

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM 3/01	15	Policy CS2 - Facilitating Health and Wellbeing of Fenland Residents	Amend two bullet points in the middle section of policy as follows: <ul style="list-style-type: none"> • creating an environment (<u>built and social</u>) in which communities can flourish (see all policies in this plan); • <u>planning housing that reflects the changes that occur over a lifetime so people are not excluded by design as they grow older and frailer or as their circumstances change assisting people to live in their homes for as long as possible</u> ('lifetime homes') (see CS5);
MM 3/02	15	Policy CS2 - Facilitating Health and Wellbeing of Fenland Residents	Replace final paragraph with: <u>"For major developments, the Council will require a Health Impact Assessment (HIA) to be submitted with a planning application. Such an HIA will enable the applicant to demonstrate how this policy has been met. The HIA should be commensurate with the size of the scheme"</u>
MM 3/03	16	CS3 – Spatial Strategy, the Settlement Hierarchy and the Countryside	Amend Policy CS3 to remove cross reference to Policy CS12 at the two following points in the text and to clarify wording: <p>"Growth Villages – to <u>For</u> these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.</p> <p>- Wimblington*; Doddington*; Manea; and Wisbech St Mary</p> <p>*Note: Development at Wimblington and Doddington will be appropriate provided that capacity at, or in the sewerage network leading to, the Waste Water Treatment Work in Doddington can be addressed. Developers are advised to contact Anglian Water at the earliest opportunity.</p> <p>"Limited Growth Villages - to <u>For</u> these settlements a small amount of development and new service provision will be encouraged and permitted in order</p>

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			<p>to support their continued sustainability, but less than would be appropriate in a Growth Village. and subject to policy CS12. Such development may be appropriate as a small village extension."</p> <p>"Elsewhere: Development elsewhere (i.e. in an area not falling into one of the above categories), will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services; and to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents (LDDs). Any such development will be subject to a restrictive occupancy condition. (see also policy CS12)."</p>
MM 3/04	16	CS3 – Spatial Strategy, the Settlement Hierarchy and the Countryside	<p>Amend the final sentence in the first paragraph as follows: "Development should provide the scale and mix of housing types that will meet the identified need for Fenland (as set out in <u>informed by</u> an up-to-date Cambridge Sub Region Housing Market Assessment (SHMA)) and a range of new job opportunities in order to secure balanced communities."</p>
MM 3/05	17	3.4.3	<p>Amend paragraph 3.4.3 to read: "<u>It is Government policy that development in the countryside should be recognised for its intrinsic character and beauty, whilst supporting thriving communities within it. Government policy also states that isolated homes in the countryside should be avoided unless there are special circumstances strictly controlled, in order to conserve its character and natural resources.</u> By identifying the settlement hierarchy and distinguishing between settlements and the countryside, the policy restricts development in the countryside other than that where a rural location is fully justified by special circumstances."</p>
MM 3/06	17	3.5.2	No modification necessary to make the CSLP sound.
MM 3/07	18-19	Policy CS4 - Housing	No modification necessary to make the CSLP sound.
MM 3/08	19	Policy CS4 - Housing	<p>Remove the following paragraph in its entirety: "The Wisbech allocation of 3,000 will be closely monitored and is subject to detailed masterplanning of strategic sites, to address highways and flood issues in particular. Whilst the Council has evidence to indicate that around 3,000 new homes are possible in Wisbech, masterplanning will determine more precisely the growth potential of Wisbech. If such masterplanning identifies that the 3,000 target</p>

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			is unlikely to be achievable by a significant degree then the Council will undertake a review, in part or whole, of the Core Strategy. See policy CS8 (Wisbech) and Section 7 (Implementation and Monitoring) for further details."
MM 3/09	19	3.5.8	Update Paragraph 3.5.8 to align with latest SHMA as follows: "3.5.8 Types of housing: The provision of additional affordable housing in the district is one of the key aims of this Core Strategy. The Strategic Housing Market Assessment for the Cambridge Housing Sub-Region (SHMA: 2009 2012) identifies a need for 693 <u>3,527</u> dwellings to be affordable per year in the district <u>in the plan period</u> , if the backlog and newly arising need is to be met. This figure far exceeds the average annual completion rate for all dwellings in the district in recent years. If this need is to be helped to be addressed, it is therefore essential that a high proportion of all new developments are affordable. Policy CS5 sets out requirements for affordable housing, informed by local market conditions, levels of need, and viability/feasibility testing (information on viability testing is set out in the Council's 'Affordable Housing Viability Document' on the Council's website www.fenland.gov.uk ."
MM 3/10	20	Policy CS5 – Meeting Housing Need	Amend 3rd paragraph of policy CS5 to read as follows: "The Council will expect to secure affordable housing on the basis of the above targets, but will negotiate with developers if a <u>an accurate</u> viability assessment indicates these cannot be met in full. The viability assessment will be undertaken by the developer <u>using a recognised assessment model</u> , and the Council expects the developer to also pay for any reasonable expert advice the Council has to appoint to assess such assessments.
MM 3/11	20	Policy CS5 – Meeting Housing Need	Amend the second line of CS5 Part A as follows: "On all housing development sites (whether as new-build or conversion) of 5 dwellings or more, the Council will require <u>seek</u> provision, through negotiation , of the following:"
MM 3/12	20	Policy CS5 – Meeting Housing Need	Part B - Affordable housing provision on sites which in combination provide 5 or more dwellings If a development scheme comes forward which in accordance with Part A of this policy does not require the provision of affordable housing, but the scheme is followed by an obviously linked subsequent second development scheme at any point <u>where the original</u>

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			<p>permission remains extant, or up to 5 years following completion of the first scheme, then if the combined total of dwellings provided by the first scheme and the second or subsequent scheme provides 5 or more dwellings, the above thresholds will apply cumulatively. The precise level of affordable housing to be provided will be 'back-dated' to include the first scheme. See worked example box for details.</p>
MM 3/13		Policy CS5 – Meeting Housing Need	<p>Amend Part D to read: "The Council, working with the County Council, will maintain a local assessment of need for Gypsy and Traveller pitches (permanent and transit) and Travelling Showpeople plots. The outcome of these assessments will assist the Council in the determination of planning applications. The latest published evidence (December 2011 <u>November 2013</u>), prepared by <u>jointly with</u> the County Council, indicates there is no need for Fenland District Council to identify any new pitches. <u>Irrespective of whether an up-to-date need is identified or not, the Council will still determine applications on a case by case basis.</u> The criteria which will be used to assess suitable new Gypsy and Traveller and Travelling Showpeople caravan sites and associated facilities are: (a) the site and its proposed use should not conflict with other development plan policies or national planning policy relating to issues such as flood risk, contamination, landscape character, protection of the natural and built environment, heritage assets or agricultural land quality; and (b) the site should <u>provide a settled base and</u> be located within reasonable travelling distance of a settlement which offers local services and community facilities, including a primary school; and (c) <u>the location, size, extent, access and boundary treatment of the site should allow for peaceful and integrated coexistence with the occupiers of the site and the local settled community;</u> and (d) the site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing; and (e) the site should enable development which would not have any unacceptable adverse impact on the amenities of occupiers of nearby properties, <u>the health and well being of any occupiers of the site, or</u></p>

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			<p>the appearance or character of the area in which it would be situated; and</p> <p>(f) the site should be served by, or be capable of being served by, appropriate water, and waste water <u>and refuse facilities whilst not resulting in undue pressure on local infrastructure and services.</u></p> <p>The Council will be prepared to grant permission for sites in the countryside provided that there is evidence of a need (as identified in the local assessment), that the intended occupants meet the definition of Gypsy and Travellers or Travelling Showpeople as set out in Government guidance, and provided that the above criteria (a) to (e) (f) are met. In the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity blocks associated with each pitch, and the Council will ensure, by means of a condition or planning obligation, that the site shall be retained for use as a Traveller site in perpetuity."</p>
MM 3/14	26	3.6.25	Amend a sentence in paragraph 3.6.25 to read: "The marketing exercise should include advertisements in appropriate trade publications or websites relating to the particular circumstances of the proposal."
MM 3/15	27	Policy CS6- Employment , Tourism, Community Facilities and Retail	Amend the third paragraph of Policy CS6 to read: "The Council will seek to retain for continued use high quality land and premises currently or last in use for B1/B2/B8 employment purposes, unless it can be demonstrated through a marketing exercise that there is no longer a need to retain sites in these uses <u>no reasonable prospect</u> for the site being used for these purposes."
MM 3/16	28	Policy CS6- Employment , Tourism, Community Facilities and Retail	<p>In the 'Retaining community facilities' section of CS6 amend to read:</p> <p>"Proposals that would lead to the loss of community facilities (e.g. public houses, village shops, community halls, post offices) will only be permitted if:</p> <p>1) it can be demonstrated that the retention of the facility is no longer financially viable and an appropriate marketing exercise has been carried out, or <u>and</u> 2) it can be demonstrated that there is a lack of community need for the facility, or</p> <p>3) an alternative facility is provided"</p>
MM 4/01	32 & throu ghout the	CS7 – Urban Extensions and	Amend in this Policy, and consequentially elsewhere in the plan, the phrase 'comprehensive delivery scheme' and 'comprehensive scheme' with 'broad concept plan'.

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	plan	elsewhere	<p>By way of example, the opening paragraph of CS7 will therefore now read:</p> <p>"Development of an urban extension (i.e. the broad or specific locations for growth identified in policies CS8-11) must be planned and implemented in a coordinated way, through an agreed overarching comprehensive delivery scheme (a 'comprehensive scheme') <u>approach broad concept plan</u>, that is linked to the timely delivery of key infrastructure. With the exception of inconsequential very minor development, proposals for development within the identified growth locations which come forward prior to an agreed comprehensive scheme <u>broad concept plan</u> being produced will be refused."</p>
MM 4/02	32	CS7 – Urban Extensions	<p>Amend the fourth paragraph as follows:</p> <p>"If requested by the proponents, <u>and for an allocated site only</u>, the approval process for the comprehensive scheme <u>broad concept plan</u> will be via Supplementary Planning Document (SPD) legislation. If an SPD is not requested, then proponents will be asked whether they would welcome the comprehensive scheme <u>broad concept plan</u> will <u>to</u> be approved by Planning Committee as an informal 'in principle' approval to which <u>both parties would expect</u> subsequent planning applications would be expected to adhere to. <u>If neither of the above options are taken by the proponents, then the broad concept plan will be approved alongside consideration of the first planning application for the strategic allocation or broad location for growth.</u>"</p> <p>(though its status would be lower than if the SPD route was taken)."</p>
MM 4/03	32	Policy CS7 – Urban Extensions	<p>Amend 5th paragraph to read:</p> <p>"Prior to any planning permission, legal agreement(s) will need to be signed by all relevant parties to ensure delivery of the Whilst phasing may be agreed, the Council will need <u>to be satisfied that the key aspects of the comprehensive scheme broad concept plan will be delivered.</u> Such delivery may be agreed to be phased, provided <u>Therefore, prior to any planning permission being granted, appropriate safeguards must be demonstrably</u> are in place to prevent cherry-picking of profitable elements of the urban extension being built first and the provision of appropriate infrastructure either delayed or never materialising."</p>
MM 4/04	33	Policy CS7 – Urban	Amend 6th paragraph (i.e. above the criteria) to read:

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		Extensions	"In addition to the other policies of this Core Strategy (such as, in particular, Policies CS16-18 on Environment Quality) and unless something in policies CS8-11 indicates otherwise for a particular area, the comprehensive scheme and subsequent planning applications for each of the urban extensions should: <u>the Council will seek the following, unless demonstrably inappropriate or unviable to do so:"</u>
MM 4/05	33	Policy CS7 – Urban Extensions	Amend criteria (f) to read: "(f) Incorporate pre-school(s), and primary schools(s) and either a secondary school, if the scale of the urban extension justifies it <u>any of these</u> on-site, or, if not, a contribution to secondary school provision off-site (where required and subject to national regulations governing such contributions), in order to meet the needs generated by the urban extension. <u>If provision is justified on-site,</u> To meet the requirement of this criteria, as a minimum sufficient and appropriate land should be set aside to accommodate the school provision (including playing fields) and such land provided to the Council at nil cost.
MM 4/06	33	Policy CS7 – Urban Extensions	Amend criteria (k) to read: " (k) Provide details of a viable community transport strategy and measures for its implementation scheme, linking the new community with job opportunities and services;"
MM 4/07	33	Policy CS7 – Urban Extensions	Amend criteria (m) to read: "Incorporate <u>an</u> appropriate flood alleviation schemes <u>risk management</u> strategy and measures for its <u>implementation</u> , including well designed, multi-functionality Sustainable Drainage Systems (SuDS); "
MM 4/08	34	Policy CS7 – Urban Extensions	Amend criteria (q) to read: (q) <u>The Council will determine whether or not there is a need for Gypsy and Traveller pitches and Travelling Showpeople plots via a an up-to-date local assessment of need.</u> for Gypsy and Traveller pitches and Travelling Showpeople plots. If a need is established, set aside a small area of land which is suitable for the provision of up to five Gypsy and Traveller pitches or Travelling Showpeople plots unless it would be demonstrably inappropriate to do so (e.g. in a wholly employment related urban extension). Such set aside land should be provided to the District Council at nil cost. Pitches and/or plots should be provided on-site unless the developer can demonstrate exceptional circumstances which

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			necessitate provision on another site or the payment of a financial contribution (of broadly equivalent value) to the Council to enable the need for pitches and/or plots to be met elsewhere. The Council will determine whether or not there is a need via an up-to-date local assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots. Should the Council subsequently sell any land provided to it at nil cost, or sell any land it acquired through the payment of a financial contribution in accordance with this policy, then the payments received by the Council will be ring-fenced for the future needs of Gypsy and Travellers or Travelling Showpeople only.
MM 4/09	37	Policy CS8 - Wisbech	In the West Wisbech section and the <i>Flood Risk</i> paragraph add to the sentence: "This may require strategic alteration of ground levels within the site, <u>including flood plain compensation.</u> "
MM 4/10	38	Policy CS8 - Wisbech	Amend last paragraph of the West Wisbech broad location of growth to read: "Indicatively, the area should be able to support, <u>within the plan period,</u> around 750 new dwellings and a small area of employment. <u>In the longer term,</u> <u>and</u> subject to detailed investigation and agreement through a <u>broad concept plan</u> comprehensive delivery scheme, <u>significantly more dwellings</u> and employment provision may be appropriate in this broad locality.
MM 4/11	42	Policy CS9 - March	Amend policy wording relating to South East March (Strategic Allocation) to read: South-east March (strategic allocation): "this area is identified on the Policies Map and is expected to be predominantly residential (around 600 dwellings). <u>It will and</u> include provision for new sports pitches for Neale Wade Community College, <u>if required.</u> Direct cycle and pedestrian routes should be provided to the Community College....."
MM 4/12	42	Policy CS9 - March	South-West March - after "The setting and character of Barn Owl Lodge should be retained." Insert " <u>Views of St Wendreda's Church should be preserved</u> ".
MM 4/13	43	Policy CS9 - March	West March at end of paragraph delete: "at intervals from the south and west."
MM 4/14	43	Policy CS9 - March	Amend the phrase in the West March part of the policy from: "The most important and best examples of archaeological features will be retained and used either for informal open space or other uses which preserve their integrity." to:

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			<u>"The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term."</u>
MM 4/15	46	Policy CS10 - Chatteris	Amend the phrase in the East Chatteris part of the policy from: "The most important and best examples of archaeological features will be retained and used either for informal open space or other uses which preserve their integrity." To <u>"The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term."</u>
MM 4/16	46	Policy CS10 - Chatteris	South Chatteris: Amend second last sentence to: <u>"The setting and character and archaeology of Tithe Farm Barn should be safeguarded and interpreted for public benefit as part of any redevelopment scheme."</u>
MM 4/17	46	Policy CS10 - Chatteris	North Chatteris: Amend third last sentence to: <u>"Opportunities should be taken to add to the Furrowfields Road Open Space area while seeking to continue the longterm preservation of medieval cultivation earthworks in this location."</u>
MM 4/18	51	Policy CS11 - Whittlesey	Policy CS11. Add to the first paragraph the wording: <u>"Development proposals, especially to the north of the town, should have particular regard to all forms of flood risk which exist at Whittlesey."</u>
MM 4/19	52	Policy CS11 - Whittlesey	Amend bullet point 5 to: <u>"how flood risk issues, including flood safety flood warning and emergency planning are to be addressed, including implications on and off site;"</u>
MM 4/20	55	Policy CS12 – Rural Areas Development Policy	Amend first sentence in Part A to read: <u>"Part A: For villages, new development in villages will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside."</u>
MM 4/21	55	Policy CS12 – Rural Areas Development Policy	In first paragraph of Part A amend to read: <u>"Any proposal will need to satisfy the applicable policies of this document (including the thresholds settlement hierarchy set out in Policy CS3), as well as all the following criteria:"</u>
MM 4/22	55	Policy CS12 – Rural Areas Development Policy	For criteria (a) in Part A amend to read: <u>"(a)The site is in or adjacent to the existing developed footprint* of the village (except for those villages listed in the settlement hierarchy in Policy CS3 as being 'Small' or 'Other' villages, where only infill sites will normally be considered favourably);</u>

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			and"
MM 4/23	55	Policy CS12 – Rural Areas Develop- ment Policy	For criteria (g) in Part A amend to read: “(g) The site retains and respects ecological, archaeological <u>heritage</u> and biodiversity features; and”
MM 4/24	55	Policy CS12 – Rural Areas Develop- ment Policy	After the criteria in Part A amend the paragraph as follows: “If a proposal within or on the edge of a village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission), (a) increase the number of dwellings in the village by 10% or more (<u>or 15% for Growth Villages</u>); or (b) for non-dwellings, have a floorspace of 1,000sq m or more or have an operational area (including, for example, parking and storage spaces) of 0.5ha or more, then the proposal should have demonstrable evidence of <u>clear strong</u> local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise). <u>If, despite a thorough and proportionate pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.</u> ”
MM 4/25	56	Policy CS12 – Rural Areas Develop- ment Policy	In Part B, amend criteria (b) to read: “(b) Comprehensive evidence is provided to justify why the building can no longer be used for the purpose that it was originally built or last used, and that there is no demand, demonstrated through a marketing exercise, for use of the building for <u>employment business</u> purposes; and”
MM 4/26	56	Policy CS12 – Rural Areas Develop- ment Policy	Part E, amend to: “Applications for mobile homes will be considered in the same way as permanent homes, <u>including subject to flood risk considerations</u> , except in time restricted cases when a mobile home is needed during the construction of a dwelling on the same or adjacent site. In such cases, more flexibility will be applied.”
MM 5/01	58	Infrastructu re Delivery Plan	Infrastructure Delivery Plan (IDP) for Fenland. Replace full list of first set of bullet points with bullets listed in IDP at paragraph 1.2 (see CD030 for the IDP). The bullet points will therefore now read as follows:

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			<ul style="list-style-type: none"> • <u>Transport - Road, cycle / pedestrian facilities, rail, bus, travel management, waterways, port, car parking;</u> • <u>Energy - Electricity and gas generation and provision;</u> • <u>Water and Drainage - Water supply, waste water, drainage, flood defences;</u> • <u>Waste Collection & Disposal;</u> • <u>ITC Broadband and Wireless;</u> • <u>Open Space – Including, for example parks, children’s play areas, sports pitches and courts, country parks & accessible natural green space;</u> • <u>Education - Nursery and pre-school; primary, secondary; further education, higher education;</u> • <u>Health - Hospitals; health centres/GP surgeries; public health and prevention;</u> • <u>Community Services - Libraries, community centres, youth, social services/over-50s/support, police, fire & rescue, ambulance, cemeteries and crematoria, courts, prisons, hostels, places of worship, post offices, children’s centres; special needs and disability;</u> • <u>Culture & Leisure - Museum/galleries, theatres / venues, cinemas, sports centres, swimming pools, events, festivals and town centre programmes, markets.</u>
MM 5/02	59	Policy CS13 - Supporting and Managing the Impact of a Growing District	Further guidance on how the Council will implement this policy will be set out in a separate document(s), the content of which will depend on whether the Council prepares and adopts a Community Infrastructure Levy (CIL). Such a document(s), <u>including a Planning Obligations SPD and an IDP</u> , will cover items such as (but not exclusively):
MM 5/03	62	Policy CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland	No modification necessary to make the CSLP sound.
MM 5/04	62	Policy CS14 - Responding to Climate Change and Managing the Risk of Flooding in	Remove the list of suggested actions in the middle of Part (A) of the policy, and replace it with the paragraph as follows: <u>“To meet this policy requirement will be a matter for negotiation. However, in order to assist developers in meeting the ‘reasonable contribution’ test, the</u>

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		Fenland	<u>Council will prepare and maintain a Resource Use based SPD which will set out a cost-effective and viable set of options for the developer."</u>
MM 5/05	63	Policy CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland	Policy CS14 – Allowable Solutions ...To implement this policy the Council intends to participate in a local offset fund, such as a Community Energy Fund, into which the developer contribution could either be required or encouraged to pay into.
MM 5/06	63	Policy CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland	Amend second paragraph of Part B of Policy CS14 to: <u>"All development proposals should adopt a sequential approach to flood risk from all forms of flooding. Development in Flood Zones 2 and 3 in</u> areas known to be at risk from any form of flooding will only be permitted following: (a) the successful completion of a sequential test (if necessary), having regard to actual and residual flood risks (b) [no change] (c) [no change] (d) through the submission of a site specific flood risk assessment, demonstrating appropriate flood risk management <u>and safety</u> measures and a positive approach to reducing flood risks overall, <u>and without reliance on emergency services."</u>
MM 5/07	64	Policy CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland	Amend the third and fourth paragraphs of Part B to read: "In addition to the requirements of the NPPF and associated technical guide, all applications for relevant developments must include a drainage strategy to demonstrate that: (a) suitable consideration has been given to surface water drainage; (b) appropriate arrangements for dealing with <u>attenuating</u> surface water run-off can be accommodated within the site; and (c) issues of ownership and maintenance are addressed. <u>For foul drainage private infrastructure managed by residents groups or management companies should be avoided."</u> The use of Sustainable Drainage Systems (SuDS) will be required to ensure that runoff from the site (post development) is to Greenfield runoff rates for all previously undeveloped sites and for developed sites (where feasible).

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			This should include sufficient area within the site to accommodate SuDS for the short term management of <u>surface water drainage</u> and where appropriate link to green / blue infrastructure to exploit opportunities for..."
MM 5/08	64	Policy CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland	Add at the end of Policy CS14, as a new paragraph,: " <u>A Supplementary Planning Document informed by up-to-date national and local evidence and to be adopted in 2014 will be used to further assess planning applications on flood risk and drainage matters.</u> "
MM 6/01	69	6.2.4	Insert new paragraph 6.2.5: <u>Where risks from landfill gas are likely to arise or where land contamination may be reasonably suspected, intending developers should hold pre-application discussions with the Council, the relevant pollution control authority and stakeholders with a legitimate interest, for example drainage and SuDs Approving Bodies. A preliminary risk assessment should be undertaken as the first stage in assessing these risks and is a requirement for validating relevant planning applications. All investigations should be carried out in accordance with CLR11 'Model Procedures for the Management of Land Contamination'1 and the Council's SPD, or as may be updated.</u> <u>1 http://www.environmentagency.gov.uk/research/planning/337040.aspx</u>
MM 6/02	69	Policy CS16 - Delivering and Protecting High Quality Environments	Amend criteria (c) to read: "retains and incorporates natural and historic features of the site such as trees, hedgerows, field patterns, and <u>drains and water bodies.</u> "
MM 6/03	70	Policy CS16 - Delivering and Protecting High Quality Environments	Amend criteria (l) to read: " <u>Identifies, manages and</u> mitigates against any existing or proposed <u>risks from</u> sources of noise, emissions, pollution, and contamination, odour and dust, vibration, landfill gas and protects from water body deterioration."
MM 6/04	70	Policy CS16 - Delivering and Protecting High Quality	Insert new criteria (m) to read: " <u>the site is suitable for its proposed use with layout and drainage taking account of ground conditions, contamination and gas risks arising from previous uses and any proposals for land remediation, with no</u>

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		Environmen ts	<u>significant impacts on future users, groundwater or surface waters."</u>
MM 6/05	70	Policy CS16 - Delivering and Protecting High Quality Environmen ts	Move current criteria (m) to be criteria (n) and read: "complements and enhances the quality of riverside settings, <u>including ecological value, renaturalisation where possible, and navigation."</u>
MM 6/06	70	Policy CS16 - Delivering and Protecting High Quality Environmen ts	Insert new criteria (o) to read: <u>"does not result in any unreasonable constraint(s) or threaten the operation and viability of existing nearby or adjoining businesses or employment sites by introducing "sensitive" developments."</u>
MM 6/07	70	Policy CS16 - Delivering and Protecting High Quality Environmen ts	Insert wording at the end of the policy box to read: <u>A Supplementary Planning Document to be adopted in 2014 will be used to further assess planning applications in relation to the criteria in this policy.</u>
MM 6/08	72	Policy CS18 – The Historic Environmen t	Amend 2 nd bullet point to read: "the use of planning obligations to secure the enhancement of the <u>significance setting</u> of any heritage asset, where development might impact on that <u>significance setting</u> —(including impact on setting);
MM 6/09	72	Policy CS18 – The Historic Environmen t	Amend 6th bullet point to read: "steps to reduce the number of <u>buildings heritage assets</u> in Fenland on English Heritage's Heritage at Risk Register."
MM 6/10	72	Policy CS18 – The Historic Environmen t	Amend 7th bullet point to read: "the use of grant schemes, as resource permit, to safeguard <u>buildings—heritage assets</u> at risk and encourage sympathetic maintenance and restoration of listed buildings and historic shopfronts."
MM 6/11	72	6.4.1	Replace entire first paragraph with: "The NPPF defines a 'heritage asset' as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). Advice on designated assets and undesignated historic environment evidence

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			should be sought from the Cambridgeshire Historic Environment Record based in Cambridgeshire County Council. Alongside national heritage policies, the following local heritage assets policy applies:"
MM 7/01	74	Saved Policies, Implementation and Monitoring 7.1	Make a number of amendments to part 7.1, as set out in Schedule 1.
MM 7/02	77	Monitoring of Policy CS3	In the box "How will the effectiveness of the policy and implementation processes be measured?" amend the second bullet point to read: "Number of net additional dwellings in the open countryside which are removed from and are not adjoining an existing settlement <u>in the settlement hierarchy</u> . [as defined by Policy CS12]. Target to minimise."
MM 7/03	78	Monitoring of Policy CS4	Under the heading 'What are the trigger points?' add new bullet point: • <u>Sustained delivery of 820 or more dwellings pa</u>
MM 7/04	84	Monitoring of Policy CS12	In the box "How will the effectiveness of the policy and implementation processes be measured?" add a second bullet point to read: " <u>Number of net additional dwellings in the open countryside which are removed from and are not adjoining an existing settlement in the settlement hierarchy</u> . <u>Target to minimise.</u> "
MM 7/05	89	Monitoring of Policy CS18	Second sentence in left hand box: insert "of" in phrase "Application <u>of</u> national guidance and the use of up-to-date..." The "Trigger points" section include: "Reported loss of unrecorded archaeological assets; increased enforcement requests". And in the section "What action will be taken?", include: " <u>The increased use of enforcement action leading to successful completion of required schemes of work</u> ".
MM 7/06	90-92	7.3.6 – 7.2.14	Make a number of amendments to 7.3.6 - 7.3.14, as set out in Schedule 2.

Ref	Page	Policy/ Paragraph	Main Modification
Main/A PXB/01	96- 100	Appendix B – Open Space Standards	Make a number of amendments to Appendix B of the Core Strategy, as set out in Schedule 3.

Schedule 1 – Proposed Modifications to Section 7.1 of the Submitted Core Strategy (MM07/01)

7.1 Saved Policies and other planning policy documents

7.1.1 The Core Strategy will replace all of the existing or 'saved' policies in the Fenland District Wide Local Plan 1993.

7.1.2 In addition, the following documents which were adopted as 'Supplementary Planning Guidance' (SPG) are also deleted by this Core Strategy:

Interim Statement of Proposed Changes to Fenland District-Wide Local Plan (January 2001)

Guidance on Development Plan Policies for Housing and Employment (October 2004)

Play Space Provision (2003)

7.1.3 In addition, any other 'planning policy' notes or clarification statements issued by the Council are cancelled on adoption of the Core Strategy.

7.1.4 This means only the following SPGs remain as material considerations alongside this Core

Strategy (all of which the Council intends to ~~update~~ replace in due course):

Play Space Provision (2003)

Shopfronts, Signs and Advertisements (c2000)

Nene Waterfront (2004)

Planning Agreements - Education Provision (2000)

7.1.5 The Council also intends to prepare the following new Supplementary Planning Documents, to be adopted alongside this Core Strategy or shortly thereafter:

Design Quality (as a supplement to Policy CS16 in this Core Strategy)

Open Space (maintenance, payments in lieu, adoption etc, as a supplement to the Standards set out in this Core Strategy)

Residential Design Guide (for house extensions etc)

Developer Contributions (which will supersede the aforementioned Planning Agreements - Education Provision SPG and Play Space Provision SPG, plus incorporate wider developer contribution issues, the full content of which will be dependent on whether Fenland District Council proceeds with a CIL)

~~Wind Turbines~~ Resource Use (as a supplement to Policy CS14 of this Core Strategy)

Flood and Water SPD (as a supplement to Policy CS14 of this Core Strategy)

7.1.6 Further Supplementary Planning Documents may also come forward to cover:

Site specific proposals, such as for the urban extensions proposed in this Core Strategy.

Other policy area, where it is considered additional guidance to support either this Core Strategy or national policy is deemed necessary.

Schedule 2 – Proposed Modifications to Section 7.3.6 – 7.3.14 (plus page 92) of the Submitted Core Strategy (MM7/06)

7.3.6 [no change]

7.3.7 The bars in the trajectory are split into four sections which represent the status of different housing sources. The grey hatched bars represent the net completions actually achieved between 1 April 2001 – 31 March ~~2012~~ 2013. The total number of dwellings gained over this period was ~~6,084~~ 6,398. For the first two years of the plan period, 2011/12 and 2012/13, there was a total of ~~209~~ 528 completed dwellings.

7.3.8 [no change]

7.3.9 The projected net additional dwellings which are expected to be delivered on these currently known sites is ~~1,630~~ 2,035.

7.3.10 ...These sites are expected to deliver a minimum of ~~7,000~~ 6,440 dwellings across the 20 year plan period.

7.3.11 ...It is expected that a least ~~2,265~~ 2,005 dwellings will come forward through this approach.

7.3.12 The housing target is therefore expected to be achieved through the following:

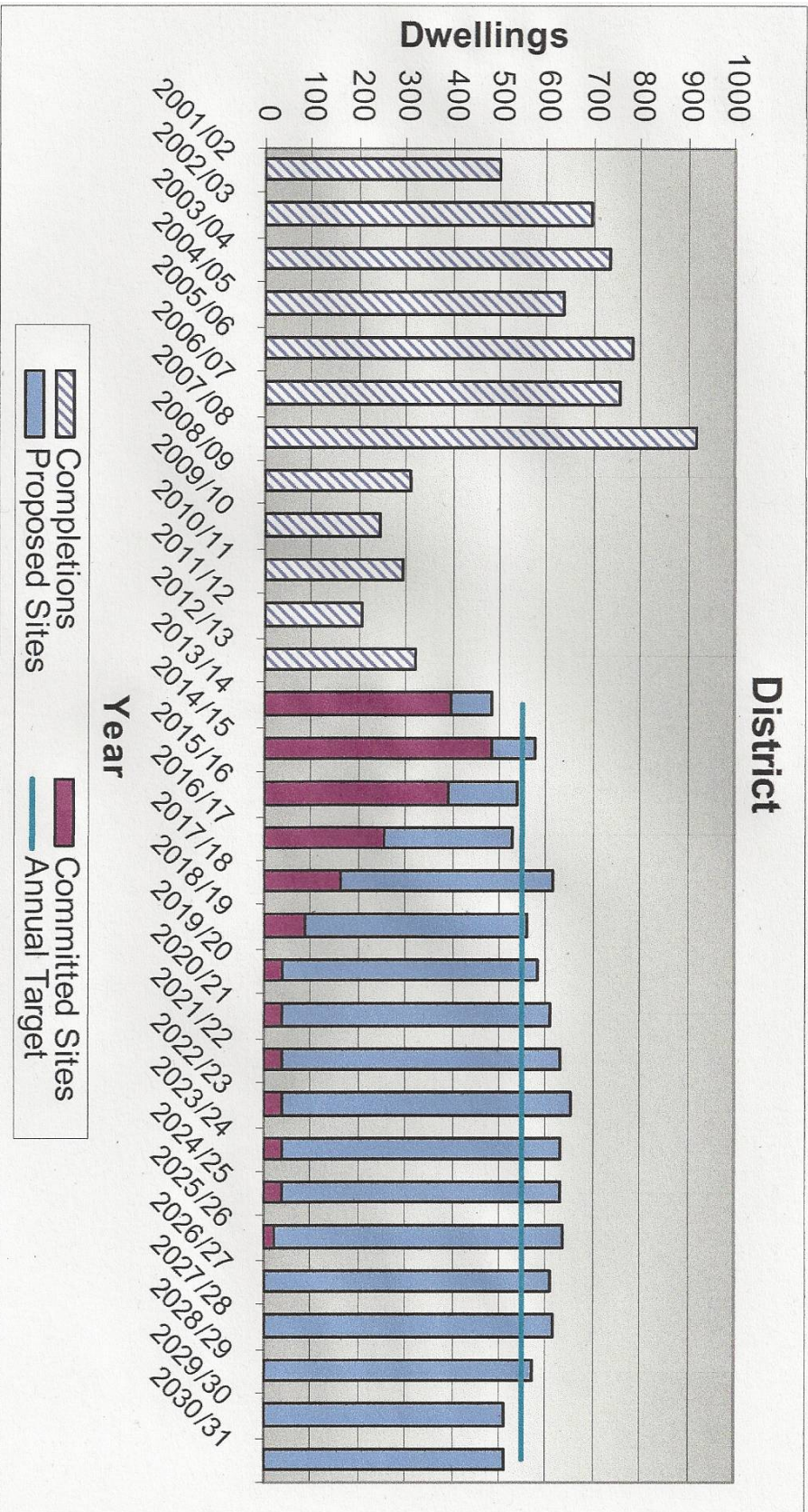
[delete current table; insert the following new table]

	Wisbech	March	Chatteris	Whittlesey	Other Areas	Total
Strategic Allocations	900	2600	1150	40	0	4680
Broad Locations	1150	500	100	0	0	1750
Extant Planning Permissions	443	463	159	566	404	2035
CS4 Part B Sites	390	600	140	350	525	2005
Net Completions	120	43	49	46	270	528
Total	3003	4206	1598	1002	1199	11008

7.3.13 – 7.3.14 [no change]

Delete trajectory on page 92; replace with the new trajectory as follows:

delete trajectory on page 92; replace with new trajectory as follows]



Schedule 3 – Proposed Modifications to Appendix B – Open Space Standards of the Submitted Core Strategy (MM/APXB/001)

OPEN SPACE STANDARDS:

Natural green spaces are very important to our quality of life. They provide a wide range of benefits for people and the environment.

All residential development within Use Classes C3 and C4 will be required to provide or contribute towards open space provision. The starting point for calculating the requirement is the standards set out in the table on the following pages.

The precise type of on-site provision that is required will depend on the nature and location of the proposal and the quantity/type of open space needed in the area. This should be the subject of discussion/negotiation at the pre-application stage. If there are deficiencies in certain types of open space provision in the surrounding area, the Council will seek variations in the component elements to be provided by the developer in order to overcome them.

If either:

(a) the proposed residential development site would be of insufficient size in itself to make the appropriate provision in accordance with the standards below; or

(b) taking into account the accessibility/capacity of existing open space facilities and the circumstances of the surrounding area, the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site,

then proposals will be acceptable if the developer has first entered into a planning obligation to make a financial or in-kind contribution towards meeting the identified open space needs of the proposed residential development off-site.

Where appropriate, the Council will seek to enter into a Section 106 agreement with the developer for the future management and maintenance of the open space provision, before granting planning permission.

Note, as a guide, 10ha residential development site is likely to accommodate around 500 people, based on approximately 70% of a site being net developable, of which 30 dwellings are provided per hectare, and the Fenland average of 2.3 people live in a dwelling. However, it is the size of the development area, rather than the likely population it will accommodate, which is the primary factor as the starting point for negotiations (though as part of negotiations, if a development scheme is significantly away from these assumptions, then a variant may be negotiated).

In respect of the Amenity Greenspace standard, the expectation is for such land to fall within the curtilage of the development scheme. Amenity greenspace to be adopted and maintained by the Council is unlikely to be approved.

For the avoidance of doubt, the Local Quantity Standard (column 3 of the tables) will be applied on a pro rata basis, except for proposals where no requirement is required (by virtue of commentary in column 4 or 5).

Open Space Type and Quality Standard	National Standard	Local Quality Standard	Likely on-site Or off-site	If off-site, funding arrangement
<p>Country parks: A large landscaped setting which may include a variety of natural features, or formal planted areas, typically over ten hectares in size. Country parks should provide for a wide range of recreational activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreational pursuits including sitting out and walking. Nature trails, cycle routes, formal picnic areas, interpretation facilities, refreshments and toilets are likely to be included. All spaces should meet Green Flag standard wherever possible.</p>	<p>ANGSt: At least one accessible 20 hectare site within two kilometre of home; One accessible 100 hectare site within five kilometres of home; and one accessible 500 hectare site within ten kilometres of home</p>	<p>One new country park, located in March.</p>	<p>Off-site</p>	<p>Developer contributions: - CIL, if CIL in place - If CIL not in place, S106 contribution from development schemes <u>of or over 250</u> homes. This only applies to March, for provision of a country park in March. Precise financial contribution intended to be set out in separate SPD. No contribution from sites below 250 homes or sites away from March. Other contributions: - Grants - Council capital resources</p>
Neighbourhood /	ANGSt: at	0.45ha per	On site for	Developer

<p>Town parks: A landscaped area with formal and informal planting, typically between one and six hectares in size, providing for a range of activities.</p> <p>All spaces should meet Green Flag standard.</p>	<p>least 2 hectares of natural greenspace in size, no more than 300 metres (5 minutes walk) from home</p>	<p>10ha development site</p>	<p>sites over 50ha Off site for sites under 20ha between 0.5 ha - 20ha For sites between 20-50ha, to be subject to local site circumstances</p>	<p>contributions: - CIL, if CIL in place - If CIL not in place, S106 contribution towards a named new or to be improved park. Precise financial contribution intended to be set out in separate SPD. No contribution from sites below 100 homes.</p>
<p>Children's Play <u>Including designated equipped play space and informal play space.</u> Equipped and fenced areas specifically for play, including such facilities as toddler's play spaces, adventure play grounds, ball games areas and skate/BMX parks, providing for a range of age groups – <u>depending upon the development.</u> Children's play provision should provide a range of facilities associated with the type of play</p>	<p>FITs: 0.80ha / 1,000 population (of which, 0.25ha should be designated equipped playing space)</p>	<p>0.4ha per 10ha development site. This equates to: (with approx one-third as Designated Equipped Playing Space and two-thirds as Informal Playing Space)</p>	<p>On-site for sites over 40ha <u>2.0 ha</u> Off site for Site under 40ha <u>2.0 ha</u></p>	<p>Developer contributions: - S106 contribution towards a named new or to be improved Children's Play area. Precise financial contribution intended to be set out in separate SPD. No contribution from sites below 40 <u>15</u> homes.</p> <p>Note: CIL, if introduced, is not intended to be used to provide Children's Play area.</p>

area provided:				
<p>Natural greenspace An area of woodland, shrubs, grassland, heath or moor, wetland or open water, where the public may have a legal or permissive access, but should primarily support local biodiversity.</p>	<p>ANGSt: a minimum of one hectare of statutory Local Nature Reserves per thousand population.</p>	<p>0.5 ha of natural greenspace, per 10ha development site.</p>	<p>On site for sites over 10 ha Off site for sites under 10 ha <u>and more than 0.5 ha</u></p>	<p>Developer contributions: - S106 contribution towards a named new natural greenspace. Precise financial contribution intended to be set out in separate SPD. No contribution from sites below 100 homes. <u>- Note: CIL, if introduced, is not intended to be used to provide Natural Greenspace</u></p>
<p>Allotments Open spaces where the primary uses is allotment gardening or community farming. Allotment sites should be of adequate quality and support the needs of the local community. Allotment sites which under perform in terms of their value to the local community should be improved.</p>	<p>NSALG: 20 standard plots of 250 square metres per 1,000 households</p>	<p>0.1ha per 10ha development site, plus land for appropriate access and parking arrangements.</p>	<p>On site for sites over 10 ha Off site for sites under 10 ha <u>and more than 0.5 ha</u></p>	<p>Developer contributions: - S106 contribution towards a named new allotment or towards the refurbishment of a currently unusable allotment. Precise financial contribution intended to be set out in separate SPD. No contribution from</p>

				sites below 10 homes. Note: CIL, if introduced, is not intended to be used to provide allotment area.
Outdoor sports Open spaces formally laid out for specific outdoor sports, including football, cricket, rugby and hockey pitches, synthetic turf pitches, tennis courts, basketball courts and bowling greens. Where appropriate floodlighting should be installed to ensure that facilities are of use throughout the year. Regard should be given to National Governing Body whole sport plans and Sport England assessment of facility requirements for Fenland.	1.6ha / 1,000 population	0.80 ha per 10ha Development site	On site for sites over 10 ha Off site for sites under 10 ha <u>and more than 0.5 ha</u>	Developer contributions: - S106 contribution towards a named new outdoor sports facility. Precise financial contribution to be set out in separate SPD. No contribution from sites below 10 homes. CIL, if introduced, is not intended to be used to provide outdoor sport area.
Amenity greenspace small pockets of grass, trees or landscaped areas which are an integral part of the design and layout of the	None	No standard	On-site. <u>The expectation is for such amenity space to fall within the curtilage of the development scheme.</u>	

<p>development</p> <p>Amenity greenspace provision within Fenland should be of adequate quality and provide a range of facilities associated with the size of the facility.</p>			<p><u>Amenity greenspace to be adopted and maintained by the Council is unlikely to be approved.</u></p>	
<p>Total Open Space (excluding country park, amenity space and access/parking arrangements)</p>		<p>1.80ha - 2.25ha / 10 ha residential development site (with the lower end of the range applicable only if a neighbourhood / town park is provided which incorporates other open space standards within it)</p>		