

FENLAND DISTRICT-WIDE LOCAL PLAN

# Interim Statement of Proposed Changes

Supplementary Planning Guidance

January 2001

# **FENLAND DISTRICT-WIDE LOCAL PLAN**

## **INTERIM STATEMENT OF PROPOSED CHANGES**

**(2005 EDITION)**

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## INTRODUCTION

On 22 January 1998 the Development and Leisure Committee endorsed the preparation of draft Alterations to the Local Plan in order to roll it forward to 2006. The Local Plan Alterations were placed on Deposit in April 1999.

The representations received were reported to this Council's Development Plan Monitoring and Review Panel on 17 July 2000. The Panel requested further consideration be given to certain problematic policy areas and certain housing allocations in relation to Planning Policy Guidance 3 (PPG3) "Housing" before agreeing responses to all the representations received.

The publication of the revised PPG3 (March 2000) and how to best take on board the implications, has brought into question the whole approach to the current Local Plan Review to 2006.

### Re-Appraisal

The existing limited review of the Local Plan has lost momentum since the Local Plan Alterations were placed on Deposit in April 1999, mainly as a result of staff resources being directed to other, more urgent, Council projects during 1999-2000.

In the interim the Government has published PPG3 "Housing" which calls for a fundamental shift in the approach towards housing land allocations. It is not considered the existing limited review adequately addresses this new approach.

It is considered that a comprehensive, systematic review of existing housing allocations can only be undertaken as part of a Replacement Local Plan. To undertake this PPG3 re-appraisal now would fundamentally change the nature of the current limited review and would inevitably delay its completion when it has already been significantly delayed.

The Planning and Development Committee, at its meeting on 12 October 2000, agreed therefore not to proceed with the existing limited review of the Local Plan to 2006 by means of the Statutory Alteration procedure. It also agreed that the existing review be brought to a conclusion and that an Interim Statement of Proposed Changes to the Local Plan be approved as Supplementary Planning Guidance for Development Control purposes.

Staff resources will then be free, early in the New Year, to commence the background work on the Replacement Local Plan to 2016 in parallel with the emerging County Council Replacement Structure Plan to 2016 following publication of the Regional Planning Guidance for East Anglia in November 2000.

### Proposed Changes

The Proposed Changes are in two parts, along the same lines as the Local Plan. Proposed changes to the Part 1 (District-Wide) policies, fall within four main areas.

- i) **Affordable Housing**  
Alterations to Policy H13 "Affordable Housing" and the "Affordable Housing Criteria" have been necessary in order for the Plan to remain up to date in respect of changes in Government policy (Circular 06/98 and PPG3).
- ii) **New Development in the Countryside**  
Policies H15 "Infill Housing" and H18 "Replacement Dwellings" have been amended to clarify when new development will be permitted.

iii) **Gypsies**

Policy H21 has been completely replaced to accord with Circulars 1/94 and 18/94.

iv) **Public Open Space**

The existing Policy R4 is providing an inadequate amount of open space to meet the NPFA standard. The amended policy will help to overcome the problem of an increasing shortfall of provision in the District.

There have also been changes to Part 2 proposals throughout the District These have included deletions and new allocations for housing, employment and open space.

This Interim Statement of Proposed Changes was approved by the Planning and Development Committee on 18 January 2001 (Minute 297/00 refers) as Supplementary Planning Guidance for Development Control purposes pending the preparation of a Replacement Local Plan to 2016.

**Replacement Local Plan to 2016**

The provisional programme for the Replacement Local Plan will be:

Issues Report	late 2001/early 2002*
First Deposit Local Plan	late 2002
Second Deposit Local Plan	late 2003
Public Inquiry	mid 2004
Adopt Local Plan	mid 2005

\* This will depend on progress with the County Council's Replacement Structure Plan which is programmed to be on deposit late 2001.

## PART ONE

No.

1. Amend Policy H1 "Housing Land allocation" and paragraph.2.24-2.25 to read:

IT IS PROPOSED TO MAKE PROVISION FOR THE CONSTRUCTION OF 10,200 DWELLINGS IN THE PERIOD MID 1991 - MID 2006.

After discounting 4,550 dwelling completions mid 1991 - mid 1999, the Local Plan's land allocation is capable of accommodating 5,650 dwellings at mid 1999. This is made up of 1,300 dwellings on land with planning permission, 3,200 dwellings on sites mainly consisting of existing allocations and an allowance for 900 dwellings on small sites. In addition, an allowance is made for 250 dwellings on large windfall sites based on past trends.

The housing provision, with a capacity of 10,200 dwellings over a 15 year period, allows for an annual construction rate of about 680 dwellings. This is higher than achieved in the period mid 1991 -mid 1999 (570 dwellings per annum).

### **REASON FOR CHANGE**

*It is accepted that there is a need to provide greater clarity in the calculation of the revised housing land supply requirements. However the decision not to proceed with the Statutory Alteration procedure means that further clarification will be given by means of Interim Supplementary Planning Guidance pending the preparation of a Replacement Local Plan to 2016.*

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2. Amend Policy H3 "Settlement Development Area Boundaries" paragraph 2.37 to read:

The settlement Development Area Boundaries have been drawn around the main areas of existing and consolidated development and any proposed allocations. They normally exclude scattered development or small clusters of buildings. Normally Development Area Boundaries are drawn along the rear boundary of ribbon development to indicate the division between the settlement and the countryside. However, they may not always follow a property boundary but have been drawn to indicate the suitability of frontage development only.

### **REASON FOR CHANGE**

*To clarify why settlement development area boundaries do not always follow property boundaries in order to avoid creating expectations of backland development.*

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3. Amend Policy H4 "Market Town Policies" paragraph 2.39, by adding:

Structure Plan Policies SP3/1 and SP14/1 state that at Whittlesey no further permissions for estates will be granted before significant improvements to the A605 -from Whittlesey to Peterborough have been secured. Whilst Policy SP14/1 refers to "road improvements" in the light of difficulties over funding, phasing and co-ordinating schemes for this route with the development at Hampton in Peterborough, the possibility of securing a multi-modal package of transport improvements should be considered. The Local Authorities would, therefore, require contributions towards road improvements or improvements in public transport (subject to progress of the Cambridgeshire Transport Plan). In addition, to aid more local movement, improvements to cycling and walking facilities should also be considered in relation to future housing permissions in Whittlesey.

## **REASON FOR CHANGE**

*To accord with Structure Plan Policies SP3/1 and SP14/1 as now interpreted by Cambridgeshire County Council.*

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4. Amend Policy HI 3 "Affordable Housing" to read:

THE DISTRICT COUNCIL WILL SEEK TO SECURE AN ADEQUATE SUPPLY OF AFFORDABLE HOUSING ON APPROPRIATE ALLOCATED OR WINDFALL SITES. DEVELOPMENTS SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS, INCLUDING AFFORDABLE HOUSING BASED ON THE DISTRICT COUNCIL'S CRITERIA FOR AFFORDABLE HOUSING, COMPRISING:

- i) SITES OVER 0.5Ha IRRESPECTIVE OF THE NUMBER OF DWELLINGS OR 15 DWELLINGS OR MORE IN THOSE SETTLEMENTS OF 3,000 PEOPLE OR LESS, OR
- ii) SITES OVER 1.0Ha IRRESPECTIVE OF THE NUMBER OF DWELLINGS OR 25 DWELLINGS OR MORE IN THOSE SETTLEMENTS OF MORE THAN 3,000 PEOPLE.

Amend written explanation paragraph 2.57:

The District Council will therefore seek agreement that an adequate supply of affordable housing for sale or rent on appropriate allocated or windfall sites, as set out in Policy H13 above, is provided. The latter should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs, including affordable housing based on the District Council's criteria for affordable housing. Development briefs will indicate the extent of affordable housing sought in relation to the major allocations. This is felt to be a reasonable and justified requirement, to benefit the local community as a whole.

Replace written explanation, paragraph 2.58 with new paragraphs as follows:

Secondly, the District Council may exceptionally give favourable consideration to limited affordable housing development adjoining settlements where planning permission would not normally be forthcoming, where it can be demonstrated that there is a particular local need that cannot be accommodated in any other way. Such schemes should be affordable for rent or sale, capable of proper management by, for example, housing association, village trust or similar local organisation; and available to subsequent occupiers as affordable housing.

Normally 'local needs' means from within the Parish or adjacent Parishes to the proposal. However, it may also include people who are not necessarily resident locally, but have long standing links with the community (eg. elderly people who need to move back to a village to be near relatives, or who work in the community).

The Council has undertaken a District Housing Needs Study. This was completed in 1995 and updated in July 1998. This identified a net need for up to 190 additional units per annum for affordable housing. The areas of greatest need are identified in March and Whittlesey with a lower priority identified for Chatteris and Wisbech. All rural parishes have net needs with the greatest need in Elm, Leverington and Wisbech St Mary/Parson Drove. A Rural Housing Needs Survey carried out in 1997 also identified local need in Manea. The assessment of need is set out in the Council's Housing Strategy Statement prepared annually as part of the HIP process.

## **REASON FOR CHANGE**

The D.E.T.R issued Circular 6/98 - 'Planning and Affordable Housing' April 1998, which proposed that in settlement of 3,000 population or less the Local Planning Authority should adapt appropriate thresholds based on assessment of local need and the supply of land for housing. The Council has undertaken a District Housing Needs Study. This was completed in 1995 and updated in July 1998. This identified a net need for up to 190 additional units per annum for affordable housing. The areas of greatest need are identified in March and Whittlesey with a lower priority identified for Chatteris and Wisbech. All rural parishes have net needs with the greatest need in Elm, Leverington and Wisbech St Mary/Parson Drove. A Rural Housing Needs Survey carried out in 1997 also identified local need in Manea. The assessment of need is set out in the Council's Housing Strategy Statement prepared annually as part of the HIP process.

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5. Amend the "Affordable Housing Criteria (Policy H13 and H14)" to read:

### **AFFORDABLE HOUSING CRITERIA 9 POLICIES H13 AND H14)**

- i) ALL DWELLINGS SHOULD BE AT AFFORDABLE LEVELS IN PERPETUITY OR FOR SUCH PERIOD AS THE COUNCIL MAY DEEM ACCEPTABLE.
- ii) ALL DWELLINGS SHOULD MEET THE DEMONSTRABLE NEEDS OF LOCAL PEOPLE AND SHOULD BE AVAILABLE TO LOCAL PEOPLE IN PERPETUITY, OR ON A LONG TERM BASIS AT AFFORDABLE LEVELS FOR THOSE IDENTIFIED AS BEING IN NEED. LOCAL MEANS PEOPLE WHO HAVE PROVEN STRONG TIES TO THE SETTLEMENT, PARISH OR ADJACENT PARISHES.

Criteria (iii) to (vi) unchanged.

- vii) NO SCHEME WHICH INVOLVES THE SALE OF ONE OR MORE DWELLINGS ON THE OPEN MARKET TO CROSS SUBSIDISE AFFORDABLE HOUSING ON THE SAME SITE WILL BE ACCEPTABLE UNDER POLICY H14.

## **REASON FOR CHANGE**

*See comments under Policy H13*

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6. Amend Policy H15 "Infill Housing in the Countryside" to read:

WHERE SMALL GROUPS OF EXISTING HOUSES ARE LOCATED IN THE OPEN COUNTRYSIDE AND NOT DEFINED BY DEVELOPMENT AREA BOUNDARIES, LIMITED INFILLING OR SMALL GAPS WHICH ARE CAPABLE OF ACCOMMODATING NO MORE THAN TWO DWELLINGS OF A SIMILAR SIZE AND SCALE OF SURROUNDING DWELLINGS WITHIN AN OTHERWISE CONTINUOUSLY BUILT UP FRONTAGE (NORMALLY OF AT LEAST SIX DWELLINGS) MAY BE ACCEPTABLE PROVIDED THAT:

- i) IT WILL NOT RESULT IN A SIGNIFICANT MATERIAL CHANGE TO THE CHARACTER OF THE AREA OR

- ii) SET A PRECEDENT FOR FURTHER DEVELOPMENT WHICH WOULD MATERIALLY CHANGE THE AREA'S CHARACTER AND
- iii) THE EXISTING ADJACENT DWELLINGS ARE NOT THE SUBJECT OF AGRICULTURAL OCCUPANCY CONDITIONS OR OBLIGATIONS

GAPS MAY NOT BE FILLED WHERE THEY FORM AN IMPORTANT FEATURE.

**REASON FOR CHANGE**

*To clarify when infill housing in the countryside will be acceptable.*

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7. Amend Policy H18 "Replacement Dwellings" to read:

REPLACEMENT DWELLINGS IN THE COUNTRYSIDE MAY BE ACCEPTABLE, ON A ONE FOR ONE BASIS, PROVIDED:

- i) THE ORIGINAL DWELLING IS A PERMANENT BUILDING AND NOT A TEMPORARY OR MOBILE STRUCTURE, e.g. WOODEN SHACK, CARAVAN, RAILWAY CARRIAGE, ETC
- ii) THE ORIGINAL DWELLING HAS NOT BEEN ABANDONED OR ALLOWED TO FALL INTO SUCH A STATE OF DERELICTION AND DISREPAIR THAT IT NO LONGER HAS THE APPEARANCE AND/OR FUNCTION OF A DWELLING AND ANY REPLACEMENT WOULD BE TREATED AS A 'NEW' DWELLING
- iii) THE REPLACEMENT DWELLING IS NORMALLY OF A SIZE i.e. NOT NORMALLY MORE THAN 130% OF ORIGINAL FLOOR AREA, SCALE, DESIGN AND MATERIALS APPROPRIATE TO ITS RURAL SETTING AND CHARACTER OF NEARBY DEVELOPMENT
- iv) THE REPLACEMENT DWELLING IS SITED ON OR IN CLOSE PROXIMITY TO THE FOOTPRINT OF THE ORIGINAL DWELLING OR, IF MORE DESIRABLE TO THE LOCAL PLANNING AUTHORITY, ELSEWHERE WITHIN THE HISTORIC, RESIDENTIAL CURTILAGE, AND
- (v) THE ORIGINAL DWELLING IS NOT OF ARCHITECTURAL OR HISTORIC MERIT WHEN RESTORATION AND RENOVATION WILL BE PREFERRED TO REPLACEMENT

Amend paragraph 2.67 to read:

The Local Authority will normally consider favourably the replacement of dwellings in the countryside, providing the structure to be replaced has not, by its condition or subsequent use, abandoned its original residential use. Replacement schemes will be required to be of a similar scale to the original dwelling and of a design appropriate to its rural setting.

In particular, any replacement dwelling will need to be compatible with the character of any residential development that is nearby. For guidance purposes it is suggested that the replacement dwelling has a floor area no greater than 130% of the floor area of the original dwelling. (Outbuildings and garages would be excluded from these calculations except where they were attached to the original dwelling).

Amend paragraph 2.69 by adding:

This policy is defined through the use of existing powers of Building Regulations and Planning legislation and the additional principle of abandonment. The Building Regulations state that a dwelling's walls must be 3 metres (10 feet) high for the modernisation not to be regarded as constituting the creation of a new dwelling. The General Permitted Development Order 1995 lists the categories of development which have permitted development rights and, therefore, do not require planning permission. If the residential use can be shown to be abandoned then the modernisation of a building for residential purposes will be viewed as the construction of a new dwelling.

**REASON FOR CHANGE**

*To give a little more scope for increasing the size of any replacement dwelling, as well as clarifying what any increase should be.*

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8. Amend Policy H19, criteria (iii) to read

THE BUILDING IS CONSTRUCTED OF TRADITIONAL MATERIALS AND FORMS PART OF AN EXISTING GROUP OF BUILDINGS WHERE THERE IS RESIDENTIAL USE. SUCH CONVERSIONS SHOULD RESPECT THE SIZE AND SCALE OF THE ORIGINAL BUILDING, REQUIRE MINIMAL ALTERATION OR ADAPTATION AND NOT GIVE RISE TO SERIOUS AMENITY OR HIGHWAY OBJECTIONS.

**REASON FOR CHANGE**

*In a recent planning appeal (application F/98/0594/F) the Inspector considered all three criterion in the policy and noted that there appeared to be an inconsistency between the wording of criteria (iii) and the reasoned justification of the policy at paragraph 2.72. The above change corrects the inconsistency.*

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9. Replace Policy H21 Travellers Sites" with a new policy "Gypsies" as follows:

WHERE AN APPLICATION FOR GYPSY ACCOMMODATION IS PROPOSED AS AN EXCEPTION TO NORMAL POLICIES OF CONTROL CONTAINED IN THE LOCAL PLAN, THE OCCUPIERS WILL NEED TO DEMONSTRATE THAT THEY ARE GYPSIES AND EXHIBIT A GYPSY LIFESTYLE. THE DISTRICT COUNCIL SHALL DETERMINE SUCH APPLICATIONS ON THEIR MERITS, SOLELY IN RELATION TO LAND USE CONSIDERATIONS, TAKING INTO ACCOUNT THE FOLLOWING CRITERIA:

- i) THE NEED FOR ADDITIONAL GYPSY ACCOMMODATION WITHIN THE DISTRICT
- ii) WHETHER THE SITE IS REASONABLY LOCATED FOR SCHOOLS, SHOPS AND OTHER LOCAL SERVICES
- iii) WHETHER THE SITE WOULD HAVE MINIMAL DETRIMENTAL IMPACT ON THE AMENITIES OF EXISTING LOCAL RESIDENTS AND ADJOINING LAND USES: CONCENTRATION OF SITES WILL NORMALLY BE AVOIDED

- iv) WHETHER THE SITE WOULD EITHER, ON ITS OWN OR CUMULATIVELY, HAVE AN ADVERSE EFFECT ON THE RURAL CHARACTER AND APPEARANCE, OR THE AMENITIES OF THE SURROUNDING AREA
- v) WHETHER THE SITE CAN BE SATISFACTORILY ASSIMILATED INTO ITS SURROUNDINGS BY EXISTING OR PROPOSED LANDSCAPING (AN APPROVED LANDSCAPING SCHEME WILL BE REQUIRED).
- vi) WHETHER THE USE OF THE SITE WOULD GIVE RISE TO AN UNACCEPTABLE PARKING, HIGHWAY ACCESS OR SERVICE PROVISION PROBLEMS.
- vii) WHETHER THE SITE WOULD ADVERSELY AFFECT ANY BUILDINGS OR FEATURES OF HISTORIC OR ARCHAEOLOGICAL IMPORTANCE, OR SITES OF WILDLIFE OR NATURE CONSERVATION VALUE.

WHERE PLANNING PERMISSION IS ALLOWED, BUILT FORMS OF DEVELOPMENT WILL NOT BE PERMITTED EXCEPT FOR UTILITY OUTHOUSES AND SMALL ANCILLARY STABLES WILL BE CONSIDERED ON THEIR MERITS DEPENDING UPON NEED AND THE NATURE OF THE SITE.

Replace written explanation paragraphs 2.74 -2.76 with new paragraphs as follows:

The District Council recognises the special needs of gypsies and the importance of ensuring these needs are met whilst protecting the countryside.

Gypsies are currently defined by Section 80 of the Criminal Justice and Public Order Act 1994 as being:

".....persons of nomadic habit of life, whatever their race or origin, but does not include members of an organised group of travelling showmen, or of persons engaged in travelling circuses, travelling together as such"

This definition of gypsies has been clarified by the Courts to mean

"persons who wandered or travelled for the purpose of making and seeking their livelihood, and did not include persons who moved from place to place without any connection between their movement and their means of livelihood' (Circular 18/94, paragraph 3)."

Where an applicant is claiming special justification for accommodation on the grounds that this is necessary to support a particular way of life, then it will be necessary to have careful regard to their lifestyle and to whether the accommodation is essential to maintaining that way of life. Gypsies who lead a settled lifestyle may not fall within Section 80 of the Act and will have to demonstrate why it is *essential* and not merely *desirable* that they receive planning permission as an exception to normal policies of control.

In July 2000 the District Council identified sites for 433 gypsy caravans, which comprised:

Council Sites	115
Private Sites	183
Unauthorised Encampments	<u>135</u>
Total	433

Cambridgeshire has one of the largest gypsy populations in the country and within the county, Fenland is no exception. Virtually all of the authorised Council and private sites are close to, or exceeding, their capacity. There is also an increasing number of unauthorised tolerated and non-tolerated sites within the District, indicating a shortfall in gypsy site provision.

Whilst it is not possible to forecast accurately future increases in gypsy population, there is likely to be a need for additional sites in the District during the Plan period and beyond. This need is made up from the over capacity on existing sites and also from the number of children who will be looking for form a household over the next ten years. This assessment takes no account of immigration of gypsies into the District, or of seasonal variations in population could will place further pressure on the need for sites.

As with applications for affordable housing on exception sites (Policy H14) and applications for agricultural dwellings (Policy H16), evidence of need or personal circumstances will not of themselves be sufficient grounds to outweigh all other material planning considerations. Proposals should be carefully sited to ensure that they do not cause undue harm to the character or appearance of the countryside, or to the amenities of adjoining land users. It is also important to recognise the cumulative effect of development within the countryside and the affect that this might have upon the character of an area.

The District Council places particular emphasis upon safeguarding areas of landscape, wildlife or historic value and as such will not normally grant planning permission in areas protected for their landscape, historic or wildlife interest. Sites should be located within easy access of local facilities and services.

#### **REASON FOR CHANGE**

*To accord with Department of the Environment Circular 1/94 "Gypsy Sites and Planning" January 1994 and Circular 18/94 Gypsy Sites Policy and Unauthorised Camping" November 1994, which incorporates the Court of Appeal decision clarifying the definition of gypsies.*

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10. Amend Policy S2 "Retail Developments -Existing Centres" to read:

MAJOR CONVENIENCE SHOPPING DEVELOPMENTS WILL BE EXPECTED TO LOCATE WITHIN CENTRAL COMMERCIAL AREAS DEFINED ON THE INSET PROPOSALS MAPS FOR CHATTERIS, MARCH, WHITTLESEY AND WISBECH.

IF NO SUITABLE SITES ARE AVAILABLE WITHIN THE CENTRAL COMMERCIAL AREA, THEN SITES ADJOINING THIS AREA SHOULD BE CONSIDERED AND ONLY THEN SHOULD OUT OF TOWN LOCATIONS BE CONSIDERED.

SUCH DEVELOPMENT WILL NEED TO SATISFY THE COUNCIL'S REQUIREMENTS IN RESPECT OF THE CRITERIA IDENTIFIED IN POLICY S1.

#### **REASON FOR CHANGE**

*To take account of most recent DETR Planning Policy Guidance (PPG6) which gives a greater emphasis to the importance of safeguarding and reinforcing town centres.*

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11. Amend Policy R4 "Provision of Public Open Space" to read:

WHEN CONSIDERING APPLICATIONS FOR RESIDENTIAL DEVELOPMENT OF 15 OR MORE DWELLINGS, THE DISTRICT COUNCIL WILL SEEK PUBLIC OPEN SPACE PROVISION AT THE NPFA STANDARD OF 2.4HA PER 1,000 POPULATION (6 ACRES PER 1,000).

THIS PROVISION WILL ACKNOWLEDGE THE SPLIT BETWEEN ADULT/YOUTH PLAY SPACE AND CHILDREN'S PLAY SPACE

Amend written explanation paragraph 5.44 to read:

Supplementary Planning Guidance has been approved which sets out how the policy will operate in detail. Copies are available from the Local Planning Authority.

**REASON FOR CHANGE**

*The existing Policy R4 is not, overall, providing sufficient open space to meet the NPFA standard. Consequently, as new development takes place over time the shortfall of public open space is increasing.*

*The proposed revised Policy will go further towards meeting the standard although as contributions in lieu of POS are still an option, the standard will never be met in full in terms of actual land area.*

*Estates of 15-30 dwellings will not produce enough children to warrant a Locally Equipped Area for Play (LEAP), but some provision needs to be made for toddlers. The amount of adult/youth provision would not be of sufficient size to be of value as an area of land but a contribution can achieve more in terms of improving other facilities. On estates of up to 50 dwellings it still remains difficult to justify asking for a LEAP. Contributions can be used to improve existing playgrounds instead.*

*Estates of more than 50 dwellings should be providing sufficient children to warrant a LEAP providing several pieces of junior equipment, e.g. swing, slide, etc.*

*At this level the adult/youth provision will be at least 0.2ha and should be provided as part of the development. It may be better to site the area adjacent to, rather than within, the development.*

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## PART TWO

### HOUSING ALLOCATIONS

#### No.

12. Delete the following Housing Allocations:

	<u>Dwellings</u>
i) March Road, Turves *	22
ii) Pitt Farm (part) High Road, Guyhirn *	48
iii) West of Chase Street, Wisbech *	15
iv) r/o Bridge Street (part), Chatteris *	50

#### **REASON FOR CHANGE**

*Sites discounted as not being available for residential development as a result of the House Builders' Federation (HBF) Housing Land Availability Study published October 1998. Part of the Chase Street Wisbech site may come forward as a small site.*

\* Included in mid 1999 Housing Land Availability

\*\* Already discounted in mid 1999 Housing Land Availability

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13. Delete Housing Allocation

Dwellings

Churchill Road/Gote Lane, Gorefield \* 47

#### **REASON FOR CHANGE**

*Contrary to sustainability principles, being a relatively large residential allocation in small rural village. Supported by Parish Council/Local Councillors.*

\* Included in mid 1999 Housing Land Availability.

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14. Amend Housing Allocation Boundary

East of Burnt House Road, Turves (Policy TU/H1)

#### **REASON FOR CHANGE**

*It is now proposed to retain the housing allocation and square off its boundary in order to provide better scope for development, subject to the provision of public open space to provide a recreation field and children's play area (See No. 18).*

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15.	Allocate Additional Housing Land	<u>Dwellings</u>
	i) Creek Road/Estover Road, March	120 (Remainder) *
	ii) Gaul Road, March	30
	iii) South of Coates Road, Eastrea **	10

**REASON FOR CHANGE**

*To meet the Structure Plan housing requirement and to replace proposed de-allocated sites.*

\* Phase 1 already subject to planning permission.

\*\* In conjunction with proposed village hall area of search (See No. 21)

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**EMPLOYMENT ALLOCATIONS**

16.	Allocate Additional Employment Land	<u>Area (ha)</u>
	i) East of Hundred Road, March *	3.0
	ii) r/o Bridge Street, Chatteris	0.75
	* In conjunction with East of Hundred Road, March Country Park Designation (See Alteration No. 19)	

**REASON FOR CHANGE**

*The March site acknowledges the former "industrial" nature of part of the former Whitemoor marshalling yards site. The Chatteris site has been partly developed for an extension to an existing firm -Aspland and James*

**PRIMARY SHOPPING FRONTAGES**

17.	Amend the "Primary Shopping Frontages" defined on the Proposals Maps for Chatteris and Wisbech, Inset Nos. 2b and 28b as follows:	
	i) Allocate	15-33 (odd) Park Street, Chatteris
	ii) Delete	1-8 Bridge Street, Wisbech
		9-11 Bridge Street, Wisbech
		1-19 (odd) High Street, Wisbech
		20-34 (even) High Street, Wisbech
		1 Nene Quay, Wisbech
		8-10 York Row, Wisbech
		1-3 Union Street, Wisbech
		9-12 Union Street, Wisbech

**REASON FOR CHANGE**

*With regard to the Primary shopping Frontages in Wisbech to recognise the shifting focus of the main shopping streets and to encourage a diversity of uses in the secondary areas where a higher level of vacancies exist: With regard to Chatteris to recognise the primary shopping function of the shops at the western end of Park Street.*

## PUBLIC OPEN SPACE ALLOCATIONS

18. Amend Public Open Space/Community Centre Allocation

East of Burnt House Road, Turves (Policy TU/R1) by deleting proposed allocation of 0.66ha of land for public open space and community centre, and replacing it with a larger public open space area of 1.6ha. This will allow for provision of both a recreation field and a play area which will be provided in conjunction with the proposed residential development on adjacent land (See No. 14 above).

**REASON FOR CHANGE**

*The original package scheme has not progressed and there is no longer a demand for a community centre in the village. There is an urgent need to provide a recreation field/play area for the village well related to the main estate development.*

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19. Add new policy:

MAR/R6 IT IS PROPOSED TO ALLOCATE 41.0ha (101 ACRES) OF LAND FOR A COUNTRY PARK, EAST OF HUNDRED ROAD, MARCH

The new written explanation to read:

The former Whitemoor marshalling yards site has tremendous potential for a Country Park, a need identified in both the Country Structure Plan and Part One of the Local Plan (paragraph 5.52). This could include both passive recreation and active forms of recreation. ...An ecological survey has already been undertaken and the whole site has been identified as a County Wildlife site. This will not preclude its use as a Country Park, but areas which have particular nature conservation value will have to be taken into account from the earliest planning stage. Long term management will also be important.

**REASON FOR CHANGE**

*See comments under new written explanation above. There is also scope for employment uses on part of the former Whitemoor marshalling yards site. (See No. 16).*

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## TRANSPORTATION

20. Amend Policy WH/TR2 "A 605 New Highway" to read:

THE DISTRICT COUNCIL SUPPORTS THE COUNTY COUNCIL'S PROPOSALS FOR HIGHWAY IMPROVEMENTS TO THE A605 BETWEEN WHITTLESEY AND STANGROUND. PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR ANY DEVELOPMENT WHICH WOULD PREJUDICE THE PROPOSED HIGHWAY IMPROVEMENTS.

Amend paragraph 9.14 to read:

The Highway Authority has approved proposed highway improvements to the A605 between Whittlesey and Stanground to be completed in phases. Two of the phases are within Fenland District, namely Kings Dyke Railway Bridge and Kings Delph Realignment, and two are in Peterborough City, namely Horsey Toll Junction and Stanground Bypass. The maximum extent of the land required for the proposed highway improvements is shown on the Proposals Map, although more precise information is not usually known until detailed drawings are prepared closer the date of construction.

Structure Plan Policies SP3/1 and SP14/1 state that at Whittlesey no further permissions for estates will be granted before significant improvements to the A605 from Whittlesey to Peterborough have been secured. Whilst Policy SP14/1 refers to "road improvements" in the light of difficulties over funding, phasing and co-ordinating schemes for this route with the development at Hampton in Peterborough, the possibility of securing a multi-modal package of transport improvements should be considered.

The Local Authorities would, therefore, require contributions towards road improvements or improvements in public transport (subject to progress of the Cambridgeshire Local Transport Plan). In addition, to aid more local movement improvements to cycling and walking facilities should also be considered in relation to future housing permissions in Whittlesey.

In practice the Structure Plan Policies will mainly become material considerations in relation to the major housing land allocations to the north and north-east of Whittlesey. The District Council will, however, continue to give its support to the proposed highway improvements and seek their early implementation.

Amend Proposals Map Inset No. 26A by:

- i) Delete Safeguarding Corridor (south of A605)
- ii) Allocate Safeguarding Corridor (north of A605)

**REASON FOR CHANGE**

*To reflect the County Council's latest proposals to carry out highway improvements in phases along the existing alignment of the A605 rather than construct a new highway for which funding was not available, and the consideration being given to a multi-modal package of transport improvements.*

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**VILLAGE HALL ALLOCATION**

21.	Area for Search for Village Hall Site	<u>Area (ha)</u>
	South of Coates Road, Eastrea	0.4

**REASON FOR CHANGE**

There is a need for a site for a new village hall in Eastrea. It may be necessary to allocate additional land for housing to facilitate the provision of the site. See Alteration No. 15iii).

22. Amend Proposals Map Inset No. 7 to include land rear of 5-7 Benwick Toad, Doddington, within the Development Area Boundary, and to allocate land for a car park for the village hall.

Amend written explanation, paragraph 8.5, to read:

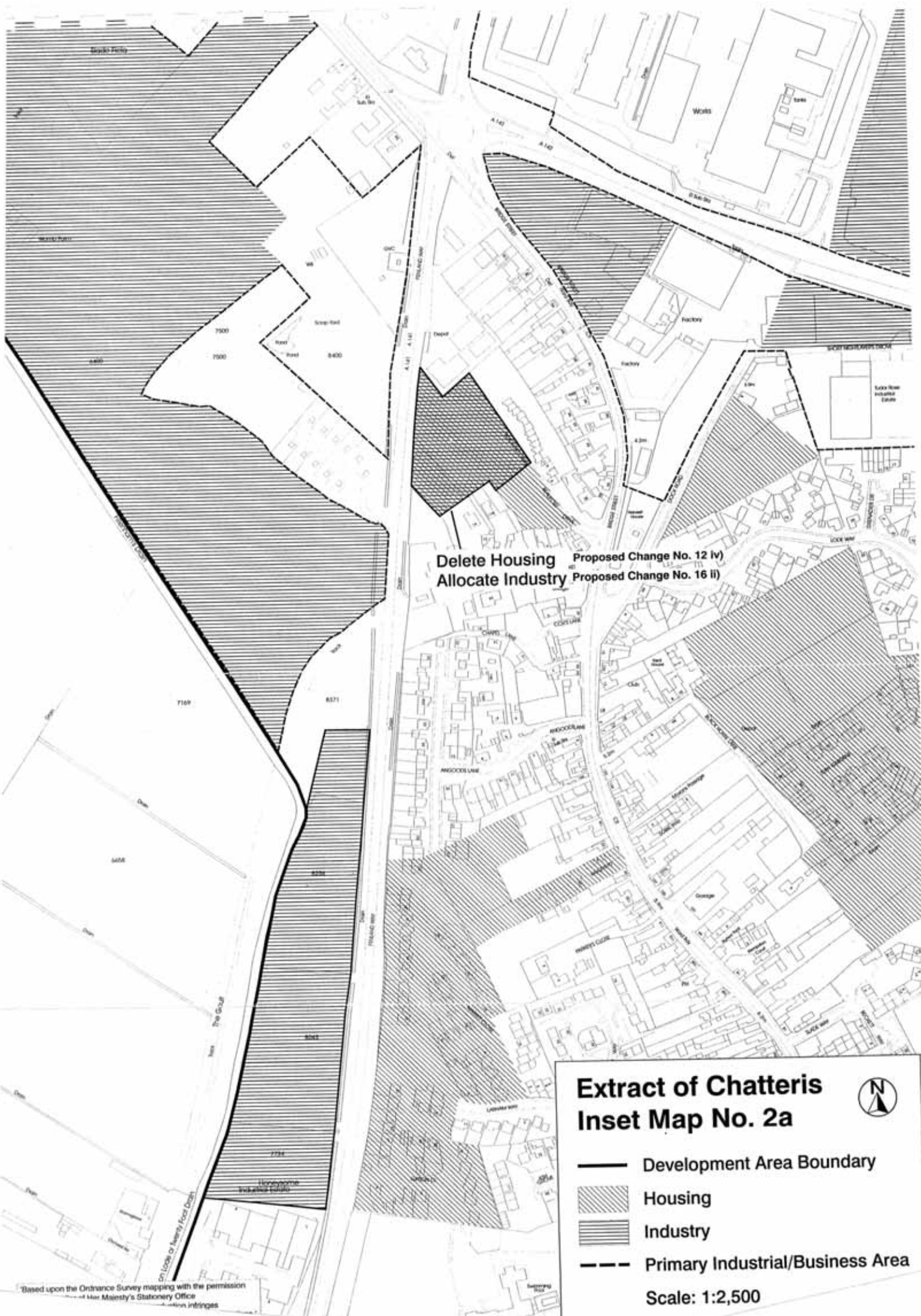
It is proposed to allocate land rear of the village hall for a car park. This is to be provided in conjunction with the development of land rear of 5-7 Benwick Road for residential development. It is considered that the character of the rest of the north side of Benwick Road should remain as frontage development only.

**REASON FOR CHANGE**

*To reflect recent appeal decision to allow 4 dwellings (revised to 5) in conjunction with land for a car park for the village hall.*

---

**Note** Any changes involving additions, deletions or amendments to land use allocations or designations will require the respective changes to the relevant Inset Proposal Maps.



**Delete Housing** Proposed Change No. 12 iv)  
**Allocate Industry** Proposed Change No. 16 ii)

**Extract of Chatteris  
 Inset Map No. 2a**



-  Development Area Boundary
-  Housing
-  Industry
-  Primary Industrial/Business Area

Scale: 1:2,500

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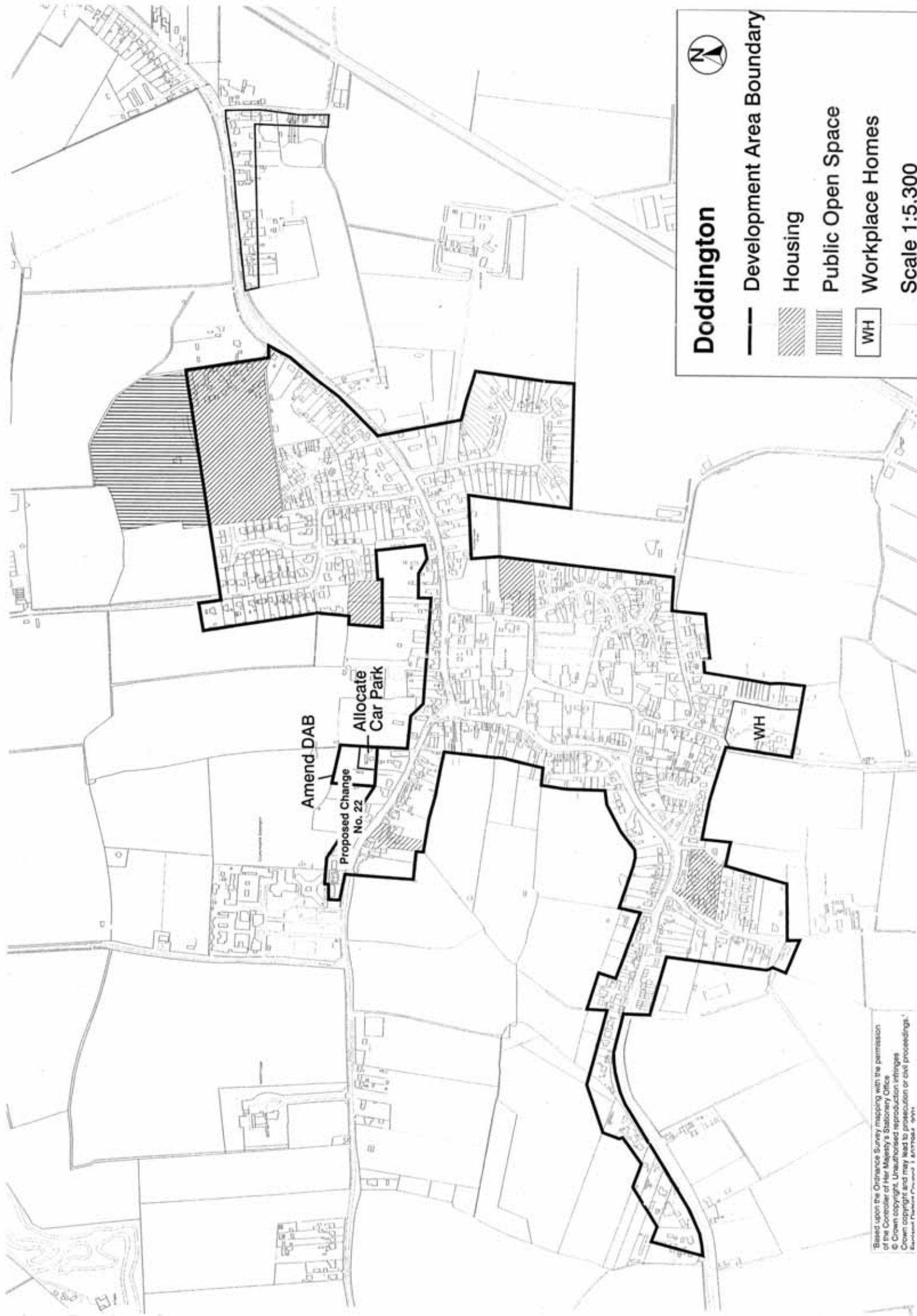
## Extract of Chatteris Town Centre Inset Map No. 2b






Scale 1:1,750

-  Housing
-  Central Commercial Area Boundary
-  Primary Shopping Frontage
-  New Primary Shopping Frontage

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# Doddington

- Development Area Boundary
-  Housing
-  Public Open Space
-  Workplace Homes

Scale 1:5,300

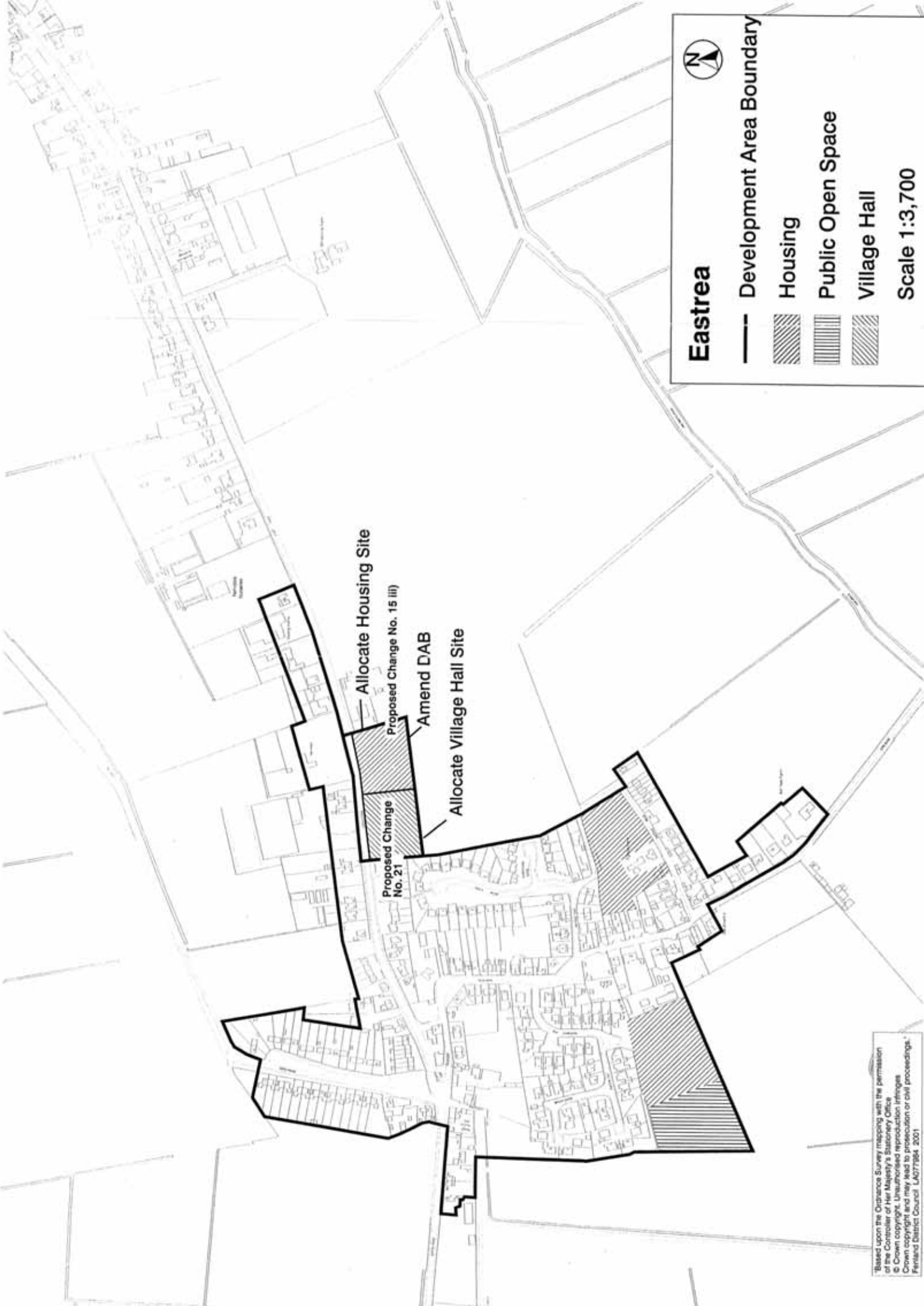
Amend DAB

Proposed Change  
No. 22


Allocate  
Car Park


WH


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Environment Planning Process 1 & 2/04/05 19/01




**Eastrea**



 Development Area Boundary

 Housing

 Public Open Space

 Village Hall

**Scale 1:3,700**

Allocate Housing Site

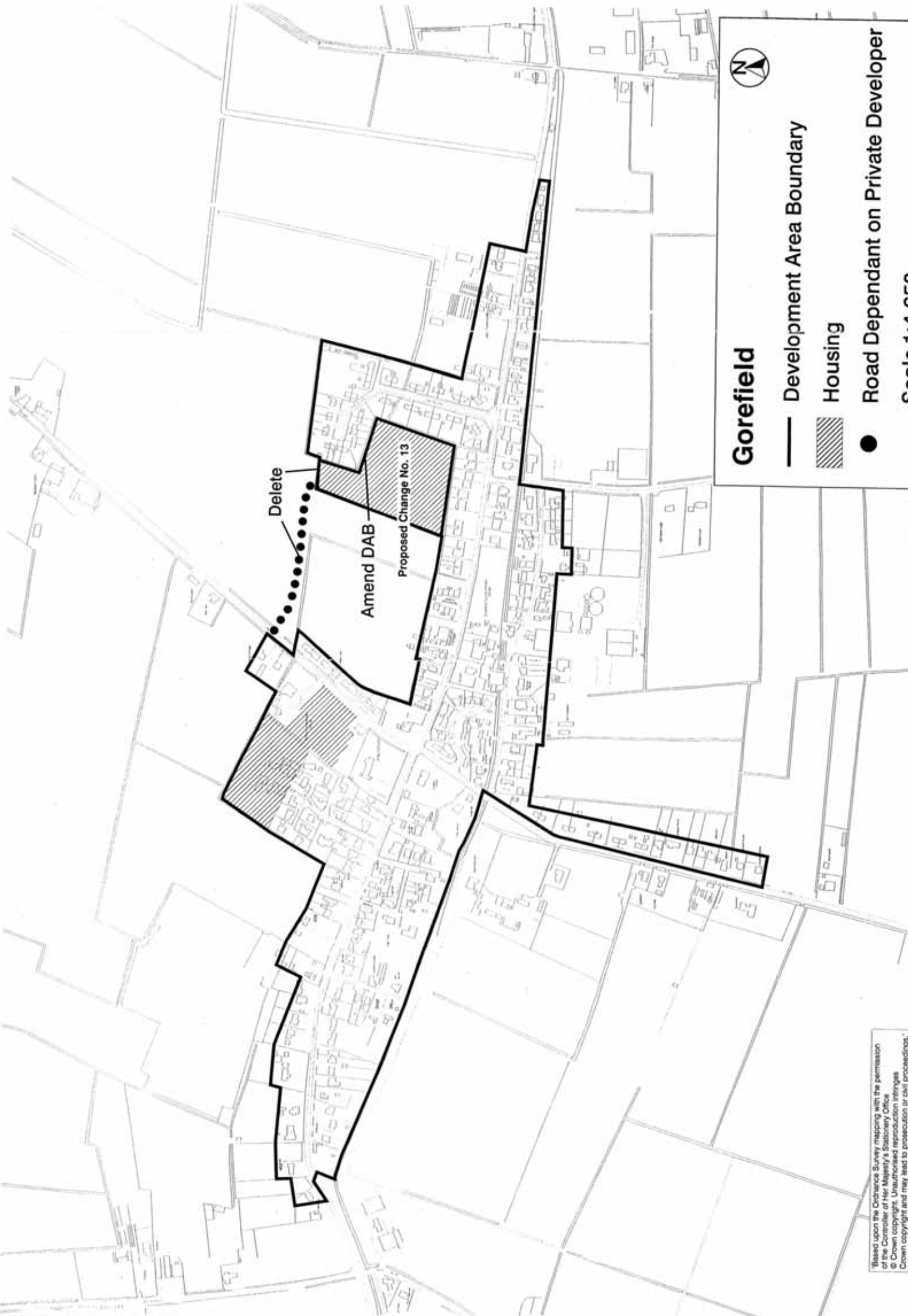
Proposed Change No. 15 (ii)

Amend DAB

Allocate Village Hall Site

Proposed Change No. 21

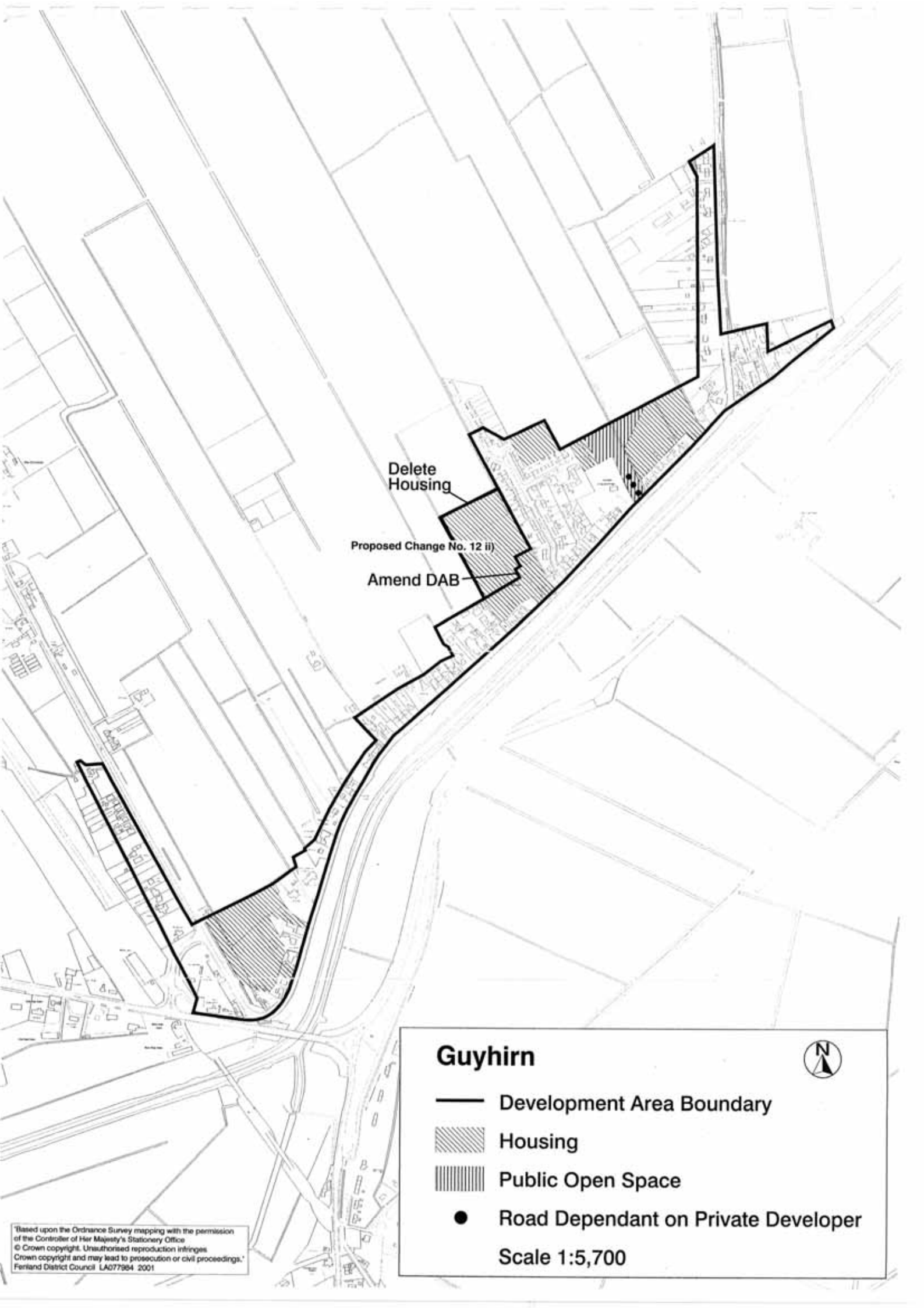
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# Gorefield

- Development Area Boundary
  - ▨ Housing
  - Road Dependant on Private Developer
- Scale 1:4,650

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Delete Housing

Proposed Change No. 12 ii)

Amend DAB

## Guyhirn



— Development Area Boundary

▨ Housing

▮ Public Open Space

● Road Dependant on Private Developer

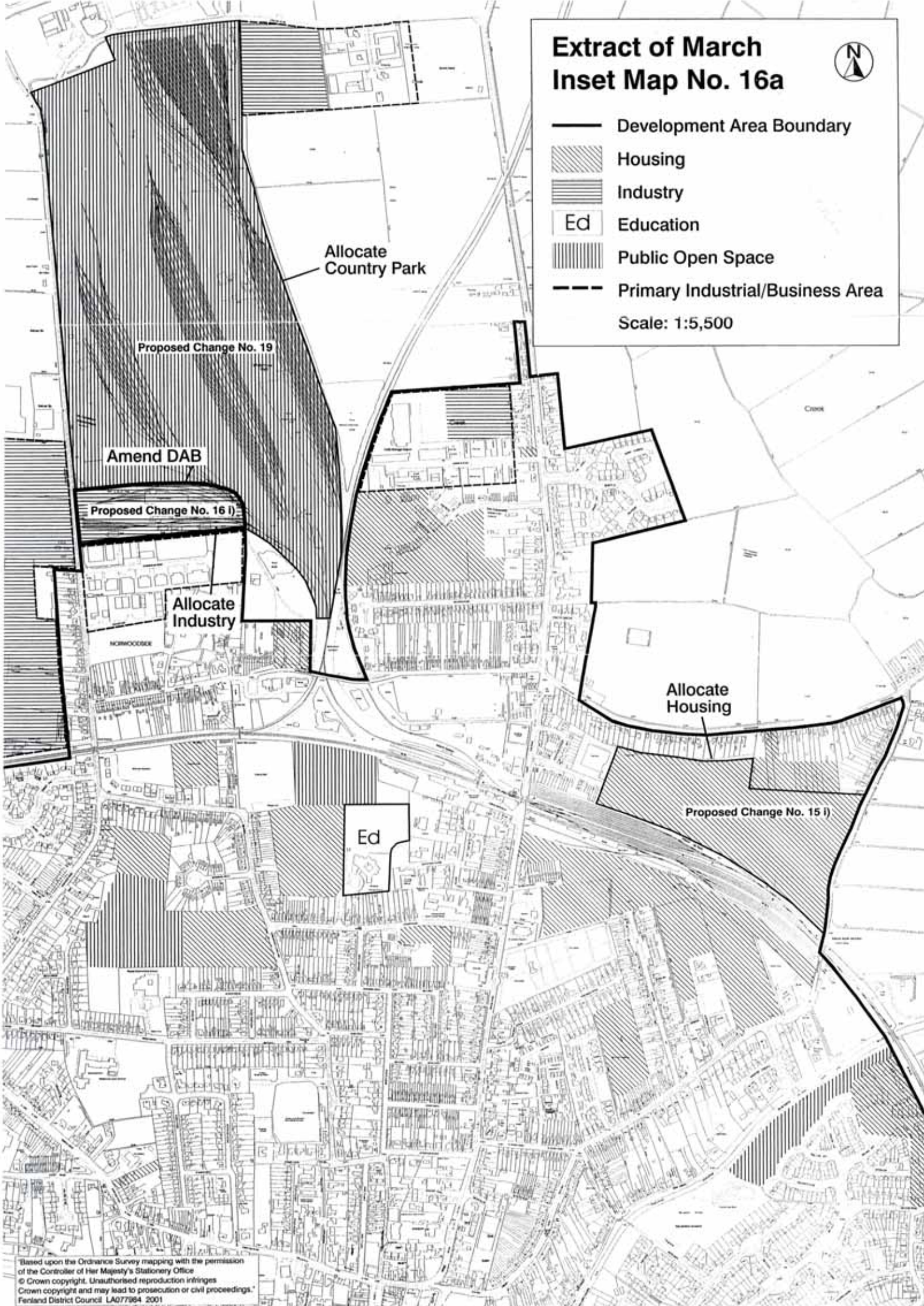
Scale 1:5,700

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Ferriand District Council LA077984 2001

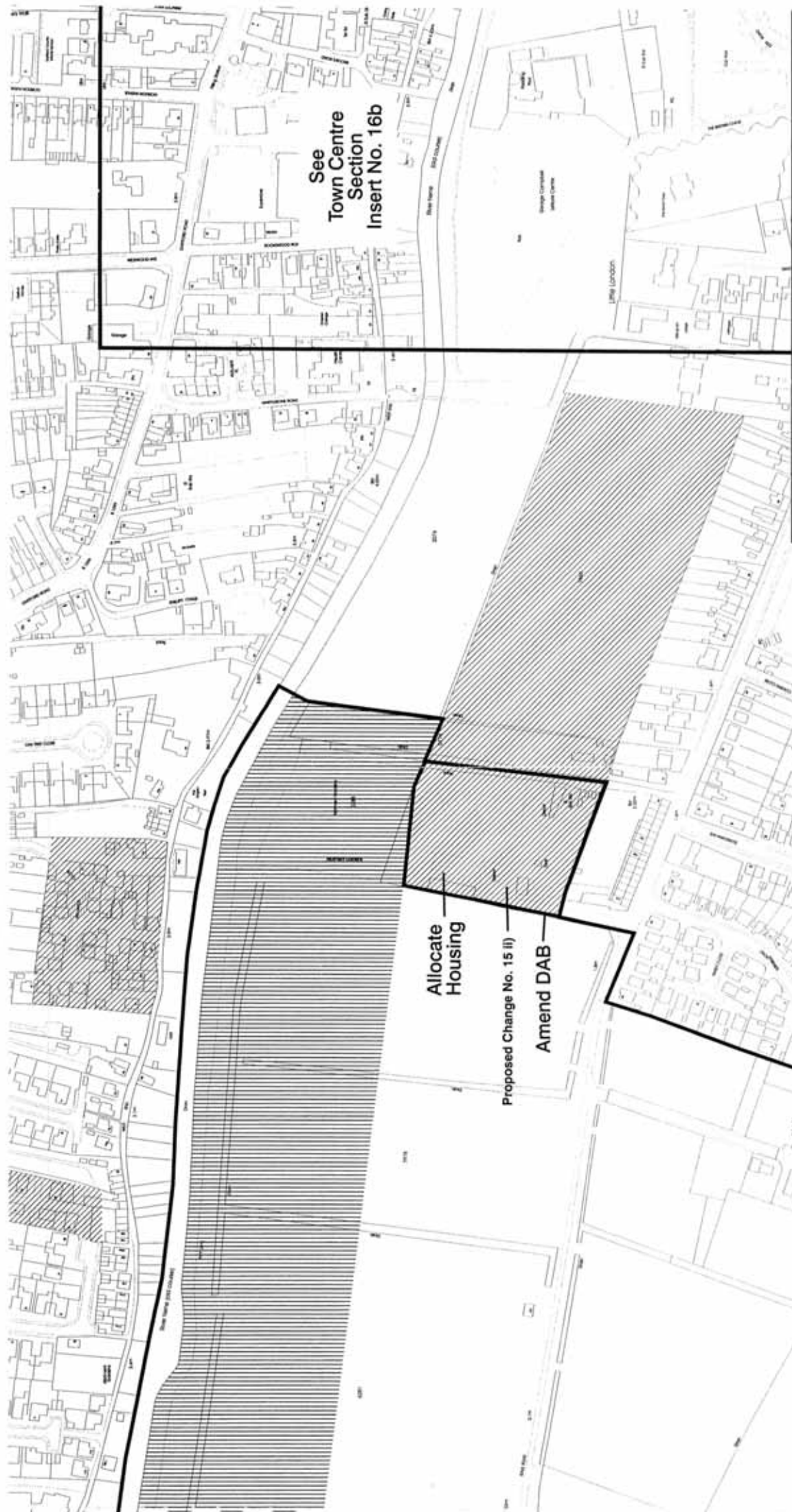
# Extract of March Inset Map No. 16a



- Development Area Boundary
  -  Housing
  -  Industry
  -  Education
  -  Public Open Space
  - - - Primary Industrial/Business Area
- Scale: 1:5,500





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See  
Town Centre  
Section  
Insert No. 16b

**Extract of March  
Inset Map No. 16a**

- Development Area Boundary
-  Housing
-  Public Open Space

Scale 1:2,500

Allocate  
Housing



Proposed Change No. 15 (i)

Amend DAB

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**Turves**

- Development Area Boundary
-  Housing
-  Public Open Space

Scale 1:3,850

Amend DAB

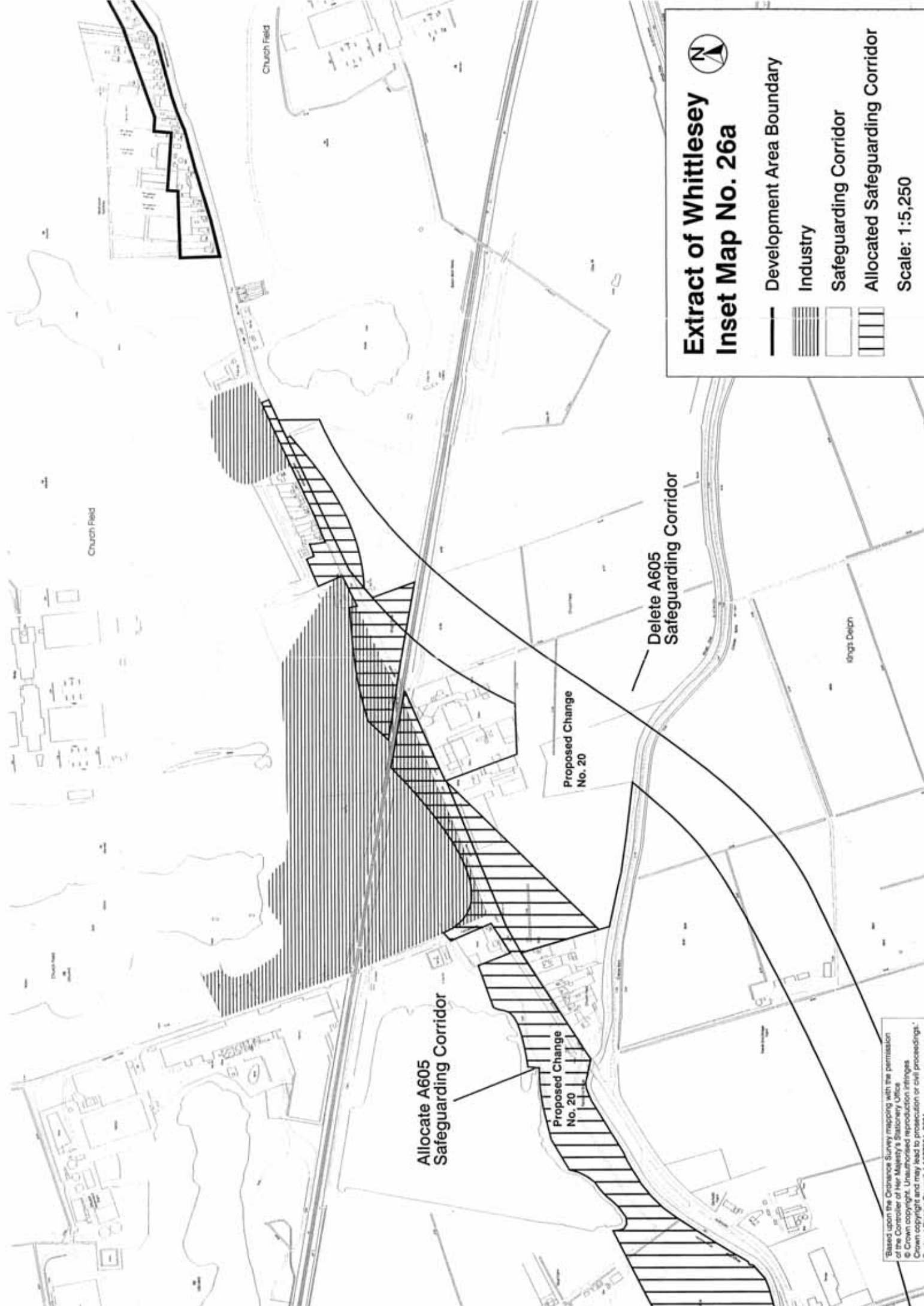
Delete

Proposed Change No. 12 (J)





Amend DAB  
Proposed Change No. 14

Allocate Public  
Open Space  
Proposed Change No. 18

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**Extract of Whittlesey  
Inset Map No. 26a**

-  Development Area Boundary
-  Industry
-  Safeguarding Corridor
-  Allocated Safeguarding Corridor

Scale: 1:5,250

Church Field

Church Field

Proposed Change  
No. 20

Delete A605  
Safeguarding Corridor

Allocate A605  
Safeguarding Corridor

Proposed Change  
No. 20

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## Extract of Wisbech Town Centre Inset Map No. 28b



- Development Area Boundary
- ▨ Housing
- - - - Primary Shopping Frontage
- ..... Deletion to Primary Shopping Frontage
- · - · Central Commercial Area Boundary
- - - Primary Industrial/Business Area

Scale 1:2,850

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