



Fenland Monitoring Report 2020 - 2021

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Introduction

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

This monitoring report covers the period between 1 April 2020 and 31 March 2021. The current Fenland Local Plan was adopted on 8th May 2014. This superseded the previously adopted Fenland District-wide Local Plan 1993.

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

Period Covered

This AMR covers the period 1 April 2020 to 31 March 2021, and hereafter is referred to as the monitoring period.

Key findings of the 2021 Monitoring Report

The following summarises the key findings of this AMR:

- A new Local Development Scheme, the timetable for production of a new Local Plan, was approved by Full Council on 21st February 2019 and due to the Covid 19 pandemic was subsequently revised on 28th July 2020. This was further revised on 15th July 2021 (outside the monitoring period) with immediate effect.
- There were 357 net dwelling completions which was lower than the previous year's completion number of 561.
- There were 58 affordable housing completions (gross), which was lower than the previous year's total of 88.
- Average density of new housing development is approximately 26 dwellings per hectare.
- There was 3,437 sq.m of additional business floor space created in the district in 2020/21.
- There was a decrease of -475 sq.m of "town centre uses" built in the district.
- The percentage of designated nature sites deemed to be in 'positive conservation management' continued to be at the same level as last year's monitoring period which was the lowest recorded since 2008 with some significant damage occurring to the Lattersey Nature Reserve and County Wildlife Site as part of works associated with a warehouse scheme.
- 1.35 megawatts of additional renewable energy were provided: 1 megawatt from biomass and 0.35 megawatts from photovoltaic.

Detailed Portrait of Fenland

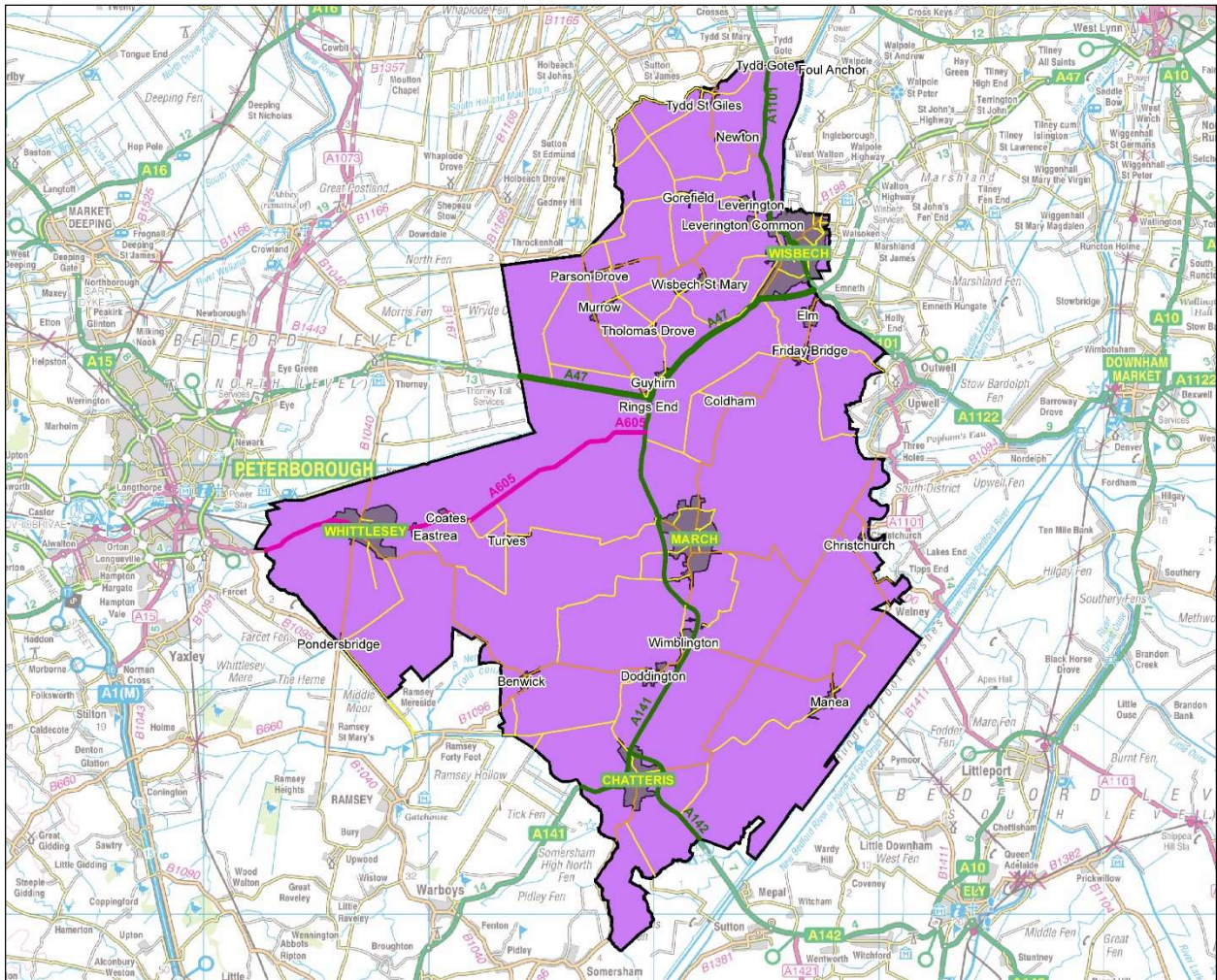
Detailed information on topics such as Population, Households, Economy, Health and Education can be found on the Cambridgeshire Insight¹ website produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council and other Cambridgeshire districts. The Research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

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

Location

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

Figure 1 – The District of Fenland



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

Population

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

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

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

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

About 70% of Fenland's population live within the four market towns of Wisbech, March, Chatteris and Whittlesey. Fenland's largest parishes are Wisbech with a population of around 24,100 and March (excluding the prison population) of around 24,450; Whittlesey's is 13,580 and Chatteris' is 11,000². This data is based on ward boundaries and on mid-2018 population estimates.

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

<https://cambridgeshireinsight.org.uk/population/population-forecasts>

² Further information on the Census is available here: [Cambridgeshire Insight – Population – Census 2011](#)

Authorities' Monitoring Report and the Local Planning Regulations 2012

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

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

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

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

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

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

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

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

A Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of a council's Local Plan. The Council decided to update the adopted Fenland Local Plan 2014 on 21st February 2019 and a new Local Development Scheme (LDS) was as approved by Full Council at the same time. This came into effect immediately, replacing the previous LDS, dated March 2013. Subsequently the Covid 19 pandemic crisis resulted in delays to the production of the emerging Local Plan and a revised LDS was approved by Full Council on 28th July 2020. This was further revised on 15th July 2021 (outside the monitoring period) coming into effect immediately.

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

- Fenland Local Plan DPD

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

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

	Issues & Options Consultation	Draft Local Plan Consultation	Pre-Submission Consultation	Submission to Secretary of State	Examination	Adoption
LDS - July 2021:	October 2019	December 2021	September 2022	December 2022	December 2022 to mid-2023	November 2023
Actual:	Oct-Nov 2019	-	-	-	-	-

To meet Regulation 34(1)(b)(i), it is confirmed that the new Local Plan preparation did slip behind the LDS timetable of February 2019. The primary reason for this was due to the Covid 19 pandemic crisis throughout 2020 which resulted in an overall slippage of about 9 months. Subsequent delays were caused predominantly by the need to carry out a second call for sites exercise in July to September 2020.

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

Regulation 34(2) Non-Implementation of a Policy

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

(a) identify that policy; and

(b) include a statement of —

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

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

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

Regulation 34(3) – Net additional dwellings

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

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

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

In relation to Regulation 34(3)(a) It is confirmed that 357 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 58 gross affordable homes were completed. Despite the terminology used in the regulations about 'net' affordable dwellings, it is not possible to monitor net affordable dwellings completed, as it is not possible to monitor affordable dwelling losses and indirect gains easily. For example, a dwelling may be 'affordable' one year, but then be converted to a non-affordable dwelling, something which the local planning authority does not monitor. Likewise, a non-affordable dwelling may be converted to an affordable dwelling by a Registered Social Landlord (RSL), without the local planning authority being involved in such a process.

In relation to Regulation 34(3)(b) it is confirmed that 3,906 net dwellings have been completed during the plan period to date i.e. from April 1st 2011 to 31st March 2021. During this period 569 affordable dwellings were completed.

For information purposes, Tables 2 and 3 below provide information about dwellings completions in Fenland since 1st April 2002 to 31st March 2021. Table 2 provides details of net completions and Table 3 gross completions.

Table 2 - Fenland net completion totals

	Completions	Cumulative		Completions	Cumulative
2002-03	697	697	2012-13	321	5,897
2003-04	733	1,430	2013-14	326	6,223
2004-05	635	2,065	2014-15	552	6,775
2005-06	781	2,846	2015-16	295	7,070
2006-07	762	3,608	2016-17	435	7,505
2007-08	921	4,529	2017-18	449	7,954
2008-09	308	4,837	2018-19	400	8,354
2009-10	235	5,072	2019-20	561	8,915
2010-11	294	5,366	2020-21	357	9,272
2011-12	210	5,576			

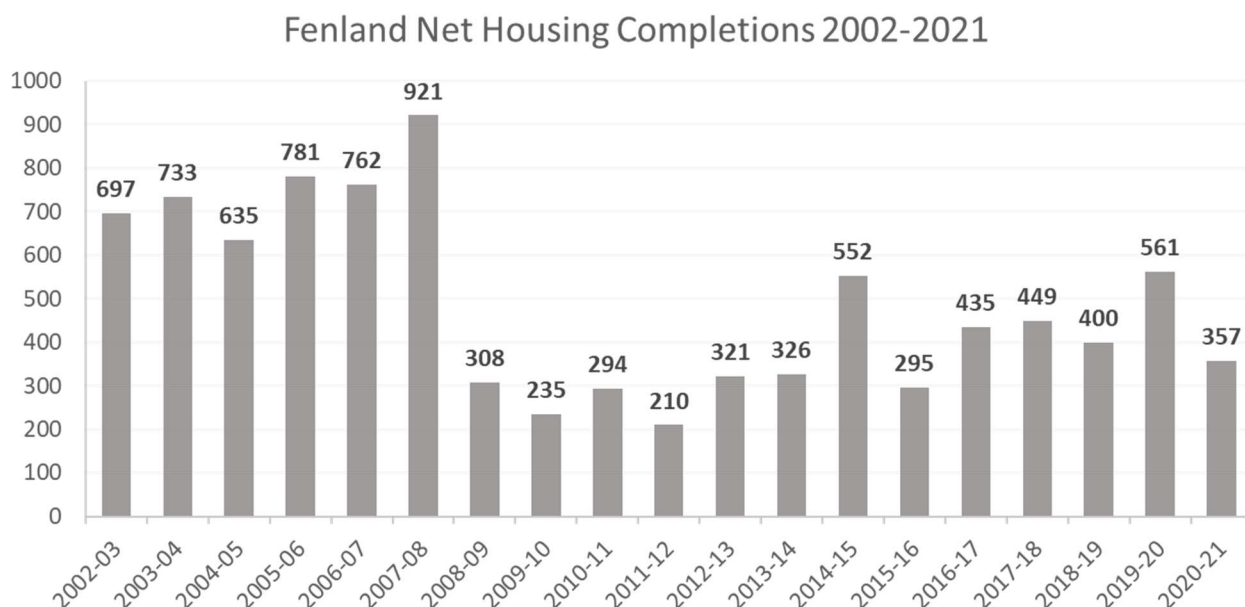
The total gross completions (i.e. no allowance for demolitions or replacement dwellings are made) were as follows:

Table 3 - Fenland gross completion totals

	Completions	Cumulative		Completions	Cumulative
2002-03	731	731	2012-13	361	6,269
2003-04	768	1,499	2013-14	420	6,689
2004-05	659	2,158	2014-15	586	7,275
2005-06	810	2,968	2015-16	353	7,628
2006-07	794	3,762	2016-17	463	8,091
2007-08	962	4,724	2017-18	471	8,562
2008-09	352	5,076	2018-19	420	8,982
2009-10	266	5,342	2019-20	587	9,569
2010-11	324	5,666	2020-21	376	9,945
2011-12	242	5,908			

During the period 2001-2008 Fenland consistently delivered a high level of net housing. The downturn in the national economy in 2008 did see a significant decline in building rates. Completions in 2014/15 increased to the highest level since 2007/08 just above the annual target although this generally reduced during the monitoring period. 2020 completions were the highest rate since 2008 at 561 completions, however 2021 completions are the lowest since 2015/16 at 357. Figure 2 helps illustrate the 'peaks and troughs' of the past 19 years:

Figure 2 – Net Completions in Fenland 2002 to 2021



The cumulative total and annual average completions since 2002 is set out in Table 4 below. It shows that the annual average peaked at 755 during 2007/2008 but has since fallen and is currently at 488 per annum.

Table 4 – Cumulative total and annual average

	Total	Cumulative Total	Annual Average
2002 - 03	697	697	697
2003 - 04	733	1430	715
2004 - 05	635	2065	688
2005 - 06	781	2846	712
2006 - 07	762	3608	722
2007 - 08	921	4529	755
2008 - 09	308	4837	691
2009 - 10	235	5072	634
2010 - 11	294	5366	596
2011 - 12	210	5576	558
2012 - 13	321	5897	536
2013 - 14	326	6223	519
2014 - 15	552	6775	521
2015 - 16	295	7070	505
2016 - 17	435	7505	500
2017 - 18	449	7954	497
2018 - 19	400	8354	491
2019 - 20	561	8915	495
2020 - 21	357	9272	488

Table 5 below demonstrates that 83 net dwellings, or around 23% of total completions in 2020/21, came forward in the four market towns. Over the last ten years, 54% of development has been in these four main towns. The Fenland Local Plan adopted in 2014 no longer specifies Development Area Boundaries, rather criteria-based policies are used. As a result, development outside the Development Boundary may include sites which are adjacent to the built form of the settlement in line with adopted policy.

Table 5 – Net Dwelling Completions by Settlement

Settlement	2020-2021	2012-2021	Settlement	2020-2021	2012-2021
Benwick	0	16	Manea	7	108
Chatteris	7	333	March	12	431
Christchurch	5	10	Murrow	0	49
Church End	0	19	Newton	1	26
Coates	2	16	Parson Drove	1	14
Coldham	0	2	Pondersbridge	0	2
Doddington	1	18	Tholomas Drove	0	5
Eastrea	3	23	Turves	0	17
Elm	1	22	Tydd St Giles	1	14
Elm / Friday Bridge	0	1	Whittlesey	33	629
Foul Anchor	0	2	Wimblington	1	8
Friday Bridge	1	16	Wisbech	31	711
Gorefield	0	19	Wisbech St Mary	0	30
Guyhirn	1	26	Outside Development Boundary	248	1,319
Leverington	1	20	Total Fenland	357	3,906

Gypsy and Traveller Pitches

This monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an “area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.” (Core Output Indicators - Update 2/2008).

Table 6 details the net total number of pitches that have been completed in each monitoring period since 2002. For a pitch to be considered completed it must be available for use. For the 2020/21 monitoring period there were 10 net additional pitches or plots in the district. This only includes sites which came forward via permanent planning permissions, it does not include temporary, transient, or informal sites. 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](#) (September 2021).

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

Year	Additional Pitches for Gypsies and Travellers (Net)	Year	Additional Pitches for Gypsies and Travellers (Net)
2002-03	0	2012-13	0
2003-04	0	2013-14	0
2004-05	0	2014-15	10
2005-06	0	2015-16	3
2006-07	0	2016-17	0
2007-08	3	2017-18	0
2008-09	0	2018-19	0
2009-10	2	2019-20	7
2010-11	11	2020-21	10
2011-12	2	Total	48

Affordable Housing Completions (Gross)

Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2020 and 31 March 2021 there were 58 affordable dwelling completions which represent approximately 15% of gross dwelling completions in the monitoring period.

Table 7 sets out completions over the past 19 years.

Table 7 – Affordable Housing Completions (Gross)

Year	Completions (Gross)	Affordable (Gross)	Affordable (%)	Year	Completions (Gross)	Affordable (Gross)	Affordable (%)
2002-03	731	35	4.8%	2012-13	361	50	13.9%
2003-04	768	82	10.7%	2013-14	420	54	12.9%
2004-05	659	77	11.7%	2014-15	586	165	28.2%

2005-06	810	75	9.3%	2015-16	353	74	21.0%
2006-07	794	94	11.8%	2016-17	463	15	3.2%
2007-08	962	104	10.8%	2017-18	471	29	6.2%
2008-09	352	74	21.0%	2018-19	420	29	6.9%
2009-10	266	54	20.3%	2019-20	587	88	15.0%
2010-11	324	65	20.1%	2020-21	376	58	15.4%
2011-12	242	7	2.9%				

Housing Densities

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare) – more than 9 dwellings	
2002 - 03	28.0
2003 - 04	24.9
2004 - 05	23.1
2005 - 06	31.7
2006 - 07	20.5
2007 - 08	36.7
2008 - 09	27.0
2009 - 10	64.0
2010 - 11	42.9
2011 - 12	20.8
2012 - 13	26.9
2013 - 14	34.6
2014 - 15	37.3
2015 - 16	32.4
2016 - 17	44.2
2017 - 18	37.4
2018 - 19	34.0
2019 - 20	28.8
2020 - 21	26.2
2002 - 21	29.8

below shows the average density of dwellings and fluctuations for the period 1st April 2002 to 31st March 2021 for sites with 9 or more dwellings. The average density of development peaked in 2009-10. It then reduced considerably to 21 dwellings per hectare (dph) in 2011-12. This could have been due to the government's removal of the minimum density requirements, as well as a general downturn in the market for developments for flats.

In the last five years there has been a decrease in average density from 44 dph in 2016/17, 37 dph in 2017/18, and the 34 dph in 2018/19. Density dropped below 30 dph in 2019/20 for the first time since 2012/13 and in 2020/21 the density dropped further to 26 dph. The annual average density since 2002 is 30dph.

Table 8 – Density of Completed Dwellings

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare) – more than 9 dwellings	
2002 - 03	28.0
2003 - 04	24.9
2004 - 05	23.1
2005 - 06	31.7
2006 - 07	20.5
2007 - 08	36.7
2008 - 09	27.0
2009 - 10	64.0
2010 - 11	42.9
2011 - 12	20.8
2012 - 13	26.9
2013 - 14	34.6
2014 - 15	37.3
2015 - 16	32.4
2016 - 17	44.2
2017 - 18	37.4
2018 - 19	34.0
2019 - 20	28.8
2020 - 21	26.2
2002 - 21	29.8

Dwelling Size – No. of Bedrooms

As illustrated in

Table 9 - in the 2020/21 monitoring period, 3 bed dwellings comprised about 35% of the total followed by 4+ bed units of about 28%. The combined total of 2 and 3 bed dwellings since 2002-03 amounts to about 64% of total gross dwelling completions. This monitoring year 2 bed dwellings account for about 22% of the total and 1 bed units 8%.

Table 9 - Dwelling Sizes (based on gross completions)

Year	1 Bed	2 Bed	3 Bed	4 Bed	Unknown	Total
2002 - 03	58	203	237	231	2	731
2003 - 04	73	141	292	214	48	768
2004 - 05	19	179	217	218	26	659

2005 - 06	61	255	289	190	15	810
2006 - 07	71	269	264	169	21	794
2007 - 08	85	330	340	164	43	962
2008 - 09	31	154	95	70	2	352
2009 - 10	38	102	75	48	3	266
2010 - 11	47	111	103	44	19	324
2011 - 12	13	89	88	44	8	242
2012 - 13	56	103	129	69	4	361
2013 - 14	64	141	134	74	7	420
2014 - 15	61	215	221	88	1	586
2015 - 16	37	137	117	60	2	353
2016 - 17	29	102	191	117	24	463
2017 - 18	41	108	130	190	2	471
2018 - 19	8	85	181	138	8	420
2019 - 20	95	103	192	158	39	587
2020 - 21	31	84	132	105	24	376

Housing Land Supply in Fenland

The Council has published a separate report entitled Fenland's Five-Year Housing Land Supply Report (September 2021) showing how Fenland is currently able to meet its five-year land supply with a supply of 6.69 years. The full report is available on our website here:

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

Self-Build and Custom Housing

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

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

As set out in the Regulations, the monitoring period for self-build and custom housing is 31 October – 30 October. Therefore the period reported on in this AMR is the period ending **30 October 2020**. At the end of this period there were 5 entries on the register for Fenland, as set out in Table 10 below. Table 11 sets out the permissions required and the actual number granted in order to meet the demand identified on the register.

Table 10: Self-build and Custom Housing Register

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

Table 11: Self-build and Custom Housing Permissions

3-year period	Permissions Required (doesn't apply to anyone on Part 2)	Permissions Granted to date in period	Requirement met?
31 Oct 2016 - 30 Oct 2019	18	189	Yes
31 Oct 2017 - 30 Oct 2020	23	205	Yes
31 Oct 2018 - 30 Oct 2021	7	185	Yes*
31 Oct 2019 - 30 Oct 2022	2	122	TBC post Oct 2022
31 Oct 2020 - 30 Oct 2023	5	57	TBC post Oct 2023

*Final figure compiled outside the monitoring period of this AMR

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

Regulation 34(4) – Neighbourhood Planning

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

To meet Regulation 34(4), it is confirmed that the Parson Drove Neighbourhood Plan was made ('adopted') during the monitoring period on the 6th August 2020. No other neighbourhood development plans or orders were made during the monitoring period. Full details of the Parson Drove Neighbourhood Plan and neighbourhood planning in Fenland can be found here: <http://www.fenland.gov.uk/neighbourhood-planning>

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

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

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

Regulation 34(6) – Duty to Cooperate

34. (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person

prescribed under section 33A of the Act, the local planning authority’s monitoring report must give details of what action they have taken during the period covered by the report.

Duty to Cooperate: Joint Plans or other applicable Strategies

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

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

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

- A Housing Needs of Specific Groups study for the period 2020 to 2040 was being prepared by consultants for all Cambridgeshire districts and West Suffolk Council during the monitoring period to inform the emerging Fenland Local Plan. This was published in October 2021.
- The Cambridge Sub-Region Strategic Housing Market Assessment (SHMA) provides information on current housing needs throughout the area. It is a living document and updated on a regular basis. It is hosted on the Cambridgeshire Insight website <http://cambridgeshireinsight.org.uk/>
- An Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showmen and Barge Travellers and other Caravan and Houseboat Dwellers in the Cambridge Sub-region Housing Market Area was being prepared by consultants during the monitoring period on behalf of all Cambridgeshire districts, and West Suffolk, King's Lynn and West Norfolk, and Peterborough Councils. This will also inform the preparation of the emerging Local Plan.

Other Items Reported on in this AMR

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

Additional Employment Floor Space

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

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

Table 12 shows the additional floor space created for employment (all B1 to B8 uses) in Fenland over the period 01 April 1999 to 31 March 2021.

Table 12 - Additional Employment Floor Space (m²)

	B1 Unspecified	B1a Offices	B1b Research	B1c Light Industry	B2 General Industry	B8 Storage and Distribution	Total

1999-02	0	4,122	0	5,715	45,777	30,143	85,757
2002-03	0	899	0	1,764	10,598	6,884	20,145
2003-04	0	2,380	0	2,218	4,733	11,103	20,434
2004-05	0	3,782	0	836	27,992	22,088	54,698
2005-06	0	489	0	3,580	11,907	5,631	21,607
2006-07	288	1,337	0	560	4,029	5,470	11,684
2007-08	414	1,081	0	1,088	3,868	16,253	22,704
2008-09	2,045	3,840	0	1,973	15,605	18,706	42,169
2009-10	0	1,400	0	3,055	5,721	46,250	56,426
2010-11	577	1,964	0	354	6,148	3,569	12,612
2011-12	1,008	859	0	576	3,277	1,636	7,356
2012-13	0	0	0	897	2,240	9,206	12,343
2013-14	0	822	63	1,610	1,262	1,030	4,787
2014-15	3,237	353	402	1,015	3,923	3,365	12,295
2015-16	0	1,789	0	392	5,855	12,317	20,353
2016-17	0	540	0	317	5,105	1,725	7,687
2017-18	0	840	0	993	3552	956	6,341
2018-19	1,420	859	0	182	5,025	10,501	17,987
2019-20	1,517	1318	267	360	6,760	6,748	16,970
2020-21	0	0	0	514	243	2,680	3,437
Total	10,506	28,674	732	27,999	173,620	216,261	457,792

For the period 2020-21 a total of 3,437 sq. m of additional employment floor space was created in Fenland. The total is a large decrease compared to the previous monitoring period and the lowest amount of additional employment floor space recorded since 1999.

Completed floor space for “town centre uses”

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

Apart from a few years there has been a steady decline in “town centre uses” in Town Centre Areas within Fenland. Table 13 illustrates the steady decline in floor space within the areas defined as Town Centre.

Table 13 – Floor space (m²) completed for “town centre uses” within Town Centre Areas

	A1 Retail	A2 Financial Services	B1a Offices	D2 Assembly and Leisure	Total
1999-02	-200	166	-780	0	-814
2002-03	-284	230	684	0	630
2003-04	-179	0	164	0	-15
2004-05	-384	140	952	0	708
2005-06	676	221	-662	0	235
2006-07	-338	170	-198	0	-366
2007-08	-1,299	189	-141	0	-1251

2008-09	-140	401	-871	-262	-872
2009-10	-358	404	-70	0	-24
2010-11	-290	-124	280	-750	-884
2011-12	-385	190	153	0	-42
2012-13	-265	60	-187	0	-392
2013-14	-340	-107	-162	0	-609
2014-15	-343	374	-1,163	0	-1,132
2015-16	-414	8	-419	-630	-1,455
2016-17	-274	-126	-311	0	-711
2017-18	-131	41	-267	0	-357
2018-19	-46	-546	-227	0	-819
2019-20	-101	-289	69	0	-321
2020-21	262	-392	-449	0	-579
Total	-4,833	1,010	-3,605	-1,642	-9,070

Across the whole district area there was an overall decrease of 'town centre uses' of -475 sq. m during the monitoring period as is shown in Table 14.

Table 14 - Completed Net Floor Space (m²) in the Fenland District Area

	A1 Retail	A2 Financial Services	B1a Offices	D2 Assembly and Leisure	Total
1999-02	3,891	354	1,418	0	5,663
2002-03	1,016	230	-64	0	1,182
2003-04	2,254	0	1,557	0	3,811
2004-05	1,298	140	3,100	0	4,538
2005-06	2,019	221	-654	0	1,586
2006-07	454	170	846	207	1,677
2007-08	491	260	566	-14,273	-12,956
2008-09	1,633	472	178	4,320	6,603
2009-10	1,185	404	350	-779	1,160
2010-11	-27	-326	1,158	1,213	2,018
2011-12	-405	278	111	210	194
2012-13	-262	60	-433	1,660	1,025
2013-14	2,750	-107	660	3,899	7,202
2014-15	8,215	919	-6,668	4,248	6,714
2015-16	-334	-77	6	-78	-483
2016-17	1721	-241	-814	288	954
2017-18	2008	98	-114	-307	1,685
2018-19	-66	-610	49	72	-555
2019-20	233	-289	1,110	1,348	2,402
2020-21	489	-392	-449	-123	-475
Total	28,563	1,564	1,913	1,905	33,945

Tables 13 and 14 demonstrate that while there has been a decrease in retail floorspace within the market towns of -4,833 sq. m between 1999 and 2021, there has been an overall increase in retail floorspace in the district area overall by some 28,563 sq.m over the same period.

Table 13 also highlights that while there has been a loss of B1a Offices of -3,605 sq. m in town centres there has been a gain of 1,010 sq. m of A2 Financial Services during the same period.

Environment Designated (Nature) Sites and Renewable Energy

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

Appendix 1 - Environment Designated (Nature) Sites

1. Explanatory Notes

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

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

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

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

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

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

Section 4 shows information on sites that have been 'affected by development' in the monitoring year 2020/21. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

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

2. Statutory Sites

2.1. European or International Designations

2.1.1. Special Areas of Conservation (SAC)

SACs were designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) and are protected areas in the UK designated under the Conservation of Habitats and Species Regulations 2017 in England and Wales.

Fenland contains two SACs:

SAC Name	Total area (ha)	Area in district (ha)
Nene Washes	88.33	79.14
Ouse Washes	337.73	98.73

Cambridgeshire contains six SACs:

SAC Name	Total area (ha)	Area in Cambs (ha)
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	66.20	66.20
Fenland	619.41	619.41
Nene Washes	88.33	79.14
Ouse Washes	337.73	237.20
Portholme	91.79	91.79

The Ouse Washes SAC had a minor corrective boundary amendment in 2020/21, increasing its overall area by 5.12ha and its area within Fenland by 3.26ha.

2.1.2. Special Protection Areas (SPA)

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

Fenland contains two SPAs:

SPA Name	Total area (ha)	Area in district (ha)
Nene Washes	1,519.85	1,342.80
Ouse Washes	2,498.61	185.94

Cambridgeshire contains two SPAs:

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1,519.85	1,342.80
Ouse Washes	2,498.61	1,756.22

The Ouse Washes SPA had a minor corrective boundary amendment in 2020/21, increasing its overall area by 5.12ha and its area within Fenland by 3.28ha.

2.1.3. Ramsar Sites

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

Fenland contains two Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1,519.66	1,342.61
Ouse Washes	2,518.66	185.91

Cambridgeshire contains five Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	155.87	155.87
Nene Washes	1,519.66	1,342.61
Ouse Washes	2,518.66	1,755.89
Wicken Fen	254.49	254.49
Woodwalton Fen	209.05	209.05

Ouse Washes Ramsar site had a minor corrective boundary amendment in 2020/21, increasing its overall area by 5.12ha and its area within Fenland by 3.28ha.

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 2020/21.

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 2020/21.

The table below shows figures for LNR area per 1,000 people in Fenland. There has been an increase in the population in Fenland and no change in the area of land designated as LNR during 2020/21. There has been no significant change in the LNR area per 1,000 people figure.

	2020/21	2019/20
LNR area in Fenland (ha)	20.4	20.4
Population in Fenland*	102,100	101,900
LNR area per 1000 people (ha)	0.20	0.20

*Figures for population are revised mid-year estimates from the Office for National Statistics for 2020 and 2019 respectively rounded to the nearest 100.

The table below shows figures for LNR area per 1,000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2020/21. There has been no significant change in the LNR area per 1,000 people figure.

	2020/21	2019/20
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	657,200	653,500
LNR area per 1000 people (ha)	0.32	0.32

*Figures for population are revised mid-year estimates from the Office for National Statistics for 2020 and 2019 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)

	2020/21	2019/20
No. SSSIs	4	4
Total area of the SSSIs (ha)	4,059.5	4,054.4
Number of SSSI units in district	15	15
Total area of SSSI land in district (ha)	1,549.0	1,545.7

Cambridgeshire contains 87 SSSIs:

	2020/21	2019/20
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8,516.8	8,511.7
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7,265.0	7,261.5

A corrective boundary amendment was made to the Ouse Washes SSSI in 2020/21, increasing its overall area by 5.12ha. This change increased the area of SSSI land within Fenland by 3.26ha.

2.2.4. SSSI Condition Assessment

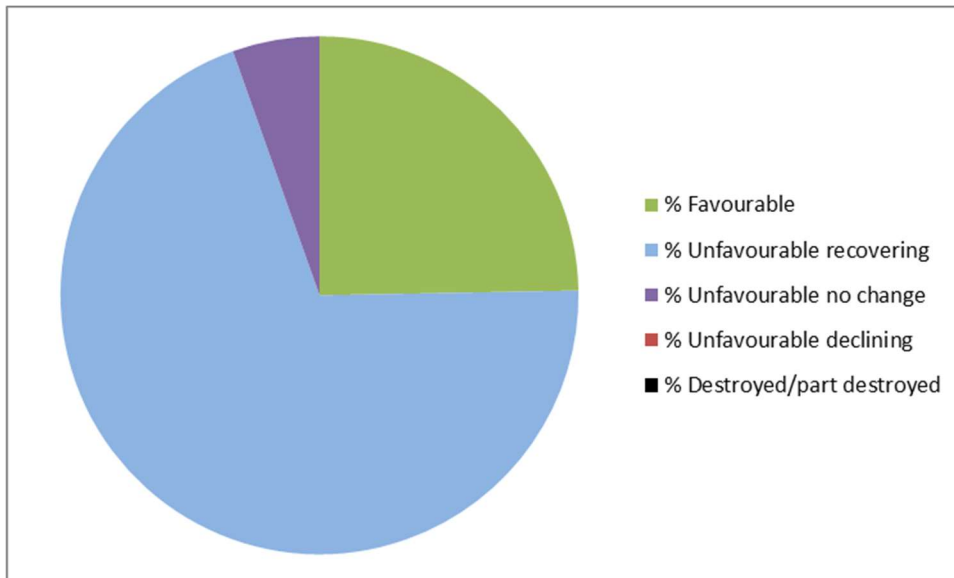
SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories:

- favourable
- unfavourable recovering
- unfavourable no change
- unfavourable declining
- 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	2020/21		2019/20	
	Area (ha)	%	Area (ha)	%
Favourable	382.7	24.7	379.5	24.5
Unfavourable recovering	1,082.1	69.9	1,082.1	70.0
Unfavourable no change	84.2	5.4	84.2	5.4
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

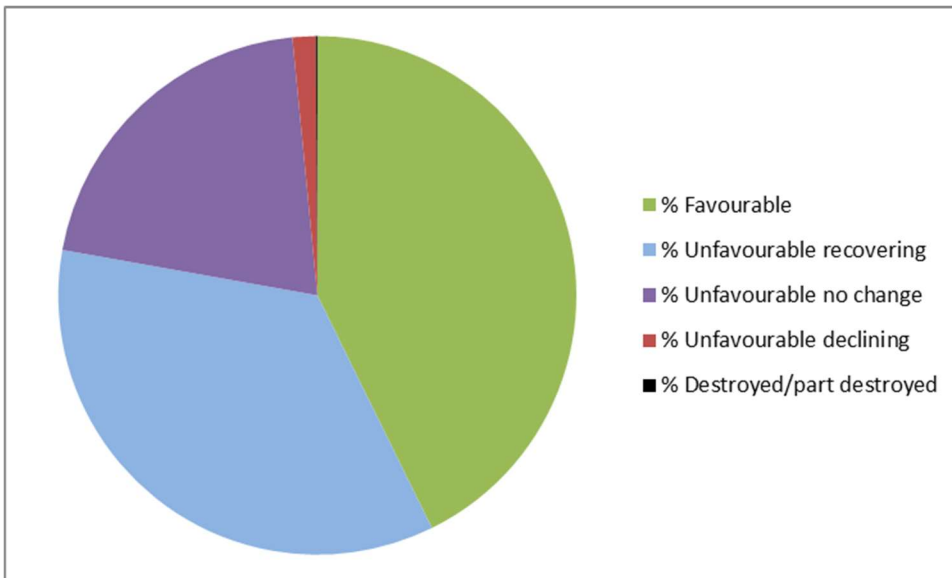
The increase in area of Ouse Washes SSSI (Unit 19) within Fenland had a minor impact on the overall SSSI condition figures above. There was no change in assessed SSSI condition of any SSSI units within Fenland during 2020/21. The majority of SSSI land is still in 'unfavourable recovering' condition.



SSSI condition in Fenland 2020/21

SSSI Condition in Cambridgeshire	2020/21		2019/20	
	Area (ha)	%	Area (ha)	%
Favourable	3,103.1	42.7	3,099.6	42.7
Unfavourable recovering	2,549.5	35.1	2,549.5	35.1
Unfavourable no change	1,500.4	20.7	1,500.4	20.7
Unfavourable declining	104.8	1.4	104.8	1.4
Destroyed/part destroyed	7.1	0.1	7.1	0.1

The SSSI condition in Cambridgeshire in 2020/21 is shown in the following pie chart:



SSSI condition in Cambridgeshire 2020/21

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

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

CWSs in Fenland	2020/21	Change 19/20 - 20/21
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

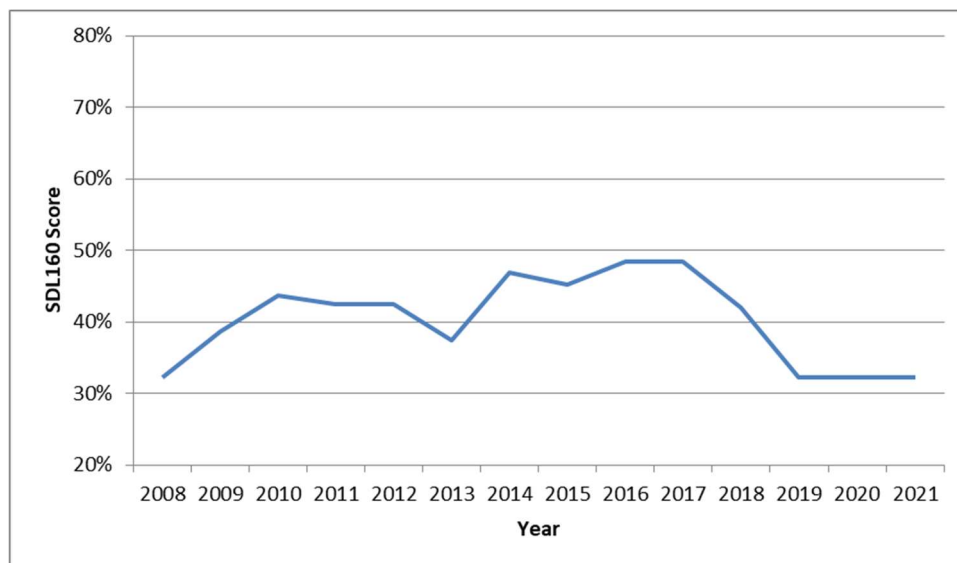
* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be 'the river and adjacent semi-natural habitat'.

There have been no changes to the boundaries or numbers of County Wildlife Sites in Fenland in 2020/21.

County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) are 'Local Sites' as defined by DEFRA. Local Sites have been assessed in terms of their management for the Local nature conservation/biodiversity data requirement on the Single Data List (Ref:160-00). This is the proportion of Local Sites where positive conservation management is being or has been implemented (Local Sites also include Local Geological Sites and there is one of these in Fenland).

	2020/21	Change 19/20 - 20/21
Total number of Local Sites in Fenland used in analysis	31	0
Number of Local Sites in Fenland where positive conservation management is being or has been implemented during the last five years	10	0
% sites where positive conservation management is being or has been implemented during the last five years	32.3%	0%

There has been no change in the percentage of sites deemed to be in positive conservation management during 2020/21. The overall trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.



SDL160 Score in Fenland 2008-2021

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

CWSs in Cambridgeshire	2020/21	Change 19/20 - 20/21
No. CWSs	372	+1
Total area of the CWSs (ha)	5,736.26	+71.28
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5,697.74	+71.28
Total length of linear sites in authority area (km)*	240.46	0

CiWSs in Cambridgeshire	2020/21	Change 19/20 - 20/21
No. CiWSs	49	0
Total area of the CiWSs (ha)	163.14	0
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	163.14	0
Total length of linear sites in authority area (km)*	0	0

* Please note that 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".

One new County Wildlife Site has been selected in the period 2020/21. One County Wildlife Site has had its boundary amended in the period 2020/21. No County Wildlife Sites have been de-selected in the period 2020/21.

Site Name	Change	Area (ha)
Magog Down and Stapleford Pit	New site	+71.38ha
Gamlingay Heath Plantation	Boundary amended to remove area adjacent to property on eastern side of site	- 0.10ha

Local nature conservation/biodiversity data requirement on the Single Data List (Ref:160-00) - Proportion of Local Sites where positive conservation management is being or has been implemented (also includes Local Geological Sites and Cambridge City Wildlife Sites).

	2020/21	Change 19/20 - 20/21
Total number of Local Sites in Cambridgeshire used in analysis	425	+3
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	184	-14
% sites where positive conservation management is being or has been implemented during the last five years	43.3%	-3.6%

4. Sites affected by development

Fenland

The western section of Lattersey LNR & Adjoining Areas CWS has continued to be significantly affected* by works related to an adjacent warehouse located at Station Goods Yard, Station Road, Whittlesey and the associated construction of hardstanding in 2020/21. A significant loss of habitat has occurred at this site.

* Please refer to explanatory notes at the start of this Appendix

Appendix 2 - Renewable Energy Generation

This data outlines the energy generation capacity provided from renewable energy sources since 2001 and the potential for additional renewable energy i.e. extant planning permissions or under construction.

Table 13 – Installed renewable energy generation in Fenland

Installed Capacity (Megawatts)							
	Wind	Biomass	Landfill gas	Sewage gas	Photovoltaic	Hydro-power	Total
2001-02	0	0	1.003	0	0	0	1.003
2002-03	0	0	0	0	0	0	0
2003-04	0	0	0	0	0	0	0
2004-05	2	0	0	0	0	0	2
2005-06	32	0	0	0	0	0	32
2006-07	6.006	0	0	0	0	0	6.006
2007-08	31	0	0	0	0	0	31
2008-09	1.818	1	0	0	0.0046	0	2.8226
2009-10	14	0	0	0	0.0076	0	14.0076
2010-11	0.011	0	0	0	0.1411	0	0.1521
2011-12	0.142	1.5	0	0	3.47269	0	5.11469
2012-13	10.132	0.5	0	0	4.61441	0	15.24641
2013-14	11.55	1.368	0	0	6.21848	0	19.13648
2014-15	14.99	4.2004	0	0	3.49719	0	22.68759
2015-16	2.3	0	0	0	9.56124	0	11.86124
2016-17	0.005	0	0	0	0.23674	0	0.24174
2017-18	0	0	0	0	0.27382	0	0.27382
2018-19	0	0	0	0	0.45113	0	0.45113
2019-20	0	0	0	0	0.248	0	0.248
2020-21	0	1	0	0	0.35048	0	1.35048
Total	125.954	9.5684	1.003	0	29.07748	0	165.6029

Table 14 - Potential sites in Fenland i.e. with planning permission or under construction

Potential Installed Capacity (MW) As At 31/03/2021					
Fenland District	Outline	Under Construction	Unimplemented	Allocated	Total
Wind	0.0000	0.0000	0.2400	0.0000	0.2400
Biomass	0.0000	0.0000	0.1750	0.0000	0.1750
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	10.0000	1.0916	0.0000	11.0916
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	10.0000	1.5066	0.0000	11.5066

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