, & where figure of 750 dwellings has arisen • Joint working essential for East Wisbech & to fulfil duty to cooperate • Support East Wisbech but affordable housing could affect viability – should be the same as KLWNBC • East Wisbech not suitable for employment • East Wisbech too large and remote from town centre – especially issues of traffic and loss of woodland • Support need to consider value of traditional orchards and woodland • Land east of Sutton Road (between A1010 and River Nene) deliverable & could be used for offices
Response	<ul style="list-style-type: none"> • Work on the traffic modelling and mitigation is continuing for Wisbech and will help to inform any revised approach to the allocations and broad locations. Joint working with all relevant authorities will continue to be undertaken as part of this process • Wording to policy will be considered in light of the comments to aid clarity and to ensure it is comprehensive • Provide new heritage policy to clarify impact on heritage assets

2.10 Comments Relating to Policy CS7 - March

Policy/Paragraph Reference: 3.3	
<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Significant number of objections to North east March allocation including 2 petitions relating primarily to loss of playing fields, inadequate local and surrounding infrastructure, increased traffic, congestion on rail crossing and in town centre, distance from community college, impact on countryside, loss of wildlife & agricultural land, flood risk and drainage issues, better alternatives, housing not needed, at odds with aims & objectives of the strategy • Whole town needs a master plan to consider all infrastructure, which needs improving; just pushing housing to the front will create problems not solve any • Need to bring jobs and houses closer together – don't perpetuate existing north – south divide in town • Slow growth needed not grandiose schemes, develop more infill plots, plan for single men, keep March as a rural market town • Allocations been made in accordance with flood risk sequential test and NPPF • Liaison between FDC, Anglian Water and developers required about improvements to Waste Water Treatment Works; MLC may restrict flows from WWTW if capacity is exceeded • Need to highlight March's historic environment and benefit of heritage assets – especially in West and South March – Listed church & archaeological features • Evidence of recreational needs of March required; consider land at Hereward School and Robingoodfellows Lane as a multi sport leisure centre • Need to refer to March waterfront setting and promote river frontage • West March supported as sustainable urban extension, consider it can support all 4,000 dwellings over plan period • Object to West March – wildlife interest lost • South March is supported and could come forward earlier in the plan period • South and West allocations will result in out commuting • Residential and other mixed uses should be considered in March Trading Estate area • Should reconsider East March (north of Upwell Road) as it is a more sustainable location • Development potential on former COWA site and in Westry • Should also refer to March - Wisbech rail line for completeness and for line to be safeguarded against inappropriate development
<p>Response</p>	<ul style="list-style-type: none"> • Will re-consider inclusion of North east March as an allocation in the light of comments made • Will seek confirmation from Anglian Water and Middle Level Commissioners about WWTW discharge capacity • Provide new heritage policy to clarify impact on heritage assets • Wording to policy will be re-considered in light of the comments to ensure strategy for the town is sound

2.11 Comments Relating to Policy CS8 - Chatteris

Policy/Paragraph Reference: 3.4	
<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Support greater provision of open space, high quality landscaping, sewage network improvements and 20ha of employment land, but housing needs to match infrastructure especially schools, health care and leisure • Should be redefined as a Primary Market Town for retail • Allocations are in accordance with flood risk sequential test and NPPF • Concerned about lack of reference to flood risk in the town and possibility that discharges from WWTW will be restricted

	<ul style="list-style-type: none"> • Should retain friendly and pleasant character of the town and not build on agricultural land, road infrastructure inadequate • Both urban extensions could impact on listed buildings. Need to retain important and best archaeological features, not just visible earthworks. Care needed to avoid detaching features and as this will lessen their significance • Support East Chatteris allocation up to A142 but developer should set densities. Area could also be suitable for a supermarket as well as housing • Support retention of parkland as open space in East Chatteris • South Chatteris - Need to show link road to the south. Note that allocation does not accord with submitted application • Need clear approach to avoid sterilisation of sand and gravel in South Chatteris, and should refer more to the adopted Waste and Minerals Plan North west broad location unsuitable for development on flood risk grounds and traffic grounds • Multi functional green corridors needed in South Chatteris and link to Somersham via disused railway line • Tithe Farm Barn could be used as a heritage centre
Response	<ul style="list-style-type: none"> • Wording to policy will be re-considered in light of the comments made to ensure that issues are considered and opportunities exploited as appropriate • Will re-consider specific allocations to ensure that a sustainable approach is taken to establishing boundaries • Provide new heritage policy to clarify impact on heritage assets

2.12 Comments Relating to Policy CS9 - Whittlesey

Policy/Paragraph Reference: 4.6	
Summary of Comments Received	<ul style="list-style-type: none"> • Further sites need to be allocated for housing to make up the 1100 target and in light of super market decisions • No broad locations in Whittlesey - policy says very little about Whittlesey – more about Peterborough • No clear explanation for deletion of previous broad locations; Whittlesey Policy and map should support a broad location in north Whittlesey • Consider deletion of previous allocation as a result of Habitats Regulation Assessment is reasonable in light of proximity to Nene Washes • Allocations are in line with the flood risk sequential test which are supported • Brown field sites should be developed prior to green field ones • Policy is too narrow – town should have major recreational and housing growth • Why is employment land growth for Whittlesey so low? • Should acknowledge that Whittlesey is at risk of flooding, and the possibility that discharges from Waste Water Treatment Works will be restricted • Need to refer to Whittlesey’s historic environment and should utilise heritage assets to benefit town’s future and sense of place • Improved infrastructure required especially roads, doctors and schools • Need a bypass at same time as economic and housing growth; need to promote employment land but can’t do this with A605 issues being unresolved • Cardea and Red Farm Barns in Peterborough will increase traffic problems • Station Road areas should not be expanded until a link road is provided. • Any expansion of Station Road area could impact on wildlife habitat and County Wildlife sites as in the past • Policy should allow new retail uses in Station Road area • Kings Dyke area could be used for a mix of commercial & residential with S106 payments for new link road to the Station Road industrial area • Support mixed developments south of Eastrea Road – suitable for both housing and retail including a food store; plan should include planning permissions for

	<p>Sainsburys & the country park</p> <ul style="list-style-type: none"> • New sports pitches and facilities north of Eastrea Road should be safeguarded from development. • Pupils need to support community college & more housing for elderly & disabled
Response	<ul style="list-style-type: none"> • Wording to policy will be re-considered in light of the comments made to ensure that issues are fully considered and addressed • Provide new heritage policy to clarify impact on heritage assets • Also provide new policy on biodiversity to ensure natural assets are preserved and enhanced

2.13 Comments Relating to Policy CS9 – Regional Freight Interchange (RFI)

Policy/Paragraph Reference: 4.6	
Summary of Comments Received	<ul style="list-style-type: none"> • Most of the Whittlesey Policy is about the Regional Freight Interchange in Peterborough and there is no justification for this. The RFI will simply be a proposal for warehousing with two sidings to the rear – similar to the Magna Parks in Lutterworth and Milton Keynes • Flood risk mentioned in relation to Regional Freight Interchange but not Whittlesey generally • Welcome reference to retaining views of Peterborough Cathedral • RFI will cause significant delays at two railway crossings • Need to redraft policy as Peterborough City Council are not committed to an SPD for the area and there may be better ways to achieve this
Response	<ul style="list-style-type: none"> • Policy needs to accord as closely as possible with that in the adopted Peterborough Core Strategy and Site Allocations Development Plan Documents in order to ensure the area is properly planned in a comprehensive way • Will consider whether the purposed SPD is the best way to achieve this

2.14 Comments Relating to Policies CS 6, 7, 8, 9 - General Issues and Town Maps

Policy/Paragraph Reference: 4.3, 4.4, 4.5 & 4.6	
Summary of Comments Received	<ul style="list-style-type: none"> • Need to be more positive about all four market towns in the introduction sections • Formal status of town strategies is required if they are to have an impact • Insufficient information of how infrastructure and employment opportunities will be provided • No indication of scale of housing, either acreage or number of dwellings, densities on any of the allocations • Show other key buildings on plans as well as libraries • Poor infrastructure throughout – March and Wisbech gridlocked at times • Object to development of traditional orchards e.g. in Wisbech and Wisbech St Mary
Response	<ul style="list-style-type: none"> • Wording to policies will be considered in light of the comments to be positive, aid clarity and to ensure comprehensiveness • Formal status of town strategies will be set out in next stage of plan • Additional policy on biodiversity will set out how natural features will be retained and enhanced

2.15 Comments Relating to Policy CS10 - Rural Areas

Policy/Paragraph Reference: 4.7

<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Support modest development in villages with limited and tightly drawn settlement boundaries. Criteria based approach too open to interpretation • Development area boundaries should be retained - provide clarity • Support criteria based approach – more flexibility required in their application • Criteria should include flood risk and surface water drainage • Design solutions should include crime prevention measures that reduce crime fear of crime and antisocial behaviour • Policy too restrictive for villages – development will bring wealth and enable facilities & services to be maintained and improved. • Onus on developers to justify larger developments in villages is expensive time consuming, criteria should encourage new development, not make process harder • Most land around villages is high grade – therefore this criteria not needed • Policy not consistent with NPPF – appears to resist development rather than a presumption in its favour • Need a policy to support recognised rural development activities - as in NPPF • Footprint criteria should be amended to include groupings /areas away from villages – but which still have connections with it. Too open to interpretation • Replacement Dwellings – clarification required about what is meant by similar size and scale, need also to consider size of surrounding buildings and locality; too restrictive – should be less prescriptive to be in line with NPPF • Affordable housing should be allowed away from settlements by persons providing their own accommodation with restrictions for resale • Park / nature area needed in Guyhirn • New library facilities e.g. micro libraries in existing community buildings, will be required in Wimblington, Doddington, Manea and Wisbech St Mary
<p>Response</p>	<ul style="list-style-type: none"> • The Council considers that a criteria based approach is the most suitable way to achieve sustainable growth in villages over the long term but will consider how or whether the policy should be altered to be more flexible. • Wording to the policy will be considered in light of the comments above to provide clarity and consistency

2.16 Comments Relating to Policy CS11 – Infrastructure

Policy/Paragraph Reference: 5

<p>Summary of Comments Received</p>	<ul style="list-style-type: none"> • Policy requires strengthening to ensure full range of infrastructure is provided for sustainable development • Infrastructure needs to be properly managed from the outset to avoid cost burden on local community/public sector in the future • Infrastructure needs to include education, all transport modes, libraries, open space, social care facilities, carbon offsetting and broadband ducting in each home • Support need for infrastructure to be provided within environmental limits & only if there is sufficient infrastructure capacity • Master planning approach should avoid piecemeal provision of infrastructure. • Support general scope of policy and will make contributions via S106 and CIL • Any contributions sought will be in addition to those asked for by the MLC as part of its remit • Need to recognise S106, CIL and Affordable Housing are considered in context of the overall viability of a scheme. • Council should state that it will not seek contributions that prevent delivery for
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	<p>viability reasons.</p> <ul style="list-style-type: none"> • To establish viability, request that the draft Plan is subject to viability testing in line with Harman recommendations (2012). Only in this way will plan be viable in accordance with NPPF. • Need to review existing S106 obligations until CIL Regs are in place. Need to share contributions with town and parish councils thereby supporting objectives of the Localism Act. • Too vague a policy. More specifics needed. Too much left for developers to guess. More detail on what, where, when and how. If FNPV identified infrastructure requirements this should be evident in the Core Strategy.
Response	<ul style="list-style-type: none"> • The Council are mindful that viability is a key consideration for any scheme and will re-consider wording of policy to ensure it is sound • Wording of policy will be considered in light of the comments above to provide clarity and consistency including in relation to CIL or S106 obligations

2.17 Comments Relating to Policy CS12 - Flood Risk

Policy/Paragraph Reference: 5.2	
Summary of Comments Received	<ul style="list-style-type: none"> • Strongly support policy as these are some of the most important issues in Fenland. Will increase developer awareness and minimise impact & mitigate affects of climate change • Request Anglian Water are consulted on all planning applications to help them plan their capital expenditure programme • Renewal of planning permissions should not automatically be granted if the flood risk information is out of date • Support encouragement of Suds with its multi-functional benefits • Need to take into account the local knowledge of Internal Drainage Boards • Need to take into account existing water related infrastructure in developments • Suds solutions should be investigated for all developments – discharge to the piped network should be last resort • Policy should ensure infrastructure is in place to serve the planned allocations before development proceeds – conditions required at permission stage to ensure this • Question what is a “relevant development” and the need to have a drainage strategy for all developments – request amendment to text to reflect this • Changes to explanatory text requested for accuracy
Response	<ul style="list-style-type: none"> • Wording of policy will be considered in light of the comments above • Anglian Water will continue to be informed of all planning applications and comments invited where they consider relevant • Internal Drainage Boards are a key partner of the Council and will continue to be advised of all relevant planning applications and strategic documents

2.18 Comments Relating to Policy CS12 – Climate Change

Policy/Paragraph Reference: 5.2	
Summary of Comments Received	<ul style="list-style-type: none"> • Additional explanatory text needed about causes of climate change & adaption • General support to limit use of non-renewable resources and have sustainable construction. Consideration will be given to Suds techniques on sites • Welcome statement about support for renewable energy proposals, but planning decisions of Council need to match policy, or the policy needs to be amended to reflect planning decisions • Need to clarify if a renewable energy proposal will affect a heritage asset will it be refused?

	<ul style="list-style-type: none"> • Support encouragement to reduce water consumption and go beyond adopted Building Regulations • Fenland should seek to reduce carbon emissions from transport as much as form other sources. Details, of location and design of dwellings e.g. wider garages for cycle storage are needed • Phrase “through negotiation” lacks teeth – not in line with strong sustainability policy in the NPPF. Should be important to meet significant parts of policy to gain planning permission • Need to also mention low embodied energy, recycled materials, energy conservation, low energy use and Passive House standards – some of the most important factors to cope with climate change • Policy needs to acknowledge the prevailing economic circumstances – too prescriptive on allowable solutions • Object to policy – not currently deliverable on viability grounds • Fuel poverty should not be addressed by FDC in the Core Strategy • Delete reference to upgrade power networks as it is not part of the planning system, rather regulated by Ofgem • No reason to seek higher standards than Building Regs, which are sufficient • Welcome reference to wind turbine study, but object to omission of explicit reference to Chatteris Airfield Safeguarding Zone
Response	<ul style="list-style-type: none"> • Policy will be reviewed to ensure it is consistent with the NPPF • Review wording to ensure comments are taken into account in any re-draft • Council considers it important that fuel poverty which is a significant issue for the district is addressed where possible through the planning process • Provide new heritage policy to clarify impact on heritage assets

2.19 Comments Relating to Policy CS13 - Sustainable Transport Network

Policy/Paragraph Reference: 5.3

Summary of Comments Received	<ul style="list-style-type: none"> • Welcome objective to reduce and minimise the need to travel, and policies aimed a managing out commuting and improving broadband • Welcome link between town strategies & Market Town Transport Strategies • Need to ensure appropriate and necessary mitigation commensurate with transport needs of development are delivered in a phased and timely manner which ensures network remains operational and safe for all users. • FDC must ensure that aspirations for housing and employment growth are phased together to ensure commuting out of the area does not increase beyond what is sustainable. Need to meet and enforce travel plan targets, limit footprint of highway infrastructure, and protect the environment • How is sustainable transport to be achieved for rural villages? • Need to have facilities in place to support the delivery of a robust network of cycling, walking ,and public transport use e.g. seats in bus shelters, cycle racks; change wording to give more emphasis to the delivery of pedestrian /cycle routes • Need to secure new pedestrian/cycle routes into countryside and provide links to open space (preferably through a Public Rights of Way network) • Shouldn't provide for both private and public transport – should choose one • Should include assessment of transport projects on N2K sites • Transport statement should not be required for minor proposals (less than 5 dwellings or small commercial scheme) • Design of schemes needs to be progressed in consultation with County Highways. • Request changes to explanatory text to clarify relationship of LTP3 and Fenland Transport and Access Group
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	<ul style="list-style-type: none"> • A47 should be upgraded to a dual carriageway around Wisbech to support the growth ambition • March-Wisbech railway should be used for commercial as well as heritage purposes. Conversely should tarmac track and provide an hourly bus service to March railway station • Wisbech – March railway line uneconomic • Create a Green Wheel around Wisbech – widening footpaths would assist
Response	<ul style="list-style-type: none"> • Will consider need for revised wording of policy in light of above comments • Provide new biodiversity policy to assess impacts on sites and species

2.20 Comments Relating to Policy CS14 – Delivering and Protecting High Quality Environments across the District

Policy/Paragraph Reference: 6.1

Summary of Comments Received	<ul style="list-style-type: none"> • General support for ambition to create attractive, sustainable development reflecting traditional character and vernacular, which discourages crime and is a successful place • Should include need for high quality design as required by the NPPF • Strengthen policy to ensure heritage assets in Fenland are recognised and protected. Needs to be more explicit as required by the NPPF • Biodiversity policy is too general – fails to give certainty to developers or respondents. SPD welcomed but if not produced at same time as Core Strategy will leave policy vacuum and result in poor decisions. Onus must be on developers to justify that developments are sustainable, not for others to show they aren't. • Need to do more to create a viable ecological network as required by the NPPF • Policy requires significant enhancement for the natural environment • Need to ensure protected species are covered • Current lack of accessible green space and wildlife value close to market towns – one reason why Fenland lacks inward investment and employment opportunities • Due to shortfalls need to have higher quality green infrastructure in the strategic allocations and urban extensions than elsewhere in the district • Policy insufficient – need to highlight that design solutions should include crime prevention measures that reduce crime, fear of crime, and antisocial behaviour. • Object to amount of criteria. Need for traditional design will be less able to mitigate against climate change than contemporary design and materials • Suggest minor changes to text and criteria to make the policy workable and for clarity. Need to be more concise and less repetitive in wording •
Response	<ul style="list-style-type: none"> • Will provide new heritage policy to clarify impact on heritage assets • Also provide new policy on biodiversity to ensure natural assets are preserved and enhanced • Consider revised policy wording to ensure it is clear and concise, and covers all relevant areas • Intended that the Design SPD will be subject to consultation at same time as the next version of the core Strategy •

2.21 Comments Relating to Implementation and Monitoring Framework

Policy/Paragraph Reference: 6.1, 6.2, 6.3

Summary of	<ul style="list-style-type: none"> • Need to ensure there is no weakening of the existing saved Local Plan policies
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Comments Received	<p>for the historic environment when they are replaced by the Core Strategy policies</p> <ul style="list-style-type: none"> • The impact on the historic environment should be regarded as a risk, whilst contingency should refer to other groups • Additional indicators could include Heritage at risk levels and up-to-date conservation area appraisals • Many Flood Risk Assessments (FRAs) already of low quality and incorrect & simply a tick box exercise. Need technical experts to assess them • Housing trajectory is very optimistic
Response	<ul style="list-style-type: none"> • Will check and amend text to ensure above points are covered • Housing trajectory is for the whole of the plan period when economic circumstances will inevitably fluctuate

2.22 Parking Standards – Appendix A

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Is there a need to include parking standards in a Core Strategy – may be easier to adopt without • New developments should make provision for older and disabled people with mobility problems e.g. wider garages and cycle spaces • Parking standards too complicated with minimums and maximums • New standards too restrictive - no need for minimum dimensions • Need to include sui generis uses e.g. theatres •
Response	<ul style="list-style-type: none"> • Parking standards need to be included within a Core Strategy as they involve a potential burden for developers • Review standards to ensure they are clear and concise •

2.23 General Comments (i.e. not relating to specific section of the Plan)

Policy/Paragraph Reference:	
Summary of Comments Received	<ul style="list-style-type: none"> • Highly supportive of proposal within document – a robust and holistic plan • Succinct easy to follow document which helps explain breadth of policies – welcome inclusion of site allocations • Concerns that innovative, flexible and free approach will lead to confusion and differences in interpretation • By taking short cut FDC is failing residents. Core Strategies do need to take a long time to prepare – need to revert to traditional method • Draft is clearly work in progress and not ready for the next stage • Should be more closely aligned with NPPF about wide choice of quality homes, self build housing, and flexible provision in rural settlements • Need to ensure policy of historic environment is in accordance with NPPF • Designing out crime, fear of crime, and places for anti social behaviour should be key part of document • Element of secrecy around document – why was it not proudly promoted in the public domain? Limited consultation has happened during summer holidays • Aspirations are contradicted by content of document • Although sustainable development is frequently referred to little is said how this will be provided – without adequate services will be very unsustainable • Should not turn Fenland into an urban sprawl • To allow commercial developments outside Whittlesey in open countryside will render the Core Strategy a superficial policy document even before adoption and set a dangerous precedence which will completely undermine its approach

Fenland Local Plan: Core Strategy – Statement of Consultation

	<ul style="list-style-type: none"> • Acknowledge the Core Strategy is unlikely to be implemented until the economy improves • A structured, numerical system is required – currently difficult to quick reference some clauses and is not consistent. Suggest numerical system for each main policy •
Response	<ul style="list-style-type: none"> • Council considers that an innovative, flexible approach to plan making is the appropriate way to create a sustainable & growing district and is in accordance with the NPPF • Consider changes to numbering to ensure it is user friendly • Consultation considered appropriate considering need to progress Core Strategy timetable and in light of resource costs and responses from public to previous development plan documents •

Appendix 2(c) – Newspaper coverage

8 Friday, August 24, 2012
NEWS

Skate park group

Board meeting

SKATERS put down their boards for a couple of hours to pack bags for shoppers in Morrisons of Wisbech so they could raise money for extended facilities. The Section 106 Skate Park group wants to improve the Bath Road equipment in Wisbech's Waterlees ward. The group meets at the Wisbech Adventure Playground and St Mary's Centre and decided that turning bag packers for the day would help to raise money towards their endeavours.

"Some had never done this type of project before," said Councillor Virginia Bucknor, who joined them. "But, once started, by the end they said they had really enjoyed the experience, explaining to the shoppers what they were trying to achieve." The event raised £175 and T-shirts bearing the Section 106 Skate Park group's logo, worn by the youngsters on the day, were provided free by TL Productions in Outwell.

Concern at threat to playing field

ESTOVER Park could be cleared to help make way for thousands of homes across March, a council consultation document has revealed. Residents said they were "very concerned" about the loss of the playing field as well as other rural amenities and the potential for extra traffic. The district council says it needs to build 11,000 homes across the district to "meet the needs of a growing workforce". Its core strategy suggests focusing growth of "safe and high quality design" developments in Fenland's market towns and suggests a series of sites including the Estover Road Playing Field and land behind Kingswood Park. "Through growth, current issues such as community deprivation, infrastructure deficit and low skills, will be tackled and addressed," the council says. "Growth will attract investment, attract businesses and attract new residents to the district." Trevor Watson, one of those involved in a public meeting at Estover Park, on Saturday, to discuss the Fenland Communities Development Plan, said: "I think this is a mad plan. "All those present were very con-

Some of the large crowd at Estover on Saturday to rally support to keep park

cerned about the scale of development proposed, the loss of our rural amenity, the traffic that would be generated by this development and of course the potential loss of the playing field." He added that residents living in the area "care passionately about Fenland", making it "important to retain the special qualities that make our district unique."

"We shall lose our rural market identity and be swamped by large scale urban developments. Goodbye rural March," said Mr Watson. The Core Strategy says: "Overall, sustainable growth will build a stronger, better and more sustainable Fenland." The council wants residents to submit their views as part of the consultation on the website www.fenland.gov.uk

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The voice of March and Chatteris

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HAVE YOUR SAY NOW ON TOWN'S FUTURE



Local people attend a meeting to discuss housing proposals for the playing field on Estover Road, March. Photo: MFCP12PT09095

FEARS March could lose its rural identity and become swamped by new housing in the next two decades were aired at a meeting at the weekend.

Around 100 people from teenagers to pensioners attended the gathering at Estover Road Playing Field - which

could be lost under proposals by Fenland Council to earmark 79 acres for new homes in the North East of the town.

The proposals are part of the district council's Core Strategy which is currently being drawn-up and will be the authority's main policy document for the next

By SARAH CLISS
sarah.cliss@jpress.co.uk

20 years.

In all, land is being set aside in the Fenland Communities Development Plan for up to 4,200 new homes for March up to 2022 - 800 of those

are proposed for an area of land bounded by Elm Road, Estover Road and Flaggrass Hill Road and encompasses the Estover Playing Field.

Campaigners feel people don't know exactly what is being proposed by the council or the implications the new policy will have on the

future of March, which is why Saturday's meeting was called.

People have until Wednesday, September 5, to find out more about the Core Strategy and to lodge any comments, complaints or suggestions.

For the full story turn to page 3.



Sunday 31st October

Tickets £26.50
including a 2 Course Meal
Table service with
reserved seating
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seating £12.50
Book now to avoid disappointment

Comedy Night

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Show Start 9 pm

Alun Cochrane



Alun Cochrane is a no-nonsense, comedian who specialises in funny nonsense. Alun has several television appearances to his name, most recently Michael McIntyre's Comedy Roadshow. He's also often seen on Eight out of ten cats, Mock The Week, and LIVE At The Comedy Store.

www.fenlandcitizen.co.uk

A Fenland welcome for new minister

THERE will be a welcome service for the new minister at Trinity March - the Rev George Quarm - on Thursday (August 30) at 7pm. The service will be taken by Rev Graham Thompson, Chairman of the East Anglian Methodist District and all are welcome. Rev Quarm comes to Trinity March from the Bromley Methodist Circuit where he was Minister at the Beckenham Church. He was first ordained as a Methodist Minister in Ghana in 1980 and has extensive experience both overseas and in this country. He is looking forward to his new responsibilities as a Minister in the Fens circuit and meeting the members at March, Wimblington, Doddington and Benwick all of which will come under his direct pastoral responsibilities. Rev Quarm is married to Ewurama (Anna) and they have three sons: Michael, Anthony and Foliott.

Nursing a need to fundraise



The five friends in their nurse outfits.

A FANCY dress pub crawl raised £500 for Help for Heroes. The group of five friends - Denise Hicks, Joanne Govey, Kate Palin, Bev O'Neil and Angela

Davis - dressed as nurses and hit the town to raise cash. They started at the Sportsman in Chatteris and then went to Doddington and Wimblington

before finishing up in March. They thanked everyone who supported them and helped out with donations for such a worthy charity.

Funding on offer

JONATHAN Latchford from the Heritage Lottery Fund will be in Chatteris Library from noon until 3pm today (Wednesday) offering advice about all the HLF's grant programmes and how to apply for funding. For details or to book a meeting with him, call 01223 224683 or e-mail jonathan@hlf.org.uk.

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Speak up now to stop housing plans and save sports field

By SARAH CLISS
sarah.cliss@jpress.co.uk

MORE than 100 people turned out for a meeting on Saturday to discuss proposals that could see more than 800 new homes built on the north side of March.

Concerned residents have been urged to comment on Fenland District Council proposals being made as part of its new Core Strategy by the deadline of September 5.

Around 80 acres of currently arable land together with the Estover Road playing field are being earmarked for development in the Fenland Communities Development Plan and campaigners fear that once it has been included in council policy there will be no going back.

Saturday's meeting organised at short notice by concerned resident Trevor Watson together with Sue Clenshaw of the Estover Playing Field Committee and football coach Fido Pearce saw more than 100 people of all ages attend.

Mr Watson said few people were aware of what is being proposed in the draft document currently out for consultation by the district council and fears that unless the issue is highlighted it

will simply be rubber-stamped. He criticised the way Fenland Council had set about the consultation process, and said the proposals were buried deep in a very complicated document that many people would not fully understand.

"I only picked up on it when I saw a notice in the Citizen and I made some enquiries. I just want everyone to be aware of what is being proposed so they can have their say," said Mr Watson.

Welcoming everyone to the meeting Mr Watson outlined the proposals and said in all the district council was earmarking land for up to 4,200 new homes to be built across March within the next 20 years - that is almost half the amount already in the town.

The 79 acres on the North East side of the town was the main concern on Saturday. He said once the land is set down for housing there will be little anyone could do to prevent development.

He pointed out the amount of land being set aside would accommodate around 800 new homes with at least 1,600 vehicles, in an area where there is already traffic issues and a lack of amenities.

Estover Road playing field would be lost without any guarantee it would be replaced with new sports facilities nearby.

Mrs Clenshaw, who has campaigned for years to keep Estover Playing Field going, said it was vital people use it and make it clear they want to keep it as an amenity for the whole community.

Mr Watson said it was not a case of "nimbyism" but rather a desire to preserve the rural identity of March which was driving him to campaign.

Many of those at the meeting were deeply concerned about the proposals and particularly the loss of the playing field, which is the last remaining public open space in that area of March.

There were also concerns about the town's infrastructure, especially the poor road system, which already gets highly congested. The sewerage system, potential flooding issues and also the lack of school places were also worries raised.

Mr Watson urged everyone to contact the area's three district councillors: Trevor Quince, Peter Tunley and Mike Cornwall to make them aware of the concerns.

Comments on the Core Strategy must be submitted by September 5 and can be made directly online via the consultation portal: fenland.newgrove.com or on forms available at the Fenland One Stop shop in Broad Street, or the town's library.

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2 (d) – Letters to Specific and General Consultees

Specific Consultees

Dear Consultee

Fenland Communities Development Plan – Core Strategy DPD Further Draft

We are writing to invite your views on our emerging Core Strategy document that forms part of development plan for Fenland; known as the Fenland Communities Development Plan. This important document establishes the overall framework for growth and development in Fenland up to 2031.

Within this document you will find a vision for what Fenland could be like in 2031. There are also some objectives to explain what is trying to be achieved and a set of draft policies setting out what and how much development should take place. Some of this information will also be shown on maps to help you visualise where the development will happen.

Through the consultation in July – September last year we received many useful comments that we have used to produce this further draft. We have also updated the document so that it is in line with the new National Planning Policy Framework (NPPF), published in March 2012. One of the most significant changes to the Core Strategy is the introduction of Strategic Allocations. These are the sites that will deliver the bulk of the growth in Fenland over the next 20 years. We have also amended the policies so that they are clearer and more effective.

We have produced a relatively short strategy, focussing on the key issues. It seeks to guide development, but not stifle it. It gives freedoms and flexibilities as to precisely where, how and when growth will occur; this will give local communities the maximum opportunity to get development exactly as they want it. Please note that the Council only intends to prepare this Core Strategy and not any other high level planning policy documents such as a Site Allocations development plan. As such, it is important that with your help we get it right.

To help us to get it right, the Council is seeking your help, your views, your ideas on the way that Fenland grows. The consultation on this document will **start on 26 July 2012 and will end at 5pm on Wednesday 5 September 2012**. If you wish to submit any comments, please ensure that they reach us before the deadline.

You can view these documents online at www.fenland.gov.uk or in a number of locations across Fenland (full details are given below). You can comment online through our consultation portal <http://fenland.newgrove.com> or pick up a representation form from any of our dedicated locations. If commenting on a separate sheet, please clearly set out which policy you are commenting on, what you like or dislike about the policy, and what amendments would be required to make it suitable.

We are unable to accept anonymous comments and representations will not be kept confidential. They will be made public (including online) so that others may see them.

Duty to Co-operate

As you are a key stakeholder, and under the duty to co-operate legislation, once you have read the Core Strategy we request that you confirm in your response whether you consider any further joint working arrangements (where not already agreed) are required to effectively plan for the area.

Next steps: following this consultation, we will consider all the comments and seek to address any concerns that have been raised. For the Core Strategy we will then produce a revised document that will be consulted on early 2013 and then submitted to Government for independent examination. Please look on our website for live updates on our progress.

If you have any further queries, or wish to discuss further, please do not hesitate to contact us through our dedicated consultation hotline 01354 622448, or on the details below.

Yours faithfully

Councillor Alan Melton (Leader of Fenland District Council)
Councillor Kit Owen (Portfolio Holder for Growth and Transport)

How to view the Documents

To access the full draft Fenland Communities Development Plan – Core Strategy, go online to www.fenland.gov.uk.

Alternatively, printed versions of the documents can be found at the following locations:

- Fenland Hall Business Reception, County Road, March
- Libraries and Fenland @ your service shops for Chatteris, March, Whittlesey and Wisbech
- George Campbell, Hudson and Manor Leisure Centres
- The Boathouse and Community House, Wisbech
- South Fens Business Centre, Chatteris
- The Rosmini Centre, Wisbech

You can submit comments in several ways:

Online by going to <http://fenland.newgrove.com>

Email to neighbourhoodstrategy@fenland.gov.uk

Post to Neighbourhood Strategy Team, Fenland Hall, County Road, March, PE15 8NQ

A special comments form is available to download from www.fenland.gov.uk. Hard copies are available at the addresses above.

Responses must be received no later than **5pm on 5 September 2012**

If you have any further queries, call our Hotline number on 01354 622448.

General letter:

Dear Consultee

Fenland Communities Development Plan – Core Strategy DPD Further Draft

We are writing to invite your views on our emerging Core Strategy document that forms part of development plan for Fenland; known as the Fenland Communities Development Plan. This important document establishes the overall framework for growth and development in Fenland up to 2031.

Within this document you will find a vision for what Fenland could be like in 2031. There are also some objectives to explain what is trying to be achieved and a set of draft policies setting out what and how much development should take place. Some of this information will also be shown on maps to help you visualise where the development will happen.

Through the consultation in July – September last year we received many useful comments that we have used to produce this further draft. We have also updated the document so that it is in line with the new National Planning Policy Framework (NPPF), published in March 2012. One of the most significant changes to the Core Strategy is the introduction of Strategic Allocations. These are the sites that will deliver the bulk

Fenland Local Plan: Core Strategy – Statement of Consultation

of the growth in Fenland over the next 20 years. We have also amended the policies so that they are clearer and more effective.

We have produced a relatively short strategy, focussing on the key issues. It seeks to guide development, but not stifle it. It gives freedoms and flexibilities as to precisely where, how and when growth will occur; this will give local communities the maximum opportunity to get development exactly as they want it. Please note that the Council only intends to prepare this Core Strategy and not any other high level planning policy documents such as a Site Allocations development plan. As such, it is important that with your help we get it right.

To help us to get it right, the Council is seeking your help, your views, your ideas on the way that Fenland grows, the consultation on this document will **start on 26 July 2012 and will end at 5pm on Wednesday 5 September 2012**. If you wish to submit any comments, please ensure that they reach us before the deadline.

You can view these documents online at www.fenland.gov.uk or in a number of locations across Fenland (full details are given below). You can comment online through our consultation portal <http://fenland.newgrove.com> or pick up a representation form from any of our dedicated locations. If commenting on a separate sheet, please clearly set out which policy you are commenting on, what you like or dislike about the policy, and what amendments would be required to make it suitable.

We are unable to accept anonymous comments and representations will not be kept confidential. They will be made public (including online) so that others may see them.

Next steps: following this consultation, we will consider all the comments and seek to address any concerns that have been raised. We will then produce a revised Core Strategy document that will be consulted on early 2013 and then submitted to Government for independent examination. Please look on our website for live updates on our progress.

If you have any further queries, or wish to discuss further, please do not hesitate to contact us through our dedicated consultation hotline 01354 622448, or on the details below.

Finally, we would be most grateful to know if you no longer wish to be kept informed of our planning documents. We do not want to contact you unnecessarily, so if you would like your details removed from our consultation lists, or your contact details amended, or if you only want us to contact you about certain specific documents, please let us know. You can write to us, email or phone us, using the contact details below.

Yours faithfully

Councillor Alan Melton (Leader of Fenland District Council)
Councillor Kit Owen (Portfolio Holder for Growth and Transport)

How to view the Documents

To access the full draft Fenland Communities Development Plan – Core Strategy, go online to www.fenland.gov.uk.

Alternatively, printed versions of the documents can be found at the following locations:

- Fenland Hall Business Reception, County Road, March
- Libraries and Fenland @ your service shops for Chatteris, March, Whittlesey and Wisbech
- George Campbell, Hudson and Manor Leisure Centres
- The Boathouse and Community House, Wisbech
- South Fens Business Centre, Chatteris
- The Rosmini Centre, Wisbech

You can submit comments in several ways:

Online by going to <http://fenland.newgrove.com>

Email to neighbourhoodstrategy@fenland.gov.uk

Post to Neighbourhood Strategy Team, Fenland Hall, County Road, March, PE15 8NQ

A special comments form is available to download from www.fenland.gov.uk. Hard copies are available at the addresses above.

Responses must be received no later than **5pm on 5 September 2012**

If you have any further queries, call our Hotline number on 01354 622448.

2 (e) – Representation Form

Fenland Communities Development Plan

Core Strategy - Further Consultation Draft July 2012 - Comments Form

This form should be used to comment on the Fenland Core Strategy - Further Consultation Draft

We would prefer comments to be made directly on-line via the consultation portal <http://fenland.newgrove.com/> as this saves resources and paper. If you do wish to use this form, please fill in the details below.

Your details

This is a public consultation and all comments will be uploaded to the Fenland District Council website with the names of those who have made the comments.

Name:*

Organisation:

Address:

..... Postcode:

Telephone No:

Email: (optional)

*If you are an agent acting on behalf of someone else, please fill in your details overleaf

Your comments on the vision and the policies for Fenland

Please let us know your views by filling in the box below, being as clear as possible as to precisely what section and policy you are commenting upon:

To ensure a Fantastic Future for Fenland, I think

Signature: Date:

(please continue on a separate sheet if necessary and list any documents that you are attaching)

Thank you very much for your comments. You have just influenced the future of Fenland.

How to submit your comments

If you are filling this form out at home or in a community location you can either hand it in at a Fenland @ your service shop or post to:

Neighbourhood Strategy Team
Fenland District Council
Fenland Hall
March
Cambridgeshire
PE15 8NQ

The Consultation Process & Timetable

This consultation is open from **Thursday 26 July 2012 - Wednesday 5 September 2012 (5pm)**

Agents details (please complete the following details if you have filled this form in on behalf of someone else. We will send all future correspondence to you, as their agent, unless you advise us not to do so)

Name and Agent Details:

Address:

..... Postcode:

Telephone No:

Email: (optional)

You can get this document in another language, in large print, in Moon, in Braille, on audio cassette and in electronic format. Please ask us if you would like this document in any of these formats.

2 (f) – Summary Leaflet



Fenland Communities Development Plan

Core Strategy - Summary Leaflet

Further Consultation Draft - July 2012

Have your say on our 20-year plan

A revised version of Fenland District Council's "Core Strategy" is currently out for a six-week public consultation.

It gives local people a second chance to comment on the draft strategy, which maps out a bold vision for the development of Fenland over the next 20 years. It envisages a minimum of 11,000 new homes and 7,200 jobs being created in the district by 2031.

The amended document is broadly the same as the first draft published last July. However, some changes have been made, partly in response to comments made in the previous consultation last year and partly to bring the strategy fully into line with the new National Planning Policy Framework (NPPF) published by the Government in March 2012.

One of the main changes required by the NPPF is to give a more definitive picture of where future developments will be built. The maps over leaf show the key areas earmarked for development in Fenland's four market towns.

The Core Strategy seeks to identify how Fenland can best attract investment and bring increased prosperity while preserving the district's special character and heritage.

The latest consultation runs until **5pm on Wednesday 5th September 2012**. The proposals will then have to go through several more stages, including further consultation and an independent planning inspection before they are finally adopted.

The changes required by the NPPF have extended the likely date for the strategy's adoption to approximately November 2013.



Fenland
CAMBRIDGESHIRE
Fenland District Council

Fenland Hall, County Road, March, Cambridgeshire. PE15 8NQ
Tel: 01354 654321 Email: info@fenland.gov.uk Web: www.fenland.gov.uk



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How to comment

The full Core Strategy - Further Draft Consultation document and Policies Map can be viewed online at www.fenland.gov.uk/core-strategy

Alternatively, printed versions of the Plan and associated documents can be found at the following locations:

- Fenland Hall Business Reception
- Libraries and Fenland @ your service shops in Chatteris, March, Whittlesey and Wisbech
- Mobile Library
- The Rosmini Centre, The Boathouse and Community House, Wisbech
- Leisure Centres at March, Whittlesey and Wisbech
- South Fens Business Centre, Chatteris

You can submit comments in several ways:

Online by going to www.fenland.gov.uk/core-strategy

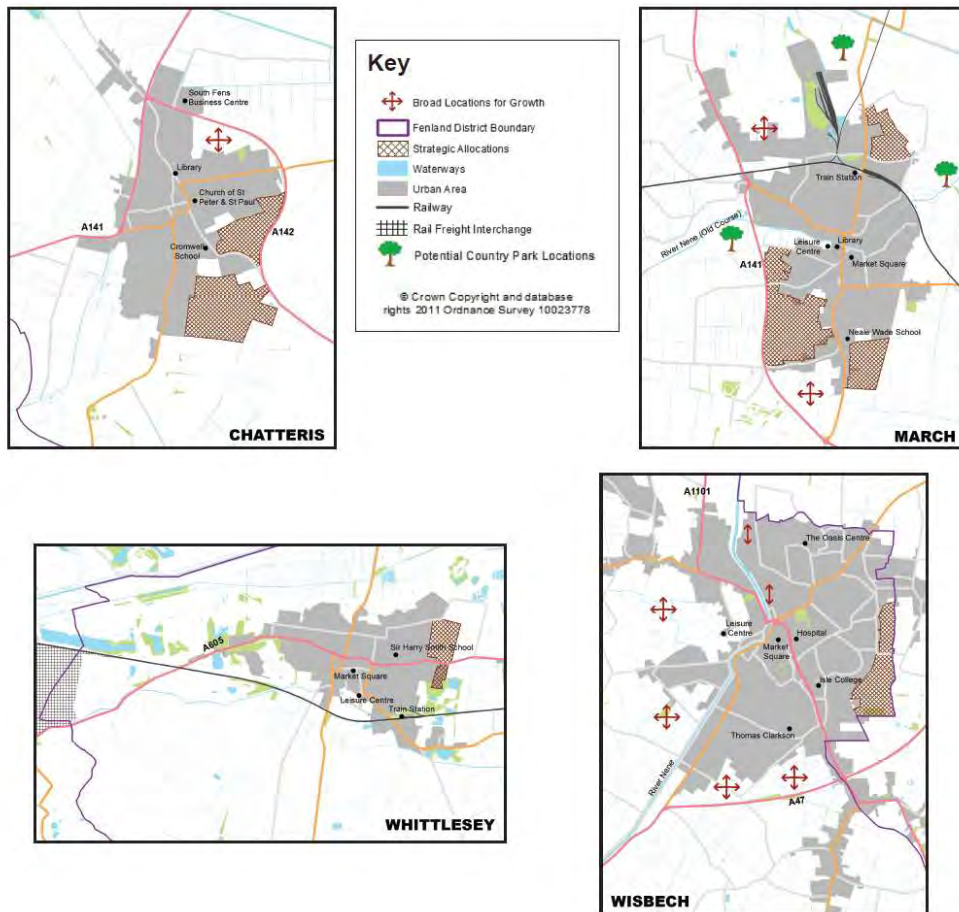
Email to neighbourhoodstrategy@fenland.gov.uk

Post to Neighbourhood Strategy (Planning Policy) Team, Fenland Hall, County Road, March, PE15 8NQ

A special comments form is available to download from www.fenland.gov.uk/core-strategy
Hard copies are available at the addresses above.

Responses must be received no later than **5 pm on Wednesday 5th September 2012**.

If you have any further queries, call our Hotline number on 01354 622448.



6 (g) – Posters

Fenland Communities Development Plan

Following last year's public consultation and in line with new Government guidance we are reconsulting on our draft Core Strategy

Tell us what you think about:

- Our vision for Fenland to create jobs, skills, dynamic town centres, vibrant villages, high quality housing and infrastructure.
- Our Core Strategy for Fenland to deliver the vision through a sustainable approach to growth.
- The allocations and broad locations for growth and other planning policies

**Core Strategy - Further Consultation Draft
26 July - 5 September 5pm**



To make your comments:
visit www.fenland.gov.uk or complete a feedback form available here
For further information:
email neighbourhoodstrategy@fenland.gov.uk or call 01354 622448



6 (h) – Newspaper Articles

16 Friday, July 27, 2012

The Fenlander weekly



Council's revised Core Strategy goes out for six-week public consultation



Have your say on our 20-year plan

A REVISED version of Fenland District Council's Core Strategy went out for a six-week public consultation yesterday (Thursday). It gives people a second chance to comment on the draft strategy, which maps out a bold vision for the development of Fenland over the next 20 years. It envisages a minimum of 11,000 new homes and 7,200 jobs being created in the district by 2031. The amended document is broadly the same as the first draft published last July. However, some changes have been made, partly in response to comments made in the previous consultation last year and partly to bring the strategy fully into line with the new National Planning Policy Framework (NPPF) published by the Government in March 2012. One of the main changes required by the NPPF is to give a more definitive picture of where future developments will be built. The maps on this page show the



key areas earmarked for development in Fenland's four market towns. The Core Strategy seeks to identify how Fenland can best attract investment and bring increased prosperity while preserving the district's special character and heritage. The latest consultation runs until 5pm

on September 5, 2012. The proposals will then have to go through several more stages, including further consultation and an independent planning inspection before they are finally adopted. The changes required by the NPPF have extended the likely date for the strategy's adoption to about November 2013. Councillor Kit Owen, FDC's portfolio holder responsible for neighbourhood planning, said: "The Core Strategy will determine the way the district grows and develops over the next 20 years. "We are seeking to be flexible and guide development rather than dictating it and we are encouraging both sustainability and quality. So it is very important that the whole Fenland community is engaged to play an active part in helping to shape the district. "This is another chance for them to have their say."



How you can submit your comments

The full draft "Fenland Communities Development Plan – Core Strategy" document can be viewed online at www.fenland.gov.uk/core-strategy. Alternatively, printed versions of the Plan and associated documents can be found at the following locations:

- Fenland Hall Business Reception
- Libraries and Fenland @ your service shops in Chatteris, March, Whittlesey and Wisbech
- Mobile library
- The Rosmini Centre, Wisbech
- Leisure centres at March, Whittlesey and Wisbech

You can submit comments in several


ways:

- Online by going to www.fenland.gov.uk/core-strategy
- E-mail to neighbourhoodstrategy@fenland.gov.uk
- Post to Neighbourhood Strategy (Planning Policy) Team, Fenland Hall, County Road, March, PE15 8NQ. A special comments form is available to download from www.fenland.gov.uk/core-strategy. Hard copies are available at the addresses above. Responses must be received no later than 5pm on September 5, 2012. If you have any further queries, call our Hotline number on 01354 622448.

This page has been offered to Fenland District Council as a weekly feature by Archant Herts & Cambs, publishers of The Cambs Times and Wisbech Standard. The council is responsible for the content. You can contact the council by email: info@fenland.gov.uk, telephone: 01354 654321, or write to: Fenland Hall, County Road, March, PE15 8NQ.

www.fenland.gov.uk

2 (i) – Frequently Asked Questions



The graphic features the title 'Fenland Communities Development Plan' in large, bold, purple and white text on a dark background. Below it, 'Frequently Asked Questions' is written in a smaller, purple, stylized font. In the top right corner, the Fenland District Council logo is displayed, consisting of a stylized bird icon and the text 'Fenland CAMBRIDGESHIRE Fenland District Council'.

Content of the Plan

Q - What is the Fenland Communities Development Plan – Core Strategy?
A - The Core Strategy is a draft document that forms part of the Fenland Communities Development Plan (the Council's Local Plan). It sets out our aspirations for the district and how we are going to meet them. It includes broad details of where new homes will be built and where additional jobs will be located. It also sets out the facilities which will be required to support these additional homes such as schools, roads and leisure amenities.

Q – Does this document replace the 1993 Local Plan?
A – Yes, once the document has gone through the statutory planning process due before end 2013 this document will replace the existing 1993 Local Plan.

Q – How will necessary infrastructure be provided?
A – The document includes strict policies that will ensure community amenities are provided alongside housing growth. This includes for example play areas, roads and water/sewage systems.

Q – How will the plan affect me?
A – Not only does this document set out how your town or village will grow and develop, it also helps guide much smaller developments, such as a proposed house extension by you or your neighbours.

Q - Why do we need more homes?
A – We need to plan for the provision of sufficient homes in the district to ensure that there is a mix of housing, in the right locations, that meet local needs.

Q - Where will these people work?
A – This plan seeks to make land available in the right location to enable businesses to grow and create additional jobs.

Q – What period does this document cover?
A – This document covers the period between 2011 – 2031, but many of the policies are likely to influence Fenland well beyond this time.

Status of the Plan

Q - Hasn't the Government changed the planning system?
A - The plan is in keeping with many of the principles of the Localism Act and the National Planning Policy Framework (NPPF) published in March 2012. Emerging guidance from the Government will be fully considered as part of future stages of preparing this document.

Q – Will the Council be using this draft document for making decisions on planning decisions?
A – In line with government guidance, the policies within this draft plan will be used (alongside the 1993 Local Plan, The Regional Spatial Strategy, the NPPF and other material considerations) in determining planning applications. The degree of 'weight' given to each of the plans will be for the decision maker to decide and will depend on specific elements of the proposal.

Making Comments

Q – Why is another consultation being undertaken?

A – Since the last consultation in July – September 2011 we have been updating the document in response to the comments that were received. We have also made updates to bring the document in line with the National Planning Policy Framework published in March. These amendments have changed the plan to an extent that we need further views.

Q – What happened to the comments I made through the last consultation?

A – We considered all of the comments that were submitted through the consultation that we held from July 29 to September 23 last year. We have updated the plan to reflect these comments. We are now seeking your views on this further draft.

Q – How do I make my comments?

A – Members of the public can make comments online through our consultation portal at www.fenland.gov.uk, or through a comment form available at your nearest Fenland @ your service shop, library or leisure centre. Deadline for comment is 5pm on 5 September 2012.

Q – Who are we consulting?

A – We are seeking comments from members of the public, key stakeholders and statutory consultees.

Q – How will people hear about this consultation?

A – We are using a number of methods to bring this consultation to the people's attention. We have articles in the local paper, notices on our website and copies of the document in the libraries and Fenland @ your service shops

Q – Will I be able to see what comments have been made?

A – All comments will be available on our website shortly after the consultation has closed (5 September). We will be producing a report setting out what comments were received and our response to these comments.

Q – What sort of comments can people make?

A – Comments should be related to planning issues. The more background on a particular issue, the easier it is for us to understand the issue and to be able to consider making any amendments.

Timetable/production

Q - What happens next?

A – Following the close of the consultation we will be considering all the comments that have been received and amending the document as necessary. We then plan to submit the document to the Secretary of State in early 2013 for independent examination. We have produced a live timetable that can be found on our website www.fenland.gov.uk.

Q - Where can I view a hard copy of the document?

A – Reference copies of the document will be available in each of our local libraries, leisure centres, at Fenland @ your service shops and at the business reception at Fenland Hall. There will also be copies of representation forms available at these locations.

Q - Where can I find out more information?

A – Further information is available on our website www.fenland.gov.uk . Alternatively, we have set up a dedicated hot-line for any queries. Please call 01354 622448.

Q – Who has produced this document?

A – This document has been produced by the Neighbourhood Strategy Team, Fenland District Council with help from other internal and external partners.

Q- Can changes be made to the plan?

A – Yes. This is a consultation stage and we are open to suggested changes.

Q- Who should I refer any queries to?

A – We have set up a specific hot-line for the consultation on 01354 622448.

You can get this document in another language, in large print, in Moon, in Braille, on audio cassette and in electronic format. Please ask us if you would like this document in any of these formats.

Appendix 3: Proposed Submission Core Strategy Publication

3a - List of Consultees

3b - Summary of Main Issues Raised

3c - Letter to consultees

3d - Representation Form

3e - Guidance Note

3f - Posters

3g - Statutory Notice

3h - Newspaper Articles

3i - Frequently Asked Questions

3a - List of Consultees

List of consultees remained the same as appendix 2a above with the addition of a number of individuals who commented for the first time at the last stage.

3b - Summary of Main Issues Raised

Introduction

The consultation on the Fenland Local Plan – Core Strategy, took place between 28 February and 5 April 2013. Thank you to all of those who took the time to write to us with your comments.

At this stage, known as the proposed submission stage, the Council does not use the comments to make changes to the plan. Instead, the comments are collated and sent to a Planning Inspector to inform the independent examination of the plan.

The role of this report is therefore to highlight to everyone a summary of what was said.

We received a large number of responses, and many were very detailed in nature. This document cannot summarise every point made, but rather it tries to capture the most important or frequently mentioned issues. However, rest assured that all comments received have been read and will be considered by the Inspector, even if you cannot explicitly see it summarised here.

On the following pages, we set out in a standard format the comments received for each policy and explanatory text relating to it. We also incorporate any general comments made in regard to this document.

We have kept the comments as anonymous as possible because what is said is more important than who said it. However, if anyone feels we have substantially misinterpreted your views, then please let us know or contact the programme officer looking after the examination of the Core Strategy.

Next steps

On 30 May 2013 the Council agreed to issue for consultation an Addendum to the Core Strategy, which was specifically regarding land to the N E of March. The outcome of that consultation is reported separately.

The comments summarised below, and those resulting from the addendum consultation, will be tested by an Independent Inspector appointed by the Secretary of State before the final plan can be adopted (due end 2013 or early 2014)

Consideration of Issues Raised

Please note that all references to a policy, section, paragraph etc. are referring to such items as can be found in the Fenland Communities Development Plan – Core Strategy Proposed Submission - February 2013.

2.1 Comments Relating to Core Strategy Vision

Policy/Paragraph Reference: 2.3	
Summary of comments received	<ul style="list-style-type: none"> • The Core Strategy is built upon the unsupported premise that growth in housing will overcome high out-commuting • There should be a stronger emphasis in the vision on employment growth and how the increase in jobs will be achieved • Support for the changes made to the spatial portrait including the reference to the historic environment in paragraph 2.1.7. • There should be a reference included as to what 'deprivation' is • Support - The vision and objectives should be positively written to capitalise on the many positive aspects of climate change.
	<ul style="list-style-type: none"> • The Core Strategy will not be achievable without significant capital expenditure

Fenland Local Plan: Core Strategy – Statement of Consultation

	<p>on infrastructure.</p> <ul style="list-style-type: none"> The requirement for developers to make up existing deficits in infrastructure is inappropriate
--	--

2.2 Comments Relating to Our Objectives

Policy/Paragraph Reference: 2.4	
Summary of comments received	<ul style="list-style-type: none"> Support - the three objectives relating to landscape and cultural heritage (3.1 to 3.3) Objectives should be positively written to capitalise on the many positive aspects of climate change Objective 4.2 'Climate Change and Flooding' does not fully reflect the National Planning Policy Framework (NPPF). New terminology in the NPPF replaces “preserve” with “conserve” Biodiversity objectives repeat statutory wildlife legislation

2.3 Comments Relating to Policy CS1 Presumption in favour of development

Policy/Paragraph Reference 3.1	
Summary of comments received	<ul style="list-style-type: none"> Support the LPA's wish to work proactively with applicants General Support - for the presumption in favour of sustainable development What does 'without delay' mean? The LPA should also relax the change of use from retail

2.4 Comments Relating to Policy CS2 Facilitating Health and Wellbeing of Fenland Residents

Policy/Paragraph Reference 3.3	
Summary of comments received	<ul style="list-style-type: none"> Specific references to 'health inequalities' should be supported by using mapped IMD data Support the approach that the design and access statement will be subject to a health impact assessment (HIA) Object - omission of a specific Health Impact Assessment policy Object - CS2 is vague and it is unclear how it would be applied and should therefore be deleted Question whether it is an appropriate and necessary policy requirement as there is no legislation or national policy requesting health impact assessments The need for a health impact assessment should be a result of screening and/or scoping, not a generic Local Plan requirement

2.5 Comments Relating to Policy CS3 Spatial Strategy, the Settlement Hierarchy and the Countryside

Policy/Paragraph Reference 3.4	
Summary of comments received	<ul style="list-style-type: none"> General Support for the hierarchy Policy would be difficult to interpret, particularly in relation to the rural villages. The previous July 12 version was better drafted and gave clear guidelines on the type of development that would be allowed There is no clear definition of the numbers that will be permitted in growth villages, the limited growth villages, and the small and other villages Paragraph 3.4.3 should be reworded so as not to suggest that all development should be strictly controlled in the countryside as this is not an accurate interpretation of NPPF Support the approach of CS3 to restrict development outside the defined settlements Support for policy on the basis that it identifies Chatteris as a receptor of major growth Chatteris should also be classed as a 'primary market town' Support for the majority of growth being in and around the four market towns The Settlement Hierarchy study should be comprehensively reviewed in order to ensure that the information contained within it is correct

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	<ul style="list-style-type: none"> • Question need for distinction between primary market towns (Wisbech & March) and other market towns (Chatteris & Whittlesey)
	<ul style="list-style-type: none"> • The majority of the District's growth should take place in the "primary market towns" of March and Wisbech
	<ul style="list-style-type: none"> • Support for additional development in Elm, potentially through a Village extension
	<ul style="list-style-type: none"> • The balance between the scale of housing growth in the southern and northern villages should be revisited – growth in the northern villages is required to address deprivation issues
	<ul style="list-style-type: none"> • When taking into account commitments, the allowance for other areas is only equivalent to 45 dwellings per year across the villages in the district
	<ul style="list-style-type: none"> • Restricting development to a single dwelling on infill sites would result in an under-utilisation of land
	<ul style="list-style-type: none"> • There is no need to make reference to a very specific matter within a strategic policy (referring to capacity issues in Doddington and Wimblington)
	<ul style="list-style-type: none"> • Apparent from the IDP that there are no fundamental issues regarding capacity in the sewerage network in Doddington (and Wimblington)
	<ul style="list-style-type: none"> • Significant development is required in Doddington to fund improvements to foul sewage infrastructure
	<ul style="list-style-type: none"> • Villages should also be ranked in terms of their potential for growth taking into account location, transports links, the surrounding area and the location and availability of land for future development.
	<ul style="list-style-type: none"> • CS3 and CS12 are at odds. CS12 refers to 'adjacent or the existing development of a villages' whereas CS3 indicates that development will be 'infilling'
	<ul style="list-style-type: none"> • It is unclear why Wisbech St Mary has been upgraded from a Limited Growth Village to a Growth Village
	<ul style="list-style-type: none"> • Gorefield should be designated as a limited growth village (currently listed as a small village)
	<ul style="list-style-type: none"> • Elm and Leverington should be included as Growth Villages
	<ul style="list-style-type: none"> • Question how the classification of Guyhirn has been reached
	<ul style="list-style-type: none"> • Christchurch should be reclassified as a Limited Growth Village due to its remote and isolated location

2.6 Comments Relating to Policy CS4 - Housing

Policy/Paragraph Reference: 3.5	
Summary of comments received	<ul style="list-style-type: none"> • General support for provision of 11,000 dwellings to 2031
	<ul style="list-style-type: none"> • The provision of only 11,000 new homes does not meet the full, objectively assessed needs for market and affordable housing in the housing market area.
	<ul style="list-style-type: none"> • Support the removal of the 'other unspecified urban extensions that come forward' aspect of the Core Strategy
	<ul style="list-style-type: none"> • Objection - the housing target for the district of 11,000 to 2031 is too high
	<ul style="list-style-type: none"> • There is a viability problem in the district that will restrict development
	<ul style="list-style-type: none"> • Question whether the extant permissions should restrict proposed housing numbers for the more sustainable settlements
	<ul style="list-style-type: none"> • Housing targets should not be a ceiling, they should be a minima
	<ul style="list-style-type: none"> • Close monitoring should be undertaken for all four market towns in relation to housing. Concern that an apparent 5 year housing land supply could prevent immediately developable sustainable sites to come forward
	<ul style="list-style-type: none"> • Reserve the right to comment on housing targets over the plan period when the situation regarding N.E March has been clarified
	<ul style="list-style-type: none"> • Site selection process has been unsound
	<ul style="list-style-type: none"> • Lacks detail on broad locations of growth
	<ul style="list-style-type: none"> • Approach towards the target of 3,000 dwellings in Wisbech is unsound. A contingency target should be applied for in each of the Market towns
	<ul style="list-style-type: none"> • How can the housing be switched from Wisbech if employment growth is also required?
	<ul style="list-style-type: none"> • The masterplanning process for Wisbech is very vague
	<ul style="list-style-type: none"> • If growth in Wisbech cannot be accommodated it should be relocated to March
	<ul style="list-style-type: none"> • There is potential for the redistribution from Wisbech to Chatteris

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	<ul style="list-style-type: none"> It should include greater flexibility to increase the housing target in Wisbech
	<ul style="list-style-type: none"> The proposal to accommodate large scale housing on the edge of the market towns are supported in principle in relation to Whittlesey
	<ul style="list-style-type: none"> Support for quantum and direction of growth identified in Whittlesey
	<ul style="list-style-type: none"> Support for quantum of growth identified in Chatteris
	<ul style="list-style-type: none"> The proportion of development in 'Other Locations' is too low based on past delivery trends. A 5% allowance from each of the other locations should be applied to the other locations (to increase to 1,690). Of which the majority should go to Doddington
	<ul style="list-style-type: none"> Whittlesey could accommodate a greater proportion of growth than the current housing target
	<ul style="list-style-type: none"> The approval of applications F/YR11/0930/F and F/YR11/0895/O [both in Whittlesey] undermine the policies (to protect the open countryside) that the Core Strategy is founded upon
	<ul style="list-style-type: none"> Part B wording 'Any other large scale housing proposals on the edge of market towns away from these areas will be refused' arbitrarily restricts growth

2.6 Comments Relating to Policy CS5 - Meeting Housing Need

Policy/Paragraph Reference: 3.5		
Summary of comments received	<p>Part A</p> <ul style="list-style-type: none"> The heading of the policy is misleading Object - to threshold of 25% of the dwellings on sites of 10 or more is not realistic in Fenland. The figures should be 20% Support - for the policy and the 25% threshold [on sites of 10 or more] Object - to the requirement for a sites of 5-9 dwellings to bring forward one affordable dwelling on site Housing delivery is jeopardised by a low threshold and high proportion of affordable housing Should clarify the reference to 'the exact tenure mix should be informed by and be compatible with the latest government guidance' Support - the ability to negotiate the tenure and mix of affordable houses Targets are unjustified because they are not supported by the evidence the methodology for off-site affordable housing contributions seems overly prescriptive 	
	<p>Part B</p> <ul style="list-style-type: none"> Should be deleted as the approach is overly simplistic. The effect may be to restrict the delivery of small scale residential developments 	
	<p>Part C</p> <ul style="list-style-type: none"> What is an 'executive home'? Cost of lifetime homes should be included as an impact in the viability assessment Support - the ability to negotiate affordable housing viability Negotiation on a site-by-site basis is no longer an acceptable remedy to the problem of unviable sites 	
	<p>Part D</p> <ul style="list-style-type: none"> Support - reference to heritage assets in the criteria that will be used to assess suitable new gypsy and traveller sites (criterion a) 	
	<p>General</p> <ul style="list-style-type: none"> Viability assessment should consider the financial impact of the wider SPD requirements The plan should consider the allocation of specific affordable housing sites Affordable housing in villages should be allocated on the basis of the local lettings policy The open market value should deduct the selling fees and legal costs Object to the developer paying for both the initial viability assessment and for it to be checked by the Council 	

2.7 Comments Relating to Policy CS6 - Employment, Tourism, Community Facilities and Retail

Policy/Paragraph Reference 3.6

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Summary of comments received	Employment	<ul style="list-style-type: none"> • General Support for the scale of jobs growth
		<ul style="list-style-type: none"> • The generation of jobs does not tally with the generation of housing (11,000)
		<ul style="list-style-type: none"> • Lack of specific employment site detail is of concern due to lack of certainty and clarity
		<ul style="list-style-type: none"> • Concerned that the policy does not contain a definition of what constitutes 'appropriate marketing exercise'
		<ul style="list-style-type: none"> • New office only projects should be located out of the central area or the edge of the market town so that adequate car parking spaces can be provided for the office users
		<ul style="list-style-type: none"> • Should make provision to include some residential development and/or other job creation uses at March trading park
	Tourism	<ul style="list-style-type: none"> • Need for suitable hotel accommodation in the Whittlesey area to support increase in tourist activities
	Community Facilities	<ul style="list-style-type: none"> • Include reference to royal mail delivery offices as a community facility
	Retail	<ul style="list-style-type: none"> • The 'threshold' for retail impact assessments should be set at 300sqm gross and not 500sqm
		<ul style="list-style-type: none"> • Object to the level of Class A1 retail frontage that is required in the Primary Shopping Frontage (about three quarters) as there is no evidence in the retail study
	General	<ul style="list-style-type: none"> • Does not contain enough reference to cultural infrastructure
		<ul style="list-style-type: none"> • Should include a clear policy on telecommunication and connectivity

2.8 Comments Relating to the Key Diagram

Policy/Paragraph Reference 3.7	
Summary of comments received	<ul style="list-style-type: none"> • Shows Westry and an 'other village' when it has been removed from the text

2.9 Comments Relating to Policy CS7 - Urban Extensions

Policy/Paragraph Reference 4.2	
Summary of comments received	<ul style="list-style-type: none"> • Support – requirement for comprehensive delivery schemes
	<ul style="list-style-type: none"> • For Broad Locations a comprehensive scheme is difficult to provide because the boundaries are unknown
	<ul style="list-style-type: none"> • The lack of a comprehensive scheme should not lead to the refusal of a planning application
	<ul style="list-style-type: none"> • Objection - there is no definition of what constitutes a comprehensive delivery scheme
	<ul style="list-style-type: none"> • The policy should include a comment on flood risk and expand reference to surface water management and water efficiency
	<ul style="list-style-type: none"> • Support - for the reference to Minerals and Waste Development Plan
	<ul style="list-style-type: none"> • Should insert reference to enhanced library facilities
	<ul style="list-style-type: none"> • There may be legal and practical reasons why the CS7 approach is not possible or desirable in some cases
	<ul style="list-style-type: none"> • The infrastructure requirements and the mix of uses for each site are unclear
	<ul style="list-style-type: none"> • Do not support the idea of further supplementary planning documents due to the time and resource implications and is unnecessary
	<ul style="list-style-type: none"> • Have the various 'requirements', which all add to development costs, been tested through the Viability Assessment?
	<ul style="list-style-type: none"> • Should not seek to apply unreasonable requirements on land use and any delivery of related development should be negotiated through section 106 or CIL on a site by site basis
	<ul style="list-style-type: none"> • The policy wording is likely to prohibit strategic allocations coming

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		forward unless more flexibility introduced
		<ul style="list-style-type: none"> The total land areas identified in the policies maps for strategic allocations exceed the land required to deliver the suggest amount of growth
		<ul style="list-style-type: none"> Object - to the requirement in policy CS7 for an urban extension scheme to be endorsed by the Planning Committee before a planning application is submitted
		<ul style="list-style-type: none"> The release of additional land earlier in the plan may be necessary to meet the short term housing needs (due to lead in time of infrastructure provision etc for urban extensions)
		<ul style="list-style-type: none"> Support - that community facilities will need to be provided prior to the loss of the existing facilities
	Criteria	<ul style="list-style-type: none"> Criteria (f) is not sufficient to provide certainty of site for new Primary Schools
		<ul style="list-style-type: none"> Criteria (f) requires all urban extensions to incorporate pre-school and primary school, West March is the only extension that Policy CS9 specifically requires to provide education facilities - none of the other urban extensions are specifically required to make any education provision Criteria (i) - Support Criteria (q) do not support as it is the role of the Local Plan to determine the need for gypsy and traveller provision
		<ul style="list-style-type: none"> Criteria (r) do not support as it is not for the developer to consider the opportunities for provision of cemetery space
		<ul style="list-style-type: none"> Criteria (u) is unclear
		<ul style="list-style-type: none"> Criteria (v) do not support as financial contribution would not meet the relevant tests

2.9 Comments Relating to Policy CS8 – Wisbech

Policy/Paragraph Reference 4.3	
Summary of comments received	<ul style="list-style-type: none"> Support – for paragraph 4.3.3 that orchards are priority habitats and should be retained and enhanced
	<ul style="list-style-type: none"> Support the application of the sequential test in Wisbech
	<ul style="list-style-type: none"> Support – recognises the historic environment in Wisbech
	<ul style="list-style-type: none"> It is unclear whether infrastructure items are critical/essential to enable development
	<ul style="list-style-type: none"> It is not clear what the planning objectives are of this policy
	<ul style="list-style-type: none"> It is inappropriate for new development proposals to achieve modal shift for existing communities
	<ul style="list-style-type: none"> West Wisbech broad location should be replaced by a more specific Strategic allocation
	<ul style="list-style-type: none"> Object - Site selection in Wisbech should follow the Sequential Test
	<ul style="list-style-type: none"> Support - Site selection in Wisbech has successfully demonstrated the sequential test has been met
	<ul style="list-style-type: none"> Support – strategic allocation on the eastern edge of Wisbech
	<ul style="list-style-type: none"> It is not clear from the key diagram where the 550 dwellings within the KLWN boundary will be located
	<ul style="list-style-type: none"> The identified allocation of 550 dwellings in the KLWN area should be allocated to a site on Elm High Road
	<ul style="list-style-type: none"> Should improve the hotel offer in Wisbech
	<ul style="list-style-type: none"> Target for 300 dwellings on the Nene Waterfront site is unsound
	<ul style="list-style-type: none"> West Wisbech broad location should be increased to permit between 750 and 1,500 new dwellings
	<ul style="list-style-type: none"> Object – South Wisbech be amended to provide around 400 housing units

2.10 Comments Relating to Policy CS9 - March

Policy/Paragraph Reference 4.4

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	<ul style="list-style-type: none"> • Significant number of objections, including a petition of 645 signatures, to North East March allocation. Issues primarily relate to: loss of playing fields, inadequate local and surrounding infrastructure, increased traffic, congestion on rail crossing and in town centre, distance from community college, impact on countryside, loss of wildlife and agricultural land, flood risk and drainage issues, better alternatives, housing not needed, at odds with aims and objectives of the strategy
	<ul style="list-style-type: none"> • Significant number of objections, including a petition of 115 signatures, relating to the quantum of growth proposed in March and the potential for unmet growth in Wisbech to be redirected to the town. Issues primarily relate to: insufficient employment opportunities, building on agricultural land, impact on character of the town, traffic congestion, infrastructure capacity and inadequate consultation
	<ul style="list-style-type: none"> • Support the principle of a strategic allocation to the North East of March
	<ul style="list-style-type: none"> • Support for identification of land to the South East of March as a Strategic Allocation
	<ul style="list-style-type: none"> • Land to the East of the A141 should be included as a mix of uses including leisure, open space, retail, business or a science park
	<ul style="list-style-type: none"> • Noise mitigation measures proposed in Chatteris should also be proposed in March
	<ul style="list-style-type: none"> • Town Centre properties should be developed as flats, particularly for single people, before green field development
	<ul style="list-style-type: none"> • Land at Peas Hill should be included as an allocation
	<ul style="list-style-type: none"> • It is unrealistic to continue to propose (B1/B2/B8) land uses in and around March Trading Park

2.11 Comments Relating to Policy CS10 - Chatteris

Policy/Paragraph Reference 4.5	
Summary of comments	<ul style="list-style-type: none"> • Support - Chatteris as a focus for employment and housing growth
	<ul style="list-style-type: none"> • Support - East of Chatteris strategic allocation
	<ul style="list-style-type: none"> • East of Chatteris strategic allocation should be given consideration as a suitable location for a retail scheme as part of a mixed-use development
	<ul style="list-style-type: none"> • East Chatteris Strategic allocation should refer to 600 units as previously identified, not the 300 currently proposed as the site is not viable at this lower scale
	<ul style="list-style-type: none"> • East Chatteris Strategic allocation - focus must be on housing delivery not on the aspirations for open space
	<ul style="list-style-type: none"> • The Northern Chatteris broad location should be phased to come forward ahead of the Southern Strategic Allocation site
	<ul style="list-style-type: none"> • It should be the developer to ultimately determine the layout and density of the schemes
	<ul style="list-style-type: none"> • The key diagram for Chatteris should be revised to include existing major commitments
	<ul style="list-style-type: none"> • Concern that there are no specific sites identified for further industrial/commercial expansion
	<ul style="list-style-type: none"> • Chatteris should be recognised as the 'gateway to the south' as it is well related to the nearby areas of Ely, Cambridge, St Ives and Huntingdon
	<ul style="list-style-type: none"> • The existing cricket ground and football field should be incorporated into the overall development scheme
	<ul style="list-style-type: none"> • Objection - the policy is inconsistent with the submitted detailed planning application for the land south of Chatteris (South Chatteris Strategic Allocation). The provision for 850 units as opposed to 1,000 as detailed in the planning application undermines the viability of the site
	<ul style="list-style-type: none"> • Support – for reference to retaining the historic character of the town

2.12 Comments Relating to Policy CS11 – Whittlesey

Policy/Paragraph Reference 4.6	
Summary of comments	<ul style="list-style-type: none"> • The supporting paragraphs should refer to the historic environment of Whittlesey in a similar fashion to the other market towns
	<ul style="list-style-type: none"> • Support - Paragraphs 4.6.8 to 4.6.10 provide a satisfactory summary of the

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	Regional Freight Interchange proposals
	<ul style="list-style-type: none"> The policy is disproportionately focused on the Regional Freight Interchange
	<ul style="list-style-type: none"> The policies map for Whittlesey should include permitted sites
	<ul style="list-style-type: none"> The development area boundary should be amended to include the recent permission for retail on the eastern side of Whittlesey
	<ul style="list-style-type: none"> Whittlesey could identify land to meet a greater proportion of the district housing target and to meet any shortfall elsewhere
	<ul style="list-style-type: none"> Whittlesey waste water treatment works commentary is inaccurate - several millions of pounds has been recently spent on increasing the capacity
	<ul style="list-style-type: none"> There should be a requirement for a bridge over the railway crossing at Kings Dyke
	<ul style="list-style-type: none"> The Whittlesey map should show Broad Locations for growth (as detailed on the maps)
	<ul style="list-style-type: none"> Previous broad locations for growth were deleted without explanation
	<ul style="list-style-type: none"> The North West of Whittlesey should be included as a Broad Location for growth. These areas are outside flood zones 2 and 3
	<ul style="list-style-type: none"> Site to the North of Whittlesey should be included as a Strategic Allocation or a Broad Location for Growth
	<ul style="list-style-type: none"> Challenge that Whittlesey will emerge as an increasingly popular settlement for out commuters
	<ul style="list-style-type: none"> Too narrow in scope as it is over-reliant on a limited number of new sites for development of housing
	<ul style="list-style-type: none"> Concern that the policy does not provide protection for the existing playing field provision within the 'Land North and South of Eastrea Road' strategic allocation
	<ul style="list-style-type: none"> Wording "accommodate a mix of uses including residential" should be expanded to "accommodate a mix of uses, including residential and retail"
	<ul style="list-style-type: none"> Support the strategic allocation for 'mixed use' development

2.13 Comments Relating to Policy CS12 - Rural Areas Development Policy

Policy/Paragraph Reference 4.7		
Summary of comments		
	Part A)	<ul style="list-style-type: none"> Criterion (a) is not effective because 'the development footprint of a village' is not easy to define.
		<ul style="list-style-type: none"> Criterion (a) differs from that used within the Implementation and Monitoring Framework for CS3.
		<ul style="list-style-type: none"> Criterion (b) support as there is a risk of coalescence of the two settlements identified as Growth Villages: Doddington and Wimblington
		<ul style="list-style-type: none"> Criterion (c) is not supported because it is more restrictive than national policy. It should be recognised that any development on the edge of a settlement and within the countryside has the potential to cause some adverse impacts on the character and appearance of the surrounding countryside and farmland, even with mitigation measures proposed and implemented.
		<ul style="list-style-type: none"> Criterion (d) is not supported - the scale of development should be defined in either the spatial strategy and settlement hierarchy
		<ul style="list-style-type: none"> Criterion (e) is contrary to the NPPF as it prejudices potential development sites that could extend existing linear features or result in ribbon development
		<ul style="list-style-type: none"> Criterion (d) and (e) cover the same objective
		<ul style="list-style-type: none"> Criterion (f) is supported
		<ul style="list-style-type: none"> Criterion (g) the term 'archaeological feature', is much narrower than 'heritage asset' as advocated by the NPPF. It would also make the wording consistent with CS6
		<ul style="list-style-type: none"> Criterion (h) is supported
		<ul style="list-style-type: none"> Criterion (i) is overly restrictive given the weight attached to the need to provide for additional housing
		<ul style="list-style-type: none"> Suggest a further criterion is added that includes "it will not adversely impact on the amenity of neighbouring uses"
	Part B)	<ul style="list-style-type: none"> Criterion (b) – object as there is no requirement (in the NPPF) to

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		demonstrate that there is no demand (e.g through marketing) for the use of rural building for employment purposes prior to consideration of residential use
		<ul style="list-style-type: none"> • Criterion (a) to (d) - too onerous and will lead to buildings falling into disrepair. Greater flexibility to allow for the reasonable conversion of redundant farm buildings for residential and/or commercial purposes.
		<ul style="list-style-type: none"> • Policy suggests that large-scale housing proposals i.e 250 dwellings or more are appropriate on the edge of market towns. This suggests small village extensions to Growth Villages could include anywhere between 1 and 259 dwellings
	General	<ul style="list-style-type: none"> • Unconstrained sites on the edge of Growth Villages should be given preference over sites that accommodate historic farm buildings
		<ul style="list-style-type: none"> • A transitional zone and softer landscaped settlement edge could be created to the south-east of Doddington by building a low to medium density residential development of a traditional scale and layout.
		<ul style="list-style-type: none"> • The policy should set out where the village boundaries are, including individual settlement maps.
		<ul style="list-style-type: none"> • 4.7.5 "should not significantly exceed the volume of the dwelling to be replaced" is a retrograde step as the present rule allow a 30% increase in volume. Many of the old dwellings to be replaced are small farm cottages not of a fit size for modern occupation
		<ul style="list-style-type: none"> • Concern that the policy makes no differentiation between types of villages or their position in the settlement hierarchy
		<ul style="list-style-type: none"> • It does not provide an appropriate degree of flexibility to achieve the most appropriate compromise between conflicting objectives in seeking both to protect the countryside and settlement patterns
		<ul style="list-style-type: none"> • There is no definition of 'wide open character'

2.14 Comments Relating to Infrastructure Delivery Plan for Fenland

Policy/Paragraph Reference 5.0		
Summary of comments		<ul style="list-style-type: none"> • The IDP should consider what services should be supplied in the rural area. • A stated policy aim should be to deliver the dualling of the whole A47

2.15 Comments Relating to Policy CS13 - Supporting and Managing the Impact of a Growing District

Policy/Paragraph Reference 5.0		
Summary of comments	Part a)	<ul style="list-style-type: none"> • The statement "Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity." requires further explanation
		<ul style="list-style-type: none"> • Not enough detail is provided as to how, where and when infrastructure will be required
		<ul style="list-style-type: none"> • Should make specific reference to how developer contributions could contribute to green infrastructure
		<ul style="list-style-type: none"> • Support – developers should be made aware that they may be required to contribute towards flood risk infrastructure for some development proposals
Part b)		<ul style="list-style-type: none"> • Given the limits to be imposed from April 2014 the pooling of developer contributions needs to be given further consideration
		<ul style="list-style-type: none"> • Support the assertion that developer contributions towards infrastructure provision should be assessed on a site-by-site basis
		<ul style="list-style-type: none"> • A major contribution from CIL should be allocated to Town and Parish Councils to enable them to deliver local infrastructure projects
		<ul style="list-style-type: none"> • Community Infrastructure Levy (CIL) and/or section 106 payments are limited to on-site infrastructure.

2.16 Comments Relating to Policy CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland

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Policy/Paragraph Reference 5.2		
Summary of comments	Part A) Resource Use, Renewable Energy and Allowable Solutions	<ul style="list-style-type: none"> Object - developer (i.e S106) contributions being applied to community 'retro-fit' energy projects would not meet the statutory tests for S106 contributions
		<ul style="list-style-type: none"> Object - The requirement for Code Level 2 water consumption rate (by negotiation) is insufficient. Code level 3 is the minimum acceptable stand alone policy within environmental limits
		<ul style="list-style-type: none"> This policy needs to be linked to a viability assessment
		<ul style="list-style-type: none"> Disagree that developers should go beyond current Building Regulations requirements
		<ul style="list-style-type: none"> Inappropriate to suggest that developers should be reducing energy use elsewhere through means such as donating free energy-saving materials
		<ul style="list-style-type: none"> Many of the issues are not relevant to land-use planning matters for future development to address via a local plan policy
		<ul style="list-style-type: none"> Support - reference to heritage assets
	Part (B) Flood Risk and Drainage	<ul style="list-style-type: none"> Support - opportunity to make space for water and locate and design development to be resilient to climate change
		<ul style="list-style-type: none"> Support - for approach to applying the sequential test to avoid areas at risk of flooding where possible
		<ul style="list-style-type: none"> Support – for the weight given to SuDS and links to blue / green infrastructure and the contribution required to improve water quality for Water Framework Directive (WFD)
		<ul style="list-style-type: none"> It is important that schemes are entitled to connect into the internal drainage network if that is the suitable method for draining a particular site
		<ul style="list-style-type: none"> Criteria (c) - Support the demonstration of meeting an identified need
		<ul style="list-style-type: none"> Policy suggests that all development proposals within Flood Zones 2 and 3 have to complete sequential tests. This is incorrect because the Technical guidance to the National Planning Policy Framework classifies the vulnerability of land uses to flooding and accordingly, it identifies when sequential tests are necessary and when they are not
		<ul style="list-style-type: none"> More emphasis should be placed on the role that Internal Drainage Boards have to play in managing flood risk
		<ul style="list-style-type: none"> In some occasions where surface water is directed to IDB systems this will be 'off-site' and therefore not compliant with the policy as currently worded
	General	<ul style="list-style-type: none"> General support for this policy
		<ul style="list-style-type: none"> Welcome the recognition given to heritage enhancements
		<ul style="list-style-type: none"> The policy does not clarify whether a negative impact would normally result in an application being refused

2.17 Comments Relating to Policy CS15 - Facilitating the Creation of a more sustainable transport network in Fenland

Policy/Paragraph Reference 5.3	
Summary of comments	<ul style="list-style-type: none"> The MTTS have not been kept up to date in the past, and money that has been collected has not been spent on specific projects. The relationship to CIL also needs to be fully considered
	<ul style="list-style-type: none"> The reopening of the Wisbech to March line should be a policy aim
	<ul style="list-style-type: none"> Concerns that public transport is currently insufficient to deliver the necessary employment growth in the district

Fenland Local Plan: Core Strategy – Statement of Consultation

	<ul style="list-style-type: none"> Support - Transport issues in and around Wisbech are being fully considered through joint working
	<ul style="list-style-type: none"> Further detail required on how the proposed allocations will contribute towards necessary infrastructure
	<ul style="list-style-type: none"> It is essential that all development contributes to the provision of necessary transport infrastructure improvements of the town which they are located
	<ul style="list-style-type: none"> Cycling and conventional public transport should be covered in this policy
	<ul style="list-style-type: none"> Every strategic allocation and broad location will require a Transport Assessment (TA)

2.18 Comments Relating to Policy CS16 - Delivering and Protecting High Quality Environments across the District

Policy/Paragraph Reference 6.2	
Summary of comments	<ul style="list-style-type: none"> Support - reference to the historic environment
	<ul style="list-style-type: none"> As this policy conflicts with CS12 there should be a hierarchy of which policy will take precedence
	<ul style="list-style-type: none"> Criteria (h) to require a third of a plot to be private amenity space is too prescriptive
	<ul style="list-style-type: none"> Criterion (a) suggested amendment

2.19 Comments Relating to Policy CS17 - Community Safety

Policy/Paragraph Reference 6.3	
Summary of comments	<ul style="list-style-type: none"> Criterion (e) support for recognition that standard approach to external roller shutters may not be appropriate in conservation areas or for listed buildings

2.20 Comments Relating to Policy CS18 - The Historic Environment

Policy/Paragraph Reference 6.4	
Summary of comments	<ul style="list-style-type: none"> General Support for the policy
	<ul style="list-style-type: none"> The Council should consider the preparation of a Supplementary Planning Document
	<ul style="list-style-type: none"> Suggested amendments to policy criteria

2.21 Comments Relating to Policy CS19 - The Natural Environment

Policy/Paragraph Reference 6.5	
Summary of comments	<ul style="list-style-type: none"> General support for the policy
	<ul style="list-style-type: none"> The Council should consider the preparation of a Supplementary Planning Document
	<ul style="list-style-type: none"> Suggested minor amendments to policy criteria
	<ul style="list-style-type: none"> Objection – The policy should reflect local circumstances and characteristics
	<ul style="list-style-type: none"> Should acknowledge work being undertaken by the Fens for the Future Partnership

2.22 Comments Relating to Previous ‘Saved Policies’, Implementation and Monitoring

Policy/Paragraph Reference 7.1	
Summary of comments	<ul style="list-style-type: none"> The Council also needs to set out its five year housing land supply starting in 2011. The Council should also set out whether it considers a 5% or 20% buffer should apply to the calculation of the five year supply.
	<ul style="list-style-type: none"> 7.1.4 should include reference to the Doddington Conservation Area Appraisal
	<ul style="list-style-type: none"> Table on page 94 showing the breakdown of commitments and allocations by settlement is incorrect
	<ul style="list-style-type: none"> The monitoring of CS18 is not effective as it does not include an indicator for

Fenland Local Plan: Core Strategy – Statement of Consultation

	keeping conservation area appraisals up-to-date
	<ul style="list-style-type: none"> • Description of community infrastructure should be amended in the glossary
	<ul style="list-style-type: none"> • Theatres come under Sui Generis - therefore Sui Generis should be included in the parking standards

2.23 General Comments (i.e not relating to specific section of the plan)

Summary of comments	<ul style="list-style-type: none"> • Promotion of a site in Leverington
	<ul style="list-style-type: none"> • Promotion of a site in March
	<ul style="list-style-type: none"> • Promotion of a site in Leverington Common
	<ul style="list-style-type: none"> • Promotion of a site in Elm
	<ul style="list-style-type: none"> • It should be made clear whether the document is a Core Strategy or a Local Plan
	<ul style="list-style-type: none"> • Support for the statement on page 2 clarifying the role of the plan and relationship with the NPPF and 1993 Local Plan.
	<ul style="list-style-type: none"> • There is a lack of evidence on how the targets will be met
	<ul style="list-style-type: none"> • Objection – The Plan does not contain a clear policy on planning obligations
	<ul style="list-style-type: none"> • Objection – sites should be allocated to meet the requirements of education provision
	<ul style="list-style-type: none"> • Objection – The Plan does not contain a policy on Water Quality
	<ul style="list-style-type: none"> • Objection – The Plan does not contain a policy on Water Efficiency
	<ul style="list-style-type: none"> • Objection – The Plan does not contain a policy on Fire Prevention (including sprinklers)
	<ul style="list-style-type: none"> • Objection – The Plan does not contain a policy on Residential Care Accommodation

3c - Letter to consultees

Dear Consultee

Fenland Local Plan Core Strategy DPD and Policies Map - Proposed Submission

We are writing to invite your views on our Core Strategy document and Policies Map that form part of the Fenland Local Plan. These important documents establish the overall framework for growth and development in Fenland up to 2031.

Within these documents you will find a vision for what Fenland could be like in 2031. There are also some objectives to explain what is trying to be achieved and a set of draft policies setting out what and how much development should take place. Some of this information is shown on the Key Diagrams in the Core Strategy and on the Policies Map to help you visualise where the development will happen.

In the preparation of the Core Strategy document we have held two public consultations: the Draft Core Strategy (July - September 2011) and the Further Draft Core Strategy (July - September 2012). We received many useful comments which we have used to produce this final version. As a result, we have made some further changes including: the introduction of specific policies covering Health and Wellbeing, Community Safety, the Historic Environment, and the Natural Environment. Other changes include amending policies so that they are clearer and more effective.

The Council has now agreed its strategy for the development of the district over the next 20 years, taking into account all previous comments. From **28th February to 10th April (5pm) 2013** we are consulting on this agreed strategy, known as the 'Core Strategy Development Plan Document - Proposed Submission' and the Policies Map. At this stage we are asking what you think of the final plan, and whether it is 'legally compliant' and 'sound'⁵.

Following this consultation, the Council does not propose to make any further changes to the plan; instead, any further representations will be collated by the Council and forwarded to the Government in mid-May. The Secretary of State will then appoint an independent Planning Inspector to examine the document and consider the merits of all remaining objections. We will prepare a summary report of all the main issues raised during the consultation period, and make that report available.

You can view the Core Strategy, Policies Map and the supporting documents online at www.fenland.gov.uk or in a number of locations across Fenland (full details are given below). You can comment online through our consultation portal <http://fenland.newgrove.com> or pick up a representation form from any of our dedicated locations. If commenting on a separate sheet, please clearly set out which policy you are commenting on, completing the specific questions, including what amendments would be required to make it suitable. A Representation Form and Guidance Notes on how to comment are attached.

We are unable to accept anonymous comments and representations will not be kept confidential. They will be made public (including online) so that others may see them.

Next steps: following this consultation, we will submit the documents to the Secretary of State, in May, who will then appoint an independent Inspector to hold a Public Examination into the soundness of the documents to consider all the comments and seek to address any concerns that have been raised. Please look on our website for live updates on our progress.

If you have any further queries, or wish to discuss further, please do not hesitate to contact us through our dedicated consultation hotline 01354 622448, or on the details below.

⁵ Please see the attached Guidance Notes for further information.

Yours faithfully

Richard Kay
Neighbourhood Strategy Manager
Fenland District Council

How to view the Documents

To access the full draft Fenland Communities Development Plan – Core Strategy, go online to www.fenland.gov.uk.

Alternatively, printed versions of the documents can be found at the following locations:

- Fenland Hall Business Reception, County Road, March
- Libraries and Fenland @ your service shops for Chatteris, March, Whittlesey and Wisbech
- Mobile Library

You can submit comments in several ways:

A special Representation Form is attached and is also available to download from www.fenland.gov.uk. Hard copies are available at the addresses above.

Online by going to <http://fenland.newgrove.com>

Download a Representation Form, complete the questions and email it to us at:
neighbourhoodstrategy@fenland.gov.uk

Post your completed Representation Form to Neighbourhood Strategy Team, Fenland Hall, County Road, March, PE15 8NQ

The start of the consultation is **9am on 28 February**; responses must be received **no later** than **5pm on Wednesday 10 April 2013**.

If you have any further queries, call our Hotline number on 01354 622448.

PART B: REPRESENTATION (please use a separate sheet for each representation)

Please repeat your Name or Organisation:

--

3. To which part of the Fenland Core Strategy does your representation relate?			
Paragraph number:		Policy number:	Other:

4. Do you consider that the Fenland Core Strategy is legally compliant?	Yes:	
	No:	

5. Do you consider that the Fenland Core Strategy is sound?	Yes:	
	No:	

If you have answered **No** to Q.5, please continue to Q6. Otherwise, go to Q7.

6. If you consider the Fenland Core Strategy is not sound , please identify your reason(s) for this by ticking the appropriate box(es).			
In my opinion, the Core Strategy is not:			
Positively prepared:	<input type="checkbox"/>	Justified:	<input type="checkbox"/>
		Effective:	<input type="checkbox"/>
		Consistent with national policy:	<input type="checkbox"/>

7. Please explain why you consider the Fenland Core Strategy is not legally compliant or is not sound, being as precise as possible. If you have answered Yes to Q4 or Q5 and so wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

--

Continue on extra sheets/expand box if necessary

8. If you consider that the Fenland Core Strategy is not legally compliant or is not sound, please set out what change(s) you consider necessary to make it legally compliant or sound, having regard to the test you have identified at Q6 above (where this relates to soundness). You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Continue on extra sheets/expand box if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

9. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the forthcoming public examination (or can it be considered by written representations)?			
NO, I do not wish to participate at the oral examination:		YES, I wish to participate at the oral examination:	


10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Continue on extra sheets/expand box if necessary

Please note that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

**Please make sure you have signed and dated
the front page of the form**

3e – Guidance Note

 <p>Fenland CAMBRIDGESHIRE Fenland District Council</p>	<p>FENLAND CORE STRATEGY DEVELOPMENT PLAN DOCUMENT</p> <p>Guidance notes on completing the Representation Form</p>	
	<p>Please return your completed form by one of the following methods:</p>	
	<p>By post to:</p>	<p>Neighbourhood Strategy (Planning Policy) Team Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ</p>
<p>By e-mail to:</p>	<p>neighbourhoodstrategy@fenland.gov.uk</p>	
<p>Please read these Guidance Notes before completing the form</p> <p>Representations must be received by 5pm on 10 April 2013</p> <p>Before you complete a representation form, STOP. You may find it easier to submit your representation online via http://fenland.newgrove.com/</p>		
<p>1. Introduction</p> <p>1.1 Fenland District Council has published its Core Strategy. At this stage, we are seeking views ('representations') as to whether you consider the Core Strategy document to be legally compliant and sound, before we submit the document to the Secretary of State for Communities and Local Government.</p> <p>1.2 It is not the task of the Council to consider the representations. The Secretary of State will arrange for a Planning Inspector to examine the document. The Inspector will consider the representations that are received alongside the published Fenland Core Strategy document. The Planning Inspector will determine whether or not the Fenland Core Strategy is legally compliant and sound.</p> <p>2. Part A of the Representation Form</p> <p>2.1 You should sign and date the front page of the form under the heading "PART A: PERSONAL DETAILS".</p> <p>2.2 Enter your personal details in the first column of the front page. If you are using an agent (such as a planning or property consultant), or if you are an agent acting on behalf of a client, enter the agent details in the second column, and only complete the title, name and organisation of the person or body making the representation in the first column.</p> <p>3. Part B of the Representation Form</p> <p>3.1 Please repeat your name or organisation in the box at the top of the second page. (We ask this because if we need to put a copy of your form onto the Council's website, we can omit the first page, so that your full personal details are not displayed.)</p> <p>3.2 In question 3 please identify the paragraph number, policy number or other part of the Core Strategy that your representation is about.</p> <p>3.3 In question 4 please say whether you consider the Core Strategy to be legally compliant or not.</p>		

You should consider the following before making a representation on legal compliance:

- The Core Strategy should be within the current Fenland Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the planning documents it proposes to produce over a 3 year period.
- The process of community involvement in preparing the Core Strategy should have been in general accordance with the Council's Statement of Community Involvement (SCI). The SCI is a document which sets out the Council's strategy for involving the community in the preparation and revision of Local Development Documents and the consideration of planning applications.
- The Core Strategy should comply with the Town and County Planning (Local Planning) (England) Regulations 2012 as amended.
- The Core Strategy should be accompanied by a Sustainability Appraisal Report. This identifies the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The Core Strategy must have regard to national policy.
- The Core Strategy must have regard to the Fenland Sustainable Community Strategy.

3.4 In question 5 please say whether you consider the Core Strategy to be sound or not (see paragraph 3.5 below).

3.5 If you have answered 'Yes' to question 5, please move to question 7. If you have answered 'No', please identify in question 6 why you consider the Core Strategy is not sound, by reference to one of four national tests of soundness.

The tests of soundness are set out in the National Planning Policy Framework (NPPF)¹ (paragraph 182). This explains that "The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is 'sound', namely that it is:

- **Positively Prepared** - the plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF."

If you think the content of the Core Strategy is not sound because it does not include a policy where it should do, you should go through the following steps before making a representation:

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so it does not need to be included.
- If the policy is not covered elsewhere, in what way is the Fenland Core Strategy unsound without the policy?
- If the Fenland Core Strategy is unsound without the policy, what should the policy say?

3.6 At question 7 there is space for you to explain the reasons why you consider the Core Strategy is not legally compliant or not sound or why it is legally compliant or sound.

¹ View NPPF at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2118950.pdf

- 3.7 At question 8 there is space for you to explain what change to the document you consider is needed to make it legally compliant or sound.
- 3.8 You should make it clear in what way it is not sound having regard to the legal compliance check and the soundness tests set out above. You should try to support your representation by evidence. It will be helpful if you also say precisely how you think it should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.
- 3.9 Where there are groups who share a common view on how they wish to see the Core Strategy changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 3.10 In question 9 please say whether you consider it necessary to take part in the oral part of the examination into the Core Strategy (i.e. the hearing sessions). You should answer 'No' if you are content for your written representation to be considered by the Inspector, without having to take part in the hearing sessions.
- 3.11 If you have answered 'Yes' to question 9, please explain why you consider it necessary to take part in question 10.

3f – Posters



**Fenland
Core Strategy**

Your final chance to influence:

- Our vision for Fenland to create jobs, skills, dynamic town centres, vibrant villages, high quality housing and infrastructure.
- Our Core Strategy for Fenland to deliver the vision through a sustainable approach to growth.
- The allocations and broad locations for growth and other planning policies

**Core Strategy - Proposed Submission
28 Feb - 10 April 5pm**



To make your comments:
visit www.fenland.gov.uk or complete a form available here

For further information:
email neighbourhoodstrategy@fenland.gov.uk or call 01354 622448


Fenland District Council

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The Government Standard

Fenland Core Strategy

**Your final chance to influence the
Core Strategy proposed submission.**

**Consultation Period:
28 Feb - 10 April 5pm**

Printed versions of the plan and associated documents can be found at the following locations:

- Fenland Hall Business Reception
- Libraries and Fenland @ your service shops in Chatteris, March, Whittlesey and Wisbech
- Mobile Library

You can submit your comments by going to www.fenland.gov.uk/core-strategy



**For further information:
email neighbourhoodstrategy@fenland.gov.uk or call 01354 622448**



3g - Statutory Notice

Cambridgeshire County Council

Goods Vehicle Operator's Licence

PROFITRAC AGRICULTURE LIMITED of GEORGETOWN ROAD, SANDHURST, HUNTS is applying to change an existing licence as follows: To add an Operating Centre to keep 2 goods vehicles and 0 trailers at LAVERHAM MILL, FELLOW CORNER, DROVE MANEA, CAMBRIDGESHIRE, PE16 0LT. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Fenwick House, 368 Marshalls Lane, Leeds, LS2 9NF, stating their reasons, within 21 days of this notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

Fenland District Council

Planning and Compulsory Purchase Act 2004

Statement of the Representations Procedure and Arrangements for Issuance of the Fenland Core Strategy Development Plan Document.

(Proposed Submission Dates)

Notice is hereby given, in accordance with regulations 15 and 16 of the Town and Country Planning (Local Planning) (England) Regulations 2013 that Fenland District Council has submitted the Fenland Core Strategy Development Plan Document, and it proposes to submit the same to the Secretary of State.

Title of the document which the Council proposes to submit to the Secretary of State:	Fenland Core Strategy Development Plan Document (DPO)
Subject matter and area covered:	The Core Strategy sets out the Council's vision, objectives, spatial strategy and core policies for the future development of Fenland, together with strategic allocations of land for development and the identification of broad locations for growth. It applies to the whole of the administrative area of Fenland District Council. It is accompanied by a Submission Policies Map.
Period for representations:	Representations on the document may be made between 9am on 16 February and 5pm on 16 April 2013.
Address for representations:	Representations may be submitted online via the website: http://info.fenland.gov.uk/core-strategy/ Or by email to: corestrategy@fenland.gov.uk Or by post to: Neighbourhood Strategy (Planning Policy) Team, Fenland District Council, Fenwick Hall, County Road, March, PE13 5NF. Representations may be made in writing or by electronic communication.
Notification of further copies:	Representations may be accompanied by a request for the council to be notified at a specified address that the Core Strategy DPO has been submitted to the Secretary of State for consideration and/or under section 20 of the preparation of the recommendations of any person appointed to carry out an independent examination of the DPO and of its adoption.

Copies of the Fenland Core Strategy DPO (Proposed Submission Document) together with the Submission Policies Map, a report of the Sustainability Appraisal of the document, a statement of consultation in the preparation of the document and a report of the Highways Regulation Assessment of the document are available for inspection at www.fenland.gov.uk and at the following locations:

- Fenwick Hall Postbox Reception, County Road, March (Monday to Friday, 9am to 5pm)
- Chatterton Fenland's Your Service shop, 20 High Street, Chatterton (Tuesday, Thursday and Friday 9am to 4pm and Saturdays 9am to 1pm)
- March Fenland's Your Service shop, 6 Broad Street, March (Monday, Tuesday, Wednesday and Friday 9am to 4pm and Saturdays 9am to 1pm)
- Whitby Fenland's Your Service shop, 3 Causeway Centre, Whitby, (Tuesday, Thursday and Friday 9am to 4pm and Saturdays 9am to 1pm)
- Walsell Fenland's Your Service shop, 2-3 Bridge Street, Walsell, (Monday to Friday 9am to 4pm and Saturdays 9am to 1pm)
- Chatterton Library, 2 Farnworth Road, Chatterton (during normal opening hours)
- March Library, City Road, March (during normal opening hours)
- Whitby Library, 31-33 Market Street, Whitby (during normal opening hours)
- Walsell Library, Ely Place, Walsell (during normal opening hours)
- Carver's Hall Mobile Library (serving Fenwick) (during normal visiting hours)

Each of these places has a supply of forms (with guidance notes) for submitting representations.

Gary Garford
Corporate Director
Fenland District Council
16 February 2013

Citizen business@citizenpress.co.uk
fenlandcitizen.co.uk/indit

Wednesday, February 27, 2013 www.fenlandcitizen.co.uk

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3h - Newspaper Articles and Press Release

16 Friday, February 22, 2013

The Fenlander weekly



NEWS BRIEFING

Book up early for St George's Fayre

TRADERS and local organisations can get an "early bird" discounts for a stall or space at this year's St George's Fayre in March if they book before March 9.

Booking forms are available from Fenland District Council's markets and events team or from the Fenland @ your service shop in Broad Street.

The fayre, which takes place on Sunday, April 21, is one of the most popular events in the Fenland calendar, attracting more than 5,000 people.

Newton litterpick

THE newly formed Street Pride group in Newton will be holding a litter pick in the village tomorrow (Saturday). They will be meeting at the village hall at 1.30pm.

Golden Age surgery

THE Golden Age team will be visiting the Fenland @ your service shop in Wisbech on Monday, March 4, from 9am-1pm to give advice and practical help to older people.

Free mini-health checks, including blood pressure testing, will be available and the Fenland Ferret will be present to identify benefits that people may be entitled to.

Help with fund-raising

VOLUNTARY and community groups can get free advice on online fund-raising at a workshop being held at the Ferry Project in Wisbech next Thursday from 1-3pm.

Organised by the Cambridge Community Foundation and the Cambridge Council for Voluntary Service, it is open to all.

Details: call Emily on 01223 410535 or e-mail emily@cambscf.org.uk

Look after your heart

DEMONSTRATIONS of chair-based exercises and health MOT checks will be among the activities at an event at March Town Hall next Wednesday from 10am-2pm.

It has been organised by Mytime Health and other local health organisations, with support from Fenland District Council.

FDC news online

FOR the latest news and information from Fenland District Council, visit the council's revamped news page at www.fenland.gov.uk/news

Ambitious plans set out in new five-year leisure strategy

Healthy people, healthy economy

SPORT and leisure are good for health, good for the economy and good for bringing people of different backgrounds and cultures closer together.

That is the basis for an ambitious new, five-year leisure strategy drawn up by Fenland District Council.

The theme of the wide-ranging programme is "more people, more active, more often". It promises not only improved facilities at all the council's leisure centres but also the further development of markets, community events and local parks.

Increased participation in sport and

other physical activity will help tackle the obesity crisis, which is particularly serious in Fenland, and other health problems, the document says. It will also contribute to a reduction in youth offending and anti-social behaviour and an increase in mutual respect and tolerance.

Better leisure provision is also seen as a key element in the council's wider plans to boost tourism and economic development.

Councillor Pop Jolley, FDC's portfolio holder responsible for leisure, said: "Sport and leisure play a really important part in people's lives,

whatever their age. We need top-quality facilities and opportunities of all sorts, not just for the benefit of everyone who lives here now but also to attract more families, businesses and visitors to the area.

"More than £4.5million has been invested in Fenland's leisure facilities in the past five years and over 550,000 visits are now made each year to our leisure centres. Now we're seeking to build on that."

Key targets for the next five years include registering an extra 2,500 customers at the leisure centres, continuing to develop a strong "learn to

swim" programme for young people and developing an active recreation programme in Fenland's parks.

Among other long-term aims are the development of a four-court indoor tennis centre and extra swimming and athletics facilities. The council will also work with football governing bodies to ensure that an adequate number of pitches and changing facilities are provided.

● "Fenland Leisure Strategy 2013-2018" can be viewed online at www.fenland.gov.uk/leisure/news-and-events

Copies are also available in the four leisure centres.



More people, more active, more often: the theme of the new leisure strategy.

Shops give backing to Tips on Chips

MANAGERS of two fish and chip shops in March and Wisbech are enthusiastic about a scheme aimed at encouraging their customers to eat more healthily.

The shops are among an increasing number of food businesses working in partnership with Fenland District Council to promote Tips on Chips across the district.

Under the scheme food outlets only have to make some simple changes to the way that they cook and prepare their chips to ensure that they remain crisp and tasty but contain less fat than those cooked in other ways. A "Tips on Chips" sticker is displayed on their premises.

Jared Clarke, who runs the Little Friar in County Road, March, said: "The scheme is all about making people more aware of a healthy diet and limiting the



Frying high: Veronica Clarke, Jared Clarke and Kerry Seals at the Little Friar.

amount of fat and salt they eat. That's what we do."

Tim Bethell, of Boyalls Fish and Chip Shop in Norfolk Street, Wisbech, said: "We were very pleased to join up to Tips on Chips – it's a good idea and we found that we did not have to alter our cooking practices very much at all as we were already doing most of the things required."

● If you'd like to join the scheme or want more information, call FDC's environmental health team on 01354 654321 or e-mail: enhealth@fenland.gov.uk

Final call on our 20-year plan

PEOPLE have their final chance to have a say on Fenland District Council's Core Strategy during a six-week consultation starting next Thursday, which runs until April 10.

The council has already agreed its strategy for the development of the district over the next 20 years, taking into account all previous comments.

Any further representations will simply be collated by the council and forwarded to the Government in mid-May. The Secretary of State will then appoint an independent inspector to examine the document and consider the merits of all remaining objections.

The inspector is likely to hold a public inquiry at Fenland Hall, March, as part of the process, following which a report will be issued, probably in November or December, ruling on whether the strategy is sound.

The strategy and associated

documents can be viewed online at www.fenland.gov.uk/core-strategy from February 28.

Printed versions will also be available at Fenland Hall Business Reception, the four Fenland @ your service shops and libraries, including the mobile library.

A special comment form will be available to download from www.fenland.gov.uk/core-strategy from February 28. Hard copies can be obtained at the addresses above.

Responses must be received no later than 5pm on April 10.

If you have any further queries, call FDC's Hotline number on 01354 622448.



This page has been offered to Fenland District Council as a weekly feature by Archant Herts & Cambs, publishers of The Cambs Times and Wisbech Standard. The council is responsible for the content. You can contact the council by email: info@fenland.gov.uk, telephone: 01354 654321, or write to: Fenland Hall, County Road, March, PE15 1NQ.

www.fenland.gov.uk



Fenland District Council

Press release



Page 1 of 1

February 22, 2013

Final call on 20-year plan

People have their final chance to have a say on Fenland District Council's Core Strategy during a six-week consultation starting next Thursday (February 28) and running until April 10.

The council has already agreed its strategy for the development of the district over the next 20 years, taking into account all previous comments.

Any further representations will simply be collated by the council and forwarded to the Government in mid-May. The Secretary of State will then appoint an independent inspector to examine the document and consider the merits of all remaining objections.

The inspector is likely to hold a public inquiry at Fenland Hall, March, as part of the process, following which a report will be issued, probably in November or December, ruling on whether the strategy is sound.

The strategy and associated documents can be viewed online at www.fenland.gov.uk/core-strategy from February 28. Printed versions will also be available at Fenland Hall Business Reception, libraries and the four Fenland @ your service shops, and the mobile library

A special comment form will be available to download from www.fenland.gov.uk/core-strategy from February 28. Hard copies can be obtained at the addresses above.

Responses must be received no later than 5pm on April 10, 2013. If you have any further queries, call our Hotline number on 01354 622448.

— ENDS —

For more information please contact Fenland District Council press office on: 01354 622226

Page 1 of 1

Press Office: 01354 622226

Fenland District Council • Fenland Hall • County Road • March • Cambridgeshire • PE15 8NQ
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3i - Frequently Asked Questions



Have your final say on our 20-year plan

The final version of Fenland District Council's "Core Strategy" is currently out for a six-week public consultation until **Wednesday 10th April 2013**.

It gives local people a final chance to comment on the draft strategy, which maps out a bold vision for the development of Fenland over the next 20 years. It envisages a minimum of 11,000 new homes and 7,200 jobs being created in the district by 2031. The Core Strategy seeks to identify how Fenland can best attract investment and bring increased prosperity while preserving the district's special character and heritage.

The Council will not make any further changes to the Plan. All comments will be sent to the Secretary of State and the Plan will be scrutinised by an independent Planning Inspector at a Public Examination (likely to be held at Fenland Hall, County Road, March) later this year.

Any comments will need to be in writing and should explain whether you consider the Plan to be "legally compliant" and "sound", and if not, what changes should be made.

You should use a special Representation Form to make your comments, but before doing this it is very important to read the accompanying Guidance Notes. Copies of the Representation Form and Guidance Notes are available at the locations specified below.

How to comment

The Core Strategy - Proposed Submission document, Policies Map, Representation Form and Guidance Notes can be viewed online at www.fenland.gov.uk/core-strategy

Alternatively, printed versions of the Plan and associated documents can be found at the following locations:

- Fenland Hall Business Reception
- Libraries and Fenland @ your service shops in Chatteris, March, Whittlesey and Wisbech
- Mobile Library

You can submit comments in several ways:

Online by going to www.fenland.gov.uk/core-strategy

Email to neighbourhoodstrategy@fenland.gov.uk

Post to Neighbourhood Strategy (Planning Policy) Team, Fenland Hall, County Road, March, PE15 8NQ

Responses must be received **no later than 5pm on Wednesday 10th April 2013**.

If you have any further queries, call our Hotline number on 01354 622448.

Frequently Asked Questions

Q What is the Fenland Local Plan – Core Strategy?

A The Core Strategy is a legally based document that will be used to make planning decisions and will replace the 1993 Local Plan. It sets out our aspirations for the district and how we are going to meet them. It includes broad details of where new homes will be built and where additional jobs will be located. It also sets out the infrastructure and facilities that will be required to support these additional homes such as schools, roads and leisure amenities.

Q How will the Plan affect me?

A Not only does this document set out how your town or village will grow and develop, it also helps guide much smaller developments, such as a proposed house extension by you or your neighbours.

Q Why do we need more homes and where will these people work?

A We need to plan for the provision of sufficient homes in the district to ensure that there is a mix of housing, in the right locations, that meet local needs. The Plan also seeks to make land available in the right locations to enable businesses to grow and create additional jobs.

Q What period does the Core Strategy cover?

A It is an approximate 20 year plan up to 2031, but many of the policies are likely to influence Fenland well beyond this time.

Q What happened to the comments I made at the last consultation?

A We considered all of the comments that were submitted through the consultation that we held from July to September in 2012. Where possible the Plan has been updated to reflect these comments and 5 new policies have been added. We are now seeking your views on this final draft.

Q Will the Council amend the Plan again?

A No, the Council will not make any further changes to the Plan. Any comments received will be sent to the Secretary of State who will appoint an independent Planning Inspector to consider these as part of a Public Examination of the document to be held sometime during the summer/early autumn this year.

Q Will I be able to attend the Examination?

A Yes, anybody can attend as an observer. If you wish to participate you would need to respond to this consultation in writing. The Inspector will then decide who to invite to the Examination which will take the form of round table discussions at a series of hearings.

Q What sort of comments can people make?

A Comments should be related to planning matters. However, at this stage of the process we are seeking whether you consider the Core Strategy is "legally compliant" and "sound", and if not, what changes you would like to see. Details of what "legally compliant" and "sound" mean in this case are set out in Guidance Notes which should be read before completing a special Representation Form.

Q How can I comment on the plan?

A Full details of where you can view the Core Strategy and the Policies Map, as well as the Representation Form and Guidance Notes, are given overleaf.



Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ
Tel: 01354 654321 Email: info@fenland.gov.uk Web: www.fenland.gov.uk



Appendix 4: Proposed Submission Addendum

- 4a - List of Consultees**
- 4b - Summary of Main Issues Raised**
- 4c - Letters to Consultees**
- 4d - Representation Form**
- 4e - Guidance Note**
- 4f - Statutory Notice**
- 4g –Press Release**
- 4i - Frequently Asked Questions**

4a - List of Consultees

List of consultees remained the same as appendix 2a above with the addition of a number of individuals who made representations on the Proposed Submission Consultation.

4b - Summary of Main Issues Raised and Main Changes

Introduction

From June 27 – 7 August 2013 a six week consultation was held on the changes made to the Core Strategy (and any updated evidence base) with these changes being described as an addendum to the Proposed Submission Core Strategy. Representations were invited specifically on these changes; it was therefore not a full consultation on the whole Core Strategy.

The representations received in the original Feb-April 2013 consultation remain valid, but will now be supplemented by any additional comments received as part of this latest consultation.

As with the previous proposed submission stage, the Council does not use the comments to make changes to the plan. Instead, the comments are collated and sent to a Planning Inspector to inform the independent examination of the plan. The role of this report is therefore to highlight to everyone a summary of what was said.

We received a relatively modest number of responses, 25 in total. This was to be expected as comments made at the previous stage remain valid. All 25 comments related to the changes resulting from the removal of the NE March allocation.

We have kept the comments as anonymous as possible because what is said is more important than who said it. However, if anyone feels we have substantially misinterpreted your views, then please let us know or the programme officer in charge of managing the examination of the Core Strategy.

Next steps

The comments summarised below, in conjunction with those received through the proposed submission consultation, will be tested by an Independent Inspector appointed by the Secretary of State before the final plan can be adopted (end 2013 or early 2014).

Consideration of Issues Raised

Please note that all references to a policy, section, paragraph etc. are referring to such items as can be found in the Fenland Local Plan – Core Strategy Proposed Submission Addendum - July 2013.

Comments in support of the amendments to the Proposed Submission Version as set out in the addendum relating to North-East March

Summary of comments received	<ul style="list-style-type: none"> • Support for the reallocation to the South West March broad location for growth. • Support removal of NE March site as playing fields have been in place for last 70 years, and it is not logical to relocate elsewhere. • Changes will allow FDC to continue to meet its overarching housing target. • In general terms additional development towards the south of March is preferable on sustainability grounds.
-------------------------------------	---

Comments against the amendments to the Proposed Submission Version as set out in the addendum relating to North-East March

Summary of comments received	<ul style="list-style-type: none"> • Housing should be redistributed to a site at the North-West of March rather than to the south and windfall. • The preference for growth in the south does not justify the deletion of the NE March allocation. • The evidence does not suggest that NE March is the least sustainable site. • The deletion of NE March is a political decision rather than based on good planning reasons.
	<ul style="list-style-type: none"> • The development of NE March would provide needed executive homes.
	<ul style="list-style-type: none"> • The development of NE March would be a natural extension to March.
	<ul style="list-style-type: none"> • The boundary for March East should be amended to include some of the redistributed housing growth and improve access.
	<ul style="list-style-type: none"> • The redistribution towards the South of March increases the risk of impacting on the heritage assets, particularly St Wendreda's Church.
	<ul style="list-style-type: none"> • Housing growth should be redistributed amongst each of the market towns and 'other areas'.
	<ul style="list-style-type: none"> • A smaller development through the extension of the existing Berryfields housing estate would be more appropriate.
	<ul style="list-style-type: none"> • Growth should be redistributed towards Whittlesey.
	<ul style="list-style-type: none"> • Growth should be redistributed towards Wisbech.
	<ul style="list-style-type: none"> • The level of windfall allowance is unrealistic.

4c - Letters Consultees

Address

02 September 2013

Dear Consultee

**Fenland Local Plan
Addendum to Proposed Submission Version of Core Strategy DPD and Policies Map
- Removal of North-East March Allocation (Policy CS9 – March)**

We are writing to invite your views on an Addendum to the Core Strategy document and Policies Map that form part of the Fenland Local Plan. The Addendum sets out amendments to the document which, in short, involve the removal of the North-East March Allocation in Policy CS9 – March.

The Proposed Submission Version was originally consulted on between 28th February and 10th April 2013. Since then the Council has decided that it no longer wishes to retain the North-East March Allocation in Policy CS9 – March as part of the plan. The Council is therefore carrying out a further six week public consultation between 27th June and 7th August 2013 about this proposed change.

At this stage we are asking what you think of the revised final plan (to include the amendments in the Addendum), and whether it is ‘legally compliant’ and ‘sound’⁶.

Any representations should relate only to the Addendum. This is not an opportunity to submit representations on the remainder of the Proposed Submission Version of the Core Strategy. Previous representations made on the Proposed Submission Version (between February and April 2013) will be taken into account and forwarded to the Planning Inspectorate. It is therefore not necessary to repeat representations previously made.

Following this consultation the Council does not propose to make any further changes to the plan; instead, any further representations will be collated by the Council and forwarded to the Government in September. The Secretary of State will then appoint an independent Planning Inspector to examine the document and consider the merits of all remaining objections. We will prepare a summary report of all the main issues raised during the consultation period, and make that report available. Please look on our website for live updates on our progress.

You can view the Addendum, the Proposed Submission Version of the Core Strategy (Feb 2013), the Policies Map and the supporting documents online at www.fenland.gov.uk or in a number of locations across Fenland (full details are given below). You can download a Representation Form from the Council’s website or pick one up from any of our dedicated locations. A copy of the Representation Form with Guidance Notes on how to comment is attached.

We are unable to accept anonymous comments and representations will not be kept confidential. They will be made public (including online) so that others may see them.

⁶ Please see the attached Guidance Notes for further information.

Fenland Local Plan: Core Strategy – Statement of Consultation

Whilst writing, I would also like to draw your attention to a Strategic Housing Market Assessment (SHMA) and associated Memorandum of Cooperation which have recently been published as additional evidence documents to the Core Strategy following discussions with neighbouring authorities under the Duty to Cooperate. These can be viewed, along with all other evidence documents, on the Council's website. If you consider that any of these new evidence documents address a concern you may have raised in February – April then please let us know.

If you have any further queries, or wish to discuss further, please do not hesitate to contact us through our dedicated consultation hotline 01354 622448, or on the details below.

Yours faithfully

Richard Kay
Neighbourhood Strategy Manager
Fenland District Council

How to View the Documents

To access the Addendum, the Proposed Submission Version of the Core Strategy (Feb 2013), and the Policies Map go online to www.fenland.gov.uk.

Alternatively, printed versions of the documents can be found at the following locations:

- Fenland Hall Business Reception, County Road, March
- Libraries and Fenland @ your service shops for Chatteris, March, Whittlesey and Wisbech
- Mobile Library

You can submit comments in several ways:

A special Representation Form is attached and is also available to download from www.fenland.gov.uk. Hard copies are available at the locations above.


Email your completed Representation Form to us at: neighbourhoodstrategy@fenland.gov.uk

Post your completed Representation Form to Neighbourhood Strategy (Planning Policy) Team, Fenland Hall, County Road, March, PE15 8NQ

The start of the consultation is **9am on 27th June**; responses must be received **no later** than **5pm on Wednesday 7th August 2013**.

If you have any further queries, call our Hotline number on 01354 622448.

4d - Representation Form

 Fenland District Council	FENLAND CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (Proposed Submission Version)		
	Addendum relating to North-East March Allocation		
	Representation Form		
Please return your completed form by one of the following methods:			
By post to:	Neighbourhood Strategy (Planning Policy) Team, Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ		
By e-mail to:	neighbourhoodstrategy@fenland.gov.uk		
Representations must be received by 5pm on Wednesday 7th August 2013			
Representations should relate only to the Addendum. This is not an opportunity to submit representations on the remainder of the Proposed Submission Version of the Core Strategy. Previous representations made on the Proposed Submission Version will be taken into account and forwarded to the Planning Inspectorate. <u>It is therefore not necessary to repeat representations previously made.</u>			
PART A: PERSONAL DETAILS			
Signature:	Date:		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Personal Details* <i>*If an agent is appointed, please complete only the Title, Name and Organisation boxes in the first column below, but complete the full contact details of the agent in the second column.</i> </td> <td style="width: 50%; vertical-align: top;"> 2. Agent's Details (if applicable) </td> </tr> </table>		1. Personal Details* <i>*If an agent is appointed, please complete only the Title, Name and Organisation boxes in the first column below, but complete the full contact details of the agent in the second column.</i>	2. Agent's Details (if applicable)
1. Personal Details* <i>*If an agent is appointed, please complete only the Title, Name and Organisation boxes in the first column below, but complete the full contact details of the agent in the second column.</i>	2. Agent's Details (if applicable)		
Please note that as this is a public consultation your details and comments will be available for others to see.			
Title	<input style="width: 90%;" type="text"/>		
First Name	<input style="width: 90%;" type="text"/>		
Last Name	<input style="width: 90%;" type="text"/>		
Job Title (where relevant)	<input style="width: 90%;" type="text"/>		
Organisation (where relevant)	<input style="width: 90%;" type="text"/>		
Address Line 1	<input style="width: 90%;" type="text"/>		
Line 2	<input style="width: 90%;" type="text"/>		
Line 3	<input style="width: 90%;" type="text"/>		
Post Code	<input style="width: 90%;" type="text"/>		
Telephone Number	<input style="width: 90%;" type="text"/>		
E-mail Address	<input style="width: 90%;" type="text"/>		

PART B: REPRESENTATION

Please repeat your Name or Organisation:

--

3. Did you submit representations on the Proposed Submission Version of the Core Strategy during the public consultation (28 th February – 10 th April 2013)?	Yes:	
	No:	(please go to Q6)
	Don't know	(please go to Q6)

4. Did you submit a representation relating to the North-East March Allocation (in Policy CS9 – March)?	Yes:	
	No:	

5. If you submitted representations on the North-East March Allocation, do you want the comments you make below to replace those previously made (in so far as they relate to the North-East March amendments)?	Yes:	
	No:	

6. Do you support the amendments to the Proposed Submission Version as set out in the Addendum relating to North-East March?	Yes:	
	No:	

7. With the addition of the amendments in the Addendum do you consider that the Fenland Core Strategy is legally compliant?	Yes:	
	No:	

8. With the addition of the amendments in the Addendum do you consider that the Fenland Core Strategy is sound?	Yes:	
	No:	

9. If you consider the Fenland Core Strategy with the addition of the amendments in the Addendum is **not sound**, please identify your reason(s) for this by ticking the appropriate box(es). Please see the Guidance Notes to help you decide.

In my opinion, the Core Strategy is not:

Positively prepared: Justified: Effective: Consistent with national policy:

10. Please use the box below to set out your reasoning behind your response to Q7, Q8 and/or Q9.

--

Continue on extra sheets/expand box if necessary

11. If you think that the Fenland Core Strategy (with Addendum) needs further changes, please set out what you consider the change(s) should be to make it legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Continue on extra sheets/expand box if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

12. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the forthcoming public examination (or can it be considered by written representations)?

NO, I do not wish to participate at the oral examination:	YES, I wish to participate at the oral examination:
---	---

13. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Continue on extra sheets/expand box if necessary

Please note that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

**Please make sure you have signed and dated
the front page of the form**

4e – Guidance Note



Fenland District Council

**FENLAND CORE STRATEGY
DEVELOPMENT PLAN DOCUMENT
(Proposed Submission Version)**

Addendum relating to North-East March Allocation

**Guidance Notes on completing the
Representation Form**

Please return your completed form by one of the following methods:

By post to: Neighbourhood Strategy (Planning Policy) Team
Fenland District Council, Fenland Hall,
County Road, March, Cambridgeshire,
PE15 8NQ

By e-mail to: neighbourhoodstrategy@fenland.gov.uk

Please read these Guidance Notes before completing the form

Representations must be received no later than 5pm on Wednesday 7th August 2013

1. Introduction

- 1.1 Fenland District Council has published an Addendum to its Core Strategy – Proposed Submission Version. The Proposed Submission Version was originally consulted on between 28th February and 10th April 2013.
- 1.2 The amendments in the Addendum propose to remove the North East March Allocation (in Policy CS9 – March) from the plan and re-distribute housing numbers within the town.
- 1.3 At this stage, we are seeking views ('representations') as to whether you consider the Core Strategy document (incorporating the amendments in the Addendum) to be legally compliant and sound, before we submit the document to the Secretary of State for Communities and Local Government.
- 1.4 Please note that representations in this consultation should relate only to the Addendum. This is not an opportunity to submit representations on the remainder of the Proposed Submission Version document. Previous representations made on the remainder of the Proposed Submission Version are still valid and will be forwarded to the Secretary of State. It is therefore not necessary to repeat representations previously made.
- 1.5 It is not the task of the Council to consider the representations. The Secretary of State will arrange for an independent Planning Inspector to examine the Fenland Core Strategy document and the representations that are received (whether from the consultation earlier this year or this consultation). The Planning Inspector will determine whether or not the Fenland Core Strategy is legally compliant and sound.

2. Part A of the Representation Form

- 2.1 You should sign and date the front page of the form under the heading "PART A: PERSONAL DETAILS".

- 2.2 Enter your personal details in the first column of the front page. If you are using an agent (such as a planning or property consultant), or if you are an agent acting on behalf of a client, enter the agent details in the second column, and only complete the title, name and organisation of the person or body making the representation in the first column.
3. **Part B of the Representation Form**
- 3.1 Please repeat your name or organisation in the box at the top of the second page. (We ask this because if we need to put a copy of your form onto the Council's website, we can omit the first page, so that your full personal details are not displayed.)
- 3.2 In Questions 3 and 4 please advise whether you previously made comments on the Proposed Submission Version of the Core Strategy (between February 28th and April 10th 2013), and whether these related to the North East March Allocation under Policy CS9 – March of the document. This will allow us to identify your previous representation where relevant.
- 3.3 If you did make comments to us previously about the North East March Allocation please state in Question 5 whether you would like your new representation to supersede your previous one. If so, your previous representation relating to North East March will be set aside and will not be forwarded to the Secretary of State.
- 3.4 In Question 6 please state whether you support the amendments contained in the Addendum to the Core Strategy.
- 3.5 In Question 7 please say whether you consider the Core Strategy (with the addition of the amendments contained in the Addendum) to be **legally compliant** or not.

You should consider the following before making a representation on legal compliance:

- The proposal to prepare a Core Strategy should be within the current Fenland Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the planning documents it proposes to produce over a 3 year period.
 - The process of community involvement in preparing the Core Strategy should have been in general accordance with the Council's Statement of Community Involvement (SCI). The SCI is a document which sets out the Council's strategy for involving the community in the preparation and revision of Local Development Documents and the consideration of planning applications.
 - The Core Strategy should comply with the Town and County Planning (Local Planning) (England) Regulations 2012 (as amended).
 - The Core Strategy should be accompanied by a Sustainability Appraisal Report. This identifies the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
 - The Core Strategy must have regard to national policy.
 - The Core Strategy must have regard to the Fenland Sustainable Community Strategy.
- 3.6 In Question 8 please say whether you consider the Core Strategy (with the addition of the amendments contained in the Addendum) to be **sound** or not (see paragraph 3.7 below).
- 3.7 If you have answered 'Yes' to Question 8, please move to Question 10. If you have answered 'No', please identify in Question 9 why you consider the Core Strategy is not sound, by reference to one of the four national tests of soundness.

The tests of soundness are set out in the National Planning Policy Framework (NPPF)¹ (paragraph 182). This explains that "The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal

¹ View NPPF at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf

and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is 'sound', namely that it is:

- **Positively Prepared** - the plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.”

If you think the content of the Core Strategy (with the addition of the amendments contained in the Addendum) is not sound because it does not include a policy (or land allocation) where it should do, you should go through the following steps before making a representation:

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so it does not need to be included.
- If the policy is not covered elsewhere, in what way is the Fenland Core Strategy unsound without the policy (or land allocation)?
- If the Fenland Core Strategy is unsound without the policy (or land allocation), what should the policy say (or where should the land allocation be)?

- 3.8 At Question 10 there is space for you to explain the reasons why you consider the Core Strategy (with the addition of the amendments contained in the Addendum) is, or is not, legally compliant or sound.
- 3.9 At Question 11 there is space for you to explain what change to the document you consider is needed to make it legally compliant or sound.
- 3.10 You should make it clear in what way it is not sound having regard to the legal compliance check and the soundness tests set out above. You should try to support your representation by evidence. It will be helpful if you also say precisely how you think it should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.
- 3.11 Where there are groups who share a common view on how they wish to see the Core Strategy changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 3.12 In Question 12 please say whether you consider it necessary to take part in the oral part of the examination into the Core Strategy (i.e. the hearing sessions). You should answer 'No' if you are content for your written representation to be considered by the Inspector, without having to take part in the hearing sessions.
- 3.13 If you have answered 'Yes' to Question 13, please explain why you consider it necessary to take part in the hearing sessions.

4f - Statutory Notice

www.fenlandcouncil.gov.uk
Fenland Council, Monday 16th June 2014 17

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PUBLIC NOTICES

Fenland District Council

Planning and Compulsory Purchase Act 2004

Statement of the Representations Procedure and Arrangements for Inspection of the Fenland Core Strategy Development Plan Document Addendum relating to North-East March (Proposed Subdivision Variation)

Notice is hereby given, in accordance with regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012 that Fenland District Council has published an Addendum to the Fenland Core Strategy Development Plan Document relating to the North-East March strategic allocation, and it proposes to submit this to the Secretary of State along with the original Core Strategy (approved submission version).

Title of the document which the Council proposes to submit to the Secretary of State: Fenland Core Strategy Development Plan Document (DCS) Addendum relating to North-East March.

Subject matter and area covered: This document is an Addendum to the original proposed submission version of the Fenland Core Strategy which was published and made available for representations between 26 February and 10 April 2013. In the light of representations received, the Council has decided to delete the strategic allocation at North-East March from policy CS26, and make a number of consequential changes. The Addendum identifies the text that is deleted from policy CS26 and the consequential changes to other parts of the Core Strategy, including:

- An increase in the approximate number of dwellings to be delivered from the South-West March broad location for growth from 300 to 500;
- An increase in the approximate number of dwellings to be delivered from whittlethorpe in March from 300 to 600;
- The removal of the North-East March strategic allocation from the Key Diagram for March and from the submission Pre-Submission Map.

The Addendum should be read in conjunction with the original proposed submission version of the Core Strategy, and it is not necessary to repeat previously made representations. Representations on the document may be made between 27 June and 8 August 2013.

Period for representations: Representations may be made only to the Addendum. This is not an opportunity to submit representations on the original proposed submission version of the Core Strategy, and it is not necessary to repeat previously made representations. Representations may be submitted by email to neighbourhoodconsulting@fenland.gov.uk or by post to: Neighbourhood Strategy Planning Policy Team, Fenland District Council, Fenland Hall, County Road, March, PE15 5NG. Representations may be made in writing or by electronic communication. Representations may be accompanied by a request to be notified as a specified business that the Core Strategy DCS and Addendum have been submitted to the Secretary of State for independent examination under section 22, of the publication of the recommendations of any person appointed to carry out an independent examination of the DCS and of the addendum.

Copies of the Fenland Core Strategy DCS Addendum relating to North-East March (Proposed Subdivision Variation), together with a report of the Sustainability Appraisal of the document are available for inspection at www.fenland.gov.uk and at the following locations:

- Fenland Hall Business Reception, County Road, March (Monday to Thursday, 9am to 5pm and Fridays 9am to 4.45pm)
- Chatteris Fenland@Your Service shop, 20 High Street, Chatteris, (Tuesdays, Thursdays and Fridays 9am to 4pm and Saturdays 9am to noon)
- March Fenland@Your Service shop, 8 Broad Street, March (Mondays, Tuesdays, Wednesdays and Fridays 9am to 4pm and Saturdays 9am to noon)
- Whittlesey Fenland@Your Service shop, 2 Causeway Centre, Whittlesey, (Tuesdays, Thursdays and Fridays 9am to 4pm and Saturdays 9am to noon)
- Wisbech Fenland@Your Service shop, 2-3 Bridge Street, Wisbech, (Monday to Friday 9am to 4pm and Saturdays 9am to noon)
- Chatteris Library, 2 Farnwell Road, Chatteris (during normal opening hours)
- March Library, City Road, March (during normal opening hours)
- Whittlesey Library, 21-23 Market Street, Whittlesey (during normal opening hours)
- Wisbech Library, 21 Place, Wisbech (during normal opening hours)
- Cambridge Mobile Library serving Fenland (during normal opening hours)

Each of these places has a supply of forms (with guidance notes) for submitting representations.

Gary Stanford
Corporate Director, Fenland District Council
17 June 2013

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4g – Press Releases



Fenland District Council
Press release



Page 1 of 1

May 30, 2013

Extra consultation on Core Strategy's plans for March

An amended part of Fenland District Council's Core Strategy will go out to public consultation towards the end of June.

The changes involve the plans for development in March over the next 20 years. The strategy's proposals for the rest of the district remain unaltered.

Members agreed at today's full council meeting (May 30) to pass a motion proposed by council leader Alan Melton withdrawing the original proposal to allocate 80 acres of land in North East March for the development of 450 homes. The area includes the Estover playing fields.

Instead, the homes previously earmarked for that area will be allocated to other parts of the town.

The Core Strategy sets out a wide-ranging vision for the development of Fenland over the next 20 years. The overall target for new homes in March over that period remains unchanged at 4,200. The target for the district as a whole – 11,000 – also remains the same.

The consultation on the amended plan for March will run for six weeks from late June. Once that is completed, the full strategy will be submitted to the Government and examined by an independent inspector.

The changes mean that the projected date for adoption of the strategy will now be around April 2014.

— ENDS —

For more information please contact Fenland District Council press office on: 01354 622226

Page 1 of 1 Press Office: **01354 622226**

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Email: info@fenland.gov.uk • Website: www.fenland.gov.uk





Fenland District Council

Press release



Page 1 of 1

June 27, 2013

New consultation on Core Strategy's plans for March

An amended part of Fenland District Council's Core Strategy is now out for a six-week public consultation. The changes involve the plans for development in March over the next 20 years. The strategy's proposals for the rest of the district remain unaltered.

The strategy and associated documents can be viewed online at www.fenland.gov.uk/core-strategy. Printed versions will also be available for reference at Fenland Hall Business Reception, the four Fenland @ your service shops and libraries, including the mobile library.

A special comment form is available to download from www.fenland.gov.uk/core-strategy.

Responses must be received no later than 5pm on August 7. If you have any further queries, call FDC's Hotline number on 01354 622448.

Once this latest consultation is completed, the full strategy will be submitted to the Government and examined by an independent inspector. The projected date for adoption of the strategy will now be around April 2014.

— ENDS —

For more information please contact Fenland District Council press office on: 01354 622226

Page 1 of 1

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4i - Frequently Asked Questions

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[/Neighbourhood Strategy \(Planning Policy\)](#)
[/Fenland Local Plan - Core Strategy](#)
[/Frequently Asked Questions](#)

Frequently Asked Questions

(June 2013 version)



Q - What is the Fenland Local Plan - Core Strategy?

A - The Core Strategy is a legally based document that will be used to make planning decisions and will replace the 1993 Local Plan. It sets out our aspirations for the district and how we are going to meet them. It includes broad details of where new homes will be built and where additional jobs will be located. It also sets out the infrastructure and facilities that will be required to support these additional homes such as schools, roads and leisure amenities.

Q - How will the Plan affect me?

A - Not only does this document set out how your town or village will grow and develop, it also helps guide much smaller developments, such as a proposed house extension by you or your neighbours.

Q - Why do we need more homes and where will these people work?

A - We need to plan for the provision of sufficient homes in the district to ensure that there is a mix of housing, in the right locations, that meet local needs. The Plan also seeks to make land available in the right locations to enable businesses to grow and create additional jobs.

Q - What period does the Core Strategy cover?

A - It is an approximate 20 year plan up to 2031, but many of the policies are likely to influence Fenland well beyond this time.

Q - What is in the Addendum to the Core Strategy?

A - The Addendum removes one of the proposed housing development sites from the Plan - North East March (Estover Road) - that we consulted on earlier this year (Feb - April 2013). Instead, the proposed 450 dwellings will be redistributed to the south west part of the town and to smaller "windfall" sites within March as they become available for development in due course.

Q - Why has North East March been removed?

A - The Council reconsidered its inclusion in the Plan and decided that there were better options in the town where new housing developments should go.

Q - What will happen to the comments I made at the last consultation?

A - All comments made on the Plan between Feb - April this year will be sent to the Secretary of State in September who will appoint an independent Planning Inspector to consider them as part of a Public Examination of the Core Strategy to be held sometime towards the end of 2013 / start of 2014. However, if you made comments on North East March you now have an opportunity to submit a new one and substitute this for your original one if you choose to.

Q - Do I need to comment on the whole Plan again?

A - No, at this stage we are only seeking comments about the removal of North East March and you should not comment on the remainder of the Plan. All previous comments received will be sent to the Secretary of State in September.

Q - Can I only make comments about the removal of North East March from the Plan?

A - Yes, comments should only be about the removal of North East March and any implications arising from this. The remainder of the Plan remains unchanged from that consulted on earlier this year and we are not seeking any further views about it.

Q - Can anyone comment about the revised plan?

A - Yes anyone can comment even if you have not done so before, but comments should only be about the removal of North East March.

Q - Will the Council amend the Plan again?

A - No, the Council does not intend to make any further changes to the Plan. The plan as now being consulted on (and known formally as the Proposed Submission Version) will be sent to the Secretary of State in September.

Q - Will I be able to attend the Examination?

A - Yes, anybody can attend as an observer. If you wish to participate you will need to respond to this consultation in writing. The Inspector will then decide who to invite to the Examination which will take the form of round table discussions at a series of hearings.

Q - What sort of comments can people make?

A - Comments should be related to planning matters. However, at this stage of the process we are seeking whether you consider the Core Strategy (with the changes in the Addendum) is "legally compliant" and "sound", and if not, what changes you would like to see. Details of what "legally compliant" and "sound" mean in this case are set out in Guidance Notes which should be read before completing a special Representation Form.

Q - How can I comment on the plan?

A - Full details of where you can view the Core Strategy (and Addendum) and the Policies Map, as well as the Representation Form and Guidance Notes, are available on the Council website.

Should you have any further queries please contact our Hotline number on 01354 622448, or email us at neighbourhoodstrategy@fenland.gov.uk

You can get this document in another language, in large print, in Moon, in Braille, on audio cassette and in electronic format.
Please ask us if you would like this document in any of these formats.



Fenland District Council

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