



Fenland Monitoring Report 2019 - 2020

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Introduction

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

This monitoring report covers the period between 1 April 2019 and 31 March 2020. The current Fenland Local Plan was adopted on 8th May 2014. This superseded the previously adopted Fenland District-wide Local Plan 1993.

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

Period Covered

This AMR covers the period 1 April 2019 to 31 March 2020, and hereafter is referred to as the monitoring period.

Key findings of the 2020 Monitoring Report

The following summarises the key findings of this AMR:

- A new Local Development Scheme, the timetable for production of a new Local Plan, was approved by Full Council on 21st February 2019 and due to the Covid 19 pandemic was subsequently revised on 28th July 2020 with immediate effect.
- There were 561 net dwelling completions which was higher than the previous year's completion number of 400.
- There were 97 affordable housing completions (gross), which was considerably higher than the previous year's total of 29.
- Average density of new housing development is approximately 29 dwellings per hectare.
- There was 16,970 sq.m of additional business floor space created in the district in 2019/20.
- There was an increase of 2403 sq. m of "town centre uses" built in the district.
- The percentage of nature sites deemed to be in positive conservation management continued to be at the same low level last recorded in 2008 with some significant damage occurring to the Lattersey Nature Reserve and County Wildlife Site as part of preparatory works for a warehouse proposal.
- 8.0878 megawatts of additional renewable energy were provided, all through photovoltaic farms.

Detailed Portrait of Fenland

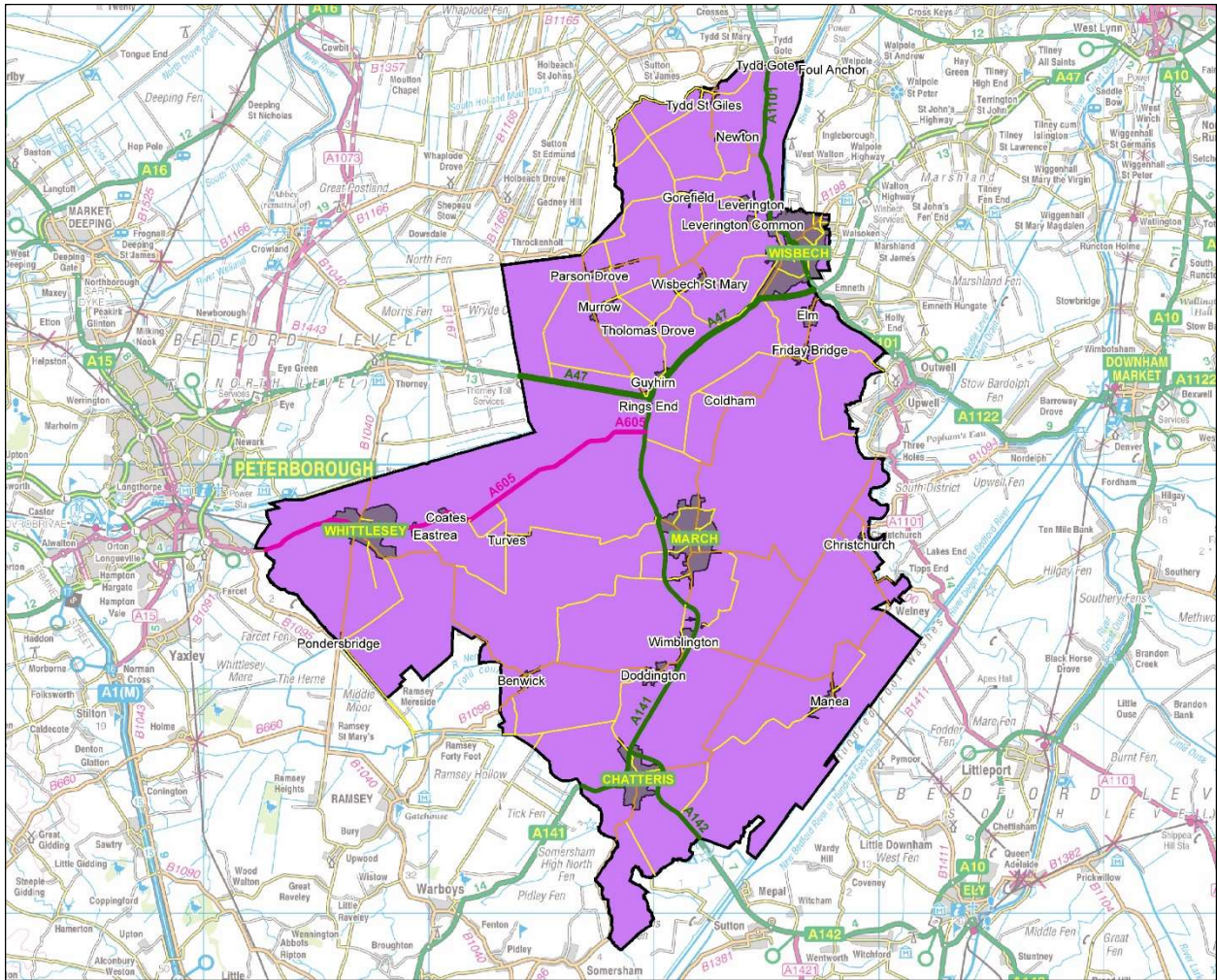
Detailed information on topics such as Population, Households, Economy, Health and Education can be found on the Cambridgeshire Insight¹ website produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council and other Cambridgeshire districts. The Research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

Location

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

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

Figure 1 – The District of Fenland



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

Population

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

Table 1 – Cambridgeshire and Districts Population Estimates mid-2011 to mid-2018

Local Authority Area	Mid-2011 estimate	Mid-2012 estimate	Mid-2013 estimate	Mid-2014 estimate	Mid-2015 estimate	Mid-2016 estimate	Mid-2017 estimate	Mid-2018 estimate	% Change mid-2011 to mid-2018	% Change mid-2017 to mid-2018
Cambridge	124,350	125,480	127,050	130,250	132,130	133,450	134,880	136,850	10.5%	1.46%
East Cambridgeshire	84,100	84,710	85,280	85,740	86,300	86,980	87,420	88,060	4.7%	0.7%
Fenland	95,870	96,420	97,240	97,880	99,170	99,860	100,430	101,260	5.6%	0.8%
Huntingdonshire	170,470	171,950	172,880	174,540	176,050	177,410	178,050	178,970	4.9%	0.5%
South Cambridgeshire	149,390	150,190	150,550	152,350	154,660	156,080	156,680	157,470	5.4%	0.5%
Cambridgeshire	624,180	628,750	633,000	640,760	648,310	653,770	657,460	662,260	6.1%	0.7%

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2018 population estimates

About 70% 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 24,450; Whittlesey is 13,580 and Chatteris is 11,000². This data is based on ward boundaries and on mid-2018 population estimates.

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.

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. The Council decided to update the adopted Fenland Local Plan 2014 on 21st February 2019 and a new Local Development Scheme (LDS) was as approved by Full Council at the same time. This came into effect immediately, replacing the previous LDS, dated March 2013. Subsequently the Covid 19 pandemic crisis resulted in delays to the production of the emerging Local Plan and a revised LDS was approved by Full Council on 28th July 2020 coming into effect immediately.

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

- Fenland Local Plan DPD

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

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

	Issues & Options Consultation	Draft Local Plan Consultation	Pre-Submission Consultation	Submission to Secretary of State	Examination	Adoption
LDS - July 2020:	October 2019	February 2021	October 2021	January 2022	Jan-Oct 2022	November 2022
Actual:	Oct-Nov 2019	-	-	-	-	-

To meet Regulation 34(1)(b)(i), it is confirmed that the new Local Plan preparation did slip behind the LDS timetable of February 2019. The primary reason for this was due to the Covid 19 pandemic crisis throughout 2020 which resulted in an overall slippage of about 9 months.

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

Regulation 34(2) Non-Implementation of a Policy

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

(a) identify that policy; and

(b) include a statement of —

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

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

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

Regulation 34(3) – Net additional dwellings

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

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

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

In relation to Regulation 34(3)(a) It is confirmed that 561 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 97 gross affordable homes were completed. Despite the terminology used in the regulations about 'net' affordable dwellings, it is not possible to monitor net affordable dwellings completed, as it is not possible to monitor affordable dwelling losses and indirect gains easily. For example, a dwelling may be 'affordable' one year, but then be converted to a non-affordable dwelling, something which the local planning authority does not monitor. Likewise, a non-affordable dwelling may be converted to an affordable dwelling by a Registered Social Landlord (RSL), without the local planning authority being involved in such a process.

In relation to Regulation 34(3)(b) it is confirmed that 3,549 net dwellings have been completed during the plan period to date i.e. from April 1st 2011 to 31st March 2020. During this period 520 affordable dwellings were completed.

For information purposes, Tables 2 and 3 below provide information about dwellings completions in Fenland since 1st April 2002 to 31st March 2020. 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
Completions	697	733	635	781	762	921	308	235	294
Cumulative	697	1,430	2,065	2,846	3,608	4,529	4,837	5,072	5,366
	2011-12	2012-13	2013-14	2014 -15	2015 -16	2016 -17	2017-18	2018-19	2019-20
Completions	210	321	326	552	295	435	449	400	561
Cumulative	5,576	5,897	6,223	6,775	7,070	7,505	7,954	8,354	8,915

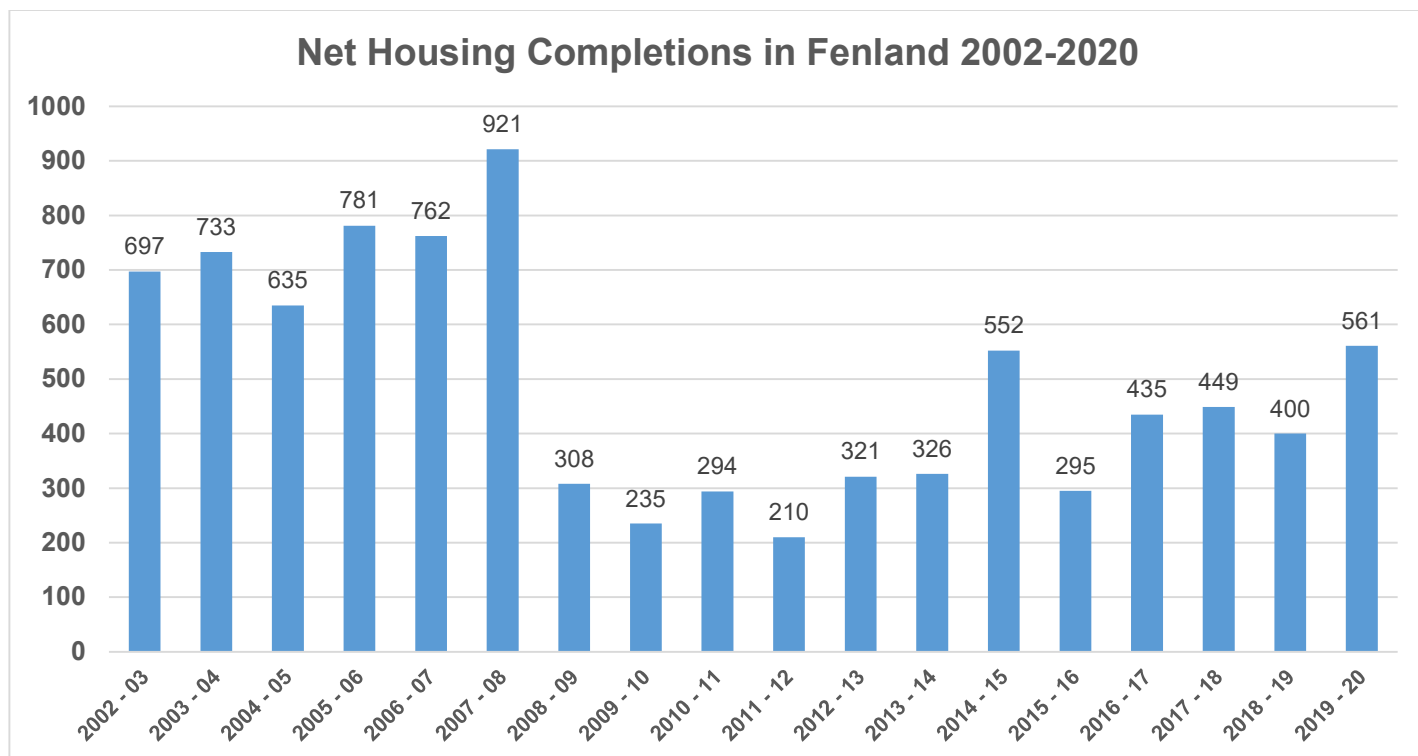
The total gross completions (i.e. no allowance for demolitions or replacement dwellings are made) were as follows:

Table 3 - Fenland gross completion totals

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Completions	731	768	659	810	794	962	352	266	324
Cumulative	731	1,499	2,158	2,968	3,762	4,724	5,076	5,342	5,666
	2011-12	2012-13	2013-14	2014 -15	2015 -16	2016 -17	2017-18	2018-19	2019-20
Completions	242	361	420	586	353	463	471	420	588
Cumulative	5,908	6,269	6,689	7,275	7,628	8,091	8,562	8,982	9,570

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 2014/15 increased to the highest level since 2007/08 just above the annual target although this generally reduced during the monitoring period. 2020 completions are the highest rate since 2008 at 561 completions. Figure 2 helps illustrate the 'peaks' and 'troughs' of the past 18 years:

Figure 2 – Net Completions in Fenland 2002 to 2020



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 495 per annum.

Table 4 – Cumulative total and annual average

	Total	Cumulative Total	Annual Average
2002 - 03	697	697	697
2003 - 04	733	1430	715
2004 - 05	635	2065	688
2005 - 06	781	2846	712
2006 - 07	762	3608	722
2007 - 08	921	4529	755
2008 - 09	308	4837	691
2009 - 10	235	5072	634
2010 - 11	294	5366	596
2011 - 12	210	5576	558
2012 - 13	321	5897	536
2013 - 14	326	6223	519
2014 - 15	552	6775	521
2015 - 16	295	7070	505
2016 - 17	435	7505	500
2017 - 18	449	7954	497
2018 - 19	400	8354	481
2019 - 20	561	8915	495

Table 5 below demonstrates that 276 net dwellings, or around 49% of total completions in 19/20, came forward in the four market towns. Over the last six years, the majority of development, specifically about 56%, has been in these four main towns.

Table 5 – Net Dwelling Completions by Settlement

	2019-2020	2012-2020
Benwick	0	16
Chatteris	25	326
Christchurch	2	5
Church End	0	19
Coates	1	14
Coldham	0	2
Doddington	0	17
Eastrea	1	20
Elm	0	21
Elm / Friday Bridge	0	1
Foul Anchor	0	2
Friday Bridge	0	15
Gorefield	0	19
Guyhirn	2	25
Leverington	-1	19

Manea	9	101
March	38	419
Murrow	0	49
Newton	1	25
Parson Drove	1	13
Pondersbridge	0	2
Tholomas Drove	3	5
Turves	7	17
Tydd St Giles	0	13
Whittlesey	173	596
Wimblington	1	7
Wisbech	40	680
Wisbech St Mary	8	30
Outside Development Boundary	250	1071
Total Fenland	561	3549

Gypsy and Traveller Pitches

This monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an "area of land 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).

<https://www.fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply>

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 2019/20 monitoring period there were 7 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 (November 2020) at this link:

<https://www.fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply>

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	Total
0	0	0	0	0	3	0	2	11	38
2011-12	2012-13	2013-14	2014 -15	2015 -16	2016 -17	2017-18	2018-19	2019-20	
2	0	0	10	3	0	0	0	7	

Affordable Housing Completions (Gross)

Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2019 and 31 March 2020 there were 97 affordable dwelling completions which represent approximately 17% of gross dwelling completions in the monitoring period.

Table 7 sets out completions over the past 18 years.

Table 7 – Affordable Housing Completions (Gross)

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Total Gross Completions	731	768	659	810	794	962	352	266	324
Affordable (Gross)	35	82	77	75	94	104	74	54	65
Percentage Affordable	4.8%	10.7%	11.7%	9.3%	11.8%	10.8%	21.0%	20.3%	20.1%
	2011-12	2012-13	2013-14	2014 -15	2015 -16	2016 -17	2017-18	2018-19	2019-20
Completions	242	361	420	586	353	463	471	420	588
Affordable (Gross)	7	50	54	165	74	15	29	29	97
Percentage Affordable	2.9%	13.9%	12.9%	28.2%	21.0%	3.2%	6.2%	6.9%	16.5%

Housing Densities

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare) – more than 9 dwellings	
2002 - 03	28.0
2003 - 04	24.9
2004 - 05	23.1
2005 - 06	31.7
2006 - 07	20.5
2007 - 08	36.7
2008 - 09	27.0
2009 - 10	64.0
2010 - 11	42.9
2011 - 12	20.8
2012 - 13	26.9
2013 - 14	34.6
2014 - 15	37.3
2015 - 16	32.4
2016 - 17	44.2
2017 - 18	37.4
2018 - 19	34.0

2019 - 20	28.8
2002 - 20	30.0

below shows the average density of dwellings for the period 1st April 2002 to 31st March 2020 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 the 2018/19 monitoring period. The annual average density since 2002 is 30dph. Density has been above, or in the case of 2019-20 very slightly below 30dph, since 2013.

Table 8 – Density of Completed Dwellings

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare) – more than 9 dwellings	
2002 - 03	28.0
2003 - 04	24.9
2004 - 05	23.1
2005 - 06	31.7
2006 - 07	20.5
2007 - 08	36.7
2008 - 09	27.0
2009 - 10	64.0
2010 - 11	42.9
2011 - 12	20.8
2012 - 13	26.9
2013 - 14	34.6
2014 - 15	37.3
2015 - 16	32.4
2016 - 17	44.2
2017 - 18	37.4
2018 - 19	34.0
2019 - 20	28.8
2002 - 20	30.0

Dwelling Size – No. of Bedrooms

As illustrated in

Table 9 - Dwelling Sizes, in the 19/20 monitoring year, 4+ Bed dwellings comprised about 27% of the total followed by 3 Bed units of about 32%. The combined total of 2 and 3 bed dwellings since 2002-03 amounts to about 64% of total gross dwelling completions. This monitoring year 2 bed dwellings account for about 18% of the total and 1 bed units 16%. There are more 1 bed completions this monitoring year than any other year since 2002.

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
1 Bed	58	73	19	61	71	85	31	38	47
2 Bed	203	141	179	255	269	330	154	102	111
3 Bed	237	292	217	289	264	340	95	75	103
4 Bed	231	214	218	190	169	164	70	48	44
Unknown	2	48	26	15	21	43	2	3	19
Total	731	768	659	810	794	962	352	266	324
	2011-12	2012-13	2013-14	2014 -15	2015 -16	2016 -17	2017-18	2018-19	2019-20
1 Bed	13	56	64	61	37	29	41	8	95
2 Bed	89	103	141	215	137	102	108	85	103
3 Bed	88	129	134	221	117	191	130	181	193
4 Bed	44	69	74	88	60	117	190	138	158
Unknown	8	4	7	1	2	24	2	8	39
Total	242	361	420	586	353	463	471	420	588

Housing Land Supply in Fenland

The Council has published a separate report entitled Fenland's Five Year Housing Land Supply Report (November 2020) showing how Fenland is able to meet its five year land supply with a supply of 5.98 years. The full report is available on our website here: <https://www.fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply>

Regulation 34(4) – Neighbourhood Planning

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

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

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

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

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

Regulation 34(6) – Duty to Cooperate

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

Duty to Cooperate: Joint Plans or other applicable Strategies

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

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

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

- A Housing Needs of Specific Groups study for the period 2020 to 2040 is being prepared by consultants for all Cambridgeshire districts and West Suffolk Council which will inform the emerging Fenland Local Plan.
- The Cambridge Sub-Region Strategic Housing Market Assessment (SHMA) provides information on current housing needs throughout the area. It is a living document and updated on a regular basis. It is hosted on the Cambridgeshire Insight website <http://cambridgeshireinsight.org.uk/>
- An Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showmen and Bargee Travellers and other Caravan and Houseboat Dwellers in the Cambridge Sub-region Housing Market Area is being prepared by consultants on behalf of all Cambridgeshire districts, and West Suffolk, King's Lynn and West Norfolk, and Peterborough Councils. This will also inform the preparation of the emerging Local Plan.

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 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

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

Additional Employment Floor Space

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

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

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 2020.

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
B1 – Unspecified	0	0	0	0	0	288	414	2,045	0	577	1,008	0
B1a – Offices	4,122	899	2,380	3,782	489	1,337	1,081	3,840	1,400	1,964	859	0
B1b – Research	0	0	0	0	0	0	0	0	0	0	0	0
B1c – Light Industry	5,715	1,764	2,218	836	3,580	560	1,088	1,973	3,055	354	576	897
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
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
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

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Total
B1 – Unspecified	0	3,237	0	0	0	1,420	1,517	10,506
B1a – Offices	822	353	1,789	540	840	859	1318	28,674
B1b – Research	63	402	0	0	0	0	267	732
B1c – Light Industry	1,610	1,015	392	317	993	182	360	27,485
B2 – General Industry	1,262	3,923	5,855	5,105	3552	5,025	6,760	173,377
B8 – Storage and Distribution	1,030	3,365	12,317	1,725	956	10,501	6,748	213,581
Total	4,787	12,295	20,353	7,687	6,341	17,987	16,970	454,355

For the period 2019-20 a total of 16,970 sq. m of additional employment floor space was created in Fenland. The total is a slight decrease compared to the previous monitoring period but higher than many previous years.

Completed floor space for “town centre uses”

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

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 floor space within the area 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	2019-20	Total						
A1 Retail	-343	-414	-274	-131	-46	101	-4893						
A2 Financial Services	374	8	-126	41	-546	-289	1402						
B1a Offices	-1,163	-419	-311	-267	-227	69	-3157						
D2 Assembly and Leisure	0	-630	0	0	0	0	-1642						
Total m2	-1,132	-1,455	-711	-357	-819	-119	-8,289						

Across the district there was an overall increase of ‘town centre uses’ of 2403 sq. m during the monitoring period as is shown in Table 12:

Table 12 - Completed Net Floor Space in the 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
A1 Retail	3,891	1,016	2,254	1,298	2,019	454	491	1,633	1,185	-27	-405	-262
A2 Financial Services	354	230	0	140	221	170	260	472	404	-326	278	60
B1a offices	1,418	-64	1,557	3,100	-654	846	566	178	350	1,158	111	-433
D2 Assembly and Leisure	0	0	0	0	0	207	-14,273	4,320	-779	1,213	210	1,660
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

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Total
A1 Retail	2,750	8,215	-334	1721	2008	-66	233	28,074
A2 Financial Services	-107	919	-77	-241	98	-610	-289	1,956
B1a Offices	660	-6,668	6	-814	-114	49	1,110	2,362
D2 Assembly and Leisure	3,899	4,248	-78	288	-307	72	1,348	2,028
Total m2	7,202	6,714	-483	954	1,685	-555	2,403	34,421

Tables 11 and 12 demonstrate that while there has been a decrease in retail floorspace within the market towns of -4,893 sq. m between 1999 and 2020, there has been an overall increase in retail floorspace in the local authority area overall by 28,074 sq.m over the same period.

Table 11 also highlights that while there has been a loss of B1a Offices of -3,156 sq. m in town centres there has been a gain of 1,402 sq. m of A2 Financial Services during the same period.

Environment Designated (Nature) Sites and Renewable Energy

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

Appendix 1 - Environment Designated (Nature) Sites

1. Explanatory Notes

The information provided in this Appendix has been produced by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC) 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, in this case Fenland District.

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 2019/20. 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	66.20	66.20
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. In the county of Cambridgeshire one SAC, Eversden and Wimpole Woods, has had a minor adjustment to its boundary during 2019/20.

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	1,519.85	1,342.80
Ouse Washes	2,493.49	182.66

Cambridgeshire contains two SPAs:

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1,519.85	1,342.80
Ouse Washes	2,493.49	1,752.94

There has been no change in SPAs in Fenland or Cambridgeshire during 2019/20.

2.1.3. Ramsar Sites

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

Fenland contains two Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1,519.66	1,342.61
Ouse Washes	2,513.54	182.63

Cambridgeshire contains five Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	155.87	155.87
Nene Washes	1,519.66	1,342.61
Ouse Washes	2,513.54	1,752.61
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 2019/20.

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 2019/20.

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 2019/20.

The table below shows figures for LNR area per 1,000 people in Fenland. There has been an increase in the population in Fenland and no change in the area of land designated as LNR during 2019/20. There has been no significant change in the LNR area per 1,000 people figure.

	2019/20	2018/19
LNR area in Fenland (ha)	20.4	20.4
Population in Fenland*	101,900	101,500
LNR area per 1,000 people (ha)	0.20	0.20

*Figures for population are revised mid-year estimates from the Office for National Statistics for 2019 and 2018 respectively rounded to the nearest 100.

The table below shows figures for LNR area per 1,000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2019/20. There has been no significant change in the LNR area per 1,000 people figure.

	2019/20	2018/19
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	653,500	651,500
LNR area per 1000 people (ha)	0.32	0.32

*Figures for population are revised mid-year estimates from the Office for National Statistics for 2019 and 2018 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)

	2019/20	2018/19
No. SSSIs	4	4
Total area of the SSSIs (ha)	4,054.4	4,054.4
Number of SSSI units in district	15	15
Total area of SSSI land in district (ha)	1,545.7	1,545.7

Cambridgeshire contains 87 SSSIs:

	2019/20	2018/19
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8,511.7	8,512.6
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7,261.5	7,262.4

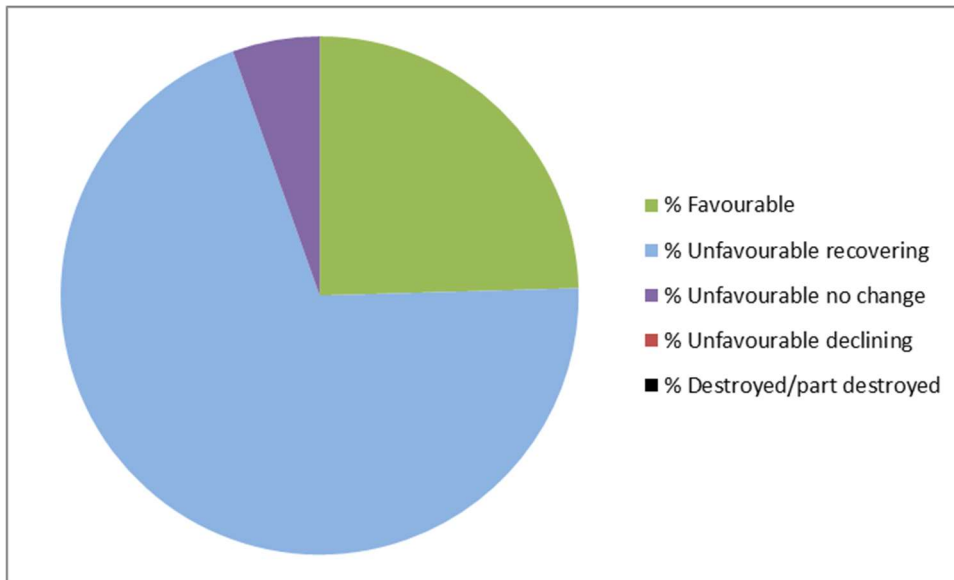
There has been no change in SSSI numbers or area in Fenland during 2019/20. In Cambridgeshire the boundary of Eversden and Wimpole Woods SSSI has been modified, resulting in a relatively small reduction in area of approximately 0.9ha.

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.

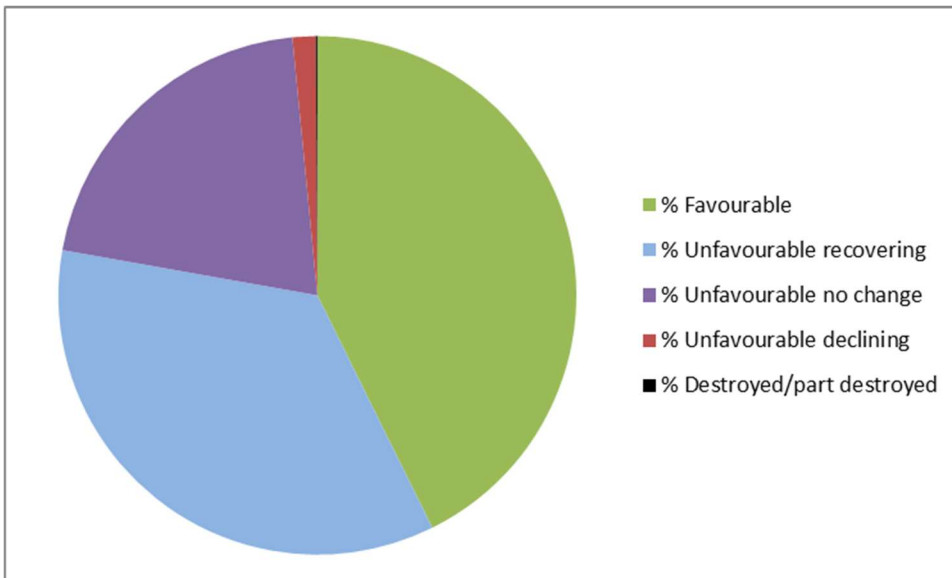
SSSI Condition in Fenland	2019/20		2018/19	
	Area (ha)	%	Area (ha)	%
Favourable	379.5	24.5	379.5	24.5
Unfavourable recovering	1,082.1	70.0	1,082.1	70.0
Unfavourable no change	84.2	5.4	84.2	5.4
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

There has been no change in assessed SSSI condition in Fenland during 2019/20. The majority of SSSI land is still in 'unfavourable recovering' condition as shown by the pie chart below.



SSSI condition in Fenland 2019/20

SSSI Condition in Cambridgeshire	2019/20		2018/19	
	Area (ha)	%	Area (ha)	%
Favourable	3,099.6	42.7	3,099.8	42.7
Unfavourable recovering	2,549.5	35.1	2,550.2	35.1
Unfavourable no change	1,500.4	20.7	1,500.4	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 2019/20

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

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

CWS in Fenland	2019/20	Change 2018/19 - 2019/20
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 CWS in Cambridgeshire are not strictly defined and are considered to be 'the river and adjacent semi-natural habitat'.

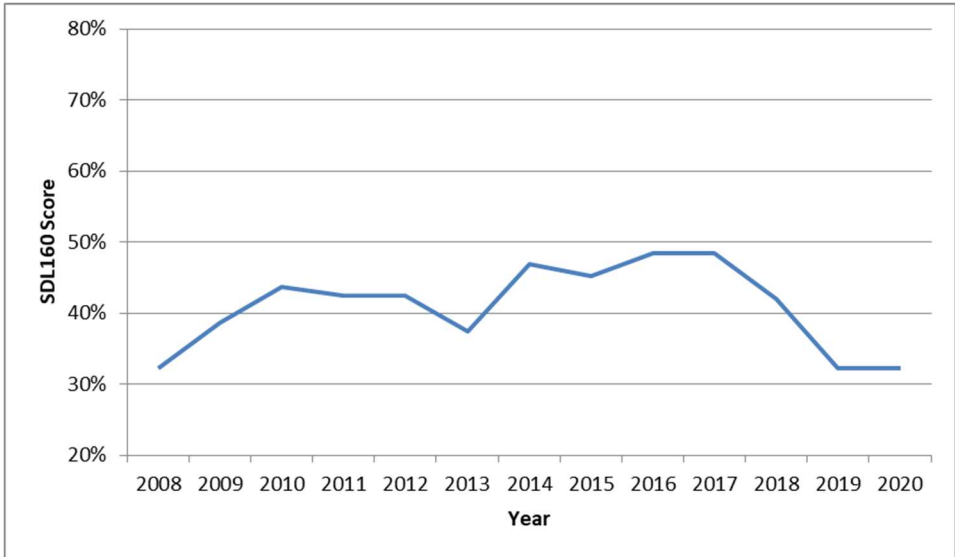
There have been no changes to the boundaries or numbers of County Wildlife Sites in Fenland in 2019/20.

County Wildlife Sites (CWS) and City Wildlife Sites (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).

	2019/20	Change 2018/19 - 2019/20
Total number of Local Sites in Fenland used in analysis	31	0
Number of Local Sites in Fenland where positive conservation management is being or has been implemented during the last five years	10	0

% sites where positive conservation management is being or has been implemented during the last five years	32.3%	0%
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There has been no change in the percentage of sites deemed to be in positive conservation management during 2019/20. The overall trend in the SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.



SDL160 Score in Fenland 2008-2020

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

CWS in Cambridgeshire	2019/20	Change 2018/19 – 2019/20
No. CWSs	371	0
Total area of the CWS (ha)	5,664.98	0
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5,626.46	0
Total length of linear sites in authority area (km)*	240.46	0

CiWS in Cambridgeshire	2019/20	Change 2018/19 – 2019/20
No. CiWSs	49	0
Total area of the CiWS (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 CWS 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 CWS 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 or City Wildlife Sites in 2019/20.

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).

	2019/20	Change 18/19 - 19/20
Total number of Local Sites in Cambridgeshire used in analysis	422	+1
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	198	-10
% sites where positive conservation management is being or has been implemented during the last five years	46.9%	-2.5%

4. Sites affected by development

Fenland District

Preparatory works relating to an outline application for the erection of an extension to an existing warehouse off Station Road, Whittlesey have significantly affected* the western part Lattersey LNR & Adjoining Areas CWS, with the removal of a significant area of trees and scrub.

* Please refer to explanatory notes at start 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
Wind	0	0	0	2	32	6.006	31	1.818	14	0.011	0.142	10.132
Biomass	0	0	0	0	0	0	0	1	0	0	1.5	0.5
Landfill gas	1.003	0	0	0	0	0	0	0	0	0	0	0
Sewage gas	0	0	0	0	0	0	0	0	0	0	0	0
Photovoltaic	0	0	0	0	0	0	0	0.0046	0.0076	0.1411	3.476	4.6144
Hydro-power	0	0	0	0	0	0	0	0	0	0	0	0
Total	1.003	0	0	2	32	6.006	31	2.8226	14.008	0.1521	5.118	15.246

INSTALLED CAPACITY (MEGAWATTS)								
FENLAND	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Wind	11.55	15.11	2.3	0.005	0	0	0	126.07
Biomass	1.368	4.2004	0	0	0	0	0	8.5684
Landfill gas	0	0	0	0	0	0	0	1.003
Sewage gas	0	0	0	0	0	0	0	0
Photovoltaic	6.2185	3.5012	9.6162	0.2441	0.2597	0.3452	8.0878	36.516
Hydro-power		0	0	0	0	0	0	0
Total	19.137	22.812	11.916	0.2491	0.2597	0.3452	8.0878	164.07

Table 33 - Potential sites in Fenland

POTENTIAL INSTALLED CAPACITY (MW) AS AT 31/03/2020					
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	10.9770	0.0000	11.1775
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.2005	11.0720	0.0000	11.2725

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.