



# **Fenland Monitoring Report 2014 - 2015**

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**January 2016**

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## **Introduction**

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 34 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 This monitoring report covers the period between 1 April 2014 and 31 March 2015. The current Fenland Local Plan was adopted on 8<sup>th</sup> May 2014. This superseded the previously adopted Fenland District-wide Local Plan 1993. The monitoring period therefore takes into account policies in both the 1993 Local Plan and the Fenland Local Plan 2014.
- 1.3 The source of the information used in this report is Fenland District Council or from the Cambridgeshire County Council Research and Monitoring team unless otherwise stated.

## ***Period Covered***

- 1.4 This AMR covers the period 1 April 2014 to 31 March 2015, and hereafter is referred to as the monitoring period.

## ***Key findings of the 2015 Monitoring Report***

- 1.5 The following summarises the key findings of this AMR:
  - Fenland Local Plan was adopted on 8<sup>th</sup> May 2014. It replaced the previously adopted Fenland District-wide Local Plan 1993;
  - Resource Use and Renewable Energy SPD was adopted on 24 July 2014;
  - Delivering and Protecting High Quality Environments in Fenland SPD was adopted on 24 July 2014;
  - Developer Contributions SPD was adopted on 26 February 2015 effective from 6 April 2015 onwards;
  - Significant upward trend of net dwelling completions to 605, the highest net completion total since 2007-08, and a substantial increase on recent years;
  - Average density of new housing development remains at just under 40 dwellings per hectare;
  - There were 165 affordable housing completions (gross);
  - There was about 11,955 sq.m of additional business floor space created in the district in 2014/15.
  - An additional 7,042sq m of "town centre uses" were built in the district.

## ***Detailed Portrait of Fenland***

1.6 Detailed information on topics such as Population, Households, Economy, Health and Education can be found in the Cambridgeshire Profiles<sup>1</sup> produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council. The Research and Performance Team report is updated regularly and should be read alongside this AMR.

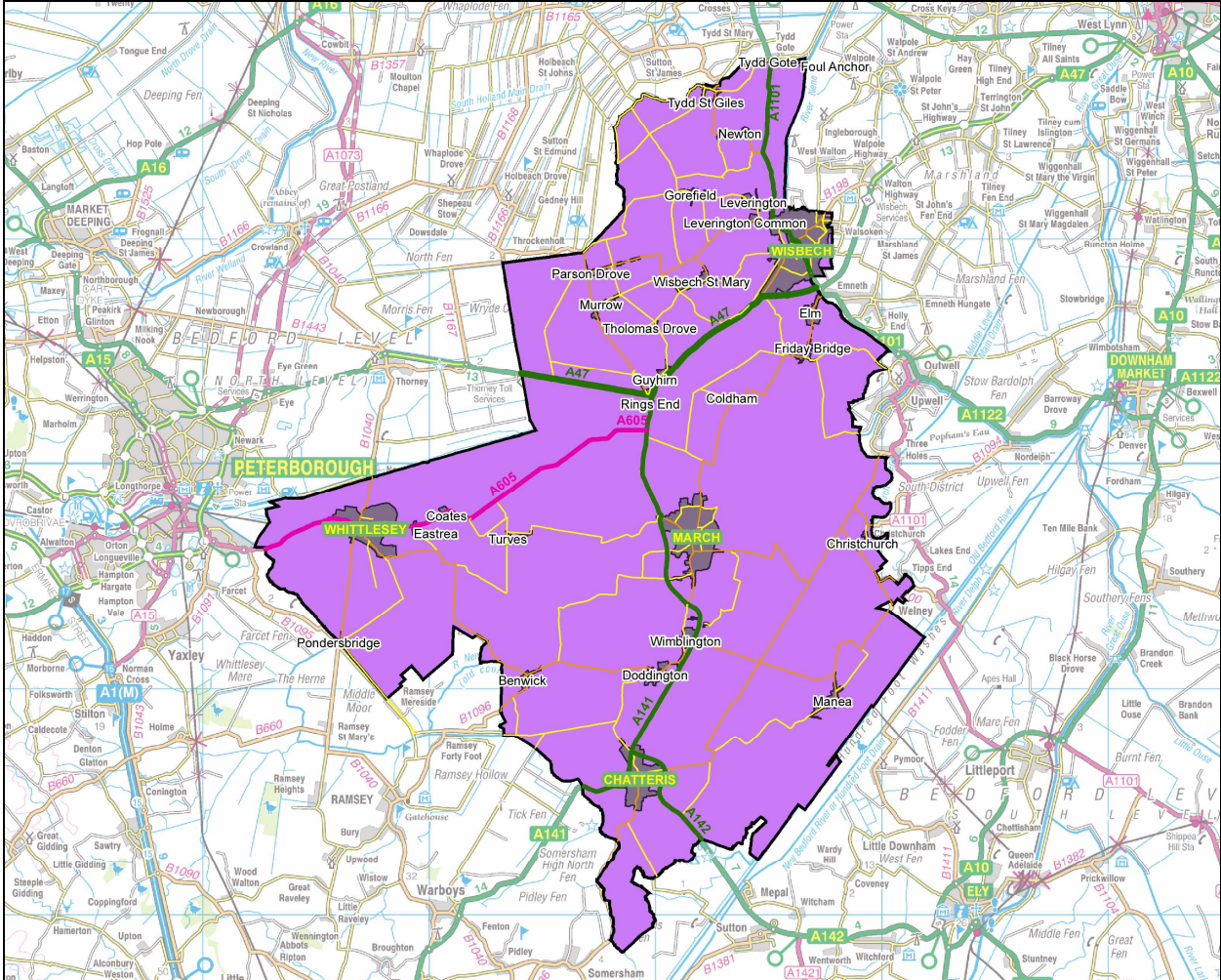
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<sup>1</sup> <http://atlas.cambridgeshire.gov.uk/census/CambsProfiles/atlas.html>

## Location

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

Figure 1 – The District of Fenland



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

## Population

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

Table 1 – Cambridgeshire and Districts Population Estimates 2001 to mid-2013

Local Authority Area	2001 census	2011 census	2013 Mid-year estimate	% Change 2001-2012	% Change 2011-2013
Cambridge City	108,900	123,900	128,000	16.2%	3.3%
East Cambridgeshire	73,200	83,800	85,600	15.7%	2.1%
Fenland	83,500	95,300	95,600	14.5%	0.3%
Huntingdonshire	157,000	169,500	175,700	9.0%	3.7%
South Cambs	130,100	148,800	150,200	14.8%	0.9%
<b>Cambridgeshire</b>	<b>552,700</b>	<b>621,200</b>	<b>635,100</b>	<b>13.5%</b>	<b>2.2%</b>

Source: CCC R&P 2012 mid-year estimates & ONS 2001 & 2011 Census figures.  
Totals may not add up due to rounding

- 1.9 About 75% of Fenland's population live within the four market towns of Wisbech, March, Chatteris and Whittlesey. Fenland's largest parish is Wisbech, with a population of around 22,820; March (excluding the prison population) is 22,390; Whittlesey is 16,240 and Chatteris is 10,580 respectively<sup>2</sup>. This data is based on parish boundaries.
- 1.10 The following link provides details on population estimates in Fenland and Cambridgeshire: <http://www.cambridgeshireinsight.org.uk/population-and-demographics/population-estimates>

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

# Authorities' Monitoring Report and the Local Planning Regulations 2012

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

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

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

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

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

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

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

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

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

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

- Fenland Core Strategy DPD

1.13 The current Fenland District-Wide Local Plan was adopted in 1993. The Fenland Core Strategy (later renamed the Fenland Local Plan) was intended to (and subsequently has) replaced the 1993 plan.

1.14 To meet Regulation 34(1) (b) (i) and (ii), the LDS set out the following timetable for the Core Strategy production, together with the stage it reached during the monitoring period:



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

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

1.16 To meet Regulation 34(1)(c), it is confirmed that the Fenland Local Plan was adopted on 8th May 2014 which falls within the monitoring period.

It is also confirmed that three Supplementary Planning Documents to support policies in the Fenland local Plan were adopted in the monitoring period, namely:

- The Resource Use and Renewable Energy SPD was adopted on 24 July 2014. This is to support Part A of Policy LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland in the Fenland Local Plan 2014;
- The Delivering and Protecting High Quality Environments in Fenland SPD was adopted on 24 July 2014. This is to support Policy LP16 – Delivering and Protecting High Quality Environments across the District in the Fenland Local Plan 2014;
- The Developer Contributions SPD was adopted on 26 February 2015 effective from 6 April 2015 onwards. This is to support Policy LP13 – Supporting and Managing the Impact of a Growing District in the Fenland Local Plan 2014.

### ***Regulation 34(2) Non-Implementation of a Policy***

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

**(a) identify that policy; and .**

**(b) include a statement of— .**

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

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

1.17 To meet Regulation 34(2), it is confirmed that all ‘saved’ policies (i.e. policies saved by direction of the Secretary of State) in the 1993 Local Plan were being implemented during the

monitoring period. It is also confirmed that all of the new policies in the Fenland Local Plan 2014 were being implemented during the monitoring period from 8<sup>th</sup> May 2014.

### **Regulation 34(3) – Net additional dwellings**

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

**(a) in the period in respect of which the report is made, and**

**(b) since the policy was first published, adopted or approved.**

1.18 The 1993 Local Plan specified that 9,220 additional dwellings should be built between mid-1990 and mid-2001. It was the intention of the 1993 Local Plan to have ended in 2001, and therefore only made housing provision to that date. The 1993 Local Plan did not specify a total net additional affordable housing target for any period.

1.19 Thus, to answer Regulation 34(3)(a) literally, the 1993 Local Plan did not specify an annual number (dwellings or affordable dwellings) for the monitoring period. However, the Fenland Local Plan 2014 specifies that an average of 550 dwellings per annum should be provided during the plan period to 2031. The 2014 Local Plan also sets out that the Strategic Housing Market Assessment for the Cambridge Housing Sub-Region (SHMA 2012) identifies a need for 3,527 affordable housing units in the plan period if the backlog and newly arising need is to be met.

1.20 It is confirmed that 605 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 165 **gross** affordable homes were completed (despite the terminology used in the regulations about ‘net’ affordable dwellings, it is not possible to monitor **net** affordable dwellings completed, as it is not possible to monitor affordable dwelling losses and indirect gains easily. For example, a dwelling may be ‘affordable’ one year, but then be converted to a non-affordable dwelling, something which the local planning authority does not monitor. Likewise, a non-affordable dwelling may be converted to an affordable dwelling by a Registered Social Landlord (RSL), without the local planning authority being involved in such a process).

1.21 In respect of Regulation 34(3)(b), the Fenland District-wide Local Plan was adopted in 1993, and it is confirmed that since July 1991 to June 2001, 5,189 net dwellings were completed, including 411 gross affordable dwellings between July 1991 and June 1998. The Fenland Local Plan was adopted on 8<sup>th</sup> May 2014 and it is confirmed that in the monitoring period 605 dwellings and 165 affordable dwellings were provided.

1.22 To break down the figures for more recent times in detail, the table below shows the total number of dwelling completions in Fenland for the period 1 April 2001 to 31 March 2015.

**Table 2 - Fenland net completion totals**

	2001 -02	2002 -03	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14	2014 -15
Compl- etions	624	697	733	635	781	757	921	308	243	295	209	320	342	605
Cumul- ative	624	1,321	2,054	2,689	3,470	4,227	5,148	5,456	5,699	5,994	6,203	6,523	6,865	7,470

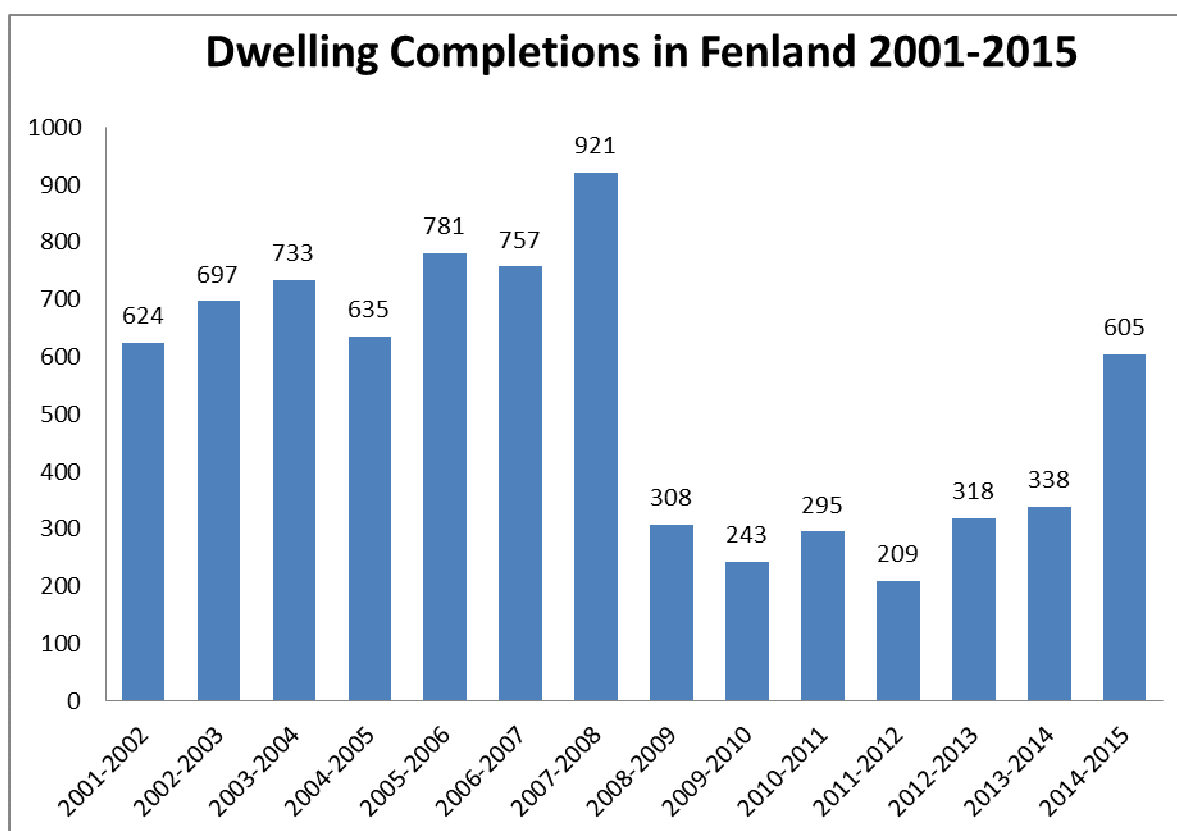
1.23 For information purposes, the total gross completions (e.g. it makes no allowance for demolitions or replacement dwellings) were as follows:

**Table 3 - Fenland gross completion totals**

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Completions	643	731	768	659	810	789	962	352	274	325	242	359	427	640
Cumulative	643	1,374	2,142	2,801	3,611	4,400	5,362	5,714	5,988	6,313	6,555	6,914	7,341	7,981

1.24 During the period 2001-2008 Fenland consistently delivered a high level of net housing. The downturn in the national economy in 2008 did see a significant decline in building rates over the last few years. However, completions in 14/15 have increased to the highest level since 07/08, and are significantly above completions rates of recent years. Figure 2 helps illustrate the 'peaks' and troughs' of the past 15 years:

**Figure 2 – Net Completions in Fenland 2001 to 2015**



1.25 The cumulative total and annual average completions since 2001 is set out in Table 4 below. It shows that the annual average peaked at 735 during 2007/2008 but has since fallen and is currently at 534 per annum.

**Table 4 – Cumulative total and annual average**

	Cumulative total	Annual Average
2001/2002	624	624
2002/2003	1,321	661
2003/2004	2,054	685
2004/2005	2,689	672
2005/2006	3,470	694
2006/2007	4,227	704

2007/2008	5,148	735
2008/2009	5,456	682
2009/2010	5,699	633
2010/2011	5,994	599
2011/2012	6,203	564
2012/2013	6,523	544
2013/2014	6,865	528
2014/2015	7,470	534

1.26 Table 5 below demonstrates that 322 net dwellings, or around 53% of total completions in 14/15, have come forward in the four market towns. Over the last 13 years, the majority of development, specifically about 63%, has been in these four main towns.

**Table 5 – Net Dwelling Completions by Settlement**

	<b>2014-15</b>	<b>2001-15</b>
Benwick	3	99
Chatteris	54	1,004
Christchurch	1	51
Church End	12	29
Coates	1	22
Coldham	1	10
Colletts Bridge	0	2
Doddington	1	84
Eastrea	1	29
Elm	30	124
Elm / Friday Bridge	0	4
Foul Anchor	0	1
Friday Bridge	6	136
Gorefield	2	108
Guyhirn	4	66
Leverington	5	205
Manea	45	229
March	118	1,714
Murrow	7	131
Newton	13	22
Parson Drove	1	93
Ponders Bridge	0	26
Tholomas Drove	0	8
Turves	7	42
Tydd Gote	0	4
Tydd St Giles	-1	49
Whittlesey	11	476
Wimblington	5	208
Wisbech	139	1,496
Wisbech St Mary	0	131
Outside	139	867
<b>Grand Total</b>	<b>605</b>	<b>7,470</b>

## ***Gypsy and Traveller Pitches***

1.27 This monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an “area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended

families which may require space, within one pitch, to provide for more than one caravan.” (Core Output Indicators - Update 2/2008).

- 1.28 Table 6 details the net total number of pitches that have been completed in each monitoring period since 2001. For a pitch to be considered completed it must be available for use. For the 2014/15 monitoring period there were 3 net additional pitches and plots in the district. Details of the up-to-date position on the number of Gypsy and Traveller Pitches can be found in the Council’s 5 year housing land supply report (January 2016) at this link:  
<http://www.fenland.gov.uk/article/3043/Key-Facts-and-Monitoring-Reports>

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

Additional Pitches for Gypsies and Travellers (Net)														
2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Total
0	0	0	0	0	0	3	0	2	11	2	0	0	3	21

### **Affordable housing completions (Gross)**

- 1.29 Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2014 and 31 March 2015 there were 165 affordable dwelling completions which represent approximately 26% of gross dwelling completions in the monitoring period and is the highest number recorded since 2001. This number comprised mainly directly funded schemes through Registered Social Landlords (RSLs) rather than provision from private developers.

1.30

- 1.31 Table 7 sets out completions over the past 14 years.

- 1.32 It is now clear that the drop in affordable completions in 2011/12 was against trend. A possible explanation may be the high proportion of all dwelling completions being on small sites in that year which did not include an affordable housing element (almost 90% on sites under 5 dwellings). The now adopted Local Plan should improve the supply of affordable housing by bringing forward larger development schemes particularly in the market towns.

**Table 7 – Affordable Housing Completions (Gross)**

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Total Gross Completions (all homes)	643	731	768	659	810	789	962	352	274	325	242	359	427
Affordable (Gross)	36	35	82	77	75	94	104	74	54	65	7	50	54
Percentage Affordable	6%	5%	11%	11%	9%	12%	11%	21%	20%	20%	3%	14%	15%

	2014-15	Total
Total Gross Completions (all homes)	640	7,981

Affordable (Gross)	165	972
Percentage Affordable	26%	12%

## ***Housing densities***

1.33

1.34 Table 8 below shows that the average density of development peaked in 2009-10. It then reduced considerably to just over 20 dwellings per hectare (dph) in 2011-12. This could be due to the government's removal of the minimum density requirements, as well as a general downturn in the market for flatted developments. However, in the last three years there has been an increase in average density reaching just under 40 dph in the last two years. The annual average since 2001 is 33dph.

**Table 8 – Density of Completed Dwellings**

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare)	
2001-01	19
2002-03	27
2003-04	25
2004-05	23
2005-06	32
2006-07	26
2007-08	38
2008-09	27
2009-10	64
2010-11	43
2011-12	21
2012-13	34
2013-14	39
2014-15	39
<b>2001-15</b>	<b>33</b>

## ***Dwelling Size***

1.35 As illustrated in

1.36

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1.41 **Table 9 - Dwelling Sizes**, in the 14/15 monitoring year about 77% of total dwelling completions (gross) were of 2 or 3 Bed dwellings. This is in excess of the overall average since 2001-02 of 65%.

**Table 9 - Dwelling Sizes (based on gross completions)**

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1 Bed	38	58	73	19	61	71	85	31	38	47	13	56	64
2 Bed	178	203	141	179	255	269	330	154	102	112	89	102	152
3 Bed	201	237	292	217	289	262	340	95	75	103	88	129	131
4+ Bed	222	231	214	218	190	166	164	70	56	44	44	68	72
Unknown	4	2	48	26	15	21	43	2	3	19	8	4	8
<b>Total</b>	<b>643</b>	<b>731</b>	<b>768</b>	<b>659</b>	<b>810</b>	<b>789</b>	<b>962</b>	<b>352</b>	<b>274</b>	<b>325</b>	<b>242</b>	<b>359</b>	<b>427</b>

	2014-15	Total	% Total
1 Bed	61	715	8.96
2 Bed	249	2,515	31.54
3 Bed	242	2,701	33.89
4+ Bed	87	1,846	23.14
Unknown	1	204	2.55
<b>Total</b>	<b>640</b>	<b>7,981</b>	<b>100%</b>

### ***Housing Land Supply in Fenland***

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

## ***Regulation 34(4) – Neighbourhood Planning***

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

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

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

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

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

## ***Regulation 34(6) – Duty to Cooperate***

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

### ***Duty to Cooperate: Joint Plans or other applicable Strategies***

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

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

1.46 Fenland District Council cooperates fully on matters of cross-boundary strategic importance. Of particular note in the monitoring period were the following:



- Cambridge Sub-Region Strategic Housing Market Assessment (SHMA) and associated Memorandum of Co-operation (May-13).
- Various statements of common ground and evidence reports, prepared in association with the preparation and examination of the then emerging Fenland Core Strategy (Fenland Local Plan 2014).

1.47 Full details of the above are available in our planning library:

<http://www.fenland.gov.uk/article/7045/The-Planning-Policy-Library>

1.48 In addition the Council has worked with the Borough Council of King Lynn and West Norfolk (BCKLWN) on the production of a Broad Concept Plan for the East Wisbech Strategic Allocation. East Wisbech is allocated in the Fenland Local Plan for around 900 dwellings and in the emerging BCKLWN Site Allocations DPD for around 550 dwellings. The on-going work between the two authorities is part of joint working which has happened over the past few years.

## Other Items Reported on in this AMR

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

## Additional Employment Floor Space

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

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

1.52 Table 10 shows the additional floor space created for employment in Fenland over the period 01 April 1999 to 31 March 2015.

**Table 10 - Additional Employment Floor Space (net change)**

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
B1 – Unspecified	0	0	0	0	0	288	414	2,045	0	577	1,008	0	0
B1a – Offices	4,122	899	2,380	3,782	489	1,237	1,181	3,840	1,400	1,964	859	0	822
B1b – Research	0	0	0	0	0	0	0	0	0	0	0	0	63
B1c – Light Industry	5,715	1,379	2,218	836	3,580	560	1,088	1,973	3,055	354	576	897	1,610
B2 – General Industry	45,777	10,598	4,733	27,992	11,907	5,079	3,868	15,605	5,721	6,148	3,277	2,240	1,262
B8 – Storage and Distribution	30,143	6,884	11,103	22,088	5,631	5,470	16,253	18,706	46,250	3,569	1,636	9,206	1,030
<b>Total</b>	<b>85,757</b>	<b>19,760</b>	<b>20,434</b>	<b>54,698</b>	<b>21,607</b>	<b>12,634</b>	<b>22,804</b>	<b>42,169</b>	<b>56,426</b>	<b>12,363</b>	<b>7,356</b>	<b>12,343</b>	<b>4,787</b>

	2014-15	Total
B1 – Unspecified	3,237	7,569
B1a – Offices	353	23,328
B1b – Research	402	465
B1c – Light Industry	675	24,516
B2 – General Industry	3,923	148,130
B8 – Storage and Distribution	3,365	181,334
<b>Total</b>	<b>11,955</b>	<b>385,342</b>

1.53 For the period 2014-15 a total of 11,955 sq.m of additional employment floor space was created in Fenland. The total is a significant increase over the previous monitoring period and broadly in line with the annual average increase in employment floor space since 2010/11 of 9,760 sq m.

### Completed floor space for “town centre uses”

1.54 This information relates to the amount of floor space created for “town centre uses”. For the purposes of this indicator, the town centre is defined as those shown in the Fenland District-Wide Local Plan 1993 and the Policies Map of the Fenland Local Plan 2014. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Apart from a few years there has been a steady decline in “town centre uses” in Town Centre Areas within Fenland. Table 11 illustrates the steady decline in floorspace within the area defined as Town Centre.

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

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	
A1 Retail	-200	-284	-179	-384	676	-338	-1,299	-140	-358	-290	-385	-265	-340	
A2 Financial Services	166	230	0	140	221	170	189	401	404	-124	190	60	-107	
B1a Offices	-780	684	164	952	-662	-198	-141	-871	-70	280	153	-187	-162	
D2 Assembly and Leisure	0	0	0	0	0	0	0	-262	0	-750	0	0	0	
Total m2	-814	630	-15	708	235	-366	-1251	-872	-24	-884	-42	-392	-609	

	2014-15	Total
A1 Retail	-343	-4,130
A2 Financial Services	374	2,314
B1a Offices	-1,163	-2,001
D2 Assembly and Leisure	0	-1,012
Total m2	-1,132	-4,829

1.55 In terms of the changes of ‘town centre uses’ in market towns in the 2014-15 monitoring period there was an overall loss in March of 46sq m of B1a Offices and 135sq m of A1 Retail. In Wisbech there was an overall loss 700sq m of B1a uses and 172sq m of A1 Retail uses. In March, Chatteris and Wisbech there were modest increases (between 91 to 156sq m) of A2 Financial Services uses.

Across the district there was an overall increase of ‘town centre uses’ of 7,042sq m as is shown in Table 12:

**Table 12 Completed Floor Space in Fenland Area**

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	
A1 Retail*	3,891	1,016	2,254	1,298	2,019	454	491	1,633	1,185	-27	-405	-262	3,025	
A2 Financial Services	354	230	0	140	221	170	260	472	404	-326	278	60	-107	
B1a Offices	1,418	-64	1,557	3,100	-654	746	666	178	350	1,158	-1,549	-433	660	
D2 Assembly and Leisure	0	0	0	0	0	207	-14,273	4,320	-779	1,213	210	1,660	3,535	
Total m2	5,663	1,182	3,811	4,538	1,586	1,577	-12,856	6,603	1,160	2,018	-1,466	1,025	7,113	

	2014-15	Total
A1 Retail	8,543	27,164
A2 Financial Services	919	3,075
B1a Offices	-6,668	2,125
D2 Assembly and Leisure	4,248	705
Total m2	7,042	33,069

\*A1 figures are for net tradable floor space (sales space). Floor space for the rest of the Uses Classes is gross.

- 1.56 Tables 11 and 12 demonstrate that while there has been a decrease in retail floorspace within the market towns of about 4,100 sq m between 1999 and 2015, there has been an overall increase in retail floorspace in out of centre locations by nearly 27,200 sq m over the same period. In 2014/15 monitoring period the
- 1.57 Between 1999 and 2015 retail developments in Fenland accounted for about one-fifth (21%) of all retail developments within Cambridgeshire.
- 1.58 Table 11 also shows that whilst there has been a loss of B1a Offices of about 2,000sq m in town centres there has been a gain of about 2,300 of A2 Financial Services during the same period.

## ***Environment Designated Sites and Renewable Energy***

- 1.59 Appendix 1 contains a wealth of monitoring data relating to sites designated for environmental protection reasons, and renewable energy generation. All the information in this appendix is provided by Cambridgeshire & Peterborough Environmental Records Centre (CPERC) except for renewable energy generation (Tables 35 and 36) which is provided by Cambridgeshire County Council.

# Appendix 1 - Environmental Quality - Statutory Sites and Non-Statutory Sites

## European or International Designations

### Special Areas of Conservation (SAC)

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

**Table 13 – SAC Fenland**

SAC Name	Total area (ha)	Area in district (ha)
Nene Washes	86.19	78.95
Ouse Washes	332.62	95.47

Cambridgeshire contains six SACs:

**Table 14 - SAC Cambridgeshire**

SAC Name	Total area (ha)	Area in Cambs (ha)
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	66.55	66.55
Fenland	619.25	619.25
Nene Washes	86.19	78.95
Ouse Washes	332.62	234.02
Portholme	91.94	91.94

There has been no change in SACs in Fenland or Cambridgeshire during 2014/15.

### Special Protection Areas (SPA)

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

**Table 15 – Fenland SPA**

SPA Name	Total area (ha)	Area in district (ha)
Nene Washes	1520.38	1343.26
Ouse Washes	2493.49	182.66

Cambridgeshire contains two SPAs:

**Table 16 – Cambridgeshire SPA**

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1520.38	1343.26
Ouse Washes	2493.49	1752.94

There has been no change in SPAs in Fenland or Cambridgeshire during 2014/15.

### Ramsar Sites

Ramsar sites are sites designated under the Ramsar Convention on Wetlands of International Importance. Fenland contains two Ramsar sites:

**Table 17 – Fenland Ramsar**

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1520.18	1343.07
Ouse Washes	2513.54	182.63

Cambridgeshire contains five Ramsar sites:

**Table 18 – Cambridgeshire Ramsar**

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	112.42	112.42
Nene Washes	1520.18	1343.07
Ouse Washes	2513.54	1752.61
Wicken Fen	255.04	255.04
Woodwalton Fen	208.65	208.65

There has been no change in Ramsar sites in Fenland or Cambridgeshire during 2014/15.

## **UK Designations**

### **National Nature Reserves (NNR)**

NNRs are designated by Natural England in England.

**There are no NNRs in Fenland.**

### **Local Nature Reserves (LNR)**

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

**Table 19 – Fenland LNRs**

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

Cambridgeshire contains 25 LNRs. There has been no change in LNRs in Fenland or Cambridgeshire during 2014/15.

The table below shows figures for LNR area per 1000 people in Fenland. There has been an increase in the population in Fenland and no change in the area of land designated as LNR during 2014/15. There has been no significant change in the LNR area per 1000 people figure.

**Table 20 – Fenland LNRs per 1,000 people**

	2013/14	2012/13
LNR area in Fenland (ha)	20.4	20.4
Population in Fenland*	96,700	96,000
<b>LNR area per 1000 people (ha)</b>	<b>0.21</b>	<b>0.21</b>

\*Figures for population are mid-year estimates from the Office for National Statistics for 2014 and 2013 respectively rounded to the nearest 100.

The table below shows figures for LNR area per 1000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2014/15. There has been no significant change in the LNR area per 1000 people figure.

**Table 21 – Cambridgeshire LNRs per 1,000 people**

	2013/14	2012/13
LNR area in Cambridgeshire (ha)	211.25	211.25
Population in Cambridgeshire*	632,100	628,300
<b>LNR area per 1000 people (ha)</b>	0.33	0.34

\*Figures for population are mid-year estimates from the Office for National Statistics for 2014 and 2013 respectively rounded to the nearest 100.

## Sites of Special Scientific Interest (SSSI)

SSSIs are protected under the Wildlife and Countryside Act 1981.

Fenland contains four SSSIs:

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

**Table 22 - Fenland SSSIs**

	2014/15	2013/14
No. SSSIs	4	4
Total area of the SSSIs (ha)	4055.2	4055.2
Number of SSSI units in district	15	15
Total area of SSSI land in district (ha)	1546.4	1546.4

Cambridgeshire contains 87 SSSIs:

**Table 23 - Cambridgeshire SSSIs**

	2014/15	2013/14
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8512.6	8512.6
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7262.6	7262.6

There has been no change in SSSI numbers or area in Fenland or Cambridgeshire during 2014/15.

## SSSI Condition Assessment

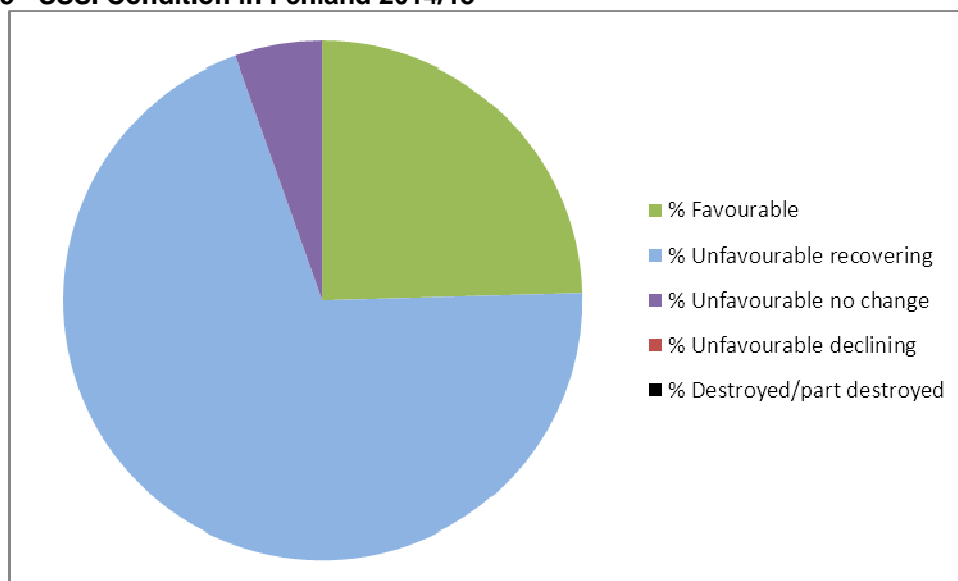
SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part destroyed. The condition of SSSIs in the district and the county is shown below by percentage area of total SSSI land in the relevant authority area. There has been no change in assessed SSSI condition in Fenland during 2014/15, with the majority of SSSI land still in unfavourable recovering condition

**Table 24 – SSSI Condition Assessment – Fenland 2014/15**

SSSI Condition in Fenland	2014/15		2013/14	
	Area (ha)	%	Area (ha)	%
Favourable	379.5	24.5	379.5	24.5
Unfavourable recovering	1082.8	70.0	892.4	70.0
Unfavourable no change	84.2	5.4	84.2	5.4
Unfavourable declining	0	0	0	0

Destroyed/part destroyed	0	0	0	0
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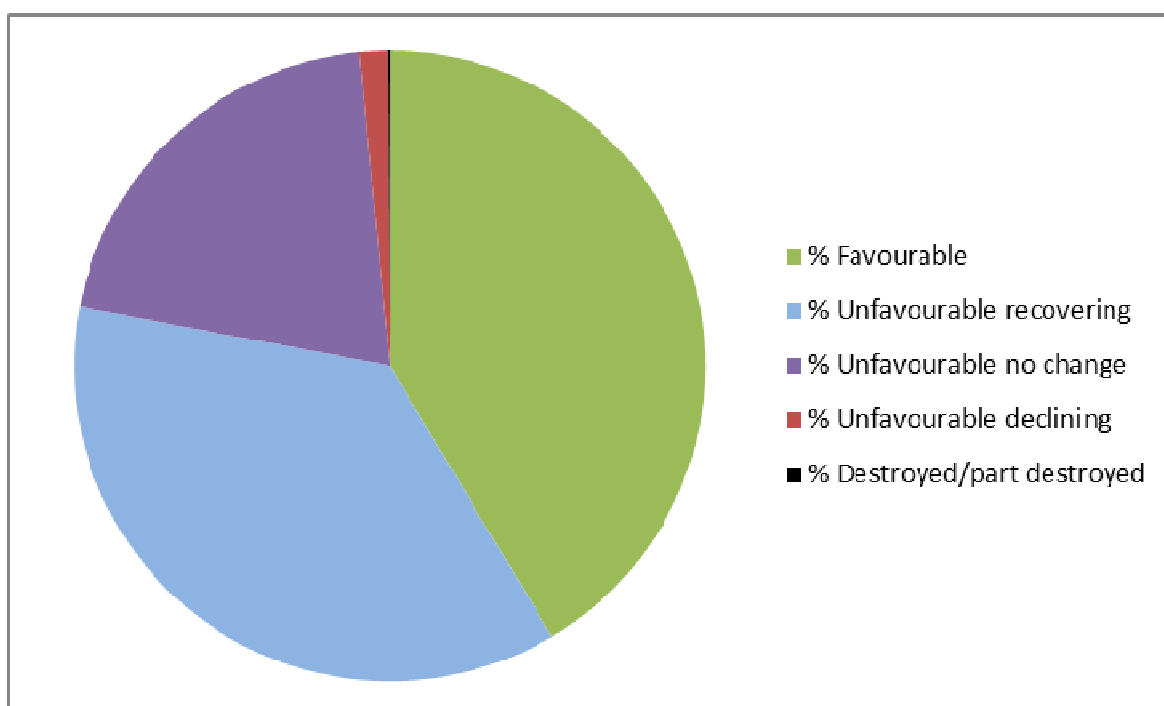
**Figure 3 - SSSI Condition in Fenland 2014/15**



**Table 25 - SSSI Condition - Cambridgeshire 2014/15**

SSSI Condition in Cambridgeshire	2014/15		2013/14	
	Area (ha)	%	Area (ha)	%
Favourable	3007.8	41.4	3007.8	41.4
Unfavourable recovering	2658.5	36.6	2658.5	36.4
Unfavourable no change	1485.9	20.5	1485.9	20.0
Unfavourable declining	103.2	1.4	103.2	1.4
Destroyed/part destroyed	7.1	0.1	7.1	0.1

**Figure 4 - SSSI Condition in Cambridgeshire 2014/15**





## Non-Statutory Sites

### County Wildlife Sites (CWS) in Fenland

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

**Table 26 - CWS in Fenland**

CWSs in Fenland	2014/15	Change 13/14 - 14/15
No. of CWSs	30	-1
Total area of the CWSs (ha)	376.14ha	-5.36ha
Total length of linear sites (km)*	44.47km	0
Total area of CWS land in district (ha)	366.86ha	-5.36ha
Total length of linear sites in district (km)*	18.17km	0

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

One County Wildlife Site has been deleted in the period 2014/15 (see below)

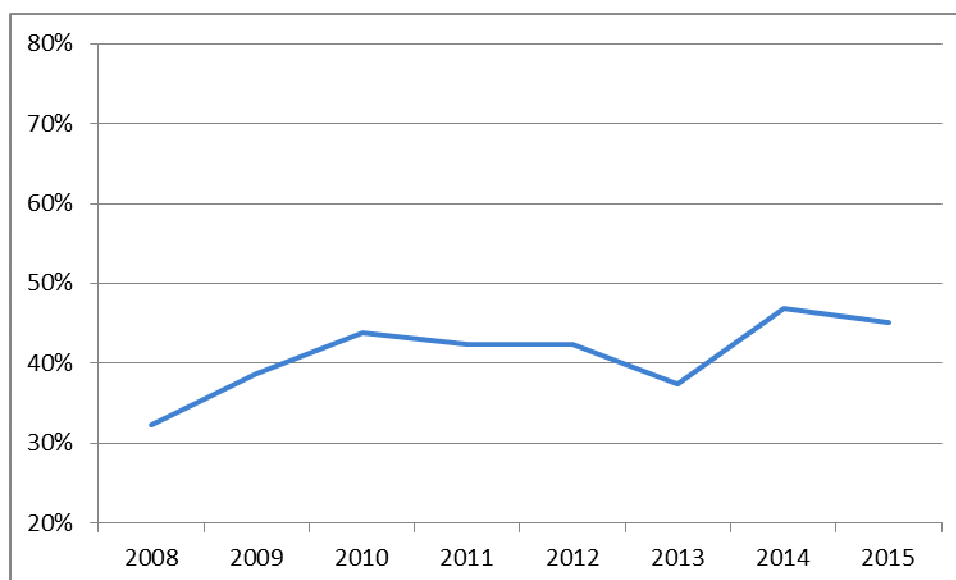
Site Name	Change	Area
Manea Pit	Deleted due to significant decline in interest for which the site was selected (aquatic plant communities)	-5.36ha

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

**Table 27- Local Sites - Fenland**

	2014/15	Change 13/14 – 14/15
Total number of Local Sites in Fenland used in analysis	31	-1
Number of Local Sites in Fenland where positive conservation management is being or has been implemented during the last five years	14	-1
<b>% sites where positive conservation management is being or has been implemented during the last five years</b>	<b>45.2%</b>	<b>-1.7%</b>

There has been a small decrease in the percentage of sites deemed to be in positive conservation management during 2014/15. The overall trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.



## County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) in Cambridgeshire

**Table 28 - CWS in Cambridgeshire**

CWSs in Cambridgeshire	2014/15	Change 13/14 – 14/15
No. CWSs	370	-1
Total area of the CWSs (ha)	5687.63	-1.64
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5649.11	-1.64
Total length of linear sites in authority area (km)*	240.46	0

**Table 29 - CiWS in Cambridgeshire**

CiWSs in Cambridgeshire	2014/15	Change 13/14 – 14/15
No. CiWSs	50	0
Total area of the CiWSs (ha)	164.74	0
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	164.74	0
Total length of linear sites in authority area (km)*	0	0

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

One new County Wildlife Sites has been selected in the period 2014/15. Five County Wildlife Sites have had their boundaries amended in the period 2014/15. Two County Wildlife Sites have been deleted in the period 2014/15.

**Table 30 – CWS boundary amendments**

Site Name	Change	Area (ha)
Hoffer Brook Pollard Willows (North)	New CWS	+3.56ha
Shelford - Haverhill Disused Railway (Linton)	Minor boundary reduction to adjust to fence line	-0.04ha
Cambridge - Bedford Disused Railway (Longstowe)	Minor boundary reduction to adjust to fence line	-0.02ha
Buckden Gravel Pits	Minor boundary reduction to remove	-0.34ha

	area with marina chalets	
Coton Path Hedgerow	Significant boundary change informed by survey in 2014	+0.41ha
Hedgerows East of M11	Significant boundary change informed by survey in 2014	+1.31ha
Manea Pit	Deleted due to significant decline in interest for which the site was selected (aquatic plant communities)	-5.36ha
Bromholme Ballast Pit	Deleted as no longer meets criteria (site converted to fishing lake)	-1.16ha

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

**Table 31 - Local Sites - Conservation Management**

	<b>2014/15</b>	<b>Change 13/14 - 14/15</b>
Total number of Local Sites in Cambridgeshire used in analysis	419	-1
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	235	-15
<b>% sites where positive conservation management is being or has been implemented during the last five years</b>	<b>56.1%</b>	<b>-3.4%</b>

## Sites Affected by Development

### Fenland

No designated sites have been significantly affected\* by development in the district in the year 2014/15.

\*As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of the designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

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

## Renewable Energy Generation

This data looks at the energy generation capacity provided from renewable energy sources.

**Table 32 – Installed renewable energy generation in Fenland**

INSTALLED CAPACITY (MEGAWATTS)													
FENLAND	2001-2002	2002-2003	2003-2004	2004-2005	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Wind	0.0000	0.0000	0.0000	0.0000	32.0000	6.0060	31.0000	1.8180	14.0000	0.0110	0.1420	0.1320	21.5500
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.0000	0.0000	0.0000	1.5000	0.5000	1.3680
Landfill gas	1.0030	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0046	0.0076	0.1335	1.8751	3.5439	5.2494
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>1.0030</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>32.0000</b>	<b>6.0060</b>	<b>31.0000</b>	<b>2.8226</b>	<b>14.0076</b>	<b>0.1445</b>	<b>3.5171</b>	<b>4.1759</b>	<b>28.1674</b>

INSTALLED CAPACITY (MEGAWATTS)		
FENLAND	2014-15	Total
Wind	15.110	121.7690
Biomass	4.2003	8.5683
Landfill gas	0.0000	1.0030
Sewage gas	0.0000	0.0000
Photovoltaic	3.0940	17.4871
Hydro-power	0.0000	0.0000
<b>Total</b>	<b>22.4043</b>	<b>148.8274</b>

**Table 33 - Potential sites in Fenland**

POTENTIAL SITES - INSTALLED CAPACITY (MW) AT 31/03/2015	
FENLAND	Amount
Wind	2.4510
Biomass	0.5000
Landfill gas	0.0000
Sewage gas	0.0000
Photovoltaic	4.1872
Hydro-power	0.0000
<b>Total</b>	<b>7.1382</b>

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