

**Fenland District Council Core Strategy Local Plan Examination  
Matters and Issues for Examination.**

**Matter 2  
Ref: R107  
Campbell**

**Messr  
Siggee/Love**

**Sharman/  
Postland  
Developments**

**Dalkner/Hudson**

**Planning statement.**

We represent the above clients in respect of development in March & Wisbech. We support the changes outlined in the housing evidence report update that the population increase over the plan period is to be only 11,000 dwellings. Given that the housing allocations together with the identification of broad locations for growth give together a substantial over development of that figure, we still advocate removal of the identification of broad locations for growth, as it will either lead to an oversupply, or will dissipate individual housing allocations. This is of serious concern to our clients both in March and elsewhere and could in turn lead to insufficient development coming forward from the preferred sites. Our answer therefore to the inspector's question 5 is that all "broad locations for growth" should be deleted for the above reasons.

By the same token, we do believe that the overall scale and distribution of development in the villages (inspector's question 6) might lead to insufficient housing in the main villages. It is our view that Policy CS3 regarding the settlement hierarchy should be more specific and should provide a clear housing target for monitoring of the Local Plan having regard to the requirements of the NPPF.

It is our view that adjustments to the text and deletion of broad locations for growth would be sufficient to make the document more positive. Subject to those minor alterations, we do not feel that the document is otherwise either unsound nor is it legally deficient.

ASCA November 2013

**Fenland District Council Core Strategy Local Plan Examination  
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**Matter 3  
Ref: 107  
Campbell**

**Messr  
Siggee/Love**

**Sharman/  
Postland  
Developments**

**Dalkner/Hudson**

**Johnson**

**Planning statement.**

In answer to question 1 on matter 3, the distribution of housing reflects the broader strategy of the Local Plan and reflects, as far as it is necessary, the past completion rates within the towns. We do feel that the general restraint in the smaller villages is correct, but we have indicated, with regard to Matter 2 that there should be greater flexibility in the larger villages, whilst a flexible approach to Policy CS12 Part A (Matter 3-Question 2) is in our view correct. Most Councils and indeed inspectors are particularly restrictive in their decisions on approving land that clearly has development potential, but does not comply with the strict definition of the "existing developed footprint". This is a matter that we feel is important and the inspector raises this issue in question 2. In that sense, we would also underline the inspector's reference in question 4 to the large scale housing proposals that come forward and which are consistent with the NPPF and Policy CS1. We feel that there is more than sufficient housing growth to meet housing need without the "dissipation" of allocated land by the additional development of the "broad locations for growth". We do not see moreover why the expected delivery of 2265 dwellings through Policy CS4 should be unrealistic in terms of the potential of land available. There is in our view further potential for development in the key settlements, a matter to be explored in Matter 12.

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**Fenland District Council Core Strategy Local Plan Examination  
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**Matter 7  
Ref: R107  
Campbell**

**Messr  
Siggee/Love**

**Sharman/  
Postland  
Developments**

**Various Clients**

**Planning statement.**

We consider Matter 7 extremely important. There needs to be greater flexibility built into Policy CS7. We do not consider that this issue necessarily makes the plan unsound but a more positive approach to the approval of overall master plans, and a flexible approach to the approval of planning permissions (Q1) within the overall master plan that has been approved is required. We do believe that greater flexibility in approval of a comprehensive scheme is required as raised in question 3, though clearly there needs to be a clear laid out procedure for approval of master plans and their implementation at the planning application stage.

ASCA November 2013

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**Matter 8  
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Campbell**

**Dalkner/Hudson**

## **Planning statement**

We doubt whether the target provision of 3000 dwellings in Wisbech will be achieved given the flood risk and lack of a western bypass. The target clearly needs to be reconsidered. We have suggested development within the existing framework east of Sutton Road, which is clearly deliverable. It can be provided without the problem of flood risk and without the implementation of major capital expenditure in roads. Clearly the development of Wisbech is not a viable option and the answer therefore to question 4 is a clear no. More will be dependent on the allocation of smaller sites/windfall sites as outlined above.

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**Matter 9  
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Campbell**

**Messr  
Siggee/Love**

**Sharman**

### **Planning statement**

The proposed locations for new urban extensions in March, particularly to the west of March is sensible and deliverable and represents the most sustainable land for new housing, lying as it does close to the town centre and other facilities. We have always considered that the land lying east of the town is not so acceptable, but is certainly preferable to the inclusion of the north-east March allocation, whilst there would definitely be an over provision of land without the deletion of the broad location for growth on the south side. We recommend therefore the endorsement of the allocated sites and the removal of the broad location for growth from the plan. We note that in the Council's revised housing evidence report there is a reliance on some houses coming forward from those "broad locations" which is clearly wrong and greater efforts should be made to bring forward the allocated sites in the plan, as advocated by ourselves elsewhere.

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**Matter 10  
Ref: R107  
Campbell**

**Wenny Road  
clients**

**Planning statement**

We are satisfied that the sites identified in Chatteris are the most suitable and there is sufficient land allocated, particularly in the north of the town for industrial and commercial expansion.

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**Matter 12  
Ref: R107  
Campbell**

**Dalkner**

**Johnson**

### **Planning statement**

We support the rural areas policy (policy CS12), particularly in terms of its flexibility. We have always considered the definition of the "footprint of the village" unduly restrictive, not only in Fenland but elsewhere and not consistent with the presumption in favour of sustainable development. We feel there is sufficient flexibility in Policy CS12 to bring forward sites in rural areas, particularly with the support of the various policies of the NPPF.

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