



Fenland Monitoring Report 2022 - 2023

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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 2022 and 31 March 2023. 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 This superseded the previously adopted Fenland District-wide Local Plan 1993.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 Policy and Insight Team unless otherwise stated.

Period Covered

This AMR covers the period 1 April 2022 to 31 March 2023, and hereafter is referred to as the monitoring period.

Key findings of the 2022-2023 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 the Council on 3rd February 2022. This followed previous revisions in February 2019, July 2020 and July 2021 with delays due to the covid pandemic, the ending of a Service Level Agreement with Peterborough City Council and consideration about the government's proposed changes to the plan making process.
- There were 594 net dwelling completions which was the highest number of housing completions in Fenland since 2008.
- There were 34 affordable housing completions (gross), which was lower than the previous year's total of 62.
- Average density of new housing development is approximately 32.33 dwellings per hectare.
- There was around 7,165 sq.m of additional business floor space created in the district in 2022/23.
- There was a decrease of 590 sq.m of "town centre uses" built in the district.
- The percentage of nature sites deemed to be in positive conservation management very slightly improved over last year's monitoring period which was at the same lowest level last recorded in 2008.
- 10.44 megawatts of additional renewable energy were provided, with 10.27 megawatts of this from photovoltaic.

Detailed Portrait of Fenland

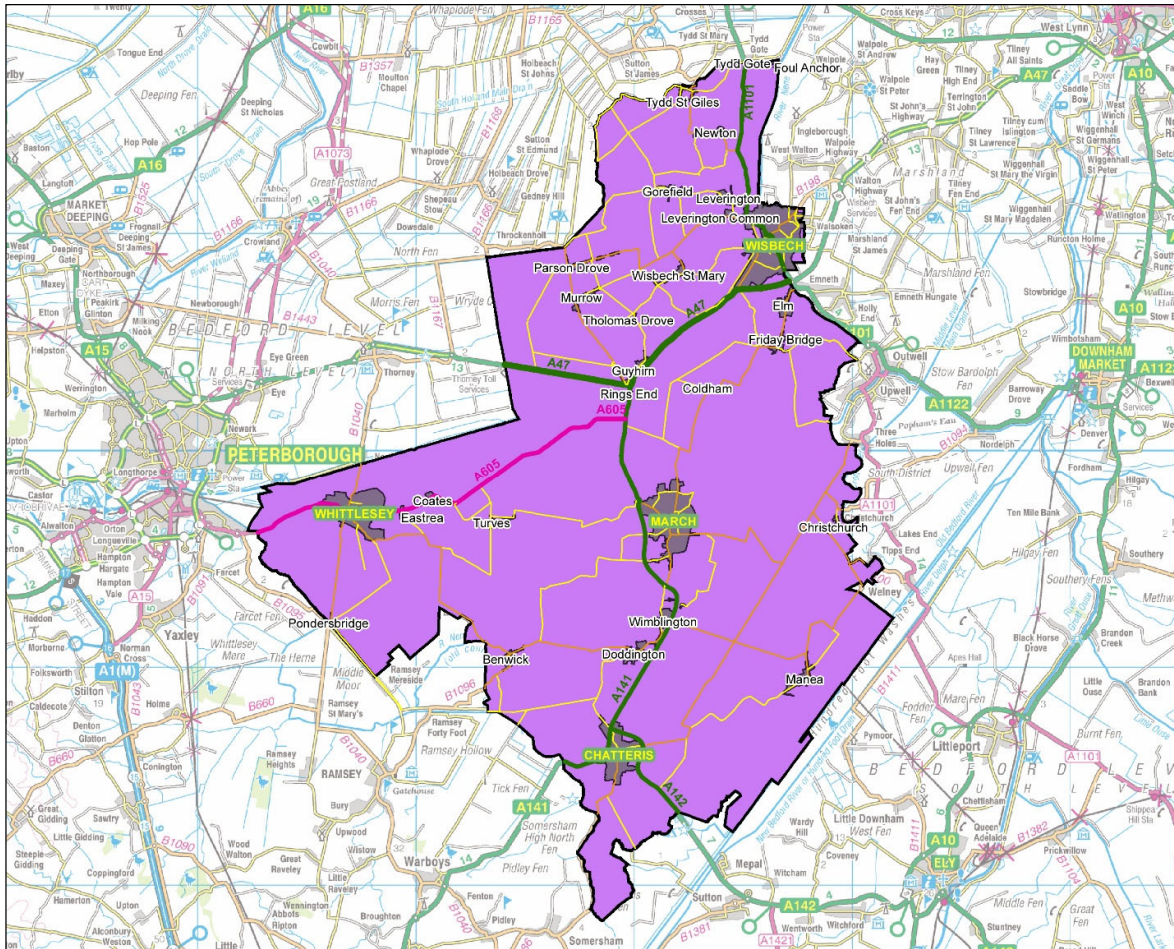
Detailed information on topics such as Population, Households, Economy, Health and Education can be found on the Cambridgeshire Insight¹ website produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council and other Cambridgeshire districts. The Research 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 Usual Resident Population 2011 – 2021

Local Authority Area	Census 2011	Census 2021	Percentage increase
Cambridge City	123,900	145,700	17.6%
East Cambridgeshire	83,800	87,700	4.7%
Fenland	95,300	102,500	7.6%
Huntingdonshire	169,500	180,800	6.7%
South Cambridgeshire	148,800	162,000	8.9%
Cambridgeshire	621,300	678,700	9.2%

Source: Census 2011, 2021

75% of Fenland's population live within the four market towns of Wisbech, March, Chatteris and Whittlesey. Fenland's largest parish is Wisbech, with a population of around 24,797; March is 22,963; Whittlesey is 17,659 and Chatteris is 11,029. This data is from the 2021 Census PP002 - Sex.

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

[Cambridgeshire & Peterborough Insight – Population – Census 2021 – First Results \(cambridgeshireinsight.org.uk\)](https://cambridgeshireinsight.org.uk)

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 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 and other factors resulted in delays to the production of the emerging Local Plan. Revisions to the LDS occurred in July 2020, July 2021 and most recently on 3rd February 2022.

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 – Feb 2022	October 2019	June/July 2022	January 2023	April 2023	April 2023 to Jan 2024	March 2024
Actual	11th Oct to 21st Nov 2019	25 th Aug to 19 th Oct 2022	-	-	-	-

To meet Regulation 34(1)(b)(i), it is confirmed that the new Local Plan preparation did slip behind the LDS revised timetable of February 2022. The primary reasons for this were due to the ending of a Service Level Agreement with Peterborough City Council and subsequent loss of staff, and considerations about the proposed changes to the planning system and the implications for the Council.

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 594 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 34 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 4,889 net dwellings have been completed during the plan period to date i.e. from April 1st 2011 to 31st March 2023. During this period 690 gross 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 2023. Table 2 provides details of net completions and Table 3 gross completions.

Table 2 - Fenland net completion totals

	Completions	Cumulative
2002-03	697	697
2003-04	733	1,430
2004-05	635	2,065
2005-06	781	2,846
2006-07	762	3,608
2007-08	921	4,529
2008-09	308	4,837
2009-10	235	5,072
2010-11	294	5,366
2011-12	210	5,576
2012-13	321	5,897
2013-14	330	6,227
2014-15	552	6,779
2015-16	295	7,074
2016-17	435	7,509
2017-18	449	7,958
2018-19	400	8,358
2019-20	522	8,880
2020-21	367	9,247
2021-22	414	9,661
2022-23	594	10,255

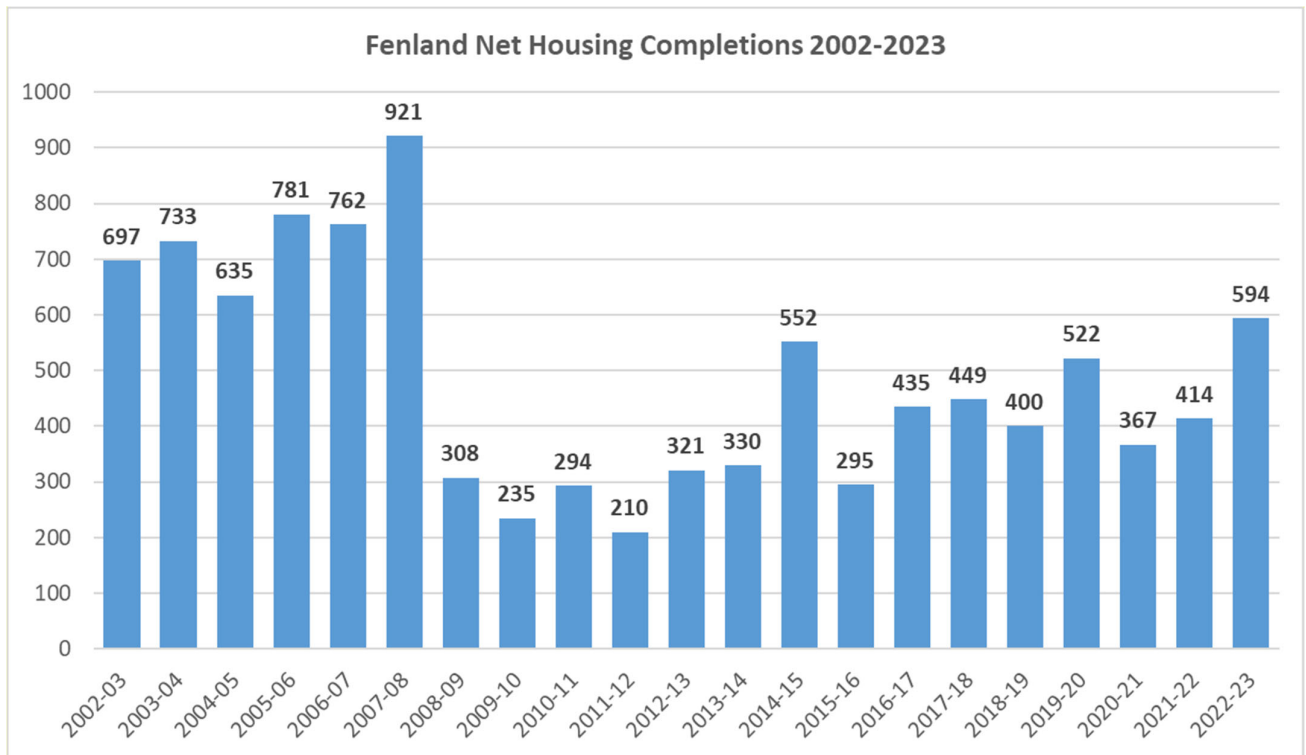
The total gross completions (i.e. no allowance for demolitions or replacement dwellings are made) were as follows:

Table 3 - Fenland gross completion totals

	Completions	Cumulative
2002-03	731	731
2003-04	768	1,499
2004-05	659	2,158
2005-06	810	2,968
2006-07	794	3,762
2007-08	962	4,724
2008-09	352	5,076
2009-10	266	5,342
2010-11	324	5,666
2011-12	242	5,908
2012-13	361	6,269
2013-14	420	6,689
2014-15	586	7,275
2015-16	353	7,628
2016-17	463	8,091
2017-18	471	8,562
2018-19	420	8,982
2019-20	548	9,530
2020-21	386	9,916
2021-22	432	10,348
2022-23	617	10,965

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 with a low point in 2011/12 (210 completions) but with higher peaks at or close to the annual target of 550 per annum in 2014/15 and 2019/20. However, the 2022/23 completions were the highest since 2007-08 at 594 completions. Figure 2 (below) helps illustrate the 'peaks and troughs' of the past 21 years:

Figure 2 – Net Completions in Fenland 2002 to 2023



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 488 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	330	6227	519
2014 - 15	552	6779	521
2015 - 16	295	7074	505
2016 - 17	435	7509	501
2017 - 18	449	7958	497
2018 - 19	400	8358	492
2019 - 20	522	8880	493

2020 - 21	367	9247	487
2021 - 22	414	9661	483
2022 - 23	594	10255	488

Table 5 below demonstrates that 347 net dwellings, or around 58% of total completions in 2022/23, came forward in the four market towns. Over the last twelve years, 53% of development has been in these four main towns.

Table 5 – Net Dwelling Completions by Settlement

Settlement	2022-2023	2011-2023	Settlement	2022-2023	2011-2023
Benwick	-1	15	Manea	1	112
Chatteris	53	397	March	20	482
Christchurch	1	17	Murrow	0	49
Church End	0	19	Newton	0	26
Coates	0	16	Parson Drove	0	15
Coldham	0	2	Pondersbridge	0	2
Doddington	0	20	Tholomas Drove	1	6
Eastrea	0	20	Turves	0	18
Elm	2	26	Tydd St Giles	1	15
Elm / Friday Bridge	0	1	Whittlesey	131	864
Foul Anchor	0	2	Wimblington	0	8
Friday Bridge	0	17	Wisbech	143	892
Gorefield	0	21	Wisbech St Mary	4	35
Guyhirn	3	30	Outside Development Boundary*	234	1,740
Leverington	1	22	Total Fenland	594	4,889

*Outside Development Boundary – the adopted Fenland Local Plan 2014 no longer includes development area boundaries. Rather criteria-based policies (in particular LP3 and LP12) are used to assess planning applications and supports (subject to all relevant matters) proposals in or adjacent to the built form of the settlement. A substantial number of the completed dwellings in this category would be in or adjacent to a settlement.

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).

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 2022/23 monitoring period there were 10 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.

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

Year	Additional Pitches for Gypsies and Travellers (Net)
2002-03	0
2003-04	0
2004-05	0
2005-06	0
2006-07	0
2007-08	3
2008-09	0
2009-10	2
2010-11	11
2011-12	2
2012-13	0
2013-14	0
2014-15	10
2015-16	3
2016-17	0
2017-18	0
2018-19	0
2019-20	7
2020-21	10
2021-22	7
2022-23	10
Total	65

Affordable Housing Completions (Gross)

Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2022 and 31 March 2023 there were 34 affordable dwelling completions which represent approximately 5.5% of gross dwelling completions in the monitoring period.

Table 7 sets out completions over the past 21 years.

Table 7 – Affordable Housing Completions (Gross)

Year	Completions (Gross)	Affordable (Gross)	Affordable (%)
2002-03	731	35	4.8%
2003-04	768	82	10.7%
2004-05	659	77	11.7%
2005-06	810	75	9.3%

2006-07	794	94	11.8%
2007-08	962	104	10.8%
2008-09	352	74	21.0%
2009-10	266	54	20.3%
2010-11	324	65	20.1%
2011-12	242	7	2.9%
2012-13	361	50	13.9%
2013-14	420	54	12.9%
2014-15	586	165	28.2%
2015-16	353	74	21.0%
2016-17	463	15	3.2%
2017-18	471	29	6.2%
2018-19	420	29	6.9%
2019-20	548	72	13.1%
2020-21	386	99	25.6%
2021-22	432	62	14.4%
2022-23	617	34	5.5%

Housing Densities

Table 8 below shows the average density of dwellings for the period 1st April 2002 to 31st March 2023 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.

The annual average density since 2002 is 29.9dph. Densities dropped below 30 dph in 2019/20 and 2020/21. However, in 2021/22 the density has increased to 30.8dph and increased again to 32.33 in 2022/23.

Table 8 – Density of Completed Dwellings

	Fenland District Council
2002-2003	28.01
2003-2004	24.91
2004-2005	23.08
2005-2006	31.71
2006-2007	20.47
2007-2008	36.68
2008-2009	26.99
2009-2010	64.03
2010-2011	42.90
2011-2012	20.84
2012-2013	26.92

2013-2014	34.65
2014-2015	37.27
2015-2016	32.40
2016-2017	44.21
2017-2018	37.41
2018-2019	33.99
2019-2020	28.79
2020-2021	26.19
2021-2022	30.80
2022-2023	32.33
2002-2023	29.90

Dwelling Size – No. of Bedrooms

As illustrated in Table 9 - Dwelling Sizes, in the 2022/23 monitoring year, 3-bed dwellings comprised about 48% of the total followed by 4+ bed units of about 24%. The combined total of 2 and 3 bed dwellings since 2002/23 amounts to about 64% of total gross dwelling completions. Since 2002 2-bed dwellings account for about 28% of the total and 1-bed units 9%.

Table 9 - Dwelling Sizes (based on gross completions)

Year	1 Bed	2 Bed	3 Bed	4 Bed	Unknown	Total
2002 - 03	58	203	237	231	2	731
2003 - 04	73	141	292	214	48	768
2004 - 05	19	179	217	218	26	659
2005 - 06	61	255	289	190	15	810
2006 - 07	71	269	264	169	21	794
2007 - 08	85	330	340	164	43	962
2008 - 09	31	154	95	70	2	352
2009 - 10	38	102	75	48	3	266
2010 - 11	47	111	103	44	19	324
2011 - 12	13	89	88	44	8	242
2012 - 13	56	103	129	69	4	361
2013 - 14	64	141	134	74	7	420
2014 - 15	61	215	221	88	1	586
2015 - 16	37	137	117	60	2	353
2016 - 17	29	102	191	117	24	463
2017 - 18	41	108	130	190	2	471
2018 - 19	8	85	181	138	8	420
2019 - 20	93	93	167	156	39	548
2020 - 21	33	84	147	98	24	386
2021 - 22	37	77	174	109	35	432
2022 - 23	37	131	296	149	4	617

Self-Build and Custom Housing

The Self-build and Custom Housebuilding Act 2015 (as amended) obliges a local authority to maintain a list of people and groups interested in building their own homes on a 'register'. The Government has issued Regulations to assist in implementing the Act.

As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period. If the register is not split into a Part 1 and Part 2 by a local authority, then all on the register are assumed to be qualifying as if within a Part 1.

As set out in the Regulations, the monitoring period for self-build and custom housing is 31 October – 30 October. Therefore the period reported on in this AMR is the period ending **30 October 2023**. At the end of this period there were 3 entries on the register for Fenland, as set out in Table 10 below. Table 11 sets out the permissions required and the actual number granted in order to meet the demand identified on the register.

Table 10: Self-build and Custom Housing Register

Base period	Number on Part 1 at end of base period	Number on Part 2 at end of base period	Permissions Granted
31 Oct 2015 – 30 Oct 2016	18	0	n/a
31 Oct 2016 – 30 Oct 2017	23	0	49
31 Oct 2017 – 30 Oct 2018	7	0	77
31 Oct 2018 – 30 Oct 2019	2	0	63
31 Oct 2019 – 30 Oct 2020	5	0	65
31 Oct 2020 – 30 Oct 2021	4	0	46
31 Oct 2021 – 30 Oct 2022	3	0	36

Table 11: Self-build and Custom Housing Permissions

3-year period	Permissions Required (doesn't apply to anyone on Part 2)	Permissions Granted to date in period	Requirement met?
31 Oct 2016 - 30 Oct 2019	18	189	Yes
31 Oct 2017 - 30 Oct 2020	23	205	Yes
31 Oct 2018 - 30 Oct 2021	7	185	Yes
31 Oct 2019 - 30 Oct 2022	2	122	Yes*
31 Oct 2020 - 30 Oct 2023	5	84	Yes*
31 Oct 2021 - 30 Oct 2024	4	59	TBC post Oct 2024
31 Oct 2022 - 30 Oct 2025	3	23	TBC post Oct 2025

*Final figure compiled outside the monitoring period of this AMR

The permissions granted demonstrate that the demand for self-build and custom housing (as identified by the register) is comfortably being met.

Housing Land Supply in Fenland

The Council has published a separate report entitled Fenland's Five Year Housing Land Supply Report (September 2021) showing how Fenland is able to meet its five year land supply with a supply of 6.69 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. The Whittlesey Neighbourhood Plan was approved at referendum in February 2023 but was not 'made' by Fenland District Council until May 2023, outside 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 but there were no new evidence documents on matters of strategic importance being jointly produced during the monitoring period.

However, 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/>

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). In September 2020 the system of use classes was significantly changed. For consistency with historic data the figures in these tables use the old use classes. Data for the new use classes for the last three years is shown in Table 13.

Table 12 shows the additional floor space created for employment (all B1 to B8 uses) in Fenland over the period 01 April 1999 to 31 March 2023.

Table 12 - Additional Employment Floor Space (m²) (Gross, Old Use Classes)

	B1 Unspecified	B1a Offices	B1b Research	B1c Light Industry	B2 General Industry	B8 Storage and Distribution	Total
1999-02	0	4,122	0	5,715	45,777	30,143	85,757
2002-03	0	899	0	1,764	10,598	6,884	20,145
2003-04	0	2,380	0	2,218	4,733	11,103	20,434
2004-05	0	3,782	0	836	27,992	22,088	54,698
2005-06	0	489	0	3,580	11,907	5,631	21,607
2006-07	288	1,337	0	560	4,029	5,470	11,684
2007-08	414	1,081	0	1,088	3,868	16,253	22,704
2008-09	2,045	3,840	0	1,973	15,605	18,706	42,169
2009-10	0	1,400	0	3,055	5,721	46,250	56,426
2010-11	577	1,964	0	354	6,148	3,569	12,612
2011-12	1,008	859		576	3,277	1,636	7,356
2012-13	0	0	0	897	2,240	9,206	12,343
2013-14	0	822	63	1,610	1,262	1,030	4,787
2014-15	3,237	353	402	1,015	3,923	3,365	12,295
2015-16	0	1,789	0	392	5,855	12,317	20,353
2016-17	0	540	0	317	5,105	1,725	7,687
2017-18	0	840	0	993	3,552	956	6,341
2018-19	1,420	859	0	182	5,025	10,501	17,987
2019-20	1,517	1,318	267	360	6,760	6,748	16,970
2020-21	0	0	0	514	243	2,680	3,437
2021-22	0	23	0	81	9,553	36,500	46,157
2022-23	592	32	0	295	3,514	2,731	7,165
Total	11,097	28,729	732	28,375	186,687	255,492	511,112

For the period 2022-23 a total of 7,165 sq. m of additional employment floor space was created in Fenland. The total is a decrease compared to the previous monitoring period.

Table 13 - Additional Employment Floor Space (m²) (Gross, New Use Classes)

	2020-21	2021-22	2022-23
B2 General industrial	243	9,553	3,514
B8 Storage or distribution	2,680	36,500	2,731
C1 Hotels	450	0	85
C2 Residential institutions	0	0	325
E(a) Display or retail sale of goods, other than hot food	818	3,727	1,956
E(b) Sale of food and drink for consumption (mostly) on the premises	733	65	325
E(c)(i) Financial services	0	0	0
E(c)(ii) Professional services (other than health or medical services)	187	911	4,707
E(c)(iii) Other appropriate services in a commercial, business or service locality	0	0	592
E(d) Indoor sport, recreation or fitness	0	280	169
E(e) Provision of medical or health services	20	1,055	294
E(g)(i) Offices to carry out any operational or administrative functions	0	23	32
E(g)(ii) Research and development of products or processes	0	0	0
E(g)(iii) Industrial processes	514	81	295
F1(a) Provision of education	267	1,108	69
F1(c) Museums	0	0	0
F2 Local community	0	0	0
F2(a) Shops (mostly) selling essential goods, including food	0	383	0
F2(b) Halls or meeting places for the principal use of the local community	0	190	0
Suis Generis	496	10,179	1,234
Total	6,408	64,055	16,329

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 Old Use Class Orders A1, A2, B1a and D2 (Retail, Financial Services, Offices and Assembly and Leisure respectively). In September 2020 the system of use classes was significantly changed. For consistency with historic data the figures in these tables use the old use classes.

Apart from a few years there has been a steady decline in “town centre uses” in Town Centre Areas within Fenland. Table 14 illustrates the steady decline in floor space within the area defined as Town Centre.

Table 14 – Floor space (m²) completed for “Town Centre Uses” within Town Centre Areas

	A1 Retail	A2 Financial Services	B1a Offices	D2 Assembly and Leisure	Total
1999-02	-200	166	-780	0	-814
2002-03	-284	230	684	0	630
2003-04	-179	0	164	0	-15
2004-05	-384	140	952	0	708
2005-06	676	221	-662	0	235
2006-07	-386	170	-198	0	-414
2007-08	-1,299	189	-141	0	-1251
2008-09	-140	401	-871	-262	-872
2009-10	-358	404	-70	0	-24

2010-11	-290	-124	280	-750	-884
2011-12	-385	190	153	0	-42
2012-13	-265	60	-187	0	-392
2013-14	-340	-107	-162	0	-609
2014-15	-343	374	-1,163	0	-1132
2015-16	-41	8	-292	-630	-1328
2016-17	-274	-126	-311	0	-711
2017-18	-131	41	-267	0	-357
2018-19	-46	-546	-227	0	-818
2019-20	-101	-289	69	0	-322
2020-21	261	-392	-449	0	-579
2021-22	-801	-224	-1,411	0	-2,436
2022-23	-530	0	0	0	-530
Total	-6,213	787	-4,890	-1,642	-11,958

Across the district there was an overall decrease of 'town centre uses' of 590 sq. m during the monitoring period as is shown in Table 15:

Table 15 - Completed Net Floor Space (m²) in the Fenland Area

	A1 Retail	A2 Financial Services	B1a Offices	D2 Assembly and Leisure	Total
1999-02	3,891	354	1,418	0	5,663
2002-03	1,016	230	-64	0	1,182
2003-04	2,254	0	1,557	0	3,811
2004-05	1,298	140	3,100	0	4,538
2005-06	2,019	221	-654	0	1,586
2006-07	406	170	846	207	1,629
2007-08	491	260	566	-14,273	-12,956
2008-09	1,633	472	178	4,320	6,603
2009-10	1,185	404	350	-779	1,160
2010-11	-27	-326	1,158	1,213	2,018
2011-12	-405	278	111	210	194
2012-13	-262	60	-433	1,660	1,025
2013-14	2,750	-107	660	3,899	7,202
2014-15	8,215	919	-6,668	4,248	6,714
2015-16	-334	-77	133	-78	-355
2016-17	1,721	-241	-814	288	954
2017-18	2,009	98	-114	-307	1,686
2018-19	-66	-610	49	72	-555
2019-20	233	-289	1,110	1,349	2,403
2020-21	489	-392	-449	-123	-475
2021-22	2,430	-224	-2,229	280	257
2022-23	-551	0	-208	169	-590
Total	30,396	1,341	-396	2,354	33,694

Tables 14 and 15 demonstrate that while there has been a decrease in retail floorspace within the market town centres of 6,213 sq.m between 1999 and 2023, there has been an overall increase in retail floorspace in the local authority area overall by 30,396 sq.m over the same period.

Table 14 also highlights that while there has been a loss of B1a Offices of -4,890 sq.m in town centres there has been a gain of 787 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

This appendix covers the following:

1. Explanatory Notes

2. Statutory Sites

2.1. European or International Designations

2.1.1. Special Areas of Conservation (SAC)

2.1.2. Special Protection Areas (SPA)

2.1.3. Ramsar Sites

2.2. UK Designations

2.2.1. National Nature Reserves (NNR)

2.2.2. Local Nature Reserves (LNR)

2.2.3. Sites of Special Scientific Interest (SSSI)

2.2.4. SSSI Condition Assessment

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

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

3.3. Local Geological Sites (LGS) in Fenland

4. Sites affected by development

1. Explanatory Notes

The information provided in this document 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 nature 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 nature 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 nature 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 2022/23. 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 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 were designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) and are protected areas in the UK designated under the Conservation of Habitats and Species Regulations 2017 in England and Wales.

Fenland contains two SACs:

SAC Name	Total area (ha)	Area in district (ha)
Nene Washes	88.33	79.15
Ouse Washes	337.73	98.73

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	79.15
Ouse Washes	337.73	237.20
Portholme	91.79	91.79

There has been no change in SACs in Fenland or Cambridgeshire during 2022/23.

2.1.2. Special Protection Areas (SPA)

SPAs were designated under the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds) and are protected areas for birds in the UK classified under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 (as amended) in England, Scotland and Wales.

Fenland contains two SPAs:

SPA Name	Total area (ha)	Area in district (ha)
Nene Washes	1519.85	1342.80
Ouse Washes	2498.61	185.94

Cambridgeshire contains two SPAs:

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1519.85	1342.80
Ouse Washes	2498.61	1756.22

There has been no change in SPAs in Fenland or Cambridgeshire during 2022/23.

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	1519.66	1342.61
Ouse Washes	2518.66	185.91

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	2518.66	1755.89
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 2022/23.

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 2022/23.

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 2022/23.

The table below shows the figures for LNR area per 1,000 people in Fenland. There has been a small increase in the population in Fenland and no change in the area of land designated as LNR during 2022/23. There has been no significant change in the LNR area per 1,000 people figure.

	2022/23	2021/22
LNR area in Fenland (ha)	20.40	20.40
Population in Fenland*	103,000	102,700
LNR area per 1,000 people (ha)	0.20	0.20

*Figures for population from mid-year estimates from the Office for National Statistics for 2022 and 2021 respectively rounded to the nearest 100.

The table below shows the 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 2022/23. There has been no significant change in the LNR area per 1,000 people figure.

	2022/23	2021/22
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	689,100	680,700
LNR area per 1000 people (ha)	0.31	0.31

*Figures for population from mid-year estimates from the Office for National Statistics for 2022 and 2021 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)

	2022/23	2021/22
No. SSSIs	4	4
Total area of the SSSIs (ha)	4059.5	4059.5
Number of SSSI units in district	15	15
Total area of SSSI land in district (ha)	1549.0	1549.0

Cambridgeshire contains 87 SSSIs:

	2022/23	2021/22
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8516.5	8516.8
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7264.7	7265.0

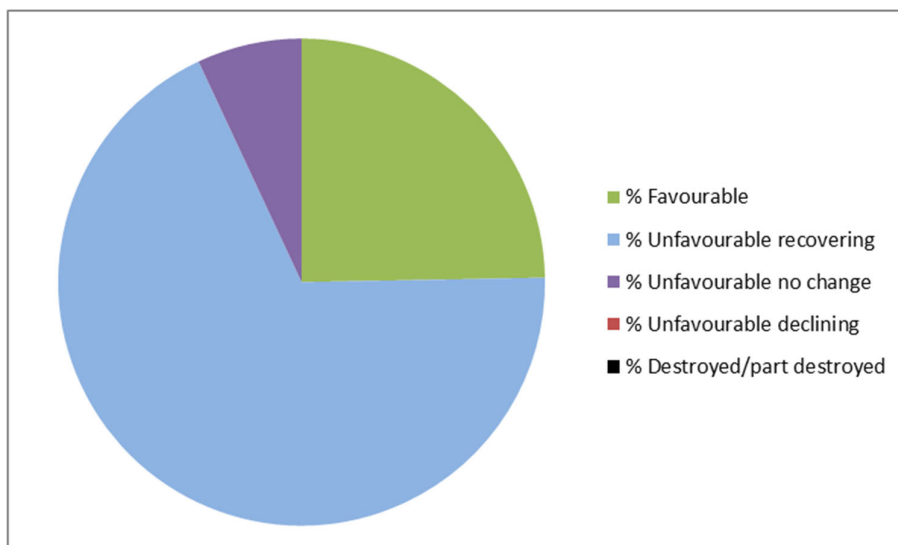
There has been no change to SSSI numbers or area in Fenland during 2022/23. In Cambridgeshire, one SSSI (Whittlesford - Thriplow Hummocky Fields) had a minor boundary amendment resulting in the loss of 0.3ha.

2.2.4. SSSI Condition Assessment

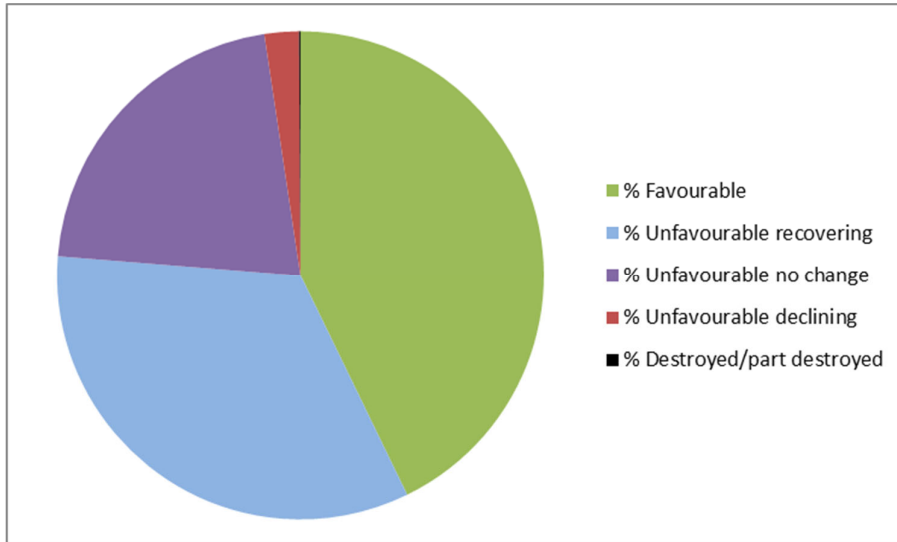
SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part 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	2022/23		2021/22	
	Area (ha)	%	Area (ha)	%
Favourable	382.7	24.7	382.7	24.7
Unfavourable recovering	1058.4	68.3	1082.1	69.9
Unfavourable no change	107.8	7.0	84.2	5.4
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

There has been a small change in assessed SSSI condition in Fenland during 2022/23 due to the Ouse Washes SSSI units 18 and 20 moving from 'unfavourable recovering' to 'unfavourable no change'. Overall, the majority of SSSI land is in 'unfavourable recovering' condition.



SSSI Condition in Cambridgeshire	2022/23		2021/22	
	Area (ha)	%	Area (ha)	%
Favourable	3107.7	42.8	3103.1	42.7
Unfavourable recovering	2434.4	33.5	2549.5	35.1
Unfavourable no change	1549.6	21.3	1500.4	20.7
Unfavourable declining	165.8	2.3	104.8	1.4
Destroyed/part destroyed	7.1	0.1	7.1	0.1



SSSI condition in Cambridgeshire 2022/23

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

County Wildlife Sites are sites selected by the Cambridgeshire and Peterborough CWS Panel. CWSs have no statutory protection but are recognised in the planning system.

CWSs in Fenland	2022/23	Change 21/22 - 22/23
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

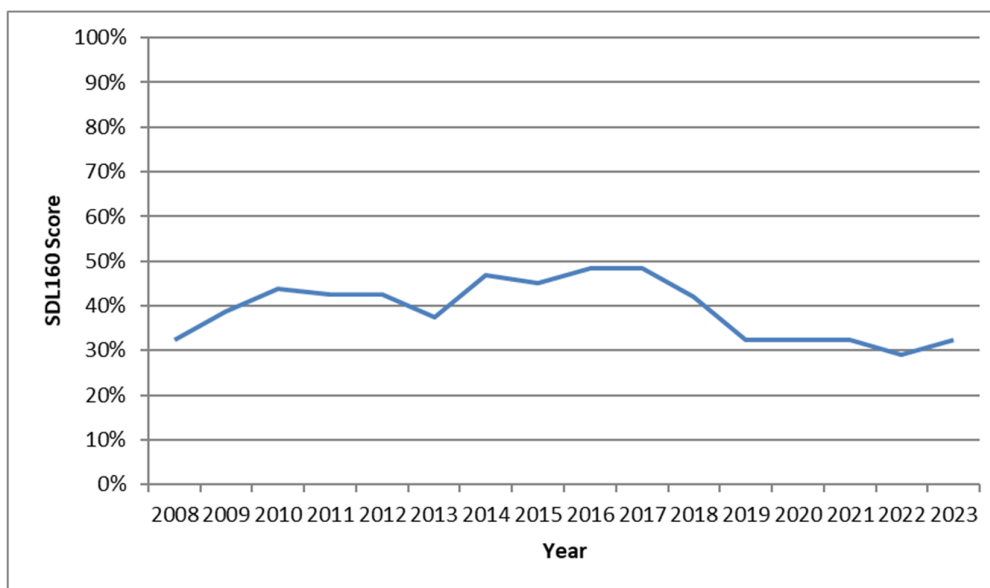
* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be 'the river and adjacent semi-natural habitat'.

There have been no changes to the boundaries or numbers of County Wildlife Sites in Fenland in 2022/23.

CWSs and CiWS (City Wildlife Sites) 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).

	2022/23	Change 21/22 - 22/23
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	+1
% sites where positive conservation management is being or has been implemented during the last five years	32.3%	+3.2%

There has been a small increase in the percentage of sites deemed to be in positive conservation management during 2022/23. 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 2008-2023

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

CWSs in Cambridgeshire	2022/23	Change 21/22 - 22/23
No. CWSs	377	+3
Total area of the CWSs (ha)	5756.81	+7.08
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5718.29	+7.08
Total length of linear sites in authority area (km)*	240.46	0

CiWSs in Cambridgeshire	2022/23	Change 21/22 - 22/23
No. CiWSs	49	0
Total area of the CiWSs (ha)	163.39	0
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	163.39	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".

Three new County Wildlife Sites have been selected in the period 2022/23. Three County Wildlife Sites have had their boundaries amended in the period 2022/23. No County Wildlife Sites have been deselected in the period 2022/23.

Site Name	Change	Area (ha)
Broughton Meadow	New site	+1.24
Croft Close Set-aside	New site	+4.82
Havacre Meadows and Deal Nook	Boundary change to remove area now part of formal garden at west end of site	-0.31
July Course Grasslands	Boundary change to align with modern fence lines and ground use	+0.06
Meadow Lane Gravel Pits	Boundary change to exclude park and ride land and to include woodland up to road boundary at the NW end of the site	-1.32
Moat Closes	New site	+2.59

There has been no change to City Wildlife Site numbers or boundaries in the period 2022/23.

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).

	2022/23	Change 21/22 - 22/23
Total number of Local Sites in Cambridgeshire used in analysis	436	+8
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	182	+4
% sites where positive conservation management is being or has been implemented during the last five years	41.7%	+0.2%

3.3. Local Geological Sites (LGS) in Fenland

Local Geological Sites in Cambridgeshire and Peterborough are now designated at CWS Panel meetings in line with the procedures for County Wildlife Sites.

Fenland currently has one Local Geological Site. The boundary of this Local Geological Site was clarified in 2022/23 and is to be further reviewed at a later date.

Site Name	Area (ha)
Kings Dyke	39.7

4. Sites affected by development

Fenland

A section of Wash Road Pollard Willows CWS was affected by the 'Land north of Whittlesey (East of East Delph)' housing development in 2022/23 due to alterations of the road access which cuts through the site on the east side of the East Delph (B1040) road. However, it may be that none of the pollard willows, which the site is designated for, were affected by the alterations.

In May 2022 permission was granted for 'use of lakes for the breeding/selling of freshwater fish and erection of a storage unit' at Railway Lakes CWS, Whittlesey. It is likely that these operations have negatively impacted the habitats and species for which the site was designated in 2022/23 and will significantly impact the site in the future. However, no survey has been undertaken to establish the impact on the site.

Appendix 2 - Renewable Energy Generation

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

Table 14 – Installed renewable energy generation in Fenland (megawatts)

	Wind	Biomass	Landfill gas	Sewage gas	Photovoltaic	Hydro-power	Total
2001-02	0	0	1.003	0	0	0	1.003
2002-03	0	0	0	0	0	0	0
2003-04	0	0	0	0	0	0	0
2004-05	2	0	0	0	0	0	2
2005-06	32	0	0	0	0	0	32
2006-07	6.006	0	0	0	0	0	6.006
2007-08	31	0	0	0	0	0	31
2008-09	1.818	1	0	0	0.0046	0	2.8226
2009-10	14	0	0	0	0.0076	0	14.0076
2010-11	0.011	0	0	0	0.1411	0	0.1521
2011-12	0.142	1.5	0	0	3.47269	0	5.11469
2012-13	10.132	0.5	0	0	4.61441	0	15.2464
2013-14	11.55	1.368	0	0	6.21848	0	19.1365
2014-15	14.99	4.2004	0	0	3.49719	0	22.6876
2015-16	2.3	0	0	0	9.56124	0	11.8612
2016-17	0.005	0	0	0	0.23674	0	0.24174
2017-18	0	0	0	0	0.27582	0	0.27582
2018-19	0	0	0	0	0.45473	0	0.45473
2019-20	0	0	0	0	0.248	0	0.248
2020-21	0	1	0	0	0.20048	0	1.20048
2021-22	0	0	0	0	0.051	0	0.051
2022-23	0	0.175	0	0	10.2646	0	10.4396
Total	125.954	9.7434	1.003	0	39.2487	0	175.949

Table 14 highlights that for renewable energy provision, wind turbine developments predominated between about 2004 to 2016 whilst photovoltaic became much more prevalent from around 2011 to the present.

Table 15 - Potential sites in Fenland (MW as at 31/03/2023)

Fenland	Outline	Under Construction	Unimplemented	Allocated	Total
Wind	0.0000	0.0000	0.2400	0.0000	0.2400
Biomass	0.0000	0.0000	0.4000	0.0000	0.4000
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	0.0000	1.3570	0.0000	1.3570
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	1.9970	0.0000	1.9970

Note: The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Policy and Insight 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.