



Fenland Monitoring Report

January 2017



Fenland Monitoring Report 2015 - 2016

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Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 34 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 This monitoring report covers the period between 1 April 2015 and 31 March 2016. The current Fenland Local Plan was adopted on 8th May 2014. This superseded the previously adopted Fenland District-wide Local Plan 1993.
- 1.3 The source of the information used in this report is Fenland District Council or from the Cambridgeshire County Council Research and Monitoring Team unless otherwise stated.

Period Covered

- 1.4 This AMR covers the period 1 April 2015 to 31 March 2016, and hereafter is referred to as the monitoring period.

Key findings of the 2016 Monitoring Report

- 1.5 The following summarises the key findings of this AMR:
 - The Developer Contributions SPD became effective from 6 April 2015 onward although it was adopted on 26 February 2015;
 - There were 269 net dwelling completions which was lower than the previous year's completion number of 555;
 - There were 74 affordable housing completions (gross), which was lower than the previous year's record of 165;
 - Average density of new housing development increased to just over 40 dwellings per hectare;
 - There was 20,353sq.m of additional business floor space created in the district in 2015/16 which was the highest amount for six years;
 - There was a small increase of 332 sq m of "town centre uses" built in the district;
 - There was a small increase in the percentage of local nature sites deemed to be in positive conservation management during 2015/16, the highest for eight years, although at just over 48% is still considered low;
 - 10.7051 megawatts of additional renewable energy were provided predominately through photovoltaic farms.

Detailed Portrait of Fenland

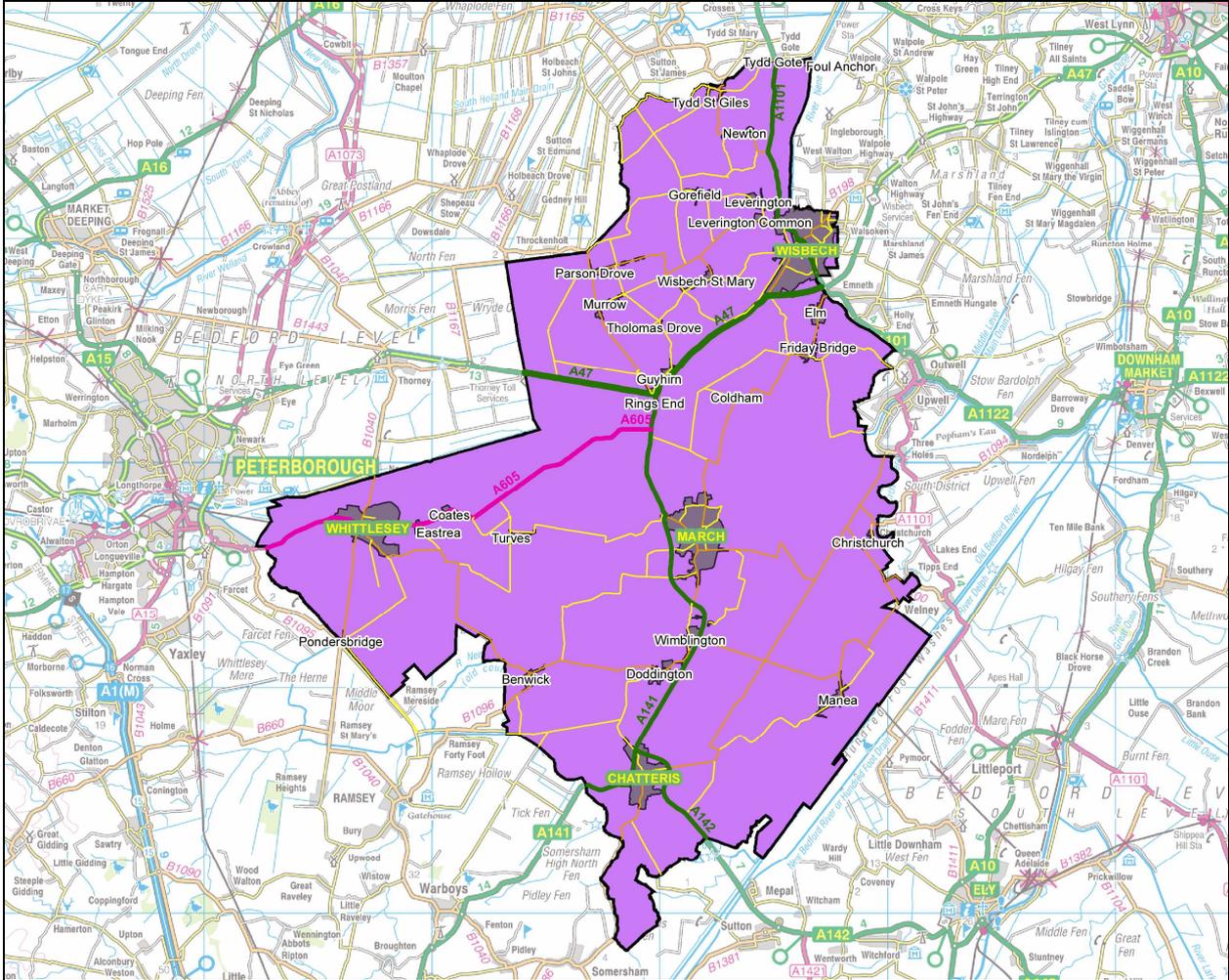
1.6 Detailed information on topics such as Population, Households, Economy, Health and Education can be found in the Cambridgeshire Profiles¹ produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council. The Research and Performance Team report is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

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

Location

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

Figure 1 – The District of Fenland



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

Population

1.8 The table below sets out essentially county wide information on population:

Table 1 – Cambridgeshire and Districts Population Estimates 2001 to mid-2013

Local Authority Area	2001 census	2011 census	2013 Mid-year estimate	% Change 2001-2012	% Change 2011-2013
Cambridge City	108,900	123,900	128,000	16.2%	3.3%
East Cambridgeshire	73,200	83,800	85,600	15.7%	2.1%
Fenland	83,500	95,300	95,600	14.5%	0.3%
Huntingdonshire	157,000	169,500	175,700	9.0%	3.7%
South Cambs	130,100	148,800	150,200	14.8%	0.9%
Cambridgeshire	552,700	621,200	635,100	13.5%	2.2%

Source: CCC R&P 2012 mid-year estimates & ONS 2001 & 2011 Census figures.
Totals may not add up due to rounding

- 1.9 About 75% of Fenland's population live within the four market towns of Wisbech, March, Chatteris and Whittlesey. Fenland's largest parish is Wisbech, with a population of around 22,930; March (excluding the prison population) is 22,230; Whittlesey is 16,290 and Chatteris is 10,600 respectively². This data is based on parish boundaries.
- 1.10 The following link provides details on population estimates in Fenland and Cambridgeshire: <http://www.cambridgeshireinsight.org.uk/population-and-demographics/population-estimates>

² Further information on the Census is available here: <http://www.cambridgeshireinsight.org.uk/Census2011>

Authorities' Monitoring Report and the Local Planning Regulations 2012

Regulation 34(1) – Local Plan and Supplementary Planning Document (SPD) Progress

34. (1) A local planning authority's monitoring report must contain the following information—

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme; .

(b) in relation to each of those documents— .

(i) the timetable specified in the local planning authority's local development scheme for the document's preparation; .

(ii) the stage the document has reached in its preparation; and .

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and .

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

1.11 A Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of a council's Local Plan. Fenland's first LDS publication was in 2005, with several revisions since then. The latest version is dated March 2013, and therefore relevant to the Monitoring Period.

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

- Fenland Core Strategy DPD

1.13 The Fenland Core Strategy DPD (later renamed the Fenland Local Plan) was adopted on 8th May 2014. This replaced the Fenland District-Wide Local Plan 1993.

1.14 To meet Regulation 34(1) (b) (i) and (ii), the LDS set out the following timetable for the Core Strategy production.

	Draft Consultation	Further Draft Consultation	Proposed Submission Consultation	Submission to SofS	Hearing	Adoption
LDS March 2013:	July-Sept 2011 Completed	July-Sept 2012 Completed	Feb – April 2013	May 2013	Sept 2013	Dec 2013
Actual	July-Sept 2011 Completed	July-Sept 2012 Completed	Feb-April 2013, plus June-Aug 2013	September 2013	December 2013	May 2014

1.15 To meet Regulation 34(1)(b)(i), it is confirmed by the above table that the Local Plan preparation did slip behind the LDS timetable, and the primary reason for this was due to the additional Proposed Submission Addendum consultation which took place between June-August 2013. The overall slippage which occurred during the monitoring period was about 3 months.

To meet Regulation 34(1)(c), it is confirmed that no local plan or supplementary planning documents were adopted during the monitoring period although the Developer Contributions SPD became effective from 6 April 2015 onward having been adopted on 26 February 2015.

Regulation 34(2) Non-Implementation of a Policy

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

(a) identify that policy; and .

(b) include a statement of— .

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

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

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

Regulation 34(3) – Net additional dwellings

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

planning authority's area concerned—

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

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

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

1.18 In relation to Regulation 34(3)(a) It is confirmed that 269 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 74 gross affordable homes were completed (despite the terminology used in the regulations about 'net' affordable dwellings, it is not possible to monitor net affordable dwellings completed, as it is not possible to monitor affordable dwelling losses and indirect gains easily. For example, a dwelling may be 'affordable' one year, but then be converted to a non-affordable dwelling, something which the local planning authority does not monitor. Likewise, a non-affordable dwelling may be converted to an affordable dwelling by a Registered Social Landlord (RSL), without the local planning authority being involved in such a process).

1.19 In relation to Regulation 34(3)(b) it is confirmed that 1,697 net dwellings have been completed during the plan period to date i.e. from April 1st 2011 to 31st March 2016. During this period 350 affordable dwellings were completed.

1.20 For information purposes, Tables 2 and 3 below provide information about dwellings completions in Fenland since 1st April 2001 to 31 March 2016. Table 2 provides details of net completions and Table 3 gross completions.

Table 2 - Fenland net 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	2013 -14	2014 -15	2015 -16
Compl- etions	624	697	733	635	781	762	921	308	243	295	210	320	343	555	269
Cumul- ative	624	1,321	2,054	2,689	3,470	4,232	5,153	5,461	5,704	5,999	6,209	6,529	6,872	7,427	7,696

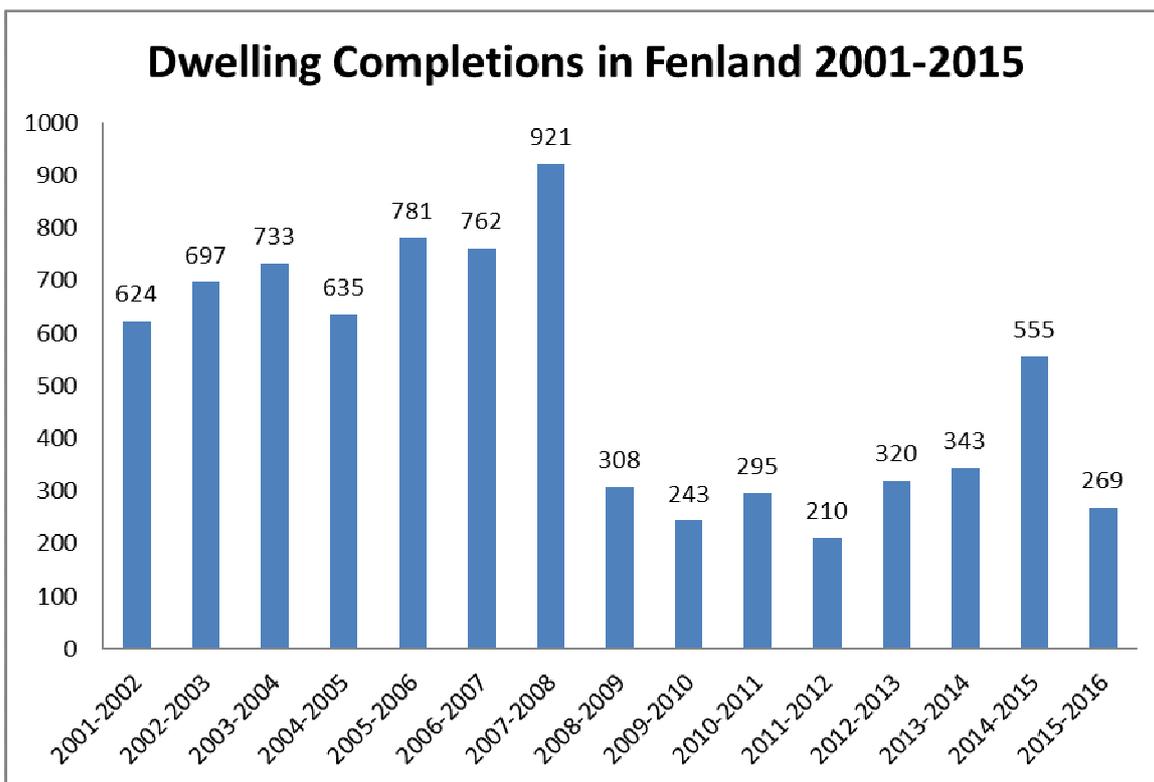
1.21 The total gross completions (i.e. no allowance for demolitions or replacement dwellings are made) were as follows:

Table 3 - Fenland gross completion totals

	2001 -02	2002 -03	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16
Compl- etions	643	731	768	659	810	794	962	351	274	325	242	360	434	589	326
Cumul- ative	643	1,374	2,142	2,801	3,602	4,396	5,358	5,709	5,983	6,308	6,550	6,910	7,344	7,933	8,268

1.22 During the period 2001-2008 Fenland consistently delivered a high level of net housing. The downturn in the national economy in 2008 did see a significant decline in building rates. Completions in 14/15 increased to the highest level since 07/08 just above the annual target although this reduced during the monitoring period. Figure 2 helps illustrate the 'peaks' and troughs' of the past 15 years:

Figure 2 – Net Completions in Fenland 2001 to 2015



1.23 The cumulative total and annual average completions since 2001 is set out in Table 4 below. It shows that the annual average peaked at 735 during 2007/2008 but has since fallen and is currently at 513 per annum.

Table 4 – Cumulative total and annual average

	Cumulative total	Annual Average
2001/2002	624	624
2002/2003	1,321	661
2003/2004	2,054	685
2004/2005	2,689	672
2005/2006	3,470	694
2006/2007	4,232	705
2007/2008	5,153	736
2008/2009	5,461	683
2009/2010	5,704	634
2010/2011	5,999	600
2011/2012	6,209	564
2012/2013	6,529	544
2013/2014	6,872	529
2014/2015	7,427	531
2015/2016	7,696	513

1.24 Table 5 below demonstrates that 181 net dwellings, or around 67% of total completions in 15/16, came forward in the four market towns. Over the last five years, the majority of development, specifically about 61%, has been in these four main towns.

Table 5 – Net Dwelling Completions by Settlement

	2015-16	2011-16
Benwick	4	8
Chatteris	25	243
Christchurch	0	3
Church End	0	14
Coates	7	12
Coldham	0	1
Colletts Bridge	0	0
Doddington	6	17
Eastrea	2	19
Elm	5	18
Foul Anchor	2	2
Friday Bridge	2	14
Gorefield	2	18
Guyhirn	3	17
Leverington	1	16
Manea	8	77
March	67	290
Murrow	4	39
Newton	0	14
Parson Drove	3	10
Ponders Bridge	0	2
Tholomas Drove	0	1
Turves	1	8
Tydd Gote	0	0
Tydd St Giles	1	10
Whittlesey	15	92
Wimblington	-1	4
Wisbech	74	405
Wisbech St Mary	6	17
Outside	32	326
Total	269	1,697

Gypsy and Traveller Pitches

- 1.25 This monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an “area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.” (Core Output Indicators - Update 2/2008).
- 1.26
- 1.27
- 1.28
- 1.29 Table 6 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 2014/15 monitoring period there were 3 net additional pitches and plots in the district. Details of the up-to-date position on the number of Gypsy and Traveller Pitches can be found in the Council's Five Year Housing Land Supply report (January 2017) at this link: <http://www.fenland.gov.uk/article/3043/Key-Facts-and-Monitoring-Reports>

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

Additional Pitches for Gypsies and Travellers (Net)															Total
2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	
0	0	0	0	0	0	3	0	2	11	2	0	0	3	3	24

Affordable housing completions (Gross)

1.30 Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2015 and 31 March 2016 there were 74 affordable dwelling completions which represent approximately 23% of gross dwelling completions in the monitoring period.

1.31

1.32 Table 7 sets out completions over the past 15 years.

1.33 It is now clear that the drop in affordable completions (7 provided) in 2011/12 was against trend. A possible explanation may be the high proportion of all dwelling completions being on small sites in that year which did not include an affordable housing element (almost 90% on sites under 5 dwellings). The adopted Fenland Local Plan 2014 should improve the supply of affordable housing by bringing forward larger development schemes particularly in the market towns.

Table 7 – Affordable Housing Completions (Gross)

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Total Gross Completions (all homes)	643	731	768	659	810	794	962	351	274	325	242	360	434
Affordable (Gross)	36	35	82	77	75	94	104	74	54	65	7	50	54
Percentage Affordable	6%	5%	11%	11%	9%	12%	11%	21%	20%	20%	3%	14%	15%

	2014-15	2015-16	Total
Total Gross Completions (all homes)	589	326	8,259
Affordable (Gross)	165	74	1,046
Percentage Affordable	26%	23%	13%

Housing densities

1.34

1.35 Table 8 below shows the average density of dwellings for the period 2001 to 31st March 2016 for sites with 9 or more dwellings. The average density of development peaked in 2009-10. It then reduced considerably to just over 21 dwellings per hectare (dph) in 2011-12. This could have been due to the government's removal of the minimum density requirements, as well as a general downturn in the market for developments for flats. However, in the last three years there has been an increase in average density reaching just over 40 dph in the monitoring period. The annual average density since 2001 is 32dph.

Table 8 – Density of Completed Dwellings

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare) – more than 9 dwellings	
2001-01	19
2002-03	28
2003-04	25
2004-05	23
2005-06	32
2006-07	20
2007-08	37
2008-09	27
2009-10	64
2010-11	43
2011-12	21
2012-13	28
2013-14	39
2014-15	37
2005-16	41
2001-16	32

Dwelling Size – No. of Bedrooms

1.36 As illustrated in

1.37

1.38

1.39

1.40

1.41

1.42 **Table 9 - Dwelling Sizes**, in the 15/16 monitoring year 2 Bed dwellings comprised about 41% of the total followed by 3 Bed units of about 30%. The combined total of 2 and 3 bed dwellings since 2001-02 amounts to about 65% of total gross dwelling completions. 4 bed dwellings account for about 23% of the total and 1 bed units 9%.

Table 9 - Dwelling Sizes (based on gross 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	2013-14
1 Bed	38	58	73	19	61	71	85	30	38	47	13	56	64
2 Bed	178	203	141	179	255	269	330	154	102	112	89	102	152
3 Bed	201	237	292	217	289	264	340	95	75	103	88	129	135
4+ Bed	222	231	214	218	190	169	164	70	56	44	44	68	75
Unknown	4	2	48	26	15	21	43	2	3	19	8	5	8
Total	643	731	768	659	810	794	962	351	274	325	242	360	434

	2014-15	2015-16	Total	% Total
1 Bed	61	37	751	9.08
2 Bed	218	133	2,617	31.65
3 Bed	221	97	2,783	33.67
4+ Bed	88	57	1,910	23.10
Unknown	1	2	207	2.50
Total	589	326	8,268	100.00

Housing Land Supply in Fenland

1.43 The Council has published a separate report entitled Fenland's Five Year Housing Land Supply Report showing how Fenland is able to meet its five year land supply. The full report is

available on our website here: <http://www.fenland.gov.uk/article/3043/Key-Facts-and-Monitoring-Reports>

Regulation 34(4) – Neighbourhood Planning

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

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

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

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

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

Regulation 34(6) – Duty to Cooperate

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

Duty to Cooperate: Joint Plans or other applicable Strategies

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

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

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

- Cambridge Sub-Region Strategic Housing Market Assessment (SHMA) and associated Memorandum of Co-operation (May-13).
- The SHMA is a living document and updated on a regular basis. It is hosted on the Cambridgeshire Insight website <http://cambridgeshireinsight.org.uk/>
- The Memorandum of Co-operation was used to prepare the Fenland Local Plan 2014 and is being used by other Cambridgeshire authorities in the preparation of their local plan documents. This is available to view in our planning policy library: <http://www.fenland.gov.uk/article/7045/The-Planning-Policy-Library>
- The preparation of a Flood and Water SPD with all other Cambridgeshire authorities.

1.48 In addition the Council has worked with the Borough Council of King Lynn and West Norfolk (BCKLWN) on the production of a Broad Concept Plan for the East Wisbech Strategic Allocation. East Wisbech is allocated in the Fenland Local Plan for around 900 dwellings and in the emerging BCKLWN Site Allocations DPD for around 550 dwellings. The on-going work between the two authorities is part of joint working which has happened over the past few years.

Other Items Reported on in this AMR

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

Additional Employment Floor Space

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

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

1.52 Table 10 shows the additional floor space created for employment (all B1 to B8 uses) in Fenland over the period 01 April 1999 to 31 March 2016.

Table 10 - 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	2013-14
B1 – Unspecified	0	0	0	0	0	288	414	2,045	0	577	1,008	0	0
B1a – Offices	4,122	899	2,380	3,782	489	1,237	1,181	3,840	1,400	1,964	859	0	822
B1b – Research	0	0	0	0	0	0	0	0	0	0	0	0	63
B1c – Light Industry	5,715	1,379	2,218	836	3,580	560	1,088	1,973	3,055	354	576	897	1,610
B2 – General Industry	45,777	10,598	4,733	27,992	11,907	5,079	3,868	15,605	5,721	6,148	3,277	2,240	1,262
B8 – Storage and Distribution	30,143	6,884	11,103	22,088	5,631	5,470	16,253	18,706	46,250	3,569	1,636	9,206	1,030
Total	85,757	19,760	20,434	54,698	21,607	12,634	22,804	42,169	56,426	12,612	7,356	12,343	4,787

	2014-15	2015-16	Total
B1 – Unspecified	3,237	0	7,569
B1a – Offices	353	1,789	25,117
B1b – Research	402	0	465
B1c – Light Industry	1,015	332	25,248
B2 – General Industry	3,923	5,855	153,985
B8 – Storage and Distribution	3,365	12,317	193,651
Total	12,295	20,353	406,035

1.53 For the period 2015-16 a total of 20,353 sq.m of additional employment floor space was created in Fenland. The total is a significant increase over the previous monitoring period and the highest increase in employment floor space since 2009/10.

Completed floor space for “town centre uses”

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

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

Table 11 – Floor space 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	2013-14	
A1 Retail	-200	-284	-179	-384	676	-338	-1,299	-140	-358	-290	-385	-265	-601	
A2 Financial Services	166	230	0	140	221	170	189	401	404	-124	190	60	-107	
B1a Offices	-780	684	164	952	-662	-198	-141	-871	-70	280	153	-187	-162	
D2 Assembly and Leisure	0	0	0	0	0	0	0	-262	0	-750	0	0	0	
Total m2	-814	630	-15	708	235	-366	-1,251	-872	-24	-884	-42	-392	-870	

	2014-15	2015-16	Total
A1 Retail	-478	-317	-4,842
A2 Financial Services	374	49	2,363
B1a Offices	-1,163	-419	-2,420
D2 Assembly and Leisure	0	-630	-1,642
Total m2	-1,267	-1,317	-6,541

In terms of the changes of ‘town centre uses’ in market towns in the 2015-16 monitoring period, for A1 uses there was an overall net gain of 67sq. m in Chatteris and a net loss of 173 sq. m in March, 295sq m in Whittlesey and 41 sq. m in Wisbech. Other notable changes include a net loss of 71 sq. m of A2 uses in March, a net loss of 266 sq. m of B1a uses in Chatteris and a net loss of 630 sq. m of D2 uses in Wisbech.

Across the district there was an overall small increase of ‘town centre uses’ of 332sq m during the monitoring period as is shown in Table 12:

Table 12 Completed Net Floor Space in Fenland Area

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	
A1 Retail*	3,891	1,016	2,254	1,298	2,019	454	491	1,633	1,185	-27	-405	-262	2,592	
A2 Financial Services	354	230	0	140	221	170	260	472	404	-326	278	60	-107	
B1a Offices	1,418	-64	1,557	3,100	-654	746	666	178	350	1,158	111	-433	660	
D2 Assembly and Leisure	0	0	0	0	0	207	-14,273	4,320	-779	1,213	210	1,660	3,899	
Total m2	5,663	1,182	3,811	4,538	1,586	1,577	-12,856	6,603	1,160	2,018	194	1,025	7,044	

	2014-15	2015-16	Total
A1 Retail	8,080	440	24,659
A2 Financial Services	919	-36	3,039
B1a Offices	-6,668	6	2,131
D2 Assembly and Leisure	4,248	-78	627
Total m2	6,579	332	30,456

1.56 Tables 11 and 12 demonstrate that while there has been a decrease in retail floorspace within the market towns of 4,842 sq. m between 1999 and 2016, there has been an overall increase in retail floorspace in out-of-centre locations by nearly 24,659 sq m over the same period.

1.57 Table 11 also shows that whilst there has been a loss of B1a Offices of 2,420sq m in town centres there has been a gain of 2,363 sq m of A2 Financial Services during the same period.

Environment Designated Sites and Renewable Energy

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

Appendix 1 - Environment Designated Sites

1. Explanatory Notes

The information provided in this Appendix has been produced by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC) to fulfil requirements regarding the biodiversity element of monitoring local plans, with the aim of monitoring changes in biodiversity and the impact of development on biodiversity within the relevant local authority area.

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

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

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

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

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

Section 4 shows information on sites that have been 'affected by development' in the year 2015/16. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

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

*Please note that there have been minor changes (and one major correction) to some of the statutory site GIS boundaries by Natural England in 2015/16 as part of Positional Accuracy Improvement (PAI) adjustments. These are not noted individually in this report as they are considered to be corrections for accuracy rather than significant boundary additions or deletions.

2. Statutory Sites

2.1. European or International Designations

2.1.1. Special Areas of Conservation (SAC)

SACs are sites designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora).

Fenland contains two SACs:

SAC Name	Total area (ha)	Area in district (ha)
Nene Washes	88.33	79.14
Ouse Washes	332.62	95.47

Cambridgeshire contains six SACs:

SAC Name	Total area (ha)	Area in Cambs (ha)
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	67.08	67.08
Fenland	619.41	619.41
Nene Washes	88.33	79.14
Ouse Washes	332.62	234.02
Portholme	91.79	91.79

There has been no change in SACs in Fenland or Cambridgeshire during 2015/16.

2.1.2. Special Protection Areas (SPA)

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

Fenland contains two SPAs:

SPA Name	Total area (ha)	Area in district (ha)
Nene Washes	1519.86	1342.80
Ouse Washes	2493.49	182.66

Cambridgeshire contains two SPAs:

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1519.86	1342.80
Ouse Washes	2493.49	1752.94

There has been no change in SPAs in Fenland or Cambridgeshire during 2015/16.

2.1.3. Ramsar Sites

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

Fenland contains two Ramsar sites:

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

Cambridgeshire contains five Ramsar sites:

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

There has been no change in Ramsar sites in Fenland or Cambridgeshire during 2015/16.

2.2. UK Designations

2.2.1. National Nature Reserves (NNR)

NNRs are designated by Natural England in England.

There are no NNRs in Fenland.

Cambridgeshire contains six NNRs:

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

There has been no change in NNRs in Cambridgeshire during 2015/16.

2.2.2. Local Nature Reserves (LNR)

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

Fenland contains two LNRs:

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

Cambridgeshire contains 25 LNRs. There has been no change in LNRs in Fenland or Cambridgeshire during 2015/16.

The table below shows figures for LNR area per 1000 people in Fenland. There has been an increase in the population in Fenland and no change in the area of land designated as LNR during 2015/16. There has been no significant change in the LNR area per 1000 people figure.

	2015/16	2014/15
LNR area in Fenland (ha)	20.4	20.4
Population in Fenland*	99,200	97,700
LNR area per 1000 people (ha)	0.21	0.21

*Figures for population are mid-year estimates from the Office for National Statistics for 2015 and 2014 respectively rounded to the nearest 100.

The table below shows figures for LNR area per 1000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2015/16. There has been no significant change in the LNR area per 1000 people figure.

	2015/16	2014/15
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	647,200	639,800
LNR area per 1000 people (ha)	0.33	0.33

*Figures for population are mid-year estimates from the Office for National Statistics for 2015 and 2014 respectively rounded to the nearest 100.

2.2.3. Sites of Special Scientific Interest (SSSI)

SSSIs are protected under the Wildlife and Countryside Act 1981.

Fenland contains four SSSIs:

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

	2015/16	2014/15
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

Cambridgeshire contains 87 SSSIs:

	2015/16	2014/15
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

There has been no change in SSSI numbers or area in Fenland or Cambridgeshire during 2015/16.

2.2.4. SSSI Condition Assessment

SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part destroyed. The condition of SSSIs in the district and the county is shown below by percentage area of total SSSI land in the relevant authority area.

SSSI Condition in Fenland	2015/16		2014/15	
	Area (ha)	%	Area (ha)	%
Favourable	379.5	24.5	379.5	24.5
Unfavourable recovering	1082.8	70.0	1082.8	70.0
Unfavourable no change	84.2	5.4	84.2	5.4
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

There has been no change in assessed SSSI condition in Fenland during 2015/16. The majority of SSSI land is still in unfavourable recovering condition.

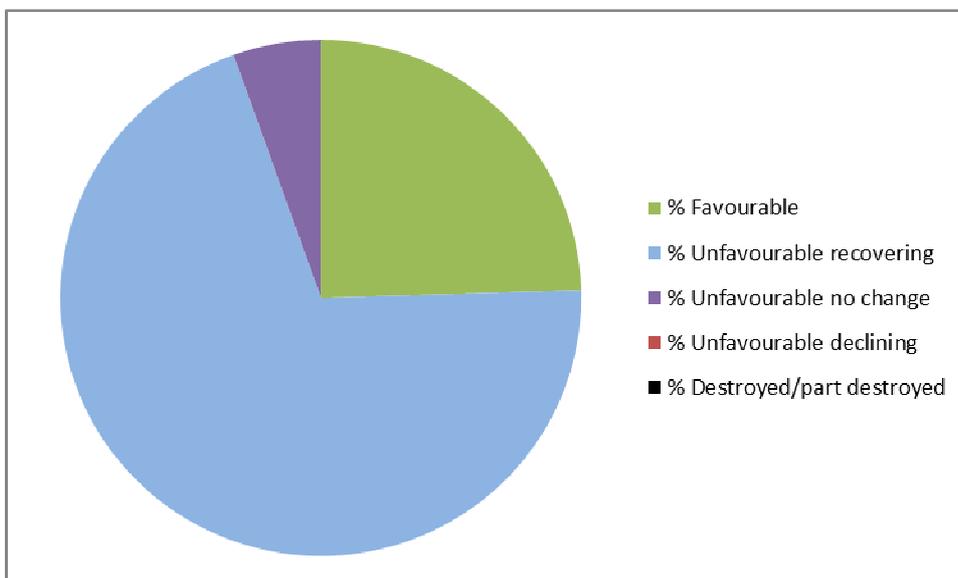


Figure 3 - SSSI condition in Fenland 2015/16

SSSI Condition in Cambridgeshire	2015/16		2014/15	
	Area (ha)	%	Area (ha)	%
Favourable	3001.3	41.3	3007.8	41.4
Unfavourable recovering	2624.6	36.1	2658.5	36.6
Unfavourable no change	1481.2	20.4	1485.9	20.5
Unfavourable declining	148.3	2.0	103.2	1.4
Destroyed/part destroyed	7.1	0.1	7.1	0.1

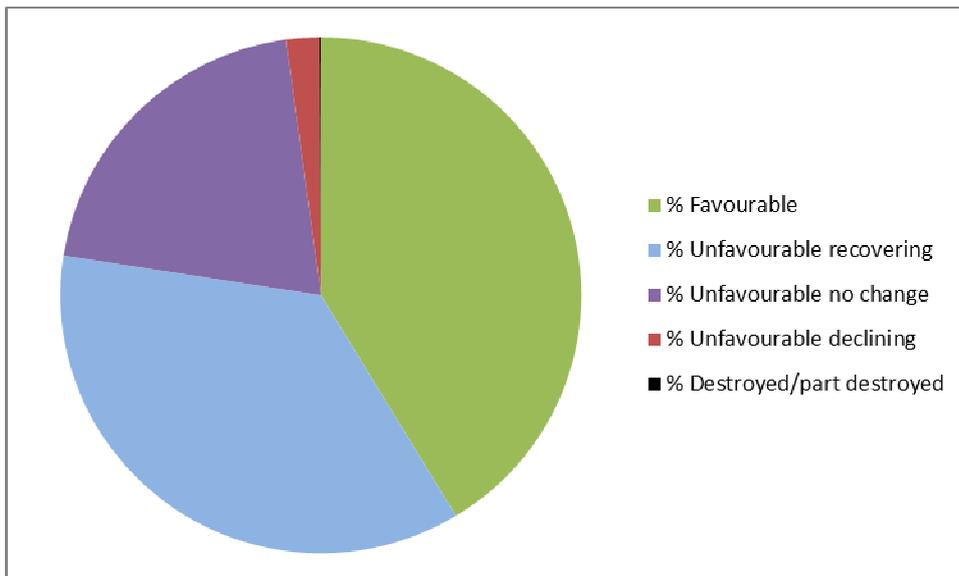


Figure 4 - SSSI condition in Cambridgeshire 2015/16

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

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

CWSs in Fenland	2015/16	Change 14/15 - 15/16
No. CWSs	30	0
Total area of the CWSs (ha)	376.14	0
Total length of linear sites (km)*	44.47	0
Total area of CWS land in district (ha)	366.86	0
Total length of linear sites in district (km)*	18.17	0

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

There have been no changes to the boundaries or numbers of County Wildlife Sites in Fenland in 2015/16.

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 Local Geological Sites and there is one of these in Fenland).

	2015/16	Change 14/15 - 15/16
Total number of Local Sites in Fenland used in analysis	31	0
Number of Local Sites in Fenland where positive conservation management is being or has been implemented during the last five years	15	+1
% sites where positive conservation management is being or has been implemented during the last five years	48.4%	+3.2%

There has been a small increase in the percentage of sites deemed to be in positive conservation management during 2015/16. The overall percentage however, remains relatively low. The overall trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.

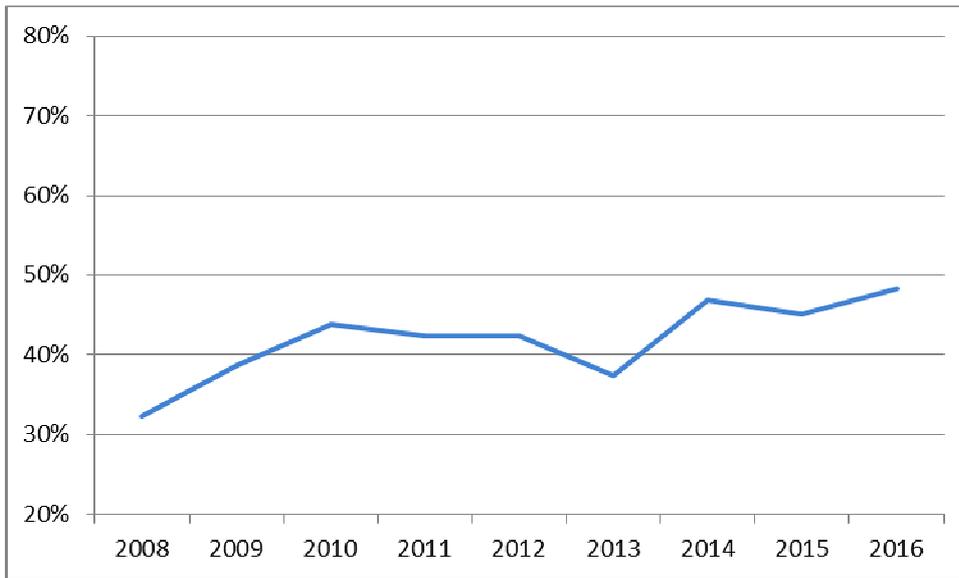


Figure 5 - SDL160 Score in Fenland 2008-2016

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

CWSs in Cambridgeshire	2015/16	Change 14/15 – 15/16
No. CWSs	370	0
Total area of the CWSs (ha)	5667.78	-19.85
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5629.26	-19.85
Total length of linear sites in authority area (km)*	240.46	0

CiWSs in Cambridgeshire	2015/16	Change 14/15 – 15/16
No. CiWSs	50	0
Total area of the CiWSs (ha)	164.74	0
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	164.74	0
Total length of linear sites in authority area (km)*	0	0

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

No new County Wildlife Sites have been selected in the period 2015/16. Two County Wildlife Sites have had their boundaries amended in the period 2015/16. No County Wildlife Sites have been deselected in the period 2015/16.

Site Name	Change	Area (ha)
Jason Farm Grassland	Minor boundary reduction to adjust to fence line	-0.06ha
Links Golf Course	Major boundary change to remove the gallops, which are no longer species rich	-19.79ha

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 (also includes Local Geological Sites and Cambridge City Wildlife Sites).

	2015/16	Change 14/15 - 15/16
Total number of Local Sites in Cambridgeshire used in analysis	420	+1
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	239	+4
% sites where positive conservation management is being or has been implemented during the last five years	56.9%	+0.8%

4. Sites affected by development

Fenland

No designated sites have been significantly affected* by development in the district in the year 2015/16.

* Please refer to explanatory notes

Appendix 2

Renewable Energy Generation

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

Table 32 – Installed renewable energy generation in Fenland

INSTALLED CAPACITY (MEGAWATTS)													
FENLAND	2001-2002	2002-2003	2003-2004	2004-2005	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Wind	0.0000	0.0000	0.0000	0.0000	32.0000	6.0060	31.0000	1.8180	14.0000	0.0110	0.1420	0.1320	21.5500
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.0000	0.0000	0.0000	1.5000	0.5000	1.3680
Landfill gas	1.0030	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0046	0.0076	0.1411	3.4621	4.6379	6.1397
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.0030	0.0000	0.0000	0.0000	32.0000	6.0060	31.0000	2.8226	14.0076	0.1521	5.1041	5.2699	29.0577

INSTALLED CAPACITY (MEGAWATTS)			
FENLAND	2014-15	2015-16	Total
Wind	15.1100	2.3600	124.1290
Biomass	4.2004	0.0000	8.5684
Landfill gas	0.0000	0.0000	1.0030
Sewage gas	0.0000	0.0000	0.0000
Photovoltaic	3.0940	8.3451	25.8322
Hydro-power	0.0000	0.0000	0.0000
Total	22.4044	10.7051	159.5326

Table 33 - Potential sites in Fenland

POTENTIAL SITES - INSTALLED CAPACITY (MW) AT 31/03/2016	
FENLAND	Amount
Wind	0.6500
Biomass	0.0000
Landfill gas	0.0000
Sewage gas	0.0000
Photovoltaic	4.1872
Hydro-power	0.0000
Total	5.8630

Note: The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research and Monitoring Team data and Feed in Tariff data from Ofgem. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.