



Fenland Local Plan Core Strategy Examination

AGENDA

Tuesday 10 December 2013

Timing and Programming

In order to make efficient use of time whilst allowing each participant the opportunity to put their case, the hearing will be run as a "Rolling Programme" with no set timings for agenda items. The Hearing will run from 10:00 am with mid morning, lunch and afternoon breaks to be agreed by participants.

General

1. Inspector's Opening.
2. Any questions / procedural or programming matters.
3. Council's Opening Statement.
3. Matter 3 – Housing Growth and Meeting Housing Need

Q1. Is the distribution of housing between the various settlements justified (particularly having regard to past completion rates in the towns)?

Q2. Policy CS3 clarifies that development in 'Small Villages' and 'Other Villages' will normally be limited in scale to 'residential infilling'. Policy CS12 Part A (a) refers to sites being in or adjacent to the existing developed footprint. Is there any conflict of approach that would result in either policy being ineffective in its application to development in 'Small Villages' or 'Other Villages'?

Policy CS4 Housing

Q3. Is the use of approximate targets (rather than minimum dwelling numbers) a sound approach? Is the Core Strategy positively prepared in relation to the provision of housing?

Q4. Policy CS4: Part B states that large scale housing proposals away from identified specific or broad locations for sustainable growth will be refused. Is this approach consistent with the NPPF and Policy CS1?

Q5. Is the planned growth in villages (1203 dwellings) reliant on proposals that would increase the number of dwellings in the village by 10% or more and thus require evidence of strong local community support? If so, is the planned growth for 'other locations' realistic and deliverable?

Q6. Is the expected delivery of 2265 dwellings through Policy CS4 – Part B (windfall development) sites realistic and justified?

*Participants:*

<b>NAME</b>	<b>ORGANISATION</b>	<b>AGENT FOR OR REPRESENTING</b>
Richard Kay	Fenland District Council	N/A
Allan Simpson	Fenland District Council	N/A
Gareth Martin	Fenland District Council	N/A
Andrew Campbell	Andrew S Campbell Associates Ltd	N/A
Andrew Hodgson	Savills (UK) Ltd	Cannon Kirk Homes
Dr Robert Wickham	N/A	N/A
Phill Bamford	Gladman Developments	N/A
John Somers	Gladman Developments	N/A
Steve Lucas	Development Economics	Gladman Developments
Keith Hutchinson	Hutchinsons	N/A
John Maxey	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
Geoffrey Brinton	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
Mark Flood	Insight Town Planning Ltd	Showfields Ltd
John Dadge	Barker Storey Matthews	The Stevenson Family

Lunch

4. Matter 4 - Affordable housing

Q1. The Cambridge sub-region SHMA 2012 identifies a current affordable housing need 2011 to 2031 of 7927 dwellings (based on 2011/12 data). This incorporates a current need of 3,512 homes. Paragraph 3.5.8 of the Submission Local Plan refers to the SHMA: 2009 which identifies a need for 693 dwellings to be affordable per year in the district.

Will Policy CP5 be effective in delivering sufficient housing to meet the identified affordable housing needs of the district? How is the backlog to be addressed?

Q2. Are the percentage requirements of affordable housing to be provided justified and based on up-to-date and robust evidence? Are they supported by the viability assessment evidence?

Q3. Is it reasonable to require a developer to pay the Council its costs in checking a viability assessment?

*Participants:*

<b>NAME</b>	<b>ORGANISATION</b>	<b>AGENT FOR OR REPRESENTING</b>
Richard Kay	Fenland District Council	N/A
Allan Simpson	Fenland District Council	N/A
Gareth Martin	Fenland District Council	N/A
Graham Nourse	Fenland District Council	N/A
Andrew Hodgson	Savills (UK) Ltd	Cannon Kirk Homes
David Wyatt	Construct Reason Ltd	N/A
Keith Hutchinson	Hutchinsons	N/A
Phill Bamford	Gladman Developments	N/A
John Somers	Gladman Developments	N/A
Steve Lucas	Development Economics	Gladman Developments
John Maxey	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
Geoffrey Brinton	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
Cllr Gavin Booth		Parson Drove Parish Council

#### 5. Matter 5 – Gypsy and Traveller Accommodation

General Matters - Gypsy Traveller Accommodation Needs Assessment (GTANA) methodology / requirements.

Q1. Policy CS7 (q) requires a small area to be set aside for gypsy and traveller provision. Are sites in urban extensions likely to be effective in meeting the needs of the gypsy and travelling community? If the requirement is to provide the land to the Council at nil cost, will all provision made through this method be socially rented? Does this accord with the needs of the gypsy and traveller community as set out in the GTANA?

Q2. Is Policy CS5, Part D consistent with the NPPF and Planning Policy for Traveller Sites (PPTS), particularly in respect of Part D (b) and the wider sustainability benefits derived from a settled base set out in paragraph 11 of PPTS?

*Participants: Fenland District Council*

<b>NAME</b>	<b>ORGANISATION</b>	<b>AGENT FOR OR REPRESENTING</b>
Richard Kay	Fenland District Council	N/A
Allan Simpson	Fenland District Council	N/A
Gareth Martin	Fenland District Council	N/A
David Bailey	Fenland District Council	N/A