



Town Centre Annotations on the Policies Map

Evidence Report
February 2013

Town Centre Annotations on the Policies Map: Evidence Report

February 2013

Contents

Section	Page
1. Introduction and Context	2
2. Method for Reviewing annotations	2
3. The Proposed Changes	2

1 Introduction and Context

Introduction

- 1.1 Fenland District Council is producing the Fenland Core Strategy which sets out the framework for how development will be considered across the district to 2031.
- 1.2 This Evidence report (which is one of a collection) seeks to demonstrate why the various annotations on the Policies Map which relate to the town centre are appropriate.

National Context

- 1.3 National Planning Policy Framework (NPPF) requires local planning authorities to:
“define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations”

Fenland Context

- 1.4 There are four market towns in Fenland and these are Wisbech, March, Whittlesey and Chatteris. The current Central Commercial Area boundaries and Primary Shopping Frontages are defined in the adopted Fenland District Wide Local Plan (1993). As these were defined nearly 20 years ago, it is necessary for them to be reviewed as part of the Core Strategy preparation process taking into account any changes and development that have taken place since 1993.

2 Method for Reviewing annotations

- 2.1 Each of the market towns was surveyed during November and December 2011. Using the adopted Local Plan as a basis for each market town, any potential changes were recorded. Tables below show the changes made and justification for these changes for each market town.
- 2.2 During the survey, we also commenced defining Primary Shopping Areas for each market town, to meet the requirements of NPPF. This is an area where retail development is concentrated and in which, as would be expected, are found the Primary Shopping Frontages. The extent of the primary shopping area varies according to how the market towns retail sector has developed.

3 The Proposed Changes

- 3.1 The tables below shows the changes made to each town centre, compared with the 1993 Local Plan, and the reasons for these changes.

Changes made for the July 2012 Further Draft Core Strategy:

Wisbech

No	Changes	Reasons
1	The main change to Wisbech town centre boundary is the inclusion of car parks. Car parks in Alexandra Road, Sommers Road and Chapel Road are now included in the boundary	Car parking is essential to town centre functions and therefore area is included in the boundary.
2	Primary Shopping Area is defined	To comply with NPPF requirements

	mainly around the Market Place and some streets linking to it.	
3	Primary Shopping Frontages include all shops in Market Place, High Street, Horse Fair and one side of Little Church Street. This is an increase to the 1993 annotations	To comply with NPPF requirements. Additional properties included as they serve important shopping function and should have policy protection.

March

No	Changes	Reasons
1	Car park boundary Darhill Road included in the Town Centre boundary.	Car parking area is compatible town centre use. Boundary change is logical as it now runs along the car parking area boundary rather than bisecting it.
2	Town centre boundary around Sainsbury / Creek Road altered to take account of development.	Site was allocated for retail development in the Local Plan. Area developed by Sainsbury is a little less than defined, boundary changes reflect this.
3	Boundary changes as a result of construction of Jubilee Court (Elwyn Road) and other minor boundary changes in the vicinity.	To take account of recent development and make the boundary more logical.
4	Kingdom Hall excluded from the boundary as it does not have community use associated with it but the Church to the south is included as it has community hall attached, which can be hired.	Boundary changed to reflect community use of buildings.
5	Shopping allocation (Abbeygate Close) was included in the town centre boundary but residential development has taken place on this site	Site now excluded to reflect changes on the ground and exclude non town centre uses where possible.
6	Two buildings to the north of Oliver Cromwell Hotel (High Street) are included in the boundary as they now form part of the hotel.	Boundary change is made to include town centre uses within it.
7	Boundary changed to include the library and the sports centre also included a car park in City Road and a parking area near the library and the sports centre.	Boundary change is made to include town centre uses within it and to make the boundary more logical. New boundary runs along The Brewin Chase.
8	Primary Shopping Area is defined where are shops are concentrated. This essentially area in Broad Street and parts of Station Road, Nene Parade and High Street.	To comply with NPPF requirements.
9	Shopping Frontages as defined on the policies map, including only minor changes on Station Road and High Street.	To comply with NPPF requirements and to reflect the situation on the ground.

Chatteris

No	Changes	Reasons
1	Town centre boundary extended to include Chatteris library and	Library is compatible town centre use along with car park. Boundary change is logical as it now

	adjacent car park.	runs along Furrowfields Road and encloses car parking area.
2	St Peter and St Paul Parish Church in High Street is now included in the Town Centre boundary.	Apart from serving as a place of worship, some of the adjoining buildings can be hired for community uses, and therefore appropriate to be located within the town centre boundary.
3	First building in East Park Road (currently used as care home) is now included in the Town Centre boundary.	This listed building provides compatible town centre use and has potential for office and leisure uses in the future.
4	Community building (former school) at the corner of King Edward Road and Railway Lane included in the Town Centre boundary.	Community use is a compatible town centre use. Boundary change is logical as it now runs along King Edward Road and Railway Lane.
5	Primary Shopping Area is defined which is essentially west side of High Street and Market Hill and a parade of shops on north side of Park Street.	To comply with NPPF requirements
6	Primary Shopping Frontage is defined which is essentially shops in west side of High Street. It no longer includes a parade of shops on north side of Park Street (which were included in 1993 Local Plan)	To comply with NPPF requirements. Park Street now excluded as it is appropriate to be more flexible on uses in this location (albeit it remains with the town centre boundary)

Whittlesey

No	Changes	Reasons
1	Car Park north of Blunts Lane is included in the boundary as it serves essential town centre function.	Boundary change is made to include town centre uses within it.
2	Three buildings in Scaldgate near Blunts Lane are included as these have compatible town centre uses	Town centre uses should be included in the boundary
3	Car Park in Scaldgate is included in the boundary as it serves shops in town centre boundary.	Boundary change is made to include town centre uses within it
4	Telephone Exchange building in Station Road is no longer included in the town centre boundary.	The building does not have a town centre use.
5	Town centre boundary on the west side of Broad Street is changed to include curtilage of the building rather than just the building itself.	This is a more logical approach and will make it easier to implement
6	There are two Primary Shopping Areas (PSA) in Whittlesey. One is concentrated in the east side of Broad Street and both sides Market Street. The other is around High Causeway and west part of Blunts Lane.	To comply with NPPF requirements
7	All shops within the PSA facing a street have Primary Shopping frontage. This includes new	To comply with NPPF requirements and additional properties included as they serve important shopping function and should have policy

	frontages in the eastern PSA where premises have a strong retail occupation currently and should be afforded protection.	protection.
--	--	-------------

Additional Changes made for the Proposed Submission Core Strategy, February 2013:

Wisbech

No	Changes	Reasons
1	Amendment along Bridge Street to include additional properties within the PSA, with such properties also given PSF status	A sensible change to reflect the nature of this shopping area

March

No	Changes	Reasons
1	Amendment to include the Sainsbury's supermarket and other nearby properties within the PSA	A sensible change to reflect the nature of the relatively newly built supermarket

You can get this document in another language, in large print, in Moon, in Braille, on audio cassette and in electronic format.
Please ask us if you would like this document in any of these formats.



Fenland District Council

Fenland Hall, County Road, March, Cambridgeshire. PE15 8NQ
Tel: 01354 654321 Email: info@fenland.gov.uk Web: www.fenland.gov.uk