



Fenland Local Plan Core Strategy Examination

AGENDA

Monday 9 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 specific 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. Procedural and Legal Requirements (Matter 1)

Matter 2 - Overarching Strategy & Targets

4. Objectively Assessed Need

Q1. Is the Fenland Local Plan Core Strategy Submission Version (September 2013) based on adequate, up-to-date and relevant evidence to assess and meet the objectively assessed housing needs of the area?

Q2. Is there sufficient evidence to demonstrate that the proportion of housing to be provided in Peterborough will be effective in addressing the housing requirements arising in Fenland both in terms of the quantum of housing and within appropriate timescales?

Q3. Will sufficient jobs be created commensurate with housing provision and to support the forecast increase in population over the plan period?

5. Policy CS2 – Facilitating Health and Wellbeing of Fenland Residents

Q4. For large developments, Policy CS2 requires that the Design & Access statement must include commentary as to how this policy has been met. Is the stated preference for this to be demonstrated through the use of a Health Impact Assessment necessary and justified by local circumstances? If so, should this be a requirement rather than a preference?

## 6. Policy CS3 - Settlement hierarchy

Q5. Is the identification of broad locations for growth an appropriate & effective strategy for delivering growth?

Q6. Is the overall scale and distribution of development in the villages sufficient to achieve thriving local communities as set out in the Vision Statement?

Q7. Policy CS3 is not specific in terms of the scale of individual developments that may be acceptable in Growth Villages and Limited Growth Villages. Does this policy provide a clear indication of how a decision maker should react to a development proposal in accordance with paragraph 154 of the NPPF?

Q8. Is the inclusion of Wisbech St Mary as a Growth Village justified having regard to the evidence and all reasonable alternatives (in particular Elm and Leverington)?

Q9. Policy CS3 is cross referenced with Policy CS12 in relation to 'Limited Growth Villages' and development 'Elsewhere' only. However Policy CS12 appears to relate to new development in all 'villages' generally without making any distinction. Is there inconsistency between these policies?

Q10. Is Policy CS3 and the supporting text, in particular paragraph 3.34, consistent with the NPPF in terms of the Council's approach to development in the countryside? The NPPF refers to local planning authorities 'recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it' rather than 'strictly controlling it'<sup>1</sup>?

Q11. Policy CS3 contains a note that relates to development at Wimblington and Doddington. (a) In light of the possible constraints in relation to the capacity of the sewage network referred to, is the inclusion of these villages as 'Growth Villages' justified having regard to all reasonable alternatives? (b) By what means will the Council be satisfied that capacity is available to accommodate a development in Wimblington or Doddington?

Q12. Does the Local Plan sufficiently identify the size, type, tenure and range of housing that is required in particular locations so that it is clear how a decision maker should react to a development?

## 7. Any other related Matters

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<sup>1</sup> Paragraph 17 (5<sup>th</sup> bullet point)

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
Gary Garford	Fenland District Council	N/A
Rebecca Roebuck	Cambridgeshire County Council	Fenland District Council
John Williamson	Joint Strategic Planning Unit for Cambridge and Peterborough	Fenland District Council
Richard Brown	N/A	Elmside Ltd
Phill Bamford	Gladman Developments	N/A
John Somers	Gladman Developments	N/A
Steve Lucas	Development Economics	Gladman Developments
James Tipping	Cambridgeshire County Council	N/A
Iain Green	Cambridgeshire County Council	N/A
Andrew Hodgson	Savills (UK) Ltd	Cannon Kirk Homes
James Stevens	Homebuilders Federation	N/A
John Dadge	Barker Storey Matthews	The Stevenson Family
Andrew Campbell	Andrew S Campbell Associates Ltd	N/A
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
Cllr Gavin Booth		Parson Drove Parish Council
Cllr Mrs Dee Laws	Whittlesey Town Council	N/A