



Fenland Monitoring Report 2018 - 2019

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Contents

Tables and Figures	3
Introduction	4
Period Covered	4
Key findings of the 2017-18 Monitoring Report	4
Detailed Portrait of Fenland	4
Location	4
Population	5
Authorities' Monitoring Report and the Local Planning Regulations 2012	7
Regulation 34(1) – Local Plan and SPD Progress	7
Regulation 34(2) Non-Implementation of a Policy	9
Regulation 34(3) – Net additional dwellings	9
Gypsy and Traveller Pitches	12
Affordable housing completions (Gross)	13
Housing densities	14
Dwelling Size – Number of Bedrooms	14
Housing Land Supply in Fenland	15
Regulation 34(4) – Neighbourhood Planning	15
Regulation 34(5) - Community Infrastructure Levy (CIL)	15
Regulation 34(6) – Duty to Cooperate	15
Duty to Cooperate: Joint Plans or other applicable Strategies	16
Duty to Cooperate: Joint work on evidence documents on matters of strategic importance	16
Other Items Reported on in this AMR	17
Additional Employment Floor Space	17
Completed floor space for “town centre uses”	18
Environment Designated Sites and Renewable Energy	19
Appendix 1 – Environment Designated Sites	20
Explanatory Notes	20
Statutory Sites	20
European or International Designations	20
Special Areas of Conservation (SAC)	20
Special Protection Areas (SPA)	21
Ramsar Sites	21
UK Designations	22
National Nature Reserves (NNR)	22
Local Nature Reserves (LNR)	22
Sites of Special Scientific Interest (SSSI)	23
SSSI Condition Assessment	23
Non-Statutory Sites	25
County Wildlife Sites (CWS) in Fenland	25
County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) in Cambridgeshire	26
Sites affected by development – Fenland	27

Tables

Table No.	Description	Page No.
Table 1	Cambridgeshire and Districts Population Estimates mid-2011 to mid-2015	5
Table 2	Fenland net completion totals	10
Table 3	Fenland gross completion totals	10
Table 4	Cumulative total and annual average	11
Table 5	Net Dwelling Completions by Settlement	12
Table 6	Additional Pitches for Gypsies and Travellers and Travelling Show people	13
Table 7	Affordable Housing Completions (Gross)	13
Table 8	Density of Completed Dwellings	14
Table 9	Dwelling Sizes (based on gross completions)	14
Table 10	Additional Employment Floor space (net change)	17
Table 11	Floor space available for "town centre uses" in Town Centre Areas	18
Table 12	Completed Floor Space in Fenland Area	18

Figures

Figure 1	The District of Fenland	5
Figure 2	Net Completions in Fenland	11

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 2018 and 31 March 2019. The current Fenland Local Plan was adopted on 8th May 2014. This superseded the previously adopted Fenland District-wide Local Plan 1993.
- 1.3 The source of the information used in this report is Fenland District Council or from the Cambridgeshire County Council Business Intelligence Team unless otherwise stated.

Period Covered

- 1.4 This AMR covers the period 1 April 2018 to 31 March 2019, and hereafter is referred to as the 'monitoring period'.

Key findings of the 2019 Monitoring Report

- 1.5 The following summarises the key findings of this AMR:
 - A Local Development Scheme (LDS) was approved by Full Council in February 2019 which sets out the timetable for the production of a new Local Plan by 2022;
 - There were 392 net dwelling completions which was lower than the previous year's completion number of 463;
 - There were 28 affordable housing completions (gross), which was similar to the previous year's record of 30;
 - Average density of new housing development is approximately 34 dwellings per hectare;
 - There was 17,987 sq.m of additional business floor space created in the district in 2018/19;
 - There was an overall decrease of 555 sq. m of "town centre uses" provided district-wide;
 - There has been a decrease in the percentage of local wildlife sites deemed to be in positive conservation management during 2018/19. At just over 30% this is a return to the lowest level last seen in 2008.
 - 342.5 kilowatts of additional renewable energy were provided exclusively through photovoltaic farms.

Detailed Portrait of Fenland

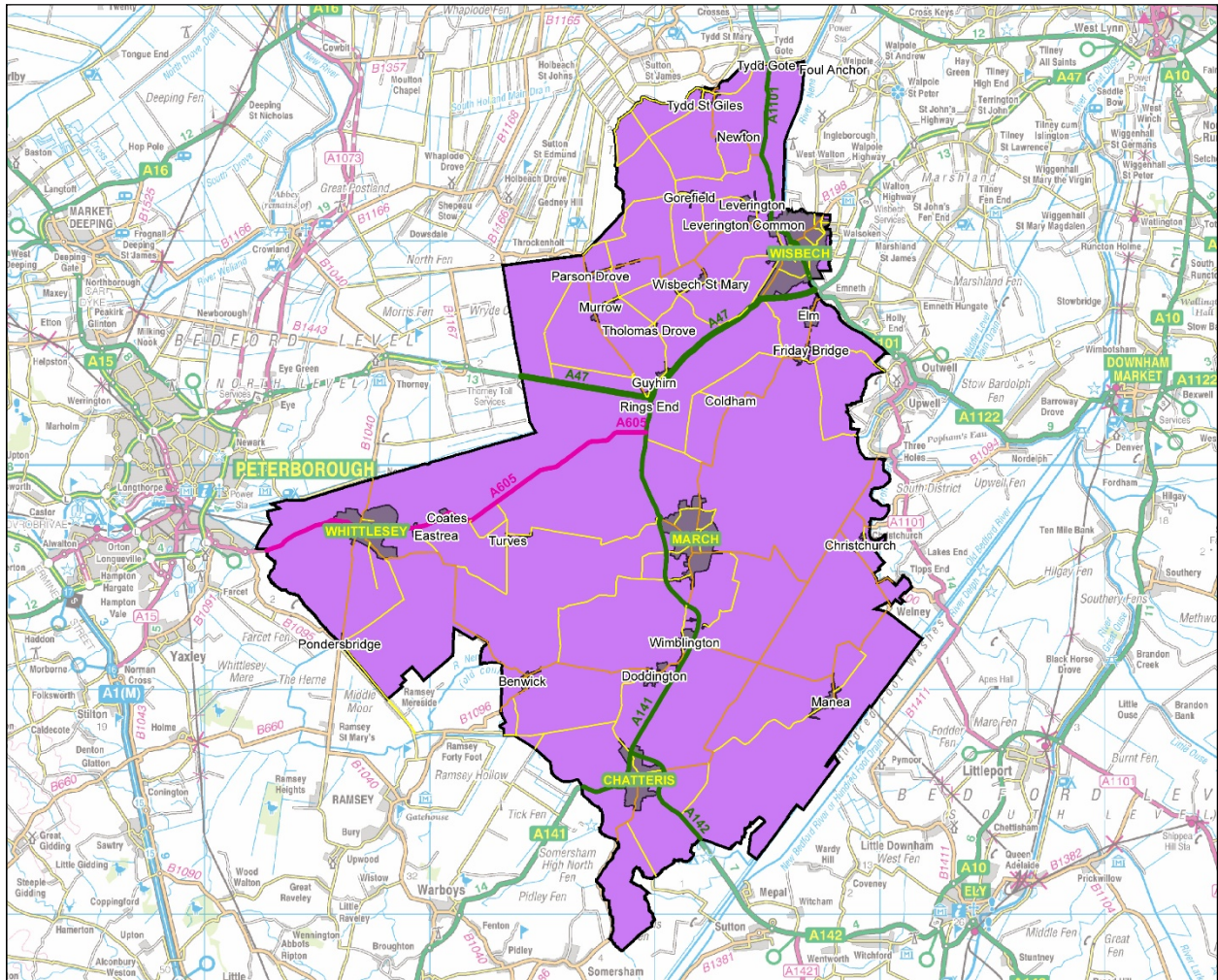
- 1.6 Detailed information on topics such as Population, Households, Economy, Health and Education can be found in the Cambridgeshire Profiles¹ produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council. The Research and Performance Team report is updated regularly and should be read alongside this AMR.

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.

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

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 essential county wide information on population:

Table 1 – Cambridgeshire and Districts Population Estimates mid-2011 to mid-2015

Local Authority Area	Mid-2011 estimate	Mid-2012 estimate	Mid-2013 estimate	Mid-2014 estimate	Mid-2015 estimate	% Change mid-2011 to mid-2015	% Change mid-2014 to mid-2015
Cambridge	124,350	125,480	127,050	130,250	132,130	6.30%	1.40%
East Cambridgeshire	84,100	84,710	85,280	85,740	86,300	2.60%	0.70%
Fenland	95,870	96,420	97,240	97,880	99,170	3.40%	1.30%
Huntingdonshire	170,470	171,950	172,880	174,540	176,050	3.30%	0.90%
South Cambridgeshire	149,390	150,190	150,550	152,350	154,660	3.50%	1.50%
Cambridgeshire	624,180	628,750	633,000	640,760	648,310	3.90%	1.20%

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2015 population estimates

1.9 About 71% of Fenland's population live within the four market towns of Wisbech, March, Chatteris and Whittlesey. Fenland's largest parish is Wisbech, with a population of around 24,100; March (excluding the prison population) is 22,980; Whittlesey is 12,980 and Chatteris is 10,810². This data is based on ward boundaries.

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

<https://cambridgeshireinsight.org.uk/population/population-estimates/>

² Further information on the Census is available here:

<https://cambridgeshireinsight.org.uk/population/census-2011/>

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. A new Local Development Scheme (LDS) was approved by Full Council at a meeting on 21st February 2019 and came into effect immediately. It replaced the previous LDS, dated March 2013.
- 1.12 To meet Regulation 34(1) (a), the title of Local Plans (DPDs) and SPDs in the LDS are as follows:
- Fenland Local Plan DPD
- 1.13 To meet Regulation 34(1) (b) (i) and (ii), the LDS set out the following timetable in February 2019 for a new Local Plan (the latest position at February 2020 is shown).

Timetable for production of the Local Plan (February 2020)

No.	Stage	Description	LDS Target	Actual dates
1	Consult on a Sustainability Appraisal (SA) scoping report	The SA scoping report sets out the sustainability objectives proposed to be used to appraise the economic, social and environmental effects of the emerging Local Plan policies. The SA scoping report is subject to consultation.	N/a	Consultation - 11 th October to 21 st November 2019
2	Public participation (Regulation 18)	Opportunity for interested parties and statutory consultees to consider the options for the plan before the final document is produced. This stage may involve one or more public consultation rounds. We intend two rounds for the new Local Plan.	October 2019 & May 2020	Issues and Options Consultation Document Cabinet 18th September Consultation - 11 th October to 21 st to November 2019
3	Pre-Submission Publication (Regulation 19)	The Council publishes the Local Plan which is followed by a 6 week period when formal representations can be made on the Local Plan.	February 2021	
4	Submission (Regulation 22)	The Council submits the Local Plan to the Secretary of State together with the representations received at Regulation 19 stage.	May 2021	
5	Independent Examination Hearing	Held by a Planning Inspector into objections raised on the Local Plan.	From the day it is 'submitted'	
6	Inspector's Report	This will report whether if the Plan is 'Sound' or 'Not Sound'. The Inspector may make recommendations to make the plan 'Sound'.	January 2022 (estimate – could be earlier or later, and subject to the examination)	
7	Adoption of DPD (Local Plan)	Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions.	February 2022 (estimate - could be earlier or later, and subject to the examination)	

- 1.14 To meet Regulation 34(1)(b)(iii), it is confirmed that the preparation of the Local Plan is currently on schedule.
- 1.15 To meet Regulation 34(1)(c), it is confirmed that no local plan or supplementary planning documents were adopted during the monitoring period.

Regulation 34(2) Non-Implementation of a Policy

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

(a) identify that policy; and .

(b) include a statement of— .

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

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

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

Regulation 34(3) – Net additional dwellings

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

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

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

- 1.17 With regard to Regulation 34(3) the Fenland Local Plan 2014 specifies that an average of 550 dwellings per annum should be provided during the twenty year plan period (2011 to 2031). The 2014 Local Plan also sets out that the Strategic Housing Market Assessment for the Cambridge Housing Sub-Region (SHMA 2012) identifies a need for 3,527 affordable housing units in the plan period if the backlog and newly arising need is to be met.
- 1.18 In relation to Regulation 34(3)(a) It is confirmed that 392 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 28 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.
- 1.19 In relation to Regulation 34(3)(b) it is confirmed that 2,995 net dwellings have been completed during the plan period to date i.e. from April 1st 2011 to 31st March 2019. During this period 423 affordable dwellings were completed.

1.20 For information purposes, Tables 2 and 3 below provide information about dwellings completions in Fenland since 1st April 2002 to 31st March 2019. Table 2 provides details of net completions and Table 3 gross completions.

Table 2 - Fenland net completion totals

	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	2015 -16	2016 -17	2017-18	2018-19
Completions	697	733	635	781	762	921	308	235	294	210	321	327	552	295	435	463	392
Cumulative	697	1,430	2,065	2,846	3,608	4,529	4,837	5,072	5,366	5,576	5897	6,224	6,776	7,071	7,506	7,969	8,361

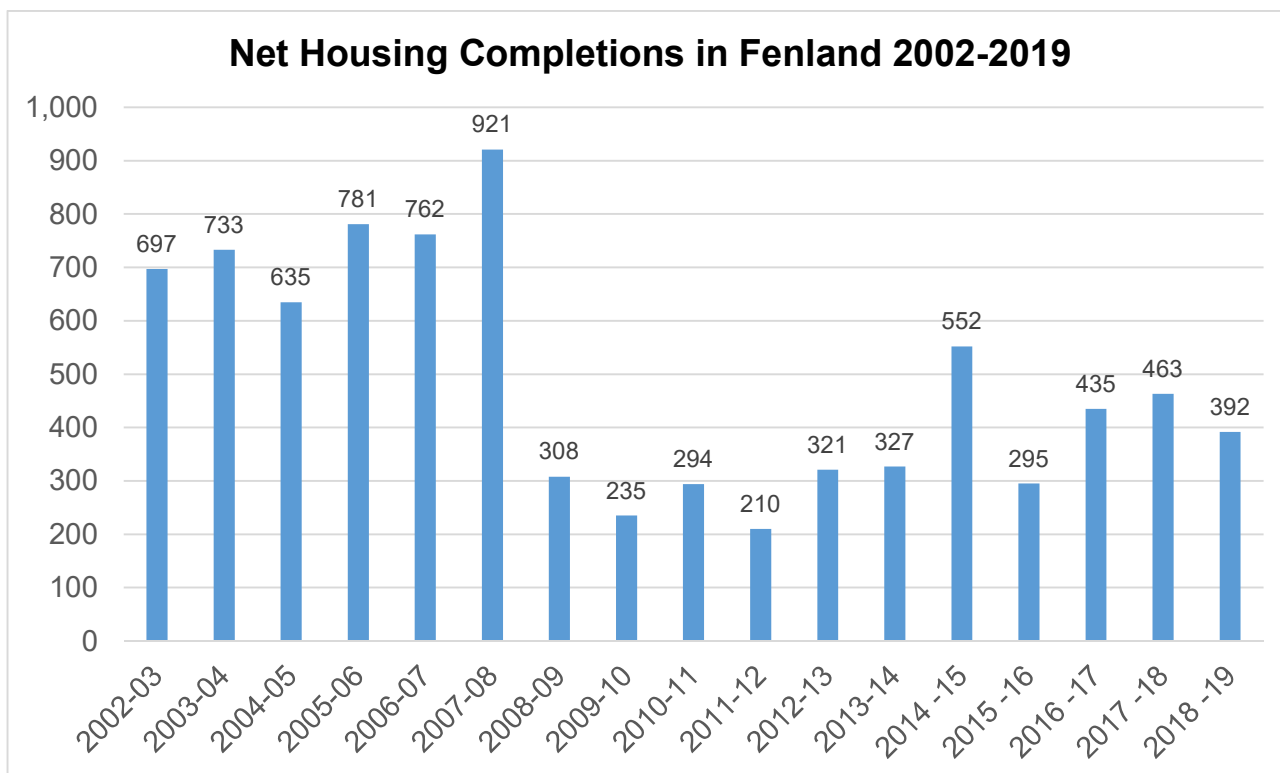
1.21 The total gross completions (i.e. no allowance for demolitions or replacement dwellings are made) were as follows:

Table 3 - Fenland gross completion totals

	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	2015 -16	2016 -17	2017-18	2018-19
Completions	731	768	659	810	794	962	352	266	324	242	361	421	586	353	463	485	412
Cumulative	731	1,499	2,158	2,968	3,762	4,724	5,076	5,342	5,666	5,908	6,269	6,690	7,276	7,629	8,092	8,577	8,989

1.22 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. Completions in 14/15 increased to the highest level since 07/08 just above the annual target although this has reduced since then including during the monitoring period. Figure 2 helps illustrate the 'peaks' and troughs' of the past 17 years:

Figure 2 – Net Completions in Fenland 2002 to 2019



1.23 The cumulative total and annual average completions since 2002 is set out in Table 4 below. It shows that the annual average peaked at 755 during 2007/2008 but has since fallen and is currently at 492 per annum.

Table 4 – Cumulative total and annual average

	Cumulative total	Annual Average
2002-03	697	697
2003-04	1,430	715
2004-05	2,065	688
2005-06	2,846	712
2006-07	3,608	722
2007-08	4,529	755
2008-09	4,837	691
2009-10	5,072	634
2010-11	5,366	596
2011-12	5,576	558
2012-13	5,897	536
2013-14	6,224	519
2014-15	6,776	521
2015-16	7,071	505
2016-17	7,506	500
2017-18	7,969	498
2018-19	8,361	492

- 1.24 Table 5 below demonstrates that 219 net dwellings, or around 56% of total completions in 18/19, came forward in the four market towns. Over the last six years, the majority of development, specifically about 58%, has been in these four main towns.

Table 5 – Net Dwelling Completions by Settlement

	2018-2019	2012-19
Benwick	0	16
Chatteris	16	299
Christchurch	0	3
Church End	1	19
Coates	-1	13
Coldham	0	2
Collett's Bridge	0	0
Doddington	0	17
Eastrea	0	19
Elm	1	21
Elm/Friday Bridge	0	1
Foul Anchor	0	2
Friday Bridge	0	15
Gorefield	0	19
Guyhirn	1	23
Leverington	0	20
Manea	10	92
March	31	381
Murrow	1	49
Newton	5	24
Parson Drove	1	12
Pondersbridge	0	2
Tholomas Drove	0	2
Turves	0	10
Tydd Gote	0	0
Tydd St Giles	1	13
Whittlesey	87	422
Wimblington	2	6
Wisbech	85	650
Wisbech St Mary	0	22
Outside Development Boundary	151	821
Total Fenland	392	2,995

Gypsy and Traveller Pitches

- 1.25 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).

1.26

- 1.27 Table 6 details the net total number of pitches that have been completed in each monitoring period since 2002. For a pitch to be considered completed it must be available for use. For the 2018/19 monitoring period there were no net additional pitches or plots in the district. This only includes sites which came forward via permanent planning permissions. It does not include temporary, transient or informal sites. Details of the up-to-date position on the number of Gypsy and Traveller Pitches can be found in the Council's Five Year Housing Land Supply report (January 2019) 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)																	
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	2015-16	2016-17	2017-18	2018-19	Total
0	0	0	0	0	3	0	2	11	2	0	0	3	3	8	0	0	32

Affordable housing completions (Gross)

1.28 Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2018 and 31 March 2019 there were 28 affordable dwelling completions which represent approximately 7% of gross dwelling completions in the monitoring period. However, Fenland suffers from a lack of viability of many sites which has an impact on the amount of affordable housing provided.

1.29

1.31 Table 7 sets out completions over the past 17 years.

1.30	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	2015-16	2016-17	2017-18	2018-19	2002-19
Total Gross Completions (all homes)	731	768	659	810	794	962	352	266	324	242	361	421	586	353	463	485	412	8,989
Affordable (Gross)	35	82	77	75	94	104	74	54	65	7	50	54	165	74	15	30	28	1,083
Percentage Affordable	5%	11%	12%	9%	12%	11%	21%	20%	20%	3%	14%	13%	28%	21%	3%	6%	7%	12%

sites which has an impact on the amount of affordable housing provided.

1.32 In theory the adopted Fenland Local Plan 2014 should improve the supply of affordable housing by bringing forward larger development schemes particularly in the market towns. However, Fenland suffers from a lack of viability of many

Table 7 – Affordable Housing Completions (Gross)

	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	2015 -16	2016 -17	2017-18	2018-19	2002-19
Total Gross Completions (all homes)	731	768	659	810	794	962	352	266	324	242	361	421	586	353	463	485	412	8,989
Affordable (Gross)	35	82	77	75	94	104	74	54	65	7	50	54	165	74	15	30	28	1,083
Percentage Affordable	5%	11%	12%	9%	12%	11%	21%	20%	20%	3%	14%	13%	28%	21%	3%	6%	7%	12%

Housing densities

1.33

1.34

Table 8 below shows the average density of dwellings for the period 1st April 2002 to 31st March 2019 for sites with 9 or more dwellings. The average density of development peaked in 2009-10. It then reduced considerably to 21 dwellings per hectare (dph) in 2011-12. This could have been due to the government's removal of the minimum density requirements, as well as a general downturn in the market for developments for flats. However, in the last five years there has been an increase in average density reaching 44 in 2016/17, 37 dph in 2017/18, and the 34 dph in this 2018/19 monitoring period. The annual average density since 2002 is 30dph. Density has been above average for the last six years.

Table 8 – Density of Completed Dwellings

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare) – more than 9 dwellings	
2002-03	28
2003-04	25
2004-05	23
2005-06	32
2006-07	20
2007-08	37
2008-09	27
2009-10	64
2010-11	43
2011-12	21
2012-13	27
2013-14	35
2014-15	37
2015-16	32
2016-17	44
2017-18	37
2018-19	34
2002-2019	30

Dwelling Size – No. of Bedrooms

1.35 As illustrated in Table 9 - Dwelling Sizes, in the 18/19 monitoring year, 3 Bed dwellings comprised about 44% of the total followed by 4+ Bed units of about 32%. 2 bed dwellings accounted for about 20% of the total and 1 bed units 2%. The combined total of 2 and 3 bed dwellings since 2002-03 amounts to about 65% of total gross dwelling completions.

Table 9 - Dwelling Sizes (based on gross completions)

	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	2015 - 16	2016 - 17	2017 - 18	2018 - 19
1 Bed	58	73	19	61	71	85	31	38	47	13	56	64	61	37	29	41	8
2 Bed	203	141	179	255	269	330	154	102	111	89	103	141	215	137	102	109	84
3 Bed	237	292	217	289	264	340	95	75	103	88	129	135	221	117	191	136	181
4+ Bed	231	214	218	190	169	164	70	48	44	44	69	74	88	60	117	197	131
Unknown	2	48	26	15	21	43	2	3	19	8	4	7	1	2	24	2	8

Total	731	768	659	810	794	962	352	266	324	242	361	421	586	353	463	485	412
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Housing Land Supply in Fenland

1.36 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>

1.37 Paragraph 75 of the NPPF states that:

'To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of underdelivery and identify actions to increase delivery in future years'.

The Housing Delivery Test results published in February 2018 show that over the last 3 years FDC has met the housing requirement and achieved 97%. No action is required.

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
407	403	389	1,199	269	421	469	1,160	97%	None

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.

1.38 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.

1.39 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

1.40 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

1.41 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 (MoC) May 2013. During the latter part of the monitoring period outcomes from the Peterborough City Council and East Cambridgeshire District Council's Local Plan Examinations meant that the MoC was no longer relevant for plan making.
- The SHMA is a living document and updated on a regular basis. A revised SHMA is currently being prepared (February 2020). It is hosted on the Cambridgeshire Insight website: <http://cambridgeshireinsight.org.uk/>

1.42 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 (BCP) for the East Wisbech Strategic Allocation and the delivery of new homes. East Wisbech is allocated in the Fenland Local Plan for around 900 dwellings and in the BCKLWN Site Allocations DPD for around 550 dwellings.

1.43 The on-going work between the two authorities is part of joint working which has happened over the past few years.

1.44 A BCP was approved by Fenland's Planning Committee on 23rd May 2018 and by King's Lynn and West Norfolk's Cabinet on 29th May 2018. The BCP will provide the template against which future planning applications will be assessed.

Other Items Reported on in this AMR

1.45 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

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

1.47 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).

1.48 Table 10 shows the additional floor space created for employment (all B1 to B8 uses) in Fenland over the period 01 April 1999 to 31 March 2019.

Table 10 - Additional Employment Floor Space

	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	1,337	1,081	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	1,764	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	4,029	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
Total	85,757	20,145	20,434	54,698	21,607	11,684	22,704	42,169	56,426	12,612	7,356	12,343	4,787

	2014-15	2015-16	2016-17	2017-18	2018-19	Total
B1 – Unspecified	3,237	0	0	0	1,420	8,989
B1a – Offices	353	1,789	540	840	859	27,356
B1b – Research	402	0	0	0	0	465
B1c – Light Industry	1,015	392	317	993	182	27,125
B2 – General Industry	3,923	5,855	5,105	3552	5,025	166,617
B8 – Storage and Distribution	3,365	12,317	1,725	956	10,501	206,833
Total	12,295	20,353	7,687	6341	17,987	437,385

1.49 For the period 2018-19 a total of 17, 987 sq. m of additional employment floor space was created in Fenland. The total is a significant increase compared to the previous monitoring period.

The largest site which accounts for over half of this additional employment floorspace is located at Bretts Transport Ltd on the A47 at Guyhirn. This site accounted for 9,392 sqm of the floorspace created in the 2018-19 monitoring period, all of which was for B8 use.

Completed floor space for “town centre uses”

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

1.51 Apart from a few years there has been a steady decline in “town centre uses” in Town Centre Areas in the market towns within Fenland. Table 11 illustrates the steady decline in floor space within the areas defined as Town Centre.

Table 11 – Floor space completed for “town centre uses” within Town Centre Areas

	1999-2002	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	-1,251	-872	-24	-884	-42	-392	-609

	2014-15	2015-16	2016-17	2017-18	2018-19	Total
A1 Retail	-343	-414	-274	-131	-46	-4,994
A2 Financial Services	374	8	-126	41	-546	1683
B1a Offices	-1,163	-419	-311	-267	-227	-3225
D2 Assembly and Leisure	0	-630	0	0	0	-1,642
Total m2	-1,132	-1,414	-711	-357	-819	-8178

1.52 Across the district there was an overall decrease provided of ‘town centre uses’ of 555 sq. m during the monitoring period as is shown in Table 12:

Table 12 Completed Net Floor Space in Fenland Area

	1999-2002	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	2,750
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	846	566	178	350	1,158	111	-433	660
D2 Assembly and Leisure	0	0	0	0	0	207	-14,273	4,320	-779	1,213	210	1,660	3,899
Total m2	5,663	1,182	3,811	4,538	1,586	1,677	-12,956	6,603	1,160	2,018	194	1,025	7,202

	2014-15	2015-16	2016-17	2017-18	2018-19	Total
A1 Retail	8,215	-334	1721	2008	-66	27841
A2 Financial	919	-77	-241	98	-610	2245

Services						
B1a Offices	-6,668	6	-814	-114	49	1252
D2 Assembly and Leisure	4,248	-78	288	-307	72	680
Total m2	6,714	-483	954	1685	-555	35563

- 1.53 Tables 11 and 12 demonstrate that while there has been a decrease in retail floorspace within the market towns of -8178 sq. m between 1999 and 2019, there has been an overall increase in retail floorspace in the local authority area overall by 27,841 sq. m over the same period.
- 1.54 Table 11 also highlights that while there has been a loss of B1a Offices of -3225 sq. m in town centres there has been a gain of 1683 sq. m of A2 Financial Services during the same period.

Environment Designated Sites and Renewable Energy

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

Appendix 1 - Environment Designated Sites

1. Explanatory Notes

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

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

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

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

Section 2 shows information on the status of statutory designated sites with any changes since the previous reporting year noted. Section 2.2.4. shows the condition of Sites of Special Scientific Interest in terms of unit area. SSSI units are compartmentalised areas of SSSIs, which are monitored by Natural England and given an assessment of their condition in terms of their 'favourability'.

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

Section 4 shows information on sites that have been 'affected by development' in the year 2018/19. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

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

2. Statutory Sites

2.1. European or International Designations

2.1.1. Special Areas of Conservation (SAC)

SACs 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:

SAC Name	Total area (ha)	Area in district (ha)
Nene Washes	88.33	79.14
Ouse Washes	332.61	95.47

Cambridgeshire contains six SACs:

SAC Name	Total area (ha)	Area in Cambs (ha)
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	67.08	67.08
Fenland	619.41	619.41
Nene Washes	88.33	79.14
Ouse Washes	332.61	234.02
Portholme	91.79	91.79

There has been no change in SACs in Fenland or Cambridgeshire during 2018/19.

2.1.2. 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:

SPA Name	Total area (ha)	Area in district (ha)
Nene Washes	1519.85	1342.80
Ouse Washes	2493.49	182.66

Cambridgeshire contains two SPAs:

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1519.85	1342.80
Ouse Washes	2493.49	1752.94

There has been no change in SPAs in Fenland or Cambridgeshire during 2018/19.

2.1.3. Ramsar Sites

Ramsar sites are sites designated under the Ramsar Convention on Wetlands of International Importance which came into force in 1975.

Fenland contains two Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1519.66	1342.61
Ouse Washes	2513.54	182.63

Cambridgeshire contains five Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	155.87	155.87
Nene Washes	1519.66	1342.61
Ouse Washes	2513.54	1752.61
Wicken Fen	254.49	254.49
Woodwalton Fen	209.05	209.05

There has been no change in Ramsar sites in Fenland or Cambridgeshire during 2018/19.

2.2. UK Designations

2.2.1. National Nature Reserves (NNR)

NNRs are designated by Natural England in England.

There are no NNRs in Fenland.

Cambridgeshire contains six NNRs:

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

There has been no change in NNRs in Cambridgeshire during 2018/19.

2.2.2. Local Nature Reserves (LNR)

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

Fenland contains two LNRs:

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

Cambridgeshire contains 25 LNRs. There has been no change in LNRs in Fenland or Cambridgeshire during 2018/19.

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 2018/19. However, there has been no significant change in the LNR area per 1000 people figure.

	2018/19	2017/18
LNR area in Fenland (ha)	20.4	20.4
Population in Fenland*	101,500	100,800
LNR area per 1000 people (ha)	0.20	0.20

*Figures for population are revised mid-year estimates from the Office for National Statistics for 2018 and 2017 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 2018/19. There has been a corresponding decrease in the LNR area per 1000 people figure.

	2018/19	2017/18
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	651,500	648,200
LNR area per 1000 people (ha)	0.32	0.33

*Figures for population are revised mid-year estimates from the Office for National Statistics for 2018 and 2017 respectively rounded to the nearest 100.

2.2.3. Sites of Special Scientific Interest (SSSI)

SSSIs are protected under the Wildlife and Countryside Act 1981.

Fenland contains four SSSIs:

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

	2018/19	2017/18
No. SSSIs	4	4
Total area of the SSSIs (ha)	4054.4	4054.4
Number of SSSI units in district	15	15
Total area of SSSI land in district (ha)	1545.7	1545.7

Cambridgeshire contains 87 SSSIs:

	2018/19	2017/18
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)	7262.4	7262.4

There has been no change in SSSI numbers or area in Fenland or Cambridgeshire during 2018/19.

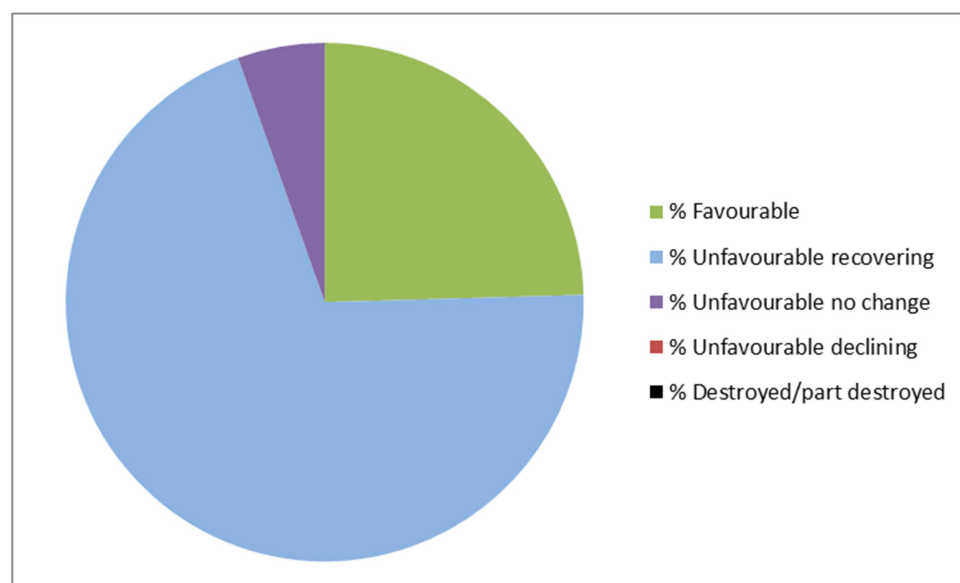
2.2.4. SSSI Condition Assessment

SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part destroyed. The

condition of SSSIs in the district and the county is shown below by percentage area of total SSSI land in the relevant authority area.

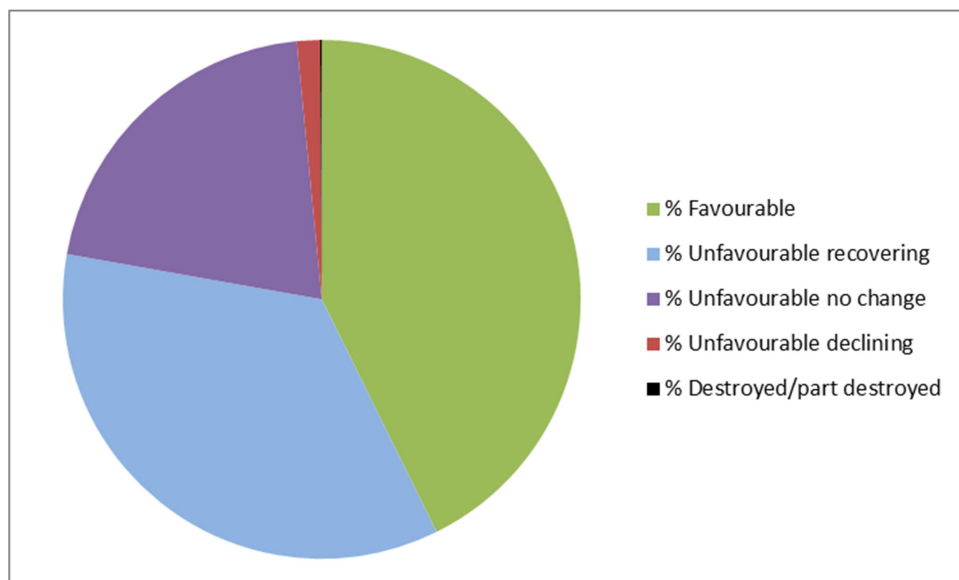
SSSI Condition in Fenland	2018/19		2017/18	
	Area (ha)	%	Area (ha)	%
Favourable	379.5	24.5	379.5	24.5
Unfavourable recovering	1082.1	70.0	1082.1	70.0
Unfavourable no change	84.2	5.4	84.2	5.4
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

There has been no change in assessed SSSI condition in Fenland during 2018/19. The majority of SSSI land is still in 'unfavourable recovering' condition.



SSSI condition in Fenland 2018/19

SSSI Condition in Cambridgeshire	2018/19		2017/18	
	Area (ha)	%	Area (ha)	%
Favourable	3099.8	42.7	3099.8	42.7
Unfavourable recovering	2550.2	35.1	2550.2	35.1
Unfavourable no change	1500.4	20.7	1500.4	20.7
Unfavourable declining	104.8	1.4	104.8	1.4
Destroyed/part destroyed	7.1	0.1	7.1	0.1



SSSI condition in Cambridgeshire 2018/19

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

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

CWSs in Fenland	2018/19	Change 17/18 - 18/19
No. CWSs	30	0
Total area of the CWSs (ha)	376.14	0
Total length of linear sites (km)*	44.47	0
Total area of CWS land in district (ha)	366.86	0
Total length of linear sites in district (km)*	18.17	0

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

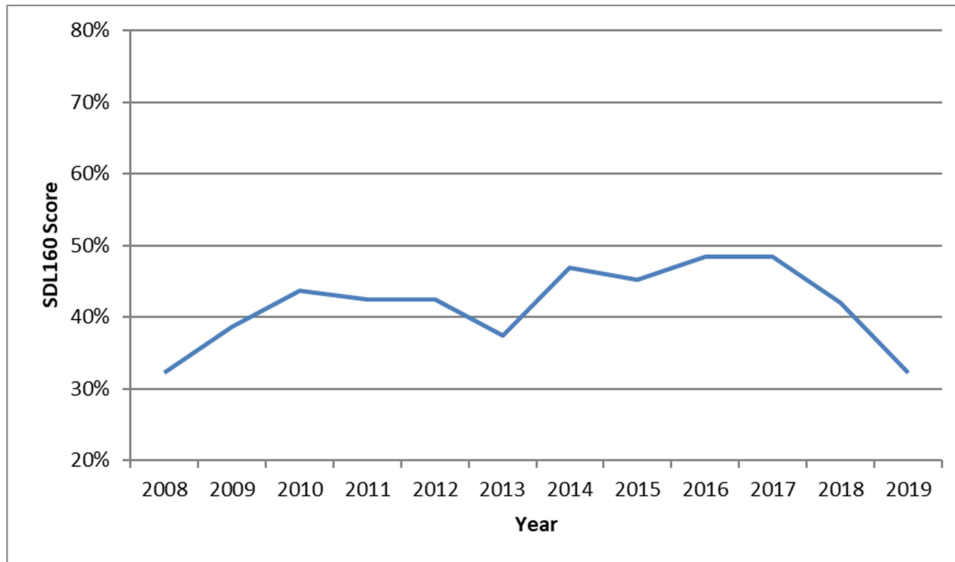
There have been no changes to the boundaries or numbers of County Wildlife Sites in Fenland in 2018/19.

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

Condition of Local Sites	2018/19	Change 17/18 - 18/19
Total number of Local Sites in Fenland used in analysis	31	0
Number of Local Sites in Fenland where positive conservation management is being or has been	10	-3

implemented during the last five years		
% sites where positive conservation management is being or has been implemented during the last five years	32.3%	-9.7%

There has been a decrease in the percentage of sites deemed to be in positive conservation management during 2018/19. The overall trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.



SDL160 Score in Fenland 2008-2019

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

CWSs in Cambridgeshire	2018/19	Change 17/18 – 18/19
No. CWSs	371	0
Total area of the CWSs (ha)	5664.98	-0.07
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5626.46	-0.07
Total length of linear sites in authority area (km)*	240.46	0

CiWSs in Cambridgeshire	2018/19	Change 17/18 – 18/19
No. CiWSs	49	0
Total area of the CiWSs (ha)	163.14	0
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	163.14	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".

No new County Wildlife Sites have been selected in the period 2018/19. Two County Wildlife Sites have had their boundaries amended in the period 2018/19. No County Wildlife Sites have been deselected in the period 2018/19. There have been no changes to the boundaries or numbers of City Wildlife Sites in 2018/19.

Site Name	Change	Area (ha)
Low Fen Drove Way Grasslands and Hedges	Minor boundary correction	+0.18ha
Mere Side Grasslands	Boundary reduced to remove proposed development area	-0.25ha

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

	2018/19	Change 17/18 - 18/19
Total number of Local Sites in Cambridgeshire used in analysis	421	0
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	208	-10
% sites where positive conservation management is being or has been implemented during the last five years	49.4%	-2.4%

4. Sites affected by development in Fenland

No designated sites have been highlighted by our analysis as being significantly affected* by development in the district in the year 2018/19.

* Please refer to explanatory notes at beginning of this Appendix.

Appendix 2 - Renewable Energy Generation

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

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	2.0000	32.0000	6.0060	31.0000	1.8180	14.0000	0.0110	0.1420	10.1320	11.5500
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	0.1411	3.4760	4.6144	6.2185
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
Total	1.0030	0.0000	0.0000	2.0000	32.0000	6.0060	31.0000	2.8226	14.0076	0.1521	5.1180	15.2464	19.1365

INSTALLED CAPACITY (MEGAWATTS)						
FENLAND	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
Wind	15.1100	2.3000	0.0050	0.0000	0.0000	126.074
Biomass	4.2004	0.0000	0.0000	0.0000	0.0000	8.5684
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000	1.0030
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	3.5012	9.6162	0.2441	0.2597	0.3452	28.4286
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	22.8116	11.9162	0.2491	0.2597	0.3452	164.074

Table 33 - Potential sites in Fenland

POTENTIAL INSTALLED CAPACITY (MW) AS AT 31/03/2019					
Fenland	Outline	Under Construction	Unimplemented	Allocated	TOTAL
Wind	0.0000	0.0000	0.0950	0.0000	0.0950
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.2005	0.2120	0.0000	0.4125
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.2005	0.3070	0.0000	0.5075

Note: The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research & 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.