



Fenland Local Plan Core Strategy Examination

AGENDA

Thursday 12 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.
4. Matter 10 - Chatteris (Policy CS10)

Q1. Are the sites identified in Chatteris the most suitable when considered against the reasonable alternatives and deliverable?

Q2. Is sufficient land incorporated for industrial / commercial expansion?

Participants:

NAME	ORGANISATION	AGENT FOR OR REPRESENTING
Richard Kay	Fenland District Council	N/A
Allan Simpson	Fenland District Council	N/A
Gareth Martin	Fenland District Council	N/A
Andrew Hodgson	Savills (UK) Ltd	Cannon Kirk Homes
Geoffrey Brinton	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co

5. Matter 11 - Whittlesey (Policy CS11)

Q1. In order to accommodate the proposed growth, improvements are required to several Wastewater Treatment Works (WwTW) to ensure that the increased waste water flow discharged does not impact on the current quality of the receiving watercourses, their associated ecological sites and also to ensure that the watercourses can still meet with legislative requirements. The Stage 2a assessments have shown that improvements beyond conventionally applied technology are required in Whittlesey (due to physical constraints in

the Middle Level drainage area). What implication, if any, is this likely to have on the deliverability and phasing of planned growth in Whittlesey?

Participants:

NAME	ORGANISATION	AGENT FOR OR REPRESENTING
Richard Kay	Fenland District Council	N/A
Allan Simpson	Fenland District Council	N/A
Gareth Martin	Fenland District Council	N/A
Justin Mills	Contour Planning Services Ltd	Harrier Developments & Tesco Stores
John Dadge	Barker Storey Matthews	The Stevenson Family
Cllr Mrs Dee Laws	Whittlesey Town Council	N/A

Lunch

6. Matter 12 – Rural Areas (Policy CS12)

Q1. Should Policy CS12 refer to the need to consider the impact of development on the significance of heritage assets in rural areas?

Q2. Policy CS12, Part A supports new development in villages subject to a number of criteria. A criterion (a) requires the site to be in or adjacent to the existing developed footprint.

- (a) Is the policy contradictory in terms of the location of development?
- (b) Is the definition of the footprint of a village unduly restrictive / consistent with the presumption in favour of sustainable development?
- (c) Is the wording consistent with the implementation and monitoring Framework which will measure the number of net additional dwellings in open countryside 'not adjoining an existing settlement'?

Q3. Is Policy CS12 and the supporting text, consistent with the NPPF in terms of:

- (a) the Council's approach to development in the countryside (see Part A (c))? 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'¹?
- (b) Part A (g)? The NPPF refers to heritage assets (as does Policy CS6);
- (c) Part A (i) having regard to paragraph 112 of the NPPF?
- (d) Part B (b) which requires applicants to demonstrate there is no demand for the use of rural buildings for employment purposes prior to consideration of residential use?

¹ Paragraph 17 (5th bullet point)

Q4. Is the requirement to demonstrate evidence of strong local community support for schemes within or on the edge of a village which would increase the number of dwellings in the village by 10% or more or for non-dwellings exceed the specified floorspace or operational area, justified locally?

Participants:

NAME	ORGANISATION	AGENT FOR OR REPRESENTING
Richard Kay	Fenland District Council	N/A
Allan Simpson	Fenland District Council	N/A
Gareth Martin	Fenland District Council	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
TBC	Parson Drove Parish Council	N/A
John Dadge	Barker Storey Matthews	The Stevenson Family

7. Matter 13 - Delivering Infrastructure

Q1. Will the LP be effective in delivering the infrastructure required to support the growth envisaged in Fenland?

Participants:

NAME	ORGANISATION	AGENT FOR OR REPRESENTING
Richard Kay	Fenland District Council	N/A
Allan Simpson	Fenland District Council	N/A
Gareth Martin	Fenland District Council	N/A
Keith Hutchinson	Hutchinsons	N/A
Juliet Richardson	Cambridgeshire County Council	N/A
Sinead O'Donoghue	Cambridgeshire County Council	N/A
David Wyatt	Construct Reason Ltd	N/A
TBC	Parson Drove Parish Council	N/A