



Fenland Monitoring Report

December 2013

Fenland Monitoring Report 2012 - 2013

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1. Introduction

- 1.1. The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 34 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). In accordance with the regulations the AMR seeks to:
- Set out the timetable and progress of the preparation of planning documents as listed in the local development scheme;
 - Measure the performance of the adopted plan policies through the use of a set of indicators. The information is collected on a yearly basis, which enables the identification of trends.
- 1.2. The current Fenland District-Wide Local Plan adopted in August 1993 is to be replaced by the Fenland Local Plan, which will be comprise primarily of a Core Strategy document supported by a number of supplementary documents. The Core Strategy is expected to be examined and adopted towards the end of the next monitoring period (2013/14).
- 1.3. The source of the information used in this report is Fenland District Council or the Cambridgeshire County Council Research and Monitoring team unless otherwise stated.

Period Covered

- 1.4. This AMR covers the period 1 April 2012 to 31 March 2013.

The Key findings from the 2013 Monitoring Report are:

- Fenland Local Plan Core Strategy – Further Draft consultation held for six weeks July to August 2012, the Proposed Submission consultation held February to April 2013;
- A continued upward trend of net dwelling completions to 319, the highest net completion total since 2007-08;
- 62% of new homes were built on previously-developed ('brownfield') land;
- Average density of new housing development remains at around 30 dwellings per hectare;
- There were 50 affordable housing completions (gross);
- There was about 12,350 sq.m of additional business floor space created in the district in 2012/13.

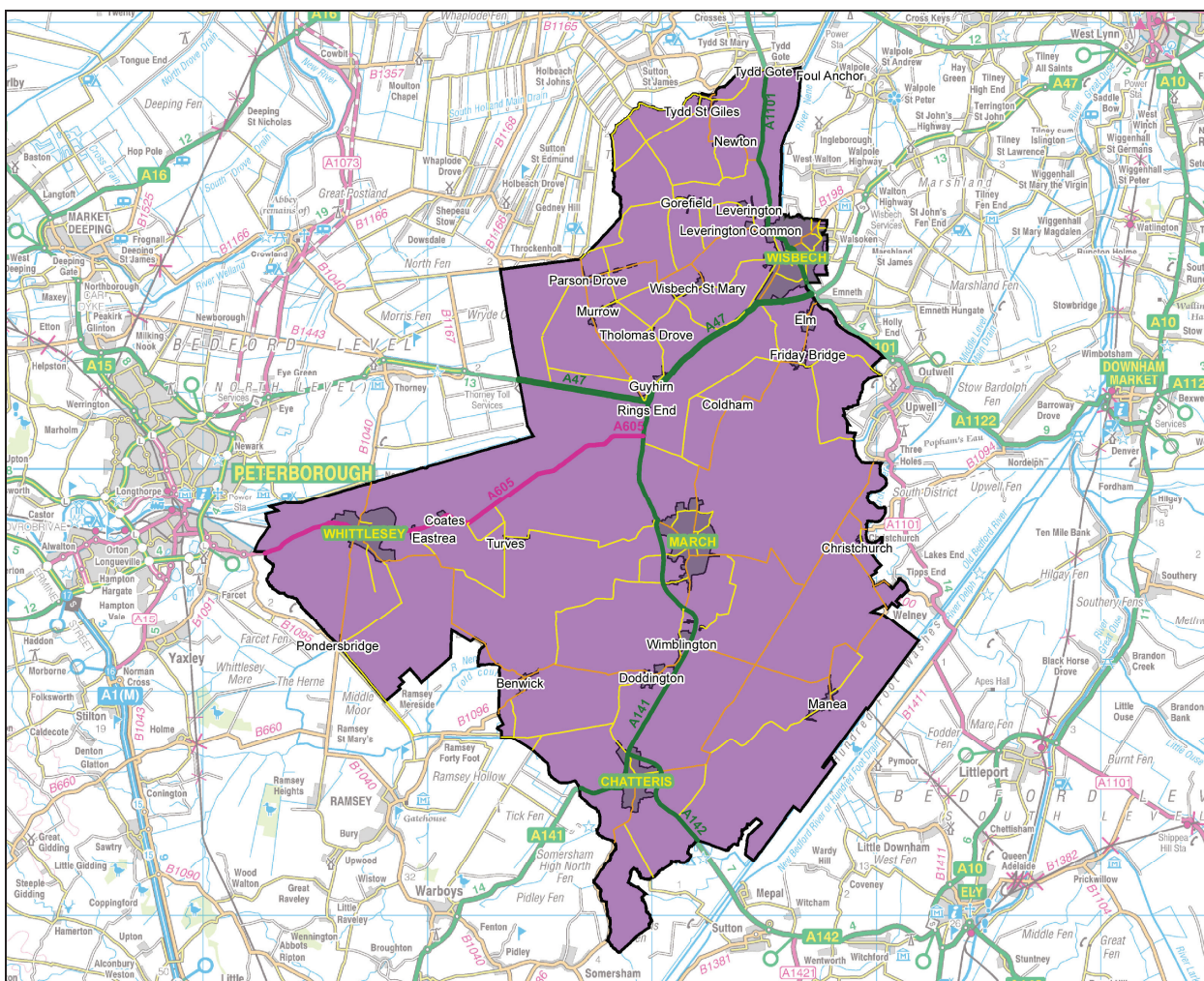
2. Spatial Portrait of Fenland

2.1. This section provides a brief overview of the district of Fenland. Detailed information on topics such as Population, Households, Economy, Health and Education can be found in the District Report¹ produced by the Cambridgeshire County Council Research Group on behalf of Fenland District Council. The research group report is updated each year and should be read alongside this AMR.

Location

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

Figure 1 – The District of Fenland



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

¹ <http://www.cambridgeshire.gov.uk/business/research/populationresearch/DistrictReports.htm>

Population

- 2.3. Every ten years the Office for National Statistics (ONS) carries out a national census in order to gather information about the population of the UK. Most of the 2011 Census data has now been released, showing that in 2011 the total population of Cambridgeshire was 621,000. Huntingdonshire accounts for the largest proportion of Cambridgeshire's population, with 27.3% of people living in the district. The population of Fenland was 95,300, representing 13.5% of Cambridgeshire's population.
- 2.4. When compared to the 2001 census, as set out in Table 1, this population increase in Fenland represents an absolute change of 11,800, or 14.1%.

Table 1 - Population for Cambridgeshire Districts 2001 and 2011

District	2001 census	2011 census	Absolute Change 2001-2011	Relative Change 2001-2011
Cambridge City	108,900	123,900	15,000	13.8%
East Cambridgeshire	73,200	83,800	10,600	14.5%
Fenland	83,500	95,300	11,800	14.1%
Huntingdon	157,000	169,500	12,500	8.0%
South Cambridgeshire	130,100	148,800	18,700	14.4%
Cambridgeshire	552,700	621,200	68,500	12.4%

- 2.5. The census data confirms that while Fenland is a predominantly rural district, about 75% of the population live within the four market towns of Wisbech, March, Chatteris and Whittlesey; the remaining 25% living in the smaller settlements outside of the towns. Census data shows that Wisbech is marginally Fenland's largest parish with a population of around 22,900. The parish of March (excluding the prison population) has an estimated population of 22,300 while Whittlesey and Chatteris have smaller populations of about 16,000 and 10,450 respectively². As this data is based on parish boundaries it includes the rural areas surrounding each of the main settlements. Cambridgeshire County Council refine this information by settlement in their district reports³, unavailable at the time of writing.

Landscape and historic environment

- 2.6. Fenland's landscape is characterised by low lying intensively farmed peat fen with the majority of settlements being located on the higher ground of the old 'islands' of the Fens. With most of the land elevation being between 1.0 metre above and 1.0 metre below sea level, flood risk is a key issue in Fenland.
- 2.7. Fenland has some of the finest examples of Georgian architecture in the UK, most notably in Wisbech which boasts many fine buildings such as those along North and South Brink including the Grade I listed Peckover House now owned by the National Trust.
- 2.8. Fenland has nearly 800 Listed Buildings and 10 Conservation Areas. The Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 define a Conservation Area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'
- 2.9. The 10 Conservation Areas are in the following locations, with further details on each available at www.fenland.gov.uk:

Chatteris – Town centre
 Doddington
 Leverington
 Parson Drove
 Wisbech – Bowthorpe

Coates
 Elm
 March – Town centre
 Whittlesey
 Wisbech- Town centre

² Further information on the Census is available here:

<http://www.cambridgeshire.gov.uk/business/research/populationresearch/census/>

³ <http://www.cambridgeshire.gov.uk/business/research/populationresearch/DistrictReports.htm>

Transport

- 2.10. Being predominantly rural and sparsely populated transport and access to services is a key issue for Fenland. The 2011 census information on commuting is due for publication as part of the fourth release of data, likely to be in early 2014. Until such time as this information has been released and reviewed, the 2001 census provides the best available information for providing an overview of transport in the district:
- 2.11. The 2001 Census showed that of the working population:
- On average Fenland residents travel 16.01km (9.94 miles) to work which is higher than the regional average of 13.31km (8.27 miles).
 - The large majority of Fenland residents travel to work using a private motor vehicle (70%);
 - Walking (7.3%) and Cycling (6.7%) were the next two most popular methods.
 - A relatively small proportion of residents travel to work using the bus at 2.2% or the train 1.1%
 - The remaining working population either work predominately from home, use taxi/mini cab services, or are recorded as 'other'.

Roads and access to private motor vehicles

- 2.12. The road network in Fenland consists of mostly rural single carriageways and a significant proportion of minor roads. The key routes within the District are the A47, A141, A142, A605 and A1101 which provide access between the market towns and neighbouring districts.
- 2.13. Car ownership levels in Fenland are significantly higher than the national average at 81% compared to 73% for England; this is in keeping with the rural nature of the district. However, although car ownership levels are comparatively high, 20% of Fenland's population do not have access to a private motor vehicle. This indicates that access to services is potentially an issue for about a fifth of the population.

Rail - Passenger Services

- 2.14. The District has railway stations at March, Whittlesey and Manea although the most frequent services only stop at March. These stations are situated along the line between Peterborough and Cambridge serving these destinations, and also places such as Norwich, Ipswich and Stansted Airport. 'Getting on Track', Fenland's Rail Development Strategy, was adopted by the Council in April 2012 and sets out a number of projects to improve passenger services across the four stations.

Rail - Freight network

- 2.15. Rail freight has played a significant role in the development of March. Opened in 1929 to serve the London North Eastern Railway, the Whitemoor Marshalling Yard became one of the biggest and busiest freight interchanges in Europe. Following a prolonged period of decline from the 1960s onwards the Yard closed in 1982. Recent years, however, have seen a steady reuse of the railway infrastructure with parts of the Whitemoor Yard being in use since 2004.

Buses and Taxis

- 2.16. Alongside coverage by bus and taxis, community transport services such as Dial-a-Ride and Community Car schemes play a vital role in improving accessibility across the district. For further information refer to our community transport web pages:

<http://www.fenland.gov.uk/article/2709/Community-Transport>

3. Progress with the Fenland Local Plan

Introduction

- 3.1. The current Fenland District-Wide Local Plan was adopted in 1993 as the development 'blue-print' for the District. This 'old style' Local Plan will be replaced by a new updated plan, known as the Fenland Local Plan, commonly known as the Fenland Core Strategy. This new plan will be guided by the Planning and Compulsory Purchase Act 2004, The Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework (NPPF) of March 2012.
- 3.2. The key milestones achieved this monitoring year (2012/13) are:
- Proposed Submission consultation of the Fenland Core Strategy commenced towards the end of the monitoring year;
 - Preparation of a number of documents to support policies in the Core Strategy and to provide evidence for independent examination.

Government changes to the Planning System

Abolition of the RSS

The East of England RSS was revoked on 3 January 2013. This monitoring report makes reference to the East of England plan to provide context where this is appropriate.

Changes to monitoring

The Localism Act 2011 removed the requirement for Local Planning Authorities to produce an Annual Monitoring Report for Government, while retaining the overall duty to monitor. The requirements of the duty are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, Part 8. The primary purpose of the monitoring report is to share the performance and achievements of the planning service with the local community.

Local Development Scheme

- 3.3. The Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of the Local Plan. Since its first publication in 2005 there have been further revisions of the Fenland LDS. The revised [March 2013 version](#) sets out the present adopted timetable. Live updates of the timetable are provided on the Council's web pages and should be referred to for the latest information⁴.

Fenland Local Plan

Core Strategy Development Plan Document (DPD)

- 3.4. Most Core Strategies across the country are very long and take many years to prepare. More often than not, this results in a strategy which gets bogged down in detail, confusing the public and developers alike, whilst stifling growth and regeneration.
- 3.5. In Fenland we are seeking to do things differently. This is an innovative approach to preparing policy documents, and consistent with emerging government guidance. It is a relatively short strategy, focussing on the important key issues. It guides development, but does not stifle it. It gives freedoms and flexibilities as to precisely where, how and when growth will occur, thus giving local communities the maximum opportunity to get development exactly the way they want it.
- 3.6. As part of this approach we are not currently proposing to produce a separate Site Allocations DPD. We will instead use criteria as set out in the Core Strategy to guide development.
- 3.7. The Core Strategy will replace all of the existing or 'saved' policies in the Fenland District Wide Local Plan.
- 3.8. There were two consultations on the Core Strategy in the monitoring year and one just outside:
- 3.9. Following the publication of the National Planning Policy Framework (NPPF), the Core Strategy was amended to include a series of Strategic Allocations. In order to get the views of local people and stakeholders on these allocations, and other related changes, a consultation was held between July and September 2012, known as 'further draft Core Strategy'. Around 400 representations were submitted as part of this consultation and these were used to inform the preparation of a Proposed Submission Version.

⁴ <http://www.fenland.gov.uk/article/5654/Have-Your-Say>

- 3.10. Between Feb – April 2013, the Council asked for views on the final version of the Core Strategy that it proposed to submit, known as the ‘Proposed Submission’ version. The comments received as part of this consultation were, in the period after the monitoring year, processed and sent to the Secretary of State to inform the examination of the plan.
- 3.11. Following the above consultation, and after the monitoring year, a further change was made to the Core Strategy: specifically, the removal of the Strategic Allocation known as North-East March. A further focused consultation was therefore held from June – August 2013 in order to get views on this proposed change.
- 3.12. The Core Strategy and supporting documents were formally submitted to the Secretary of State on the 4 September 2013.
- 3.13. The following table 2 sets out the progress on the Core Strategy document as at the date of publication of this AMR (December 2013).

Table 2 - Core Strategy DPD Progress

	Proposed Submission	Addendum to Proposed submission Consultation	Submission	Pre-hearing Meeting	Hearing	Adoption
LDS timetable	Feb-March 13	n/a	March 13	June 13	Sept 13	Dec 13
Actual Date	Feb-April 13	June-Aug 13	Sept 13	n/a	Dec 13	Feb/March 14 (estimate)
Comment		Further consultation carried out due to removal of strategic allocation in March		Not required	w/c 9 th Dec 13	-

Policies Map

- 3.14. The Policies Map provides a graphical representation of the planning policies in Fenland. Updates to it have been progressed alongside the timetable for the Core Strategy referred to above, including Submission in September. It includes minerals and waste sites and policies defined through the Cambridgeshire and Peterborough Minerals and Waste Development Plans.

Statement of Community Involvement

- 3.15. The Statement of Community Involvement (SCI) was adopted on 20 June 2013 (i.e. after the end of this monitoring period) replacing the previous SCI which was adopted in March 2007. A significant difference between the versions is the introduction of a section on Neighbourhood Planning, an additional tier of planning policy introduced through the Localism Act 2011 (see 3.22).

Supplementary Planning Documents

- 3.16. A planning authority may prepare Supplementary Planning Documents (SPDs) to provide greater details on the policies of its development plan documents.
- 3.17. SPDs provide guidance on local planning matters. They can be simpler to prepare than development plan documents. There is no requirement for them to be listed in a local planning authority’s local development scheme, so they can be brought forward as circumstances change. Whilst they are not examined by an Inspector, an SPD is still subject to a process of consultation and engagement with relevant parties. The following are SPDs under production in Fenland:

Delivering and Protecting High Quality Environments SPD

- 3.18. Fenland is preparing a SPD that will provide further local guidance on issues such as design. It seeks to support the 'Delivering and Protecting High Quality Environments' policy (currently CS16) in the Core Strategy. The SPD is likely to be consulted upon in early 2014.

Table 3 – Delivering and Protecting High Quality Environments SPD - Progress

	Preparation and Evidence Gathering	Draft Consultation	Adoption
Timetable	2012-13	Jan/Feb 14	Spring/Summer 14
Comment	Document delayed to be prepared in parallel with the Core Strategy	-	-

Resource Use SPD

- 3.19. Fenland is preparing a SPD that will provide further local guidance on use of resources and their impact on climate change. It will include guidance on wind turbines such as design, distance thresholds and the impact on landscape character. It seeks to support the 'Responding to Climate Change and Managing the risk of flooding in Fenland' policy (currently CS12) in the Core Strategy. The SPD will be consulted on in parallel with the High Quality Environments SPD in Jan/Feb 14.

Table 4 – Resource Use SPD - Progress

	Preparation and Evidence Gathering	Draft Consultation	Adoption
Timetable	2013	Jan/Feb 14	Spring/Summer 14
Comment	Document delayed to be prepared in parallel with the Core Strategy	-	-

Additional Supplementary Planning Documents

- 3.20. The Council may seek to produce further SPDs as the Core Strategy progresses and the need becomes apparent.

Neighbourhood Planning

- 3.21. The Localism Act 2011 introduced the concept of neighbourhood planning. Under the Localism Act 2011, relevant bodies (notably parish and town councils in the case of the district of Fenland) are able to apply to designate an area as a neighbourhood area and subsequently prepare a neighbourhood development plan, neighbourhood development order, or both for their neighbourhood area.
- 3.22. The neighbourhood planning process is initiated by the relevant parish or town council, not Fenland District Council. The process of preparing a neighbourhood plan or order is led by the relevant parish or town council, whom are responsible for meeting the majority of the associated costs, although Fenland District Council does have a duty to support parish and town councils throughout the process. The preparation of neighbourhood plans and orders is optional: parish and town councils are under no obligation to prepare a neighbourhood plan or order.
- 3.23. The various stages involved in the neighbourhood planning process are outlined in Section 6 of the [Fenland Statement of Community Involvement \[1Mb\]](#).

Table 5 – Neighbourhood Planning Update (as of November 2013)

Applications to Designate Neighbourhood Areas
March Town Council have submitted a Neighbourhood Area Application with consultation held for six weeks Sept – Nov 13.
Designated Neighbourhood Areas
There are currently no neighbourhood areas designated in Fenland.
Neighbourhood Development Plans and Orders
No neighbourhood development plans or orders have been formally adopted by Fenland District Council.

Community Infrastructure Levy

3.24. The Council is currently scoping the procedure for completing a Community Infrastructure Levy. If agreed, preparation of the charging schedule is likely to commence spring 2014.

Duty to Cooperate: Joint Plans or other applicable Strategies

3.25. None to report during monitoring year.

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

3.26. There were two key joint evidence base documents were prepared in the monitoring year and up to publication (Dec 13)⁵:

- Cambridgeshire and Peterborough Memorandum of Co-operation – Spatial Approach 2011 – 2031 (July-12)
- Objectively Assessed Need for Additional Housing – Memorandum of Co-operation (May-13)

3.27. Further joint evidence studies may be prepared during the examination of the Core Strategy. These will be reported in the next AMR.

⁵ Available from the Fenland Planning Policy Library - <http://www.fenland.gov.uk/article/7045/The-Planning-Policy-Library>

4. Housing Development

Dwelling Completions in Fenland

- 4.1. Table 6 shows the total number of dwelling completions in Fenland for the period 1 April 2001 to 31 March 2013.

Table 6 - Fenland completion totals

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Completions in Fenland	500	697	733	635	781	757	921	308	243	295	209	319
Cumulative	500	1,197	1,930	2,565	3,346	4,103	5,024	5,332	5,575	5,870	6,079	6,398

- 4.2. During the period 2002-2008 Fenland consistently delivered above its housing target (established by the East of England Plan at 550 dwellings a year). The downturn in the national economy has seen a significant decline in building rates over the last five years. Completions in 12/13 have, however, increased to the highest level since 07/08, but remain well off peak levels achieved.

Cumulative Totals and Rates

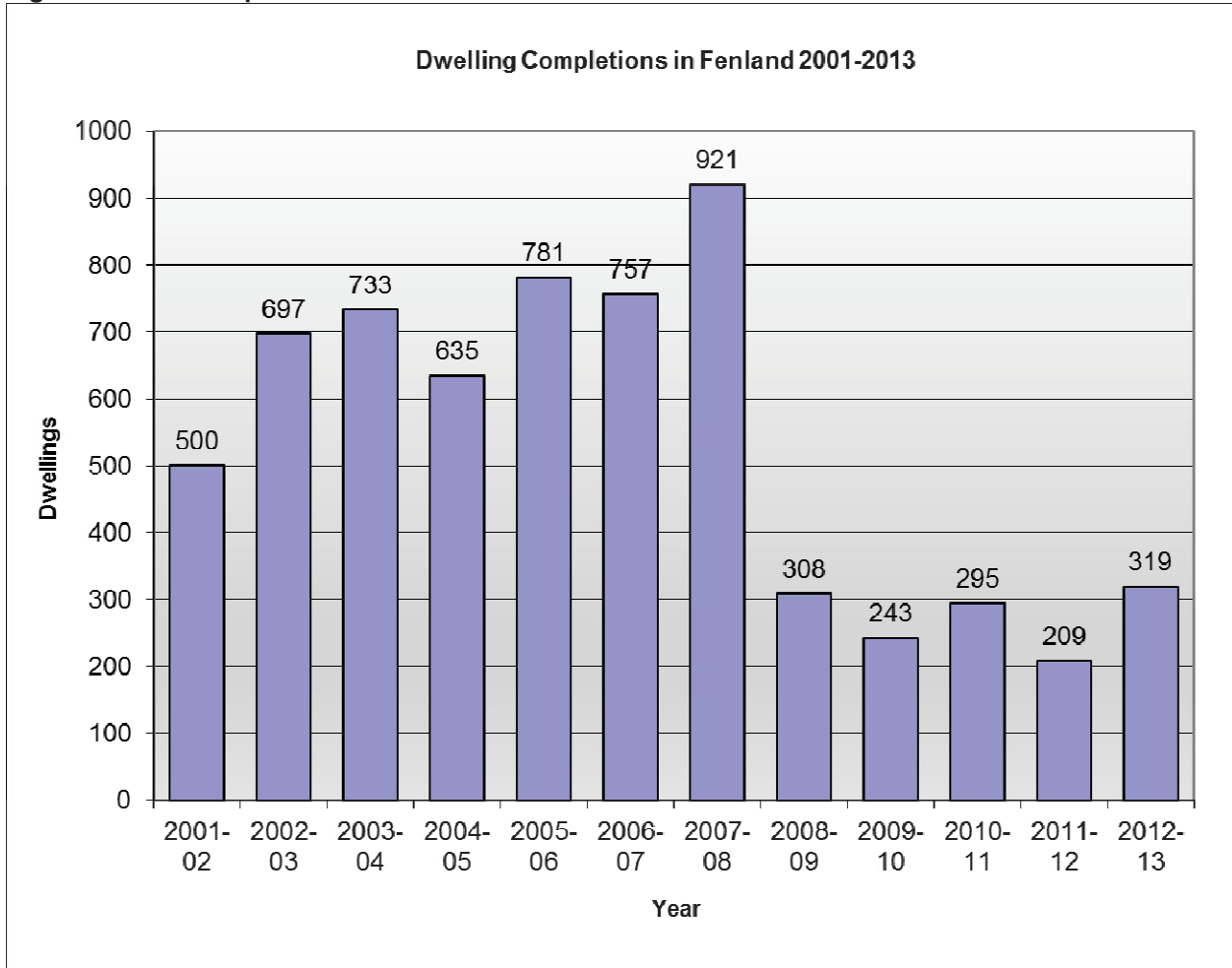
- 4.3. The cumulative total and annual average completions is set out in Table 7 below. It shows that the annual average peaked at 718 during 2007/2008, has fallen since but still remains at 533.

Table 7 - Cumulative and annual average totals

	Cumulative total	Annual Average
2001/2002	500	500
2002/2003	1,197	599
2003/2004	1,930	643
2004/2005	2,565	641
2005/2006	3,346	669
2006/2007	4,103	684
2007/2008	5,024	718
2008/2009	5,332	667
2009/2010	5,575	619
2010/2011	5,870	587
2011/2012	6,079	553
2012/2013	6,398	533

- 4.4. The historic net completions graph as set out below illustrates how the completions since 2008 have been significantly lower than in previous years.

Figure 2 – Net Completions in Fenland



Location of dwellings completed within the period

4.5. Table 8 below demonstrates that 114 net dwellings, or around 35% of total completions in 12/13, have come forward in the four market towns. Over the last 12 years, the majority of development, specifically about 62%, has been in these four main towns.

Table 8 - Dwelling Completions by Settlement

Settlement	2012-13	2001-13
Benwick	2	98
Chatteris	15	826
Christchurch	2	51
Church End	1	14
Coates	3	20
Collett's Bridge	0	2
Coldham	0	9
Doddington	6	79
Eastwood End	0	0
Eastrea	0	13
Elm	1	115
Elm/Friday Bridge	0	1
Foul Anchor	0	1

Friday Bridge	0	129
Gorefield	6	106
Guyhirn	6	59
Leverington	3	195
Manea	5	179
March	21	1,494
Murrow	8	109
Newton	0	9
Parson Drove	5	89
Ponders Bridge	0	24
Thomolas Drove	1	8
Turves	0	35
Tydd St Giles	6	52
Tydd Gote	0	1
Whittlesey	12	434
Wimblington	0	201
Wisbech	66	1,226
Wisbech St Mary	4	127
Outside Settlements	146	692
Total	319	6,398

Completions on Previously Development Land (PDL) (also known as Brownfield Land)

- 4.6. The Government is committed to maximising the re-use of previously developed land in order to promote regeneration and minimise the amount of Greenfield land being taken for development. Previously developed land is defined in Annex 2 (Glossary) of the NPPF and is also commonly referred to as 'brownfield' land.
- 4.7. Figure 3 below shows that, of the total dwelling gains (gross), in 2012/13, 225 (62%) of dwellings in Fenland were built on previously developed land. Of the 6,389 dwellings that have been built in the district since April 2001, 3,424 (54%) have been built on previously developed land. Figure 4 demonstrates how the balance between Greenfield and Brownfield development has shifted over time. In June 2010, national guidance was amended by Government to remove private residential gardens definition of brownfield land. This change is included in Figure 4.

Figure 3 – Completions on Previously Developed Land

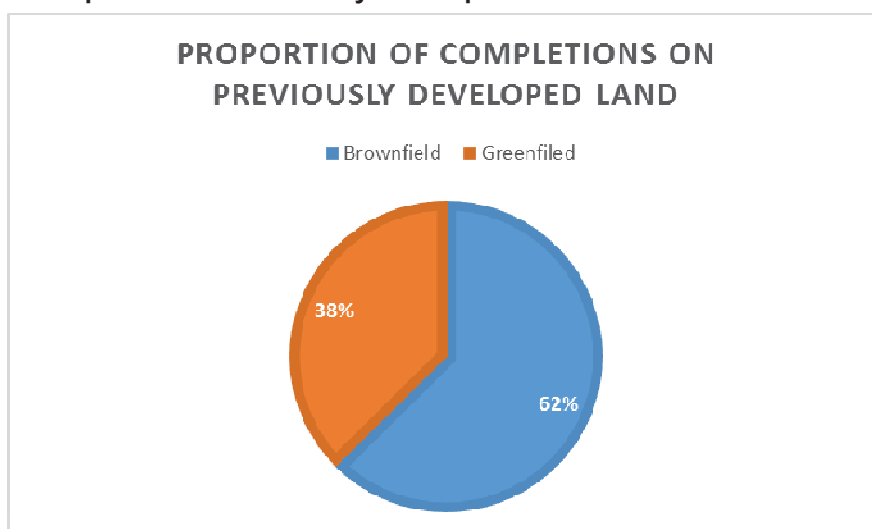
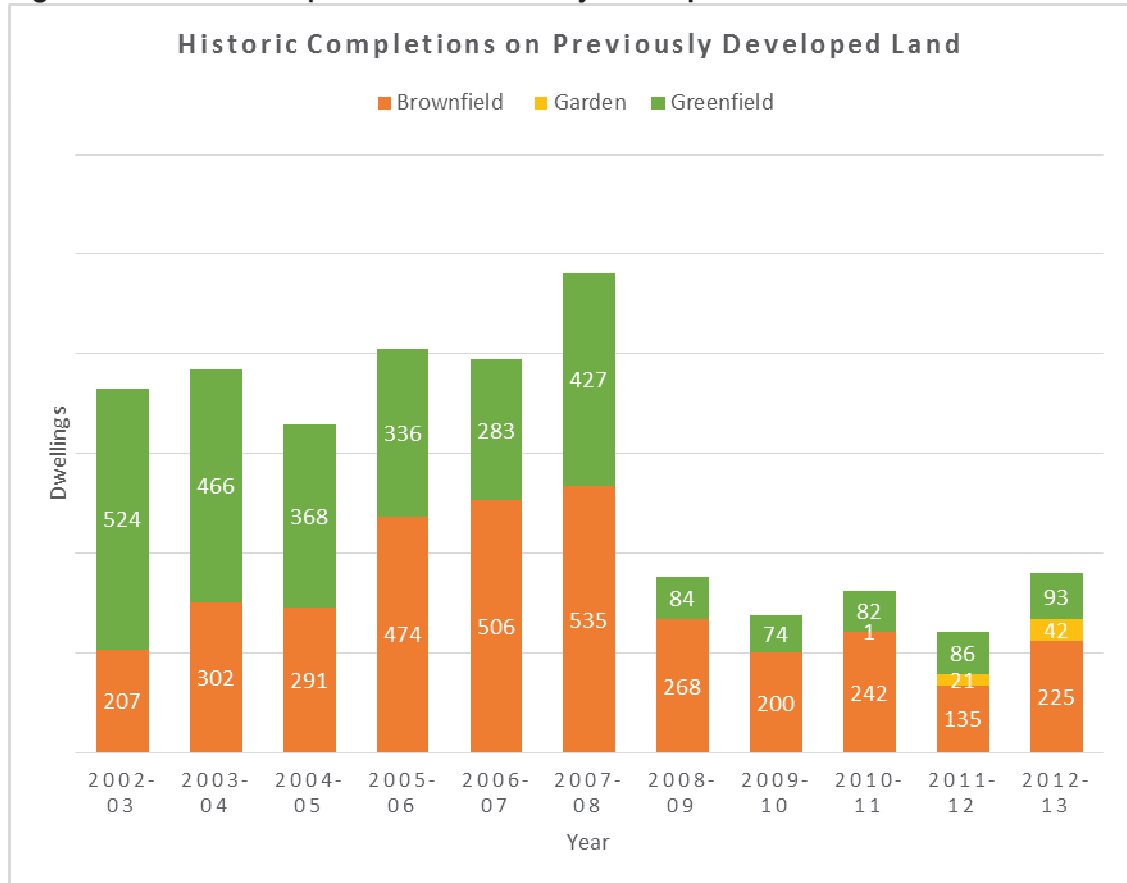


Figure 4 – Historic Completions on Previously Developed Land



Gypsy and Traveller pitches

- 4.8. This indicator relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of this indicator 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)
- 4.9. Table 9 details the net total number of pitches that have been completed in each monitoring period since 2001. For a pitch to be considered completed it must be available for use. For the 2012/13 monitoring period there were no net additional pitches in the district.

Table 9 Additional Pitches for Gypsies and Travellers and Travelling Show people

Additional Pitches for Gypsies and Travellers and Travelling Show people (Net)												
2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Total
0	0	0	0	0	0	3	0	2	9	2	0	16

Gross affordable housing completions

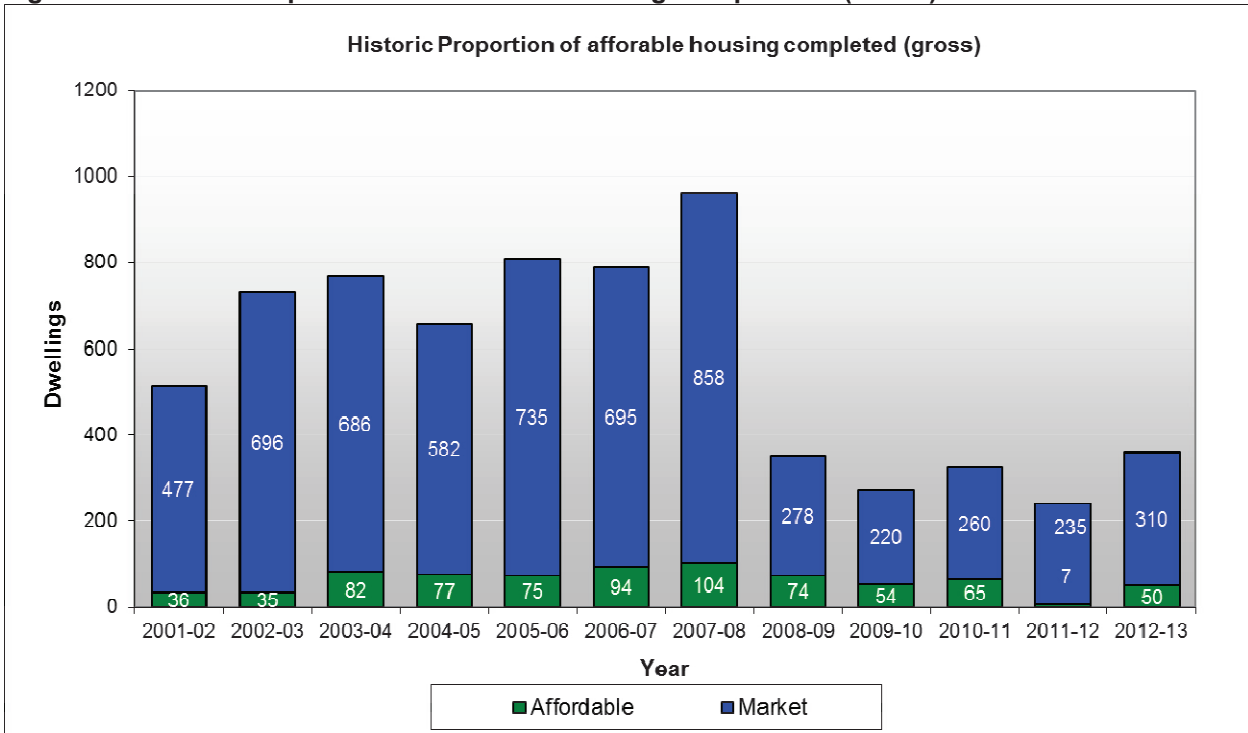
- 4.10. Between 1 April 2012 and 31 March 2013 there were 50 affordable dwelling completions which represent approximately 14% of gross dwelling completions in that year. This represents a significant increase in the affordable housing completions since 2011/12 although not as high as peak years such 2008/09. Table 10 sets out completions over the past 12 years.
- 4.11. It is now clear that the drop in affordable completions in 11/12 was against trend. A possible explanation may be the high proportion of all dwelling completions being on small sites which did not include an affordable housing element in that year (almost 90% on sites under 5 dwellings).

The emerging Core Strategy will dramatically improve the supply of affordable housing by bringing forward larger development schemes particularly in the market towns.

Table 10 – Affordable Housing Completions

	2001 -02	2002 -03	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	Total
Total Completions	513	731	769	659	810	789	963	352	276	326	242	360	6,790
Affordable	36	35	82	77	75	94	104	74	54	65	7	50	753
Percentage Affordable	7.0	4.8	10.7	11.7	9.3	11.9	10.8	21.0	19.6	19.9	2.9	13.9	11.1

Figure 5 – Historic Proportion of Affordable Housing Completions (Gross)



4.12. Figure 5 above illustrates that, unlike market housing, the level of affordable housing provision has, with the exception of the 11/12 year, been relatively constant over the period 2001 – 2012, peaking at 104 in 2008.

Note: This report focuses on dwellings developed as new build or through a change of use of an existing property. Affordable homes can also be provided through other means, such as conversion of an existing home, which are not reported here.

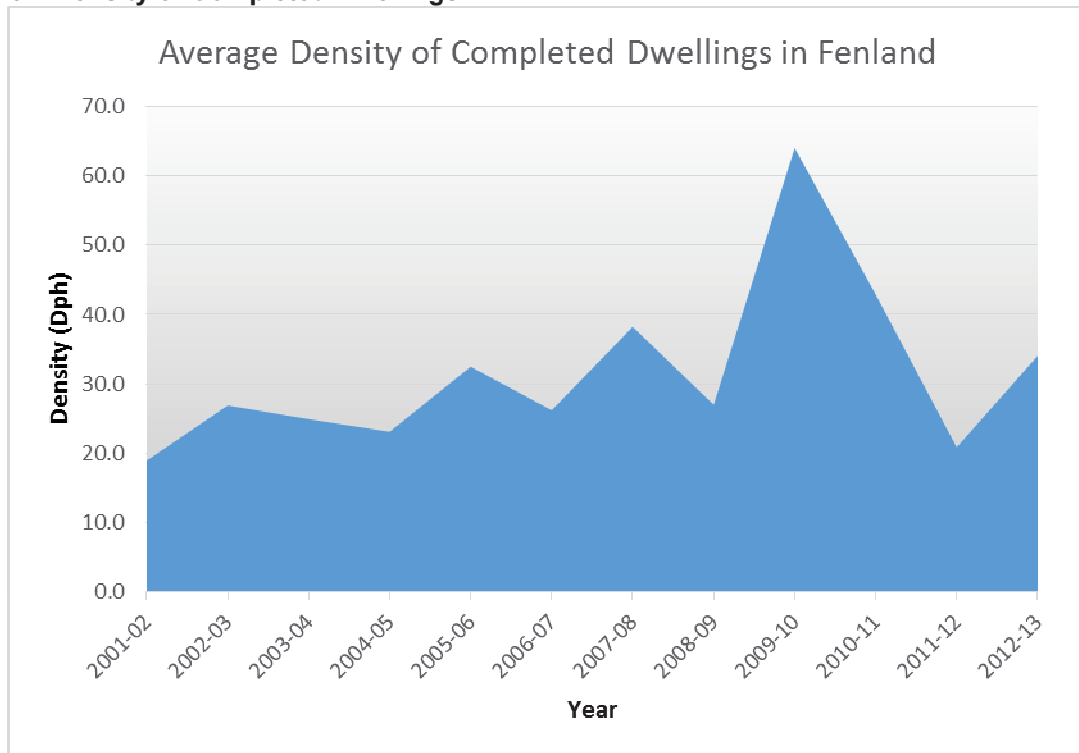
Housing densities

4.13. Figure 6 and Table 11 below show that the average density of development peaked in 2009-10. It then reduced considerably to just over 20 dwellings per hectare in 2011-12. This could be due to government’s removal of the minimum density requirements, as well as a general downturn in the market for flatted developments. However, last year there was an increase in density to just over 34 dwellings per hectare.

Table 11 – Density of Completed Dwellings

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare)	
2001-02	18.9
2002-03	26.9
2003-04	24.9
2004-05	23.1
2005-06	32.5
2006-07	26.2
2007-08	38.2
2008-09	27.0
2009-10	64.0
2010-11	42.9
2011-12	20.8
2012-13	34.1
2001-13	31.6

Figure 6 – Density of Completed Dwellings



Dwelling Size

4.14. As illustrated in Table 12 , in the 12/13 monitoring year about 64% of total dwelling completions (gross) were of 2 or 3 Beds. This is consistent with the overall average since 2002 of 65%.

Table 12 Dwelling Sizes (Gross)

	2002 -03	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 - 13	Total	% Total
1 Bed	58	73	19	61	71	85	31	38	47	13	56	552	9
2 Bed	203	141	179	255	269	330	154	102	112	89	102	1,936	31
3 Bed	237	292	217	289	262	340	95	75	103	88	129	2,127	34
4+ Bed	231	214	218	190	166	164	70	56	44	44	68	1,465	23
Unknown	2	48	26	15	21	43	2	3	19	8	5	192	3
Total	731	768	659	810	789	962	352	274	325	242	360	6,272	100

5. Development for Employment uses

Additional employment floor space

- 5.1. This indicator relates to the amount of additional floor space completed within the monitoring period.
- 5.2. A piece of secondary legislation groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Employment Land for the purposes of this monitoring indicator is defined as uses B1, B2 and B8 (see table below for categories)
- 5.3. Table 13 shows the additional floor space created for employment in Fenland over the period 01 April 1999 to 31 March 2013.

Table 13 - Additional Employment Floor space (net change)

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Total
B1 – Unspecified	0	0	0	0	0	288	414	2,045	0	494	1,008	0	4,249
B1a – Offices	4,122	899	2,380	3,782	489	1,237	1,181	3,840	1,400	1,964	859	0	22,153
B1b – Research	0	0	0	0	0	0	0	0	0	0	0	0	0
B1c – Light Industry	5,715	1,379	2,218	836	3,580	560	1,088	1,973	3,055	354	576	897	22,231
B2 – General Industry	45,777	10,598	4,733	27,992	11,907	5,079	3,868	15,605	5,721	6,065	3,277	2,240	142,862
B8 – Storage and Distribution	30,143	6,884	11,103	22,088	5,631	5,470	16,253	18,706	46,250	3,486	1,636	9,206	176,856
Total	85,757	19,760	20,434	54,698	21,607	12,634	22,804	42,169	56,426	12,363	7,356	12,343	368,351

- 5.4. For the period 2012-13 a total of 12,343 sq.m of additional employment floor space was created in Fenland. The total is significantly lower than the peak 2009/10 but this can be explained by the completion of two large proposals in that year namely; F/YR08/00403 which provided 18,000 sq.m for a new cold storage distribution unit in Wisbech, and F/YR98/01051 which provided about 26,200 sq.m in March.

Figure 7 shows the breakdown by year. Figure 8 demonstrates how the delivery of B uses has fluctuated over time. The large peaks in B8 use represent the large distribution schemes.

Figure 7 - Additional Employment Floor space

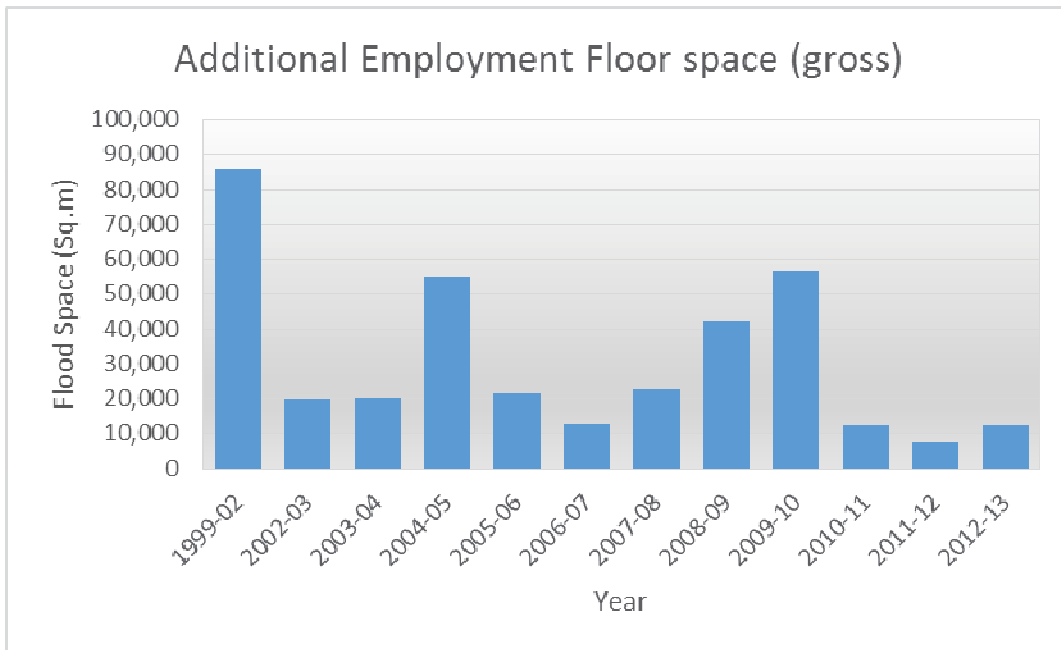
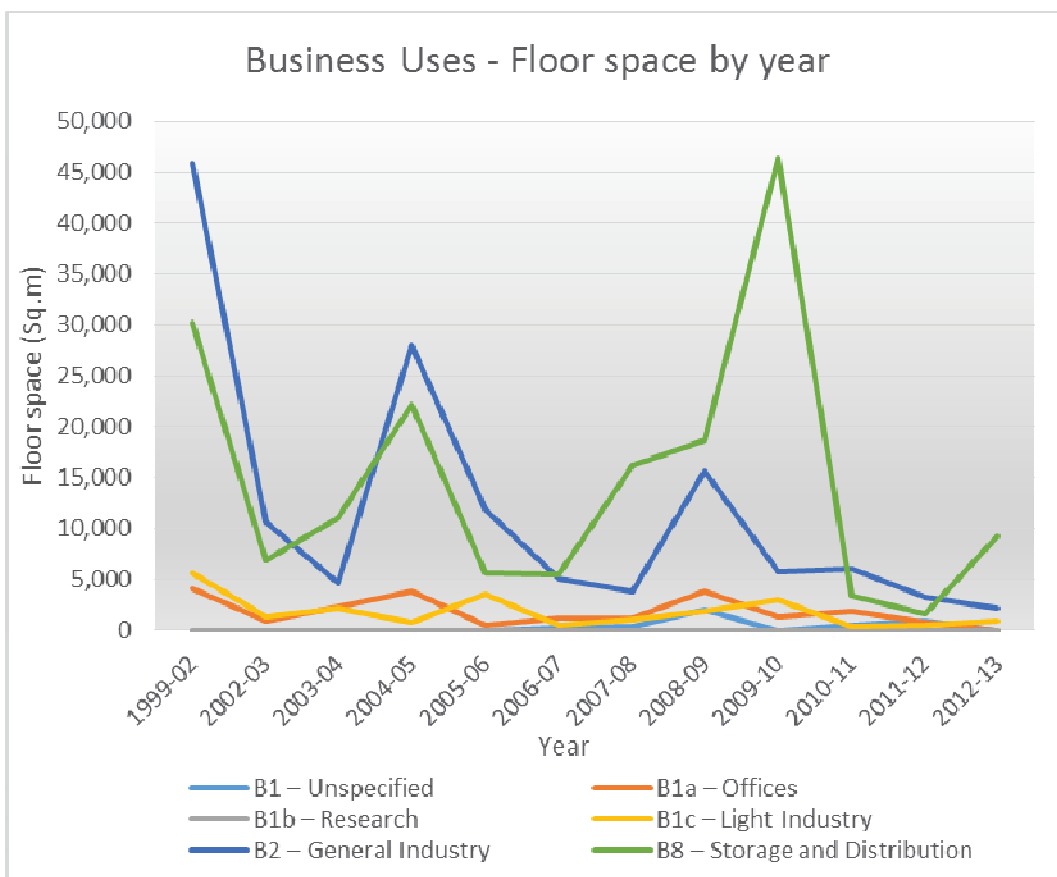


Figure 8 - Historic Additional Employment Floor space



Employment floor space on previously developed land (PDL)

5.5. This indicator relates to the amount of additional floor space created for employment use on previously developed land (PDL). Table 14 shows the percentage of floor space which has been provided on previously developed land.

Table 14 - Additional floor space created on previously developed land (PDL %)

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Total
B1 – Unspecified	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	0.0%	38.7%	0.0%	0.0%	52.6%
B1a – Offices	67.7%	87.7%	6.9%	38.7%	23.3%	73.7%	91.5%	36.7%	37.1%	74.5%	99.4%	0.0%	52.2%
B1b – Research	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B1c – Light Industry	25.6%	97.6%	19.7%	12.9%	100%	53.6%	0.0%	41.6%	39.6%	25.4%	0.0%	100%	46.1%
B2 – General Industry	59.9%	38.9%	82.5%	43.5%	41.4%	89.0%	71.6%	53.2%	95.1%	73.8%	87.7%	43.8%	57.4%
B8 – Storage and Distribution	41.1%	54.2%	21.4%	85.4%	31.8%	82.1%	16.3%	55.6%	3.6%	83.0%	77.3%	15.7%	36.2%
Total	51.4%	50.5%	33.7%	59.6%	48.2%	80.9%	28.5%	54.5%	15.7%	73.7%	68.1%	26.9%	46.1%

5.6.

Figure 9 shows that in the monitoring period a total of 3,321m² has been created on previously developed land. This is lower than the previous two years, representing around over a quarter of total development, or 26.9% (as set out in Table 14).

- 5.7. Figure 10 illustrates how the proportion of employment development on previously developed land has shifted over time. There has been a general fluctuation between development on Greenfield and Brownfield land.

Figure 9 – Floor space on Previously Developed Land

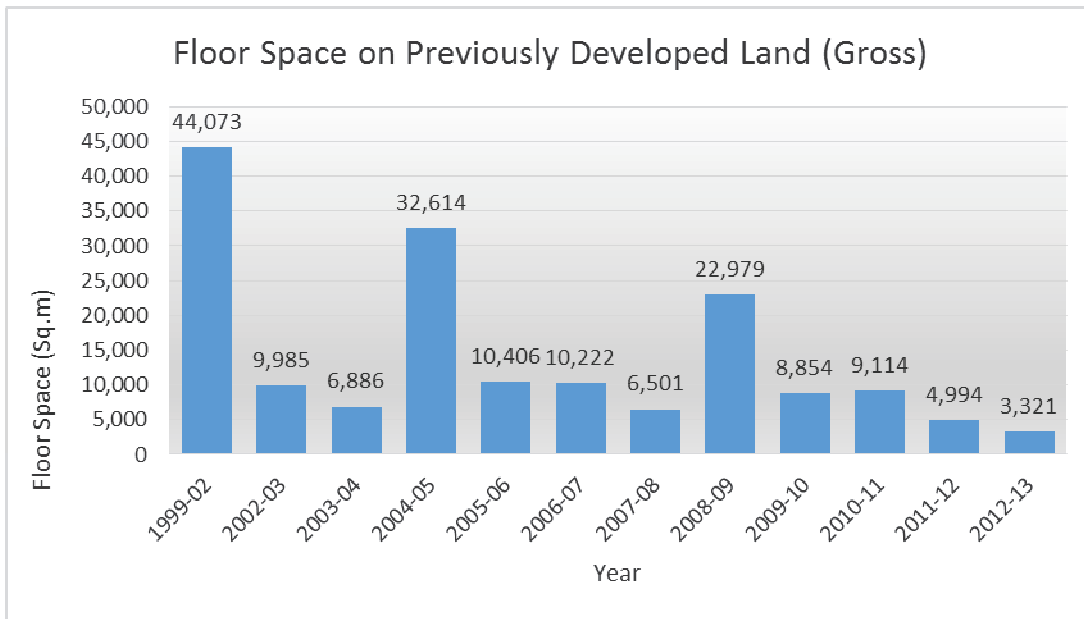
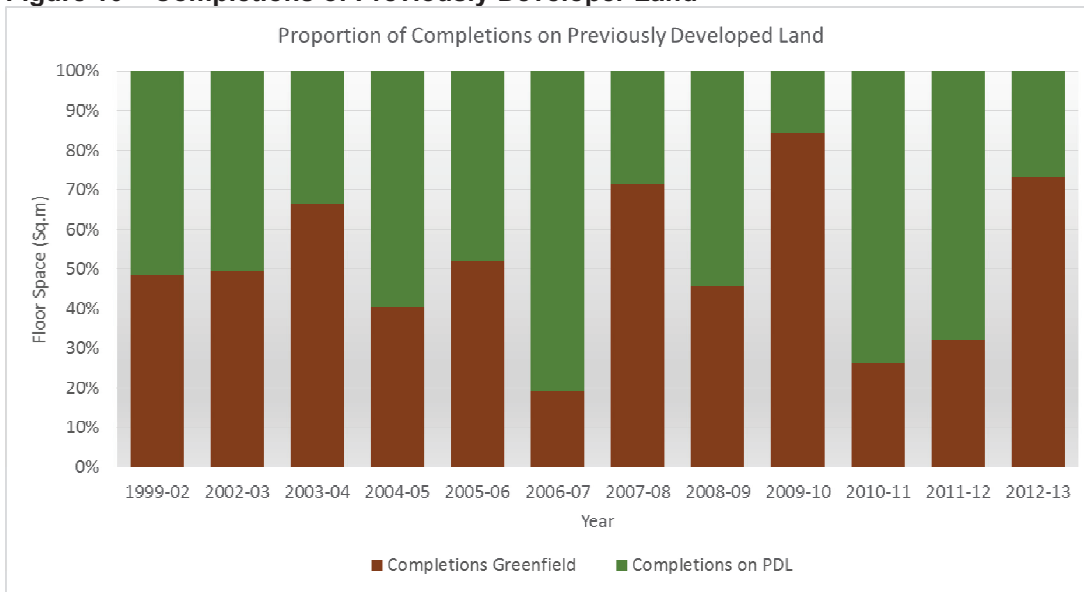


Figure 10 – Completions of Previously Developer Land



Completed floor space for “town centre uses”

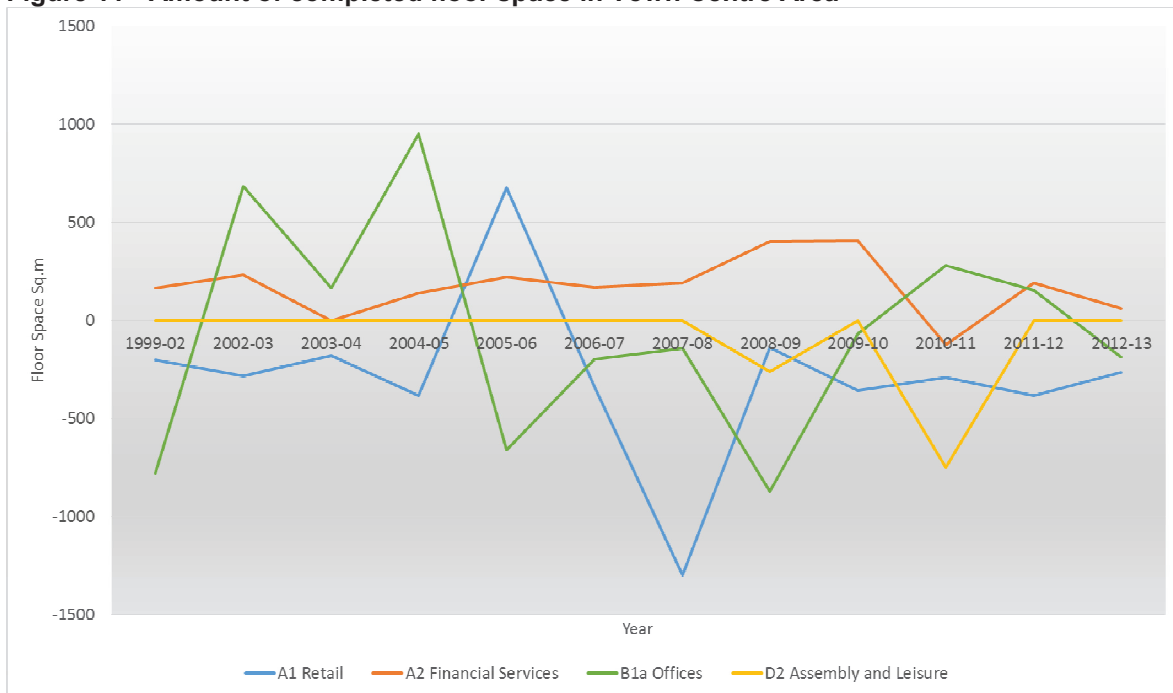
5.8. This information related to the amount of floor space created for “Town Centre Uses”. For the purposes of this indicator, the town centre is defined as those shown in the Fenland District-Wide Local Plan 1993. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2.

Town Centre Areas

Table 15 – Floor space available for “town centre uses” in Town Centre Areas

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Total
A1 Retail	-200	-284	-179	-384	676	-338	-1,299	-140	-358	-290	-385	-265	3,446
A2 Financial Services	166	230	0	140	221	170	189	401	404	-124	190	60	-2,047
B1a Offices	-780	684	164	952	-662	-198	-141	-871	-70	280	153	-187	676
D2 Assembly and Leisure	0	0	0	0	0	0	0	-262	0	-750	0	0	1,012
Total m2	-814	630	-15	708	235	-366	-1251	-872	-24	-884	-42	-392	3,087

Figure 11 - Amount of completed floor space in Town Centre Area



5.9. Following a one off decline in 2010/11, Figure 11 illustrates that within the area defined as Town Centre there was, in 2012/13, a continuation of the net increase of A2 financial services that has been seen since monitoring began, although with a slight decrease from last year. Retail floor space (A1) within Town Centre Area declined again in 2012/13, with only 2005-06 showing a positive net increase. B1a (offices) showed a return to a decrease in 2012/13, again returning to the fluctuating trend seen since 1999, whereas D2 (leisure etc) again saw no change in the monitoring year.

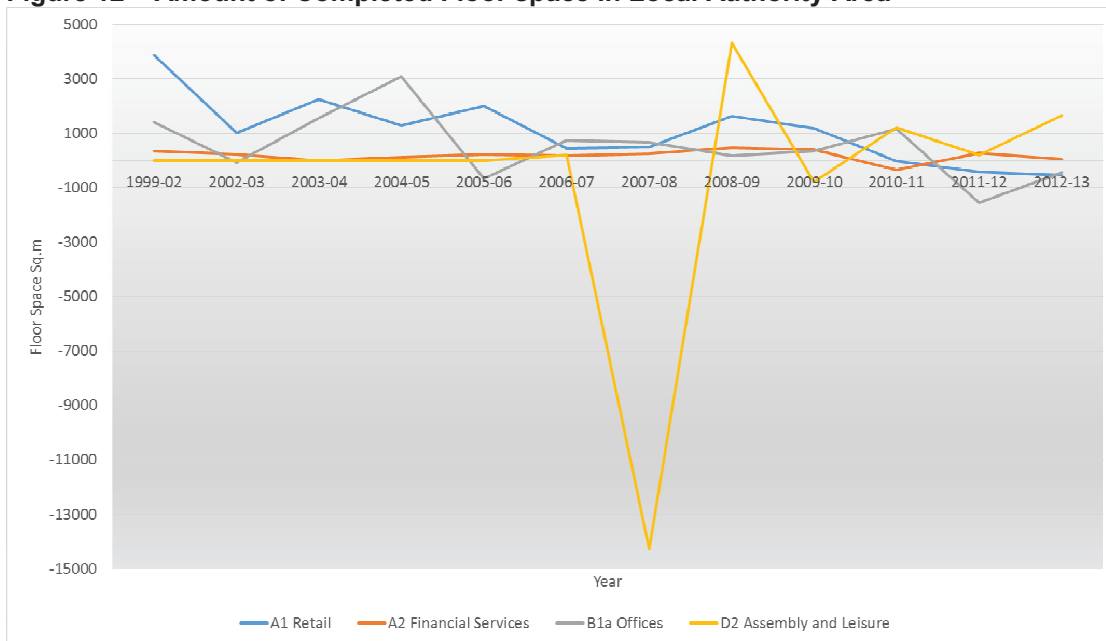
Completed Floor Space in Local Authority Area

Table 16 – Completed floor space in Local Authority area (Sq.m)

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Total
A1 Retail*	3,891	1,016	2,254	1,298	2,019	454	491	1,633	1,185	-27	-405	-537	13,272
A2 Financial Services	354	230	0	140	221	170	260	472	404	-326	278	60	2,263
B1a Offices	1,418	-64	1,557	3,100	-654	746	666	178	350	1,158	-1,549	-433	6,473
D2 Assembly and Leisure	0	0	0	0	0	207	-14,273	4,320	-779	1,213	210	1,660	-7,442
Total m2	5,663	1,182	3,811	4,538	1,586	1,577	-12,856	6,603	1,160	2,018	-1,466	750	14,566

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

Figure 12 – Amount of Completed Floor space in Local Authority Area



5.10.

5.11. Table 16 and Figure 12 demonstrate that the picture was mixed in 2012/13 across the district as a whole, with slight overall losses in A1 for the third consecutive year, compared with a slight gain in A2 (financial services). B1a (offices) saw a decline with a slight loss of 433 Sq.m. D2 Assembly and leisure saw the largest increase since 2008/09 with 1,660, a significant proportion of which is represented by the completion of an extension to Tydd St Giles Golf and Leisure Centre club house Ref F/00041/12. The significant loss of D2 use in 2007/08 can be explained by the demolition of the Wisbech Stadium on Cromwell Road.

5.12. In 2012/13 there has been a return to the trend of an overall loss in the town centres but with a net gain in retail space across the district. Floor space totals are, however, relatively low and as such are particularly sensitive to the development of one or two large proposals, such as the extension to the Tydd St Giles Golf Club house, as referred to above.

6. Environmental Quality

Statutory Sites

European or International Designations

Special Areas of Conservation (SAC)

6.1. 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).

6.2. Fenland contains two SACs:

Table 17 – SAC Fenland

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

6.3. Cambridgeshire contains six SACs:

Table 18 - SAC Cambridgeshire

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

6.4. There has been no change in SACs in Fenland or Cambridgeshire between 2011/12 and 2012/13.

Special Protection Areas (SPA)

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

6.6. Fenland contains two SPAs:

Table 19 – Fenland SPA

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

6.7. Cambridgeshire contains two SPAs:

Table 20 – Cambridgeshire SPA

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

6.8. There has been no change in SPAs in Fenland or Cambridgeshire between 2011/12 and 2012/13.

Ramsar Sites

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

Table 21 – Fenland Ramsar

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

- 6.11. Cambridgeshire contains five Ramsar sites:

Table 22 – Cambridgeshire Ramsar

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

- 6.12. There has been no change in Ramsar sites in Fenland or Cambridgeshire between 2011/12 and 2012/13.

UK Designations

National Nature Reserves (NNR)

- 6.13. NNRs are designated by Natural England in England. There are no NNRs in Fenland.
- 6.14. Cambridgeshire contains six NNRs:

Table 23 – Cambridgeshire NNRs

NNR Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	112.42	112.42
Holme Fen	269.41	269.41
Monks Wood	156.27	156.27
Upwood Meadows	6.03	6.03
Wicken Fen	249.20	249.20
Woodwalton Fen	210.32	210.32

- 6.15. There has been no change in NNRs in Cambridgeshire between 2011/12 and 2012/13.

Sites of Special Scientific Interest (SSSI)

- 6.16. SSSIs are protected under the Wildlife and Countryside Act 1981.
- 6.17. Fenland contains four SSSIs:

Table 24 - Fenland SSSIs

	2012/13	2011/12
No. SSSIs	4	4
Total area of the SSSIs (ha)	4055.2	4055.2
Number of SSSI units in district	15	15
Total area of SSSI land in district (ha)	1546.4	1546.4

- 6.18. Cambridgeshire contains 87 SSSIs:

Table 25 - Cambridgeshire SSSIs

	2012/13	2011/12
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8512.6	8512.6
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7262.6	7262.6

6.19. There has been no change in SSSI numbers or area in Fenland or Cambridgeshire between 2011/12 and 2012/13.

SSSI Condition Assessment

6.20. 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.

Table 26 – SSSI Condition Assessment

SSSI Condition in Fenland	2012/13		2011/12	
	Area (ha)	%	Area (ha)	%
Favourable	379.5	24.5	379.5	24.5
Unfavourable recovering	1082.8	70.0	892.4	57.7
Unfavourable no change	84.2	5.4	274.6	17.8
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

6.21. The increase in the percentage of SSSI land in unfavourable recovering position and accompanying decrease of land in unfavourable no change is primarily due to the respective change in condition for Nene Washes Unit 7.

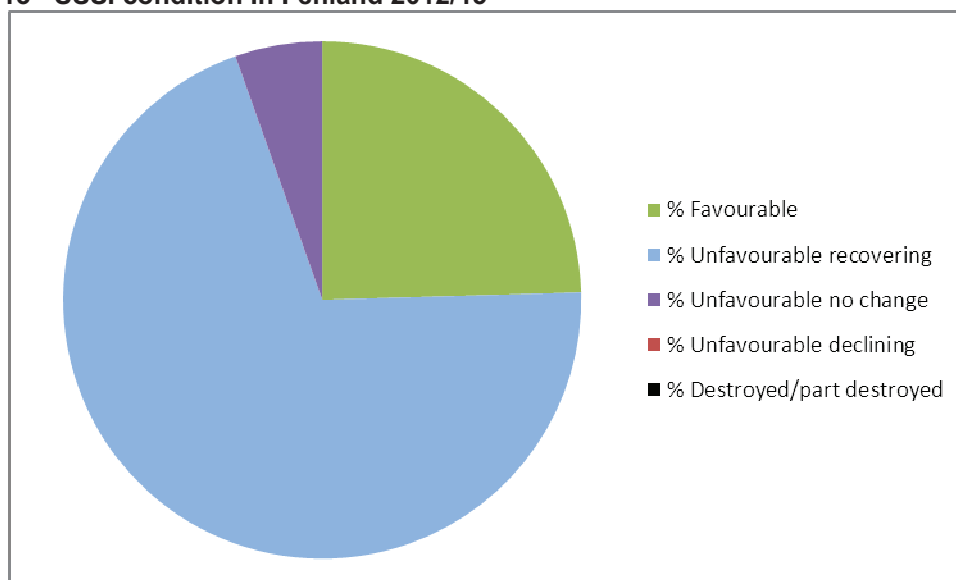
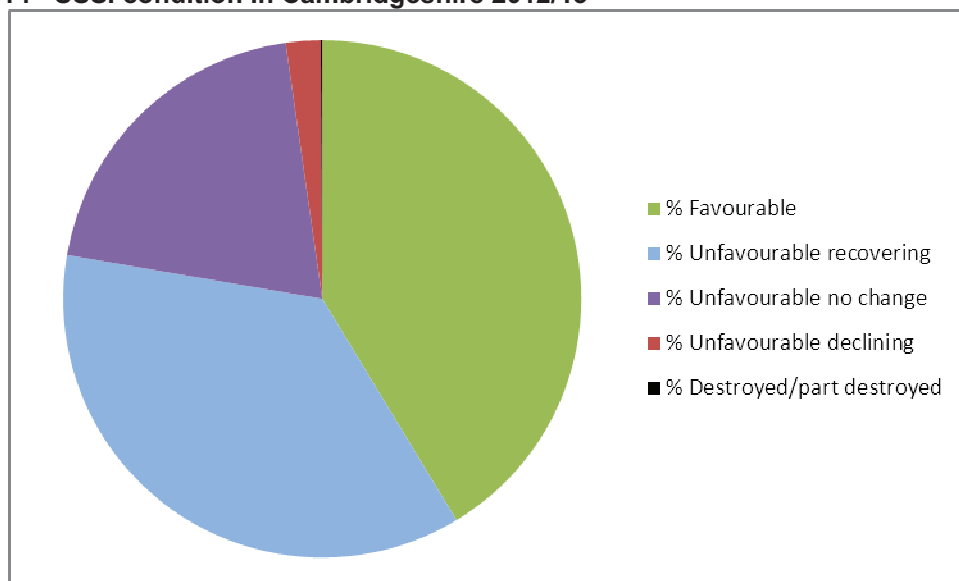
Figure 13 - SSSI condition in Fenland 2012/13

Table 27 - SSSI Condition Cambridgeshire

SSSI Condition in Cambridgeshire	2012/13		2011/12	
	Area (ha)	%	Area (ha)	%
Favourable	3001.8	41.3	3030.4	41.7
Unfavourable recovering	2642.1	36.4	2274.4	31.3
Unfavourable no change	1454.4	20.0	1691.4	23.3
Unfavourable declining	157.1	2.2	259.3	3.6
Destroyed/part destroyed	7.1	0.1	7.1	0.1

Figure 14 - SSSI condition in Cambridgeshire 2012/13



Non-Statutory Sites

County Wildlife Sites (CWS) in Fenland

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

Table 28 - CWS in Fenland

CWSs in Fenland	2012/13	Change 11/12 – 12/13
No. CWSs	31	-1
Total area of the CWSs (ha)	410.26ha	-5.18ha
Total length of linear sites (km)*	44.47km	0
Total area of CWS land in district (ha)	400.98ha	-5.18ha
Total length of linear sites in district (km)*	18.17km	0

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

- 6.23. One County Wildlife Site has been deleted in the period 2012/13 (see below)

Site Name	Change	Area
Long Gravel Pit	Deleted as majority of the site is within the Nene Washes SSSI	-5.18ha

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

Table 29 - Local Sites Fenland

	2012/13	Change 11/12 – 12/13
Total number of Local Sites in Fenland used in analysis	32	-1
Number of Local Sites in Fenland where positive conservation management is being or has been implemented during the last five years	12	-2
% sites where positive conservation management is being or has been implemented during the last five years	37.5%	-4.9%

6.25. There has been a decrease in the percentage of sites deemed to be in positive conservation management between 2011/12 and 2012/13.

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

Table 30 - CWS in Cambridgeshire

CWSs in Cambridgeshire	2012/13	Change 11/12 - 12/13
No. CWSs	368	0
Total area of the CWSs (ha)	5697.46	-33.38
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5658.94	-33.38
Total length of linear sites in authority area (km)*	240.46	0

Table 31 - CiWS Cambridgeshire

CiWSs in Cambridgeshire	2012/13	Change 11/12 - 12/13
No. CiWSs	51	0
Total area of the CiWSs (ha)	168.16	-0.45
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	168.16	-0.45
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".

6.26. One new County Wildlife Site has been selected in the period 2012/13. Seven County Wildlife Sites and one City Wildlife Site have had their boundaries amended in the period 2012/13. One County Wildlife has been deleted in the period 2012/13.

Table 32 – CWS boundary amendments

Site Name	Change	Area (ha)
Kirtling RSV	New CWS	0.30ha
Barnard's Wood	Boundary extended to include hedgerows to the south of the wood	+0.10ha

Cemetery north of Churchyard	Boundary reduced to exclude areas that do not meet the criteria	-0.13ha
Great Eversden Meadow	Boundary reduced to exclude driveway area	-0.11ha
Long Road Plantation CityWS	Boundary reduced to exclude area lost to new development	-0.45ha
Lords Bridge Observatory	Boundary extended in one area but reduced in three other areas to reflect areas of species richness on the ground	-3.33ha
Monkshole Wood	Boundary extended to include northern corner of wood	+0.23ha
Ruddery Pit	Boundary extended to include surrounding field	+2.62ha
Wimpole Park	Boundary reduced to exclude areas designated as SSSI	-27.88ha
Long Gravel Pit	Deleted as majority of the site is within the Nene Washes SSSI	-5.18ha

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

Table 33 - Local Sites conservation management

	2012/13	Change 11/12 - 12/13
Total number of Local Sites in Cambridgeshire used in analysis	418	0
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	242	+12
% sites where positive conservation management is being or has been implemented during the last five years	57.9%	+2.9%

Sites affected by development

Fenland

- 6.28. No designated sites have been significantly affected by development in the district in the year 2012/13.

Cambridgeshire

- 6.29. No designated sites have been significantly affected by development in Cambridgeshire in the year 2012/13.

Species Analysis

- 6.30. Housing development and NERC S41 species

Table 34 – Housing development and NERC S41 species Fenland

Fenland	2009	2010	2011	2012	2013
Number of housing completions	129	99	109	97	127
Number of available records of NERC S41 species	6384	7120	7592	8350	8953
Number of 'affecting' housing developments	96	83	82	87	108
% housing completions 'affecting' species records	74.42	83.84	75.23	89.69	85.04
Number of species records 'affected'	1828	2121	2440	2174	2864
% species records 'affected'	28.63	29.79	32.14	26.04	31.99

Table 35 – Housing development and NERC S41 species Cambridgeshire

Cambridgeshire	2009	2010	2011	2012	2013
Number of housing completions	578	423	440	445	475
Number of available records of NERC S41 species	83488	90777	97326	104954	110237
Number of 'affecting' housing developments	510	386	394	405	434
% housing completions 'affecting' species records	88.24	91.25	89.55	91.01	91.37
Number of species records 'affected'	9535	8748	8588	8950	10917
% species records 'affected'	11.42	9.64	8.82	8.53	9.90

- 6.31. Between 2009 and 2013 the number of housing developments completed per year in Fenland has varied between 129 and 97. The proportion of species records 'affected' has varied between 26% and 32%. The proportion of housing completions 'affecting' species records varied between 74% and 89%.
- 6.32. In Cambridgeshire, the proportion of species records 'affected' county-wide has varied between 8.5% and 11.5%. The proportion of housing completions 'affecting' biodiversity has varied between 88% and 91%.

Business development and NERC S41 species

Table 36 - Business Development and NERC S41 species Fenland

Fenland	2009	2010	2011	2012	2013
Number of business completions	64	44	30	32	29
Number of available records of NERC S41 species	6384	7120	7592	8350	8953
Number of "affecting" Business developments	48	33	27	29	25
% business completions 'affecting' species records	75.00	75.00	90.00	90.63	86.21
Number of species records 'affected'	2305	1009	1187	1881	2494
% species records 'affected'	36.11	14.17	15.63	22.53	27.86

Table 37 - Business Development and NERC S41 species Cambridgeshire

Cambridgeshire	2009	2010	2011	2012	2013
Number of business completions	218	168	174	165	162
Number of available records of NERC S41 species	83488	90777	97326	104954	110237
Number of 'affecting' Business developments	181	137	163	150	142
% business completions 'affecting' species records	83.03	81.55	93.68	90.91	87.65
Number of species records 'affected'	4139	3462	3666	4861	4644
% species records 'affected'	4.96	3.81	3.77	4.63	4.21

- 6.33. Between 2008 and 2013 the number of business and retail developments completed per year in Fenland has varied between 29 and 64. The proportion of species records 'affected' has varied between 14% and 36%. The proportion of business completions 'affecting' species records has varied between 75% and 91%.
- 6.34. In Cambridgeshire, the proportion of species records 'affected' has varied between 3.5 and 5%. The proportion of business developments 'affecting' species records has varied between 81% and 94%.

7. Renewable Energy Generation

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

Table 38 – Installed renewable energy generation Fenland

INSTALLED CAPACITY (MEGAWATTS)																
FENLAND	Pre 1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Total
Wind	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000	32.0000	6.0060	31.0000	1.8180	14.0000	0.0110	0.1420	12.1320	99.1090
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.0000	0.0000	0.0000	1.5000	0.5000	3.0000
Landfill gas	0.0000	0.0000	0.0000	1.0030	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.0030
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0100	1.2273	3.4508	4.6881
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	1.0030	0.0000	0.0000	2.0000	32.0000	6.0060	31.0000	2.8180	14.0000	0.0210	2.8693	16.0828	107.8001

Table 39 - Potential renewable energy generation Fenland

Committed Sites (31/03/2013) MW			
FENLAND	Under Construction	Un-implemented	Total
Wind	8.0000	15.0510	23.0510
Biomass	0.0000	5.0684	5.0684
Landfill gas	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000
Photovoltaic	5.0000	0.1958	5.1958
Hydro-power	0.0000	0.0000	0.0000
Total	13.0000	20.3152	33.3152

8. Housing Land Supply in Fenland

- 8.1. Local Authorities are required to identify and maintain a five year land rolling land supply for housing development that is suitable, available and achievable, in line paragraph 47 of the National Planning Policy Framework (NPPF).
- 8.2. Each year runs from 1 April to 31 March, with the five year period starting from next 1 April, not from the 1 April that just passed so that a full five year period is covered at the time of publication.

Allowance for Under Delivery

- 8.3. Paragraph 47 point 2 of the NPPF requires authorities to “provide an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land”. It also requires authorities that have a record of persistent under delivery of housing, to increase this buffer to 20%. As Table 6 above clearly demonstrates, until the last few years, which reflect the national economic climate, the district has consistently exceeded its housing target. It’s rolling average delivery is almost exactly in line with the target, and can therefore not be described as being ‘persistently under delivery’. It is appropriate, therefore, to use the 5% buffer of additional sites in Fenland.

Housing Requirement

- 8.4. As the Regional Spatial Strategy (RSS) has now been revoked, this AMR uses the emerging Core Strategy housing target of 11,000 dwellings to 2031, though in effect this makes little difference as the target annual rate remains 550pa.
- 8.5. Policy CS4 requires 11,000 net additional dwellings to be delivered over the 20 year period 2011 – 2031. Over the period 2011 to 2013, the net additional dwellings delivered has been 538, which means that 10,472 (i.e 11,000 – 538) must still be delivered over the remaining 18 years (2013 to 2031). This averages out at 582 per year. Multiplying this by 5 will calculate what the requirement is for the five year supply. This works out as 2,909. However, as stated above, there must be an additional 5% buffer. 5% of 2,909, is 145. Add this to the 2,909, and the requirement is **3,054**.

Calculating the Supply

- 8.6. To calculate the available supply of sites a number of sources have been used:
- 8.7. **Dwellings under construction** - All dwellings under construction are included as they are clearly deliverable. Some will not feature as part of the five year supply if completion is anticipated before the five year period begins (i.e if they will be completed in the current monitoring year).
- 8.8. **Dwellings with planning permission** - Footnote 11 to paragraph 47 of the NPPF confirms that “Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
- 8.9. **Windfalls** - Paragraph 48 of the NPPF states that “local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply”.
- 8.10. The definition of windfalls in the Glossary to the NPPF states that they are sites which have not been specifically identified as available in the Local Plan process. It also says they are “normally” previously-developed sites but does not exclude greenfield sites from being windfalls. Therefore a windfall is any site that produces dwellings, but has not been identified in the Local Plan process.
- 8.11. An allowance has therefore been made in the Core Strategy for sites that are not formally allocated (because they would be below the Strategic Allocation threshold of 250 dwellings), but could come forward within or adjacent to the settlements in the district. These sites, or allowance, are known as ‘CS4 Part (B) Sites’, reflecting the Submission Core Strategy policy title which includes criteria based policy for considering non-allocated sites.
- 8.12. Monitoring data demonstrates that non-garden windfall has delivered an annual average of about 278 dwellings over the period 2001 to 2012. The proportion of sites coming through as windfall, rather than allocated sites, has gradually increased from 37% to over 70%. With the adoption of the Core Strategy in 2014, it is unlikely that this trend will continue. Instead growth will be directed towards the strategic allocations and broad locations identified in the Core Strategy. However, neither is it expected that the trend completely cease. This is because the Core Strategy does not

seek to allocate sites under 250 dwellings meaning some sites will continue to come forward that have not been specifically identified; the Core Strategy makes an allowance for this describing them as 'CS4- Part B Sites', after the relevant part of the policy in the Core Strategy. A conservative estimate has therefore been made that an average of about 100 dwellings will come forward each year through this source over the twenty year plan period. This represents only about 35% of the historic average and is therefore entirely justifiable.

Identified Supply

8.13. It is estimated that a total of 2,819 dwellings can be delivered over the five year period throughout Fenland between 1st April 2014 – and 31st March 2019, which is just short the Core Strategy residual target, plus 5%, of 3,054.

Table 40 - Summary Table of Five Year Land Supply Core Strategy based

	Dwellings
Core Strategy Target	2,909 (582)
Plus 5%	3,054 (611)
Identified Supply	2,819
Result	92% (4.6 years)

8.14. Whilst Fenland cannot quite demonstrate a full five year supply of land plus the 5% requirement from NPPF based on its current trajectory work, the following points are important to note:

- On 22 November 2013, the developer of the East Whittlesey site has confirmed to the Inspector of the Core Strategy that they intend to open a 'second outlet' at the site, pushing delivery rates from 40 to 80 per year, from 14/15 (the first year of the 5 year supply period). Fenland District Council has yet to include this very recent information into its trajectories, but when it does so, it will increase delivery on that site in the five-year period from 200 to 400. This would have the effect of increasing the identified supply to 3,019, or 99% supply.
- We are aware of the market picking up across Cambridgeshire, and as such our somewhat conservative estimates in our trajectory may need revising in a similar way to the site east of Whittlesey (above).
- We have identified 481 dwellings to come forward in 13/14, which are not counted in the five year supply calculations. Should any of those dwellings slip into 14/15, then this would likely take the supply over 5 years (irrespective of the above two points).

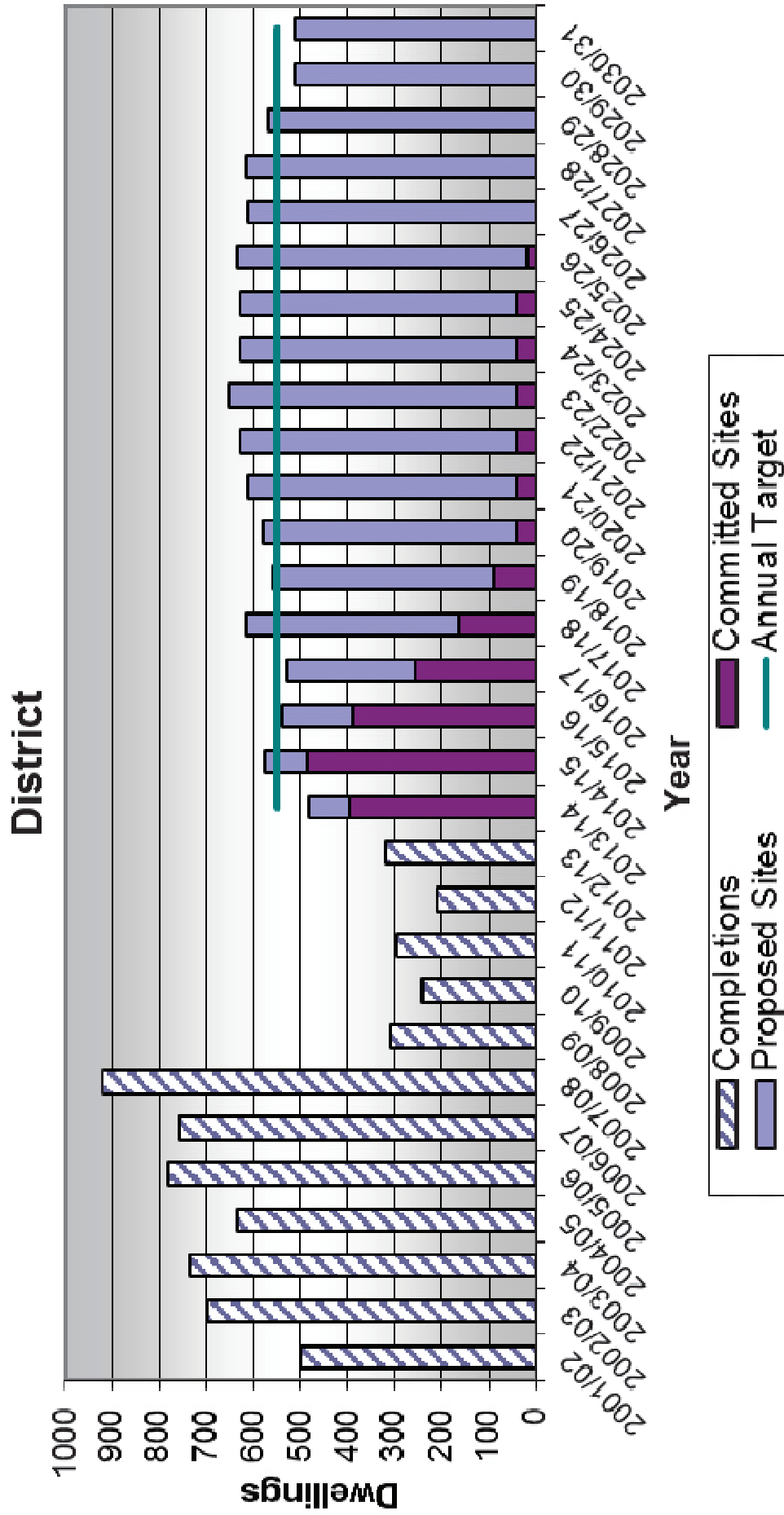
8.15. On the basis of the above, Fenland Council does not believe it has a shortfall in land supply for the foreseeable future and is putting in place robust measures to ensure significantly more supply will be available shortly (through adoption of the Core Strategy).

Fenland Housing Trajectory

8.16. The Fenland Housing Trajectory, as shown in Figure 15 – Housing Trajectory, illustrates the expected rate of delivery of new dwellings, including those already completed, for each year between 2001 and 2031. It demonstrates how the emerging Core Strategy requirement to build an additional 11,000 homes by 2031 could be achieved.

8.17. The Fenland Local Plan – Core Strategy is rapidly emerging to replace the Local Plan. The Core Strategy was submitted in September 2013 with examination scheduled in December, shortly after the publication of this report. Whilst not formalised at this stage the emerging Core Strategy sets out a number of Strategic Allocations and Broad Locations to identify how the housing target of 11,000 to 2031 will be met. Once the Core Strategy is adopted the AMR will provide an annual review of the progress against the trajectory. Please refer to the latest version of the Core Strategy available on our website.

Figure 15 – Housing Trajectory



Appendix 1 – Identified Five Year Land Supply

Summary of five year land supply	2013/14 (Current Year)	2014/15	2015/16	2016/17	2017/18	2018/19	Total within five year period
Source							
Extant Permissions 5 dwellings or more	276	368	278	177	113	67	1,003
Extant permission below 5 dwellings	120	117	112	77	48	22	376
Strategic Allocations & Broad Locations for Growth	0	0	60	180	360	370	970
CS4 – Part B	85	90	90	95	95	100	470
Total	481	575	540	529	616	559	2,819

Extant Planning Permissions (On sites with five or more dwellings)

Ref	Location	Address	Type	Net Gains	Built	Under-construction	Outstanding	2013/14 (current year)	2014/15	2015/16	2016/17	2017/18	2018/19	Five year total
FYR11/0056F	Chatteris	24, Bridge Street, Chatteris	F	5	0	0	5	5						0
FYR11/0186O	Chatteris	1 Dodington Road, Chatteris	O	3	0	0	3	0	3					3
FYR10/0339F	Chatteris	Land east of 'Llanca', Huntingdon Road, Chatteris	F	6	0	0	6	3	3					3
FYR10/0413F	Chatteris	Former Playing Field, Kingsfield Primary School, Treeway, Chatteris,	F	67	0	67	67	20	20	20	7			47
FYR11/0786F	Chatteris	Royale Tyres, Batteries and Exhausts, Bridge Street, Chatteris	F	6	0	0	6	0	6					6
FYR11/0890F	Chatteris	19 Station Street, Chatteris, PE16 6NB	F	14	2	8	12	8	4					4
FYR06/0169F	Church End	Land at and including, Glebe Cottage, Main Road, Parson Drove, Wisbech, PE13	F	5	1	4	4	4						0
FYR08/1068F	Eastrea	Land West of 80, Coates Road, Eastrea, Whittlesey	F	14	0	5	14	5	5	4				9
FYR07/1218F	Leverington	Land South East of Harlequin 85, Gorefield Road, Leverington	F	6	4	2	2	2						0
FYR05/0024RM	Manea	Land rear of, 7 Westfield Road, Manea, March	RM	25	17	6	8	4	4					4
FYR10/0254O	Manea	18 Westfield Road, Manea	O	5	0	0	5	5						0
FYR05/0600F	Manea	Land South of, Williams Way, Manea, March, PE15	F	10	8	0	2	2						0
FYR11/0840F	Manea	Land South West of Fire Station, Westfield Road, Manea, Cambridgeshire	F	27	0	0	27	7	7	7	6			20
FYR10/0899O	Manea	High Street Farm, High Street, Manea, PE15 0JD	O	5	0	0	5	0		5				5
FYR10/0032O	March	Middle Level Depot, Ashbeach Road, March, PE15 9AL	O	8	0	0	8	4	4					4
FYR12/0064F	March	Land South East of 93-113	F	30	0	0	30	8	8	8	6			22
FYR10/0155O	March	Land East of, 36 High Street, March	O	6	0	0	6	6						0
FYR11/0218F	March	Land South of, 128 Elm Road, March	F	14	0	0	14	5	5	4				9
FYR10/0243F	March	Pilgrims of March, Darford Road, March, PE15 8BD	F	17	1	0	16	5	5	6				11
FYR12/0304F	March	Site of 43 to 47 The Causeway fronting, Gas Road, March	F	8	0	0	8	4	4					4
FYR10/0363F	March	Land east of 21, Creek Road, March	F	11	0	0	11	5	6					6
FYR11/0388O	March	Land South West of Queen Street Close, March	O	10	0	0	10	0	0	5	5			10
FYR10/0406RM	March	Former Highways Depot, Queens Street, March	RM	24	0	0	24	5	5	5	4			19
FYR12/0485RM	March	Land North Of Levante, St Johns Chase, March	RM	8	0	0	8	4	4					4
FYR10/0530O	March	Land east of Davern Workwear, Elliot Road, March	O	14	0	0	14	0	4	4	6			14
FYR08/0592F	March	Land East Of 7, Wisbech Road, March	F	5	0	1	5	1	2	2				4
FYR10/0673F	March	Land west of, 9 Chiruch Street, March	F	6	0	0	6	3	3					3

FYR09/0723O	March	Land at Edwards Buildbase, Station Road, March	O	5	0	0	0	5	5	10	10	15	15	13	0	0
FYR10/0730O	March	Land South of Elliot Road and East of Fishermans D, Elliot Road, March, CB1	O	63	0	0	0	63	10	63	10	15	13	0	53	0
FYR07/0792F	March	Land East of 49, Cedar Close, March	F	9	8	1	1	1	1	1					0	0
FYR12/0924RM	March	Land North East of 107-109 Dartford Road, March	RM	5	0	0	0	5	5	5					0	0
FYR08/1051O	March	Land North of 33 Gaul Road Fronting, Gaul road, March	O	20	0	0	0	20	5	5	5	5	5		15	0
FYR12/0265O	March	Land North of electricity substation, Gaul Road, March	O	36	0	0	0	36	0	36	10	10	6		36	0
FYR09/0648F	March	Land West of Old Council Depot, Gaul Road, March	F	129	15	9	114	15	15	20	20	20	19		99	0
FYR10/0631F	Murrow	Celendale, 49 Front Road, Murrow, Cambridgeshire, PE14 4JQ	F	9	1	3	8	3	3	5	5				5	0
FYR10/0957F	Murrow	Alasan Lodge, 113 Front Road, Murrow, Cambridgeshire, PE13 4JQ	F	7	0	0	0	7	0	7	7				7	0
FYR11/0101F	OUID	Land North of, Red Barn, Turves, Whittlesey	F	5	0	0	0	5	5	5					0	0
FYR09/0521F	OUID	International House Land South Of 61, Station Road, Manea	F	7	0	0	7	7	7	7					0	0
FYR11/0832F	OUID	Land North of Coach Works, Hockland Road, Tydd St Giles, Wisbech	F	7	0	0	0	7	0	7	7				7	0
FYR12/0232F	Parson Drove	Land North Of 1-5, Brewery Close, Parson Drove, Cambridgeshire	F	5	0	0	0	5	0	5	5				5	0
FYR11/0337F	Whittlesey	Newhaven Estate, Common Road, Whittlesey, PE7 1QX	F	7	-22	16	29	16	16	13	13				13	0
FYR11/0587F	Whittlesey	Land West of 27-31 Cemetery, Whittlesey	F	13	0	0	0	13	0	13	5	5	3		13	0
FYR09/0613F	Whittlesey	Site at 5, Market Street, Whittlesey	F	6	0	6	6	6	6	6					0	0
FYR93/0785F	Whittlesey	Land east of, 2, Low Cross, Whittlesey, Peterborough, PE7	F	26	4	0	0	22	0	22	8	8	6		22	0
FYR93/0785F	Whittlesey	Showroom and office block, land east of, 2, Low Cross, Whittlesey, Peterborough, PE7	F	8	4	0	0	4	0	4	4				4	0
FYR10/0904O	Whittlesey	Bassenhally Farm, Eastrea Road, Whittlesey	O	460	0	0	0	460	0	460	40	40	40	40	200	0
FYR07/1116F	Whittlesey	Land at Aliwal Works, Ramsey Road, Whittlesey	F	24	21	3	3	3	3	3					0	0
FYR12/0006F	Wisbech	Amenity Area off Southwell Road, Lime Avenue, Acacia Avenue, Wisbech, Cambridgeshire	F	26	-4	0	0	30	10	10	10				20	0
FYR10/0038O	Wisbech	James Mackle UK Limited, 2 Sandyland, Wisbech	O	14	0	0	0	14	6	6	8				8	0
FYR11/0046F	Wisbech	39 Kirtgate Street, Wisbech, Cambridgeshire, PE13 3QS	F	6	0	0	0	6	0	6	6				6	0
FYR10/0074RM	Wisbech	Land between South Brink and Cromwell Road, Wisbech, Cambridgeshire	RM	85	30	7	55	7	7	10	10	10	8		48	0
FYR11/0216F	Wisbech	Land East of and fronting Orange Grove, 10 Norfolk Street, Wisbech	F	6	0	0	0	6	0	6	6				6	0
FYR07/0228F	Wisbech	Land at, 35 North End, Wisbech, PE13	F	11	0	0	0	11	0	11	11				11	0
FYR10/0257F	Wisbech	Land North East of, 2-12 Mikanda Close, Wisbech	F	9	0	0	0	9	5	4	4				4	0
FYR10/0367F	Wisbech	35, Bedford Street, Wisbech	F	5	0	0	0	5	0	5	5				5	0
FYR12/0432F	Wisbech	Land North of the Blackfriars, St Augustines Road, Wisbech	F	12	0	0	0	12	0	12	6	6			12	0
FYR11/0435F	Wisbech	Economy windows, 12 Elm High Road, Wisbech, Cambridgeshire, PE14 0DG	F	9	0	0	0	9	0	9	4	5			9	0
FYR12/0455F	Wisbech	Land off Lickings Drive, Wisbech, PE14 0RF	F	26	0	3	26	8	8	8	8	10			18	0
FYR10/0532F	Wisbech	Former Anglian Water Site, Oldfield Land, Wisbech, PE13 2RG	F	42	0	0	0	42	0	42	10	10	12		42	0
FYR12/0591O	Wisbech	55 The Chase, Leverington, Cambridgeshire, PE13 1RX	O	15	0	0	0	15	0	15	5	5	5		15	0
FYR11/0636F	Wisbech	Aware House Learning Development Aids Limited, Duke Street, Wisbech, Cambridgeshire, PE13	F	10	0	0	0	10	0	10	10				10	0

Extant Planning Permissions (On sites with fewer than five dwellings)											
Settlement	Net gains	Built	Under construction	Outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Five year total
Benwick	9	0	0	9	3	3	3				6
Chatters	61	1	9	60	10	10	10	10	10	10	50
Christchurch	1	0	1	1	1						0
Church End	1	0	0	1	1						0
Coates	12	0	6	12	6	6					6
Coldham	1	0	0	1	1						0
Doddington	10	0	3	10	3	3	3	1			7
Eastrea	4	0	1	4	1	2	1				3
Eastwood End	0	0	0	0	0						0
Elm	7	-1	3	8	3	3	2				5
Foul Anchor	2	0	0	2	2						0
Forty Foot Bank	0	0	0	0	0						0
Friday Bridge	9	0	0	9	3	3	3				6
Gorefield	6	0	1	6	1	2	3				5
Guyhirn	6	0	1	6	1	2	3				5
Leverington	12	0	3	12	3	3	3	3			9
Leverington Common	0	0	0	0	0						0
Manea	12	0	4	12	4	4	4				8
March	57	-2	13	59	13	13	13	13	7		46
Murrow	13	2	3	11	3	3	3	2			8
Newton	5	0	0	5	1	2	2				4
Parson Drove	3	1	0	2	1	1					1
Pondersbridge	2	0	0	2	1	1					1

Rings End	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stonea	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tholomas Drove	6	1	1	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
Turves	10	0	0	10	2	2	2	2	2	2	2	2	2	2	2	2	2	2	8
Tydd St Giles	4	0	0	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
Welney	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whittlesey	30	1	11	29	11	10	10	8	8	8	8	8	8	8	8	8	8	8	18
Wimblington	7	0	0	7	2	2	2	3	3	3	3	3	3	3	3	3	3	3	5
Wisbech	72	-1	3	73	10	10	10	14	14	14	14	14	14	14	14	14	14	14	63
Wisbech St Mary	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0
OUTD	130	-5	31	135	30	30	30	30	30	30	30	30	30	30	30	30	30	30	105
	493	-3	94	496	120	117	112	112	77	48	22	0	105	376					

Core Strategy Identified Sites		2013/14 (Current Year)	2014/15	2015/16	2016/17	2017/18	2018/19	Total 5 year period
	Type							
WISBECH								
East Wisbech	SA	0	0	0	0	60	60	120
West Wisbech	BL	0	0	0	0	0	0	0
South Wisbech	BL	0	0	0	0	0	0	0
Nene Water-Front and Port Area	BL	0	0	0	30	30	30	90
CS4 - Part B Sites		20	20	20	20	20	20	100
Total		20	20	20	50	110	110	310
MARCH								
South-East March	SA	0	0	0	0	50	50	100
West March	SA	0	0	0	80	120	120	320
North March [trading estate]	BL	0	0	0	0	0	0	0
South-West March	BL	0	0	0	0	0	0	0
CS4 - Part B Sites		30	30	30	30	30	30	150
Total		30	30	30	110	200	200	570
WHITTLESEY								
East Whittlesey	SA	0	0	0	10	10	15	35
CS4 - Part B Sites		5	10	10	10	10	15	50
Total		0	10	10	20	20	30	85
CHATTERIS								
South Chatteris	SA	0	0	60	60	60	70	250
East Chatteris	SA	0	0	0	0	30	30	60
North Chatteris	BL	0	0	0	0	0	0	0
CS4 - Part B Sites		5	5	5	5	5	5	25
Total		5	5	65	65	95	105	335
OTHER								
CS4 - Part B Sites		25	25	25	30	30	30	140
Total		25	25	25	30	30	30	140
Strategic Allocations & Broad Locations for Growth		0	0	60	180	360	370	970
CS4 – Part B Sites		85	90	90	95	95	100	470