



## Fenland Local Plan Update March 2022

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### Introduction

Background

New Timetable (LDS)

Draft Local Plan

Public Consultation

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## What is a Local Plan

- The Local Plan sets the planning rules for how the area will develop (and be protected) over time
- Topics covered include housing, economy, transport infrastructure, protection for the local natural and built environment
- Planning decisions must normally be taken in accordance with the Local Plan policies
- Helps to implement the Council's corporate priorities

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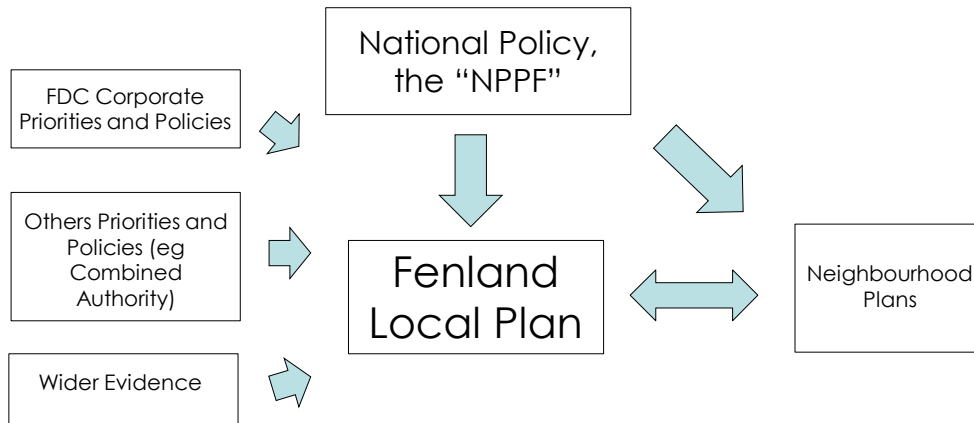
## Current Local Plan



- The Fenland Local Plan adopted May 2014
- Now more than five years old and needs to be reviewed
- Changes to national policy

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# Where Does a Local Plan Fit?

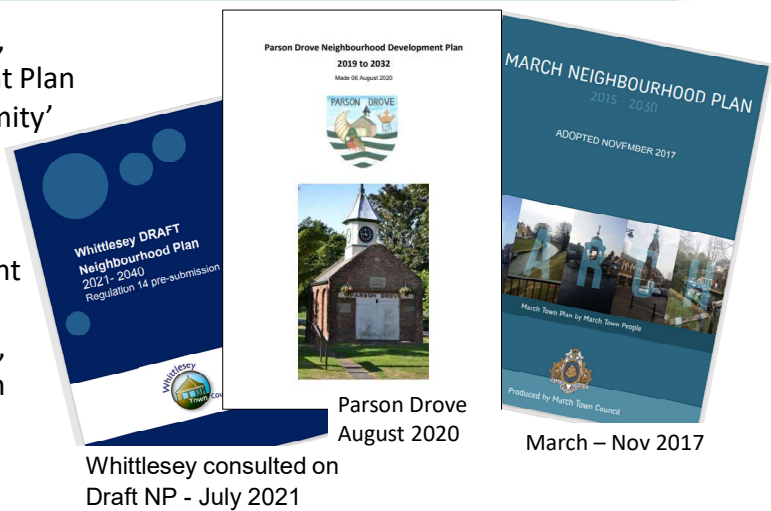


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# Relationship to Neighbourhood Plans

- NPs sit alongside the Local Plan, collectively as the 'Development Plan'
- NPs must be in 'general conformity' with the Local Plan
- If there is conflict between policies in NP & LP, must be resolved in favour of most recent plan.
- Designated Area in Doddington, Tydd St Giles\* and Wimblington and Stonea

\*no longer preparing a Neighborhood Plan



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## Background

- **February 2019** – Work starts on new Local Plan
- **October 2019** – Issues and Options consultation, including call for sites exercise
- **February 2020** – Results from consultation published, Key Issues Report and SHELAA
- **March 2020** – Draft Viability Study published
- **August 2020** – Second Call for sites
- **September 2020** – Updated SHELAA published



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## Delays to Draft Local Plan

The site assessment work and site visits were put on hold due to the Covid 19 pandemic and restrictions in place in spring 2020

In summer 2020, the Council decided to carry out a second call for sites exercise which led to further delays with additional site assessment work required

In August 2020 Government consulted on proposed changes to the current planning system, which resulted in further delays to the site assessment work

Delays to the evidence base to support the Local Plan and the proposed site, particularly relating to transport assessment work

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## Draft Local Plan

- **Part A** – Introduction and Vision
- **Part B** – Strategic Policies (overall growth Strategy)
- **Part C** – Development Management Policies
- **Part D** – Sites – proposed sites required to meet growth strategy
- **Part E** – Policies Map - identifies proposed sites for growth

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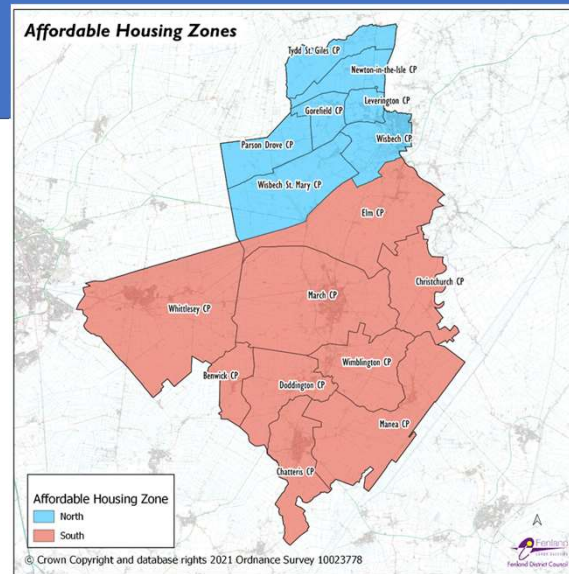
## Local Plan Policies

- Settlement Hierarchy
- Growth Strategy
- Employment
- Securing Fenland Future/  
Renewable Energy
- Health and Wellbeing
- Meeting Housing Needs
- Transport and Infrastructure
- Town Centres and regeneration
- Design
- Historic Environment
- Development in the countryside
- Open Space
- Flood and water
- Natural Environment

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## Viability

- In March 2020 the Council published a Viability Report
- Viability in Fenland is marginal, with a clear north-south divide
- No scope to introduce CIL
- Affordable housing requirement 20% for the south of the district



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## Site Selection Process

- Call for Sites as part of Issues and Options Consultation October 2019
- Strategic Housing Economic Land Availability Assessment (SHELAA) Stage 1 published in February 2020
- Second call for site Summer 2020 updated SHELAA report published September 2020
- Consultation with Town and Parish Councils on all suggested sites
- Total of 291 new sites suggested (275 for housing and 16 for employment)
- All suggested sites can be viewed at: [www.fenland.gov.uk/shelaa](http://www.fenland.gov.uk/shelaa)

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## Site Selection Process

The SHELAA Stage 2 report includes the detailed site assessment criteria which covers issues such as:

- Flood Risk
- Transport Impacts
- Proximity to services and facilities eg. schools and shops
- Natural Environment
- Historic Environment

Consultation with 'Technical Consultees' eg County Council, Environment Agency and Natural England

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## Site Selection Process

All sites scored against the following detailed site assessment criteria

Score	Potential outcome
A	Potential to deliver major economic, environmental or social benefits
B	Potential to deliver minor economic, environmental or social benefits
C	Either neutral impact or middle value
D	Low risk of economic, environmental or social harm
E	High risk of economic, environmental or social harm

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## Settlement Boundaries

- Draft Local Plan will re-introduce Settlement Boundaries
- Red lines drawn around each settlement named in the hierarchy
- Development outside of the boundary will be limited to that linked to local agriculture, horticulture, forestry, outdoor recreation and access to natural greenspace, transport or utility services and infrastructure.
- To enable sites occupied by existing businesses to expand



Settlement Boundary - example from an adjoining district

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## Settlement Boundaries

Settlement Boundaries will **Include**:

- a) Most existing built development, including the curtilage of buildings where this closely relates to the character of the built form and has enclosing features.
- b) Brownfield land which is within or adjacent to the built area of the settlement.
- c) Permanent Park Home sites which are within or adjacent to the built area of the settlement.
- d) Site allocations for residential development proposed by the Local Plan.
- e) At the time of defining settlement boundaries, unimplemented planning permissions for residential development.

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## Settlement Boundaries

Settlement Boundaries will **Exclude**:

- a) The open countryside.
- b) Land in use for agriculture, fisheries, horticulture, orchards, plantation, forestry, woodland, mineral extraction or processing of waste.
- c) Open spaces, sports and recreational facilities, allotments, school playing fields, cemeteries and churchyards, paddocks and equestrian uses located in the countryside or at the edge of the built form of settlements.
- d) Designated wildlife sites and habitats.
- e) Development which is physically separate from a settlement. For example, individual dwellings or groups of dwellings.

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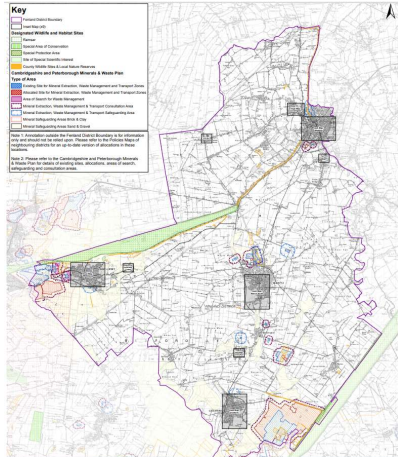
## Settlement Boundaries

Settlement Boundaries will **Exclude**:

- f) Agricultural farmsteads and or buildings which stand on the edge of the built form of settlements.
- g) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form. For example, extensive garden land.
- h) Camping and caravanning sites and moorings which serve a primarily temporary and/or holiday purpose

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## Policies Map



Adopted Local Plan Policies Map 2014

Illustrative representation of policies in the draft Local Plan. Shows:

- proposed sites for development
- Settlement Boundaries
- protected sites such as conservation areas and nature sites
- Minerals and Waste Local Plan

Includes Inset Maps for each settlement

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## Evidence Base

National planning policy requires the Council to use a proportionate evidence base in preparing its Local Plan:

- Local Development Scheme (LDS)
- Sustainability Appraisal
- Duty to Co-operate
- Growth strategy
- SHELAA (Stage 2) site assessment
- Employment Needs Study
- Growing Fenland Market Town Reports
- Strategic Flood Risk Assessment (Level 1 and 2)
- Water Cycle Study
- Transport Assessment
- Infrastructure Delivery Plan (IDP)
- Open Space Standards
- Settlement Hierarchy
- Policy Evidence Reports

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# Local Plan Consultation

Draft Plan will be presented at a Cabinet meeting on 12 May 2022. Cabinet will be asked to approve the Plan for public consultation

Six weeks public consultation will take place in June/July 2022

See Council's Website at: [www.fenland.gov.uk/newlocalplan](http://www.fenland.gov.uk/newlocalplan)  
For online consultation form and supporting information

Copies of the Draft Local Plan, maps, consultation forms and other evidence base documents will be available to view in Local Libraries

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## How you can be involved

- It is important that you let us know your views at on the draft Policies and Sites at this early stage
- Engagement with your local communities

To help the Local Plan team will:

- Provide draft text for inclusion in your local news letters and websites
- Posters to display in your local community
- Maps for each settlement

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## Next Steps

Public Consultation in June/July 2022

All comments reviewed, and any new/amended sites will be assessed. Key Issues report published by end of September 2022

Public Consultation on Submission version of the Plan in early 2023. The Plan is submitted to government for public examination

It is estimated that the public examination will take place from May 2023 and the independent inspector will publish their report in early 2024.

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## Questions

- [www.fenland.gov.uk/newlocalplan](http://www.fenland.gov.uk/newlocalplan)
- [localplan@fenland.gov.uk](mailto:localplan@fenland.gov.uk)



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