



Fenland Local Plan Core Strategy Examination

AGENDA

Wednesday 11 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 6 - Employment, Tourism, Community Facilities & Retail (Policy CS6)

Q1. Is the jobs growth target set out in Policy CS6 together with the consequential provision of employment land derived from the most up-to-date evidence based and an objective assessment of the economic forecasts in the area?

Q2. What constitutes an appropriate marketing exercise for the purposes of Policy CS6?

Q3. Is the retention of high quality land and premises currently or last in use for employment purposes consistent with the NPPF, in particular paragraph 22?

5. Matter 7 – Urban Extensions (Policy CS7)

Q1. The development of urban extensions requires a comprehensive and coordinated approach. Are the anticipated timescales for delivery of these comprehensive schemes realistic?

Q2. (a) Is Policy CS7 clear in terms of the requirements that proposals would need to satisfy? (b) Is it sufficiently flexible to ensure that sites are not subject to a scale of obligations and policy burdens that their ability to be developed viably is threatened?

(c) 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?

Q3. Policy CS7 requires approval of a comprehensive scheme by the Planning Committee (if not through a SPD) prior to applications being considered favorably. Could this potentially introduce unnecessary delay in applications coming forward? Is Policy CS7 sufficiently flexible to enable a developer to submit a planning application for all or part of the site, when for example, it is accompanied by a comprehensive scheme albeit not previously approved by committee or a SPD)?

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
Richard Brown	N/A	Elmside Ltd
Keith Hutchinson	Hutchinsons	N/A
Cllr Dave Mason	Whittlesey Town Council	N/A
Andrew Beer	N/A	N/A
Andrew Campbell	Andrew S Campbell Associates Ltd	N/A
Andrew Hodgson	Savills (UK) Ltd	Cannon Kirk Homes
Phil Brock	WYG	Church Commissioners for England
Nolan Tucker	WYG	Church Commissioners for England
Paul Smith	WYG	Church Commissioners for England
Chris Brown	Atkins	Church Commissioners for England
Jo Loxton	Church Commissioners for England	N/A
John Maxey	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
Geoffrey Brinton	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co

Lunch

6. Matter 8 – Wisbech

Q1. Will the LP be effective in delivering the targeted provision of 3000 dwellings in Wisbech, given that the Council identify a need for further master planning to determine more precisely the growth potential of Wisbech, as set out in Policy CS4 (Part A)?

Q2. Is it reasonable for new development to have an exceptionally strong focus on the provision of deliverable measures which would result in a modal shift to sustainable transport modes for residents and workers of existing communities in addition to those of new development? How will the Council determine where such measures may or may not be possible through a development?

Q3. Is the development of South Wisbech (broad location for growth) for predominantly business purposes likely to provide the infrastructure required?

Q4. Will the development of West Wisbech be a viable option given flood risk considerations and transport infrastructure requirements?

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 Campbell	Andrew S Campbell Associates Ltd	N/A
Phil Brock	WYG	Church Commissioners for England
Nolan Tucker	WYG	Church Commissioners for England
Paul Smith	WYG	Church Commissioners for England
Chris Brown	Atkins	Church Commissioners for England
Jo Loxton	Church Commissioners for England	N/A
David Shaw	David Shaw Planning	N/A
Chris Swain	Environment Agency	N/A
Adam Ireland	Environment Agency	N/A
Richard Brown	N/A	Elmside Ltd
John Maxey	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
John Dadge	Barker Storey Matthews	The Stevenson Family

7. Matter 9 – March

Q1. (a) Is it clear how the Sustainability Appraisal influenced the final plan, particularly in relation to the changes between the Preferred Options / Proposed Submission Core Strategy (February 2013) that included the North East March allocation and the subsequent distribution of housing to the South West March (broad location for growth) and windfall development? (b) Are the locations for new urban extensions the most reasonable having regard to all the alternatives?

Q2. 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 March WwTW (due to water quality). What implications, if any, is this likely to have on the deliverability and phasing of planned growth in March?

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 Campbell	Andrew S Campbell Associates Ltd	N/A
Andrew Hodgson	Savills (UK) Ltd	Cannon Kirk Homes
David Bridgwood	Wardell Armstrong	N/A
David Everett	N/A	N/A
Richard Brown	N/A	Elmside Ltd
Chris Swain	Environment Agency	N/A
Adam Ireland	Environment Agency	N/A
Susan Clenshaw	Estover Playing Field Association	N/A
John Tuerena	N/A	N/A
Mark Frost	N/A	N/A
John Maxey	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
Geoffrey Brinton	Maxey, Grounds & Co	Various clients of Maxey, Grounds & Co
Michael Rutter	N/A	N/A
Mike Sibthorp	Mike Sibthorp Planning	N/A
Ross Davies	The Fisher Parkinson Trust	N/A
Trevor Watson	N/A	N/A