

**Fenland District Council Draft Local Plan
Consultation August - October 2022**

Draft Local Plan Consultation Response Form

From 25 August to 19 October 2022, we are consulting on the draft Fenland Local Plan. This is your opportunity to comment on this new plan, which can be viewed at: www.fenland.gov.uk/newlocalplan.

This form can be used to respond to the draft Local Plan consultation. Please submit completed forms -

- by email to: localplan@fenland.gov.uk or
- by post to: *Local Plan Team, Fenland District Council, Fenland Hall, County Road, March, PE15 8NQ.*

Alternatively, you can comment online at: www.fenland.gov.uk/localplansurvey. All comments must be received by **11.59pm 19 October 2022**. Late comments **will not** be considered.

Part A: Your Details

Organisation (if applicable): Tydd St Giles Parish Council	Agent (if applicable):
Name: Dave Gibbs	Name:
Address: 358 High Road Newton-in-the-Isle Wisbech	Address:
Postcode: PE13 5HS	Postcode:
Email: clerk@tyddstgilesparishcouncil.org.uk	Email:
Tel: 01945 870083	Tel:
Signature: (not required if submitted electronically)	Date: 19.10.22
Please tick this box if you <u>would</u> like us to notify you of future consultations on the emerging Fenland Local Plan	<input checked="" type="checkbox"/>

Data Protection and Freedom of Information

All personal information that you provide will be used solely for the purpose of the Local Plan consultation. Please note that each comment and the name of the person who made the comment will be featured on the Fenland Local Plan website, comments will not be confidential. This information will be held by the Council for four months after the adoption of the Local Plan.

Any personal information you give us will only be used in accordance with principles found in the General Data Protection Regulations (GDPR). Please see www.fenland.gov.uk/privacy for further information. **By submitting this form you are agreeing to these conditions.**

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Part B: Your Comments

Note: if you want to comment on several policies, paragraphs, sites or other matters, please use one form per representation, and clearly state what policy, site or paragraph your comments relate to. If you need more space, please attach additional sheets to this form.

Please provide as much information as possible: for example, if you disagree with a policy please let us know why and tell us what alternative wording or approach you think we should use.

Which policy, paragraph, site or other matter are you commenting on? Eg 'LP1'		See attached letter
Support: I support the above referenced policy/paragraph/site because:	Object: I object to the above referenced policy/paragraph/site because:	
General Comments: I neither support nor object to the above referenced policy/paragraph/site but I make the following observations:		

Please submit your comments to: localplan@fenland.gov.uk or to *Local Plan Team, Fenland District Council, Fenland Hall, County Road, March, PE15 8NQ*. Or alternatively you can make comments online at: www.fenland.gov.uk/localplansurvey.

Thank you for taking time to respond

Local Plan Team
Fenland District Council
Fenland Hall
County Road
March
PE15 8NQ

19 October 2022

Dear Sirs

Re:- Draft Local Plan Consultation

The Parish Council's Planning Committee considered the Draft Local Plan at their meeting on 13 October and have a number of concerns regarding the potential impact of the plan on life in Tydd St Giles.

The restrictive nature of the new proposed settlement boundary (Inset 25) and the complete absence of available sites for future development will stifle the natural growth that is necessary for the long-term sustainability of the village. This is unacceptable. More than thirty dwellings have been built in the village during the last decade and the Parish Council considers this level of development to be wholly appropriate for the future. The only site identified in the Draft Plan is for seven dwellings currently nearing completion. Paragraph 6.7 of the Draft Plan addresses this issue succinctly, thus: "However, it is also recognised that smaller communities should benefit from an appropriate level of growth to ensure their long-term sustainability." A more flexible approach to the settlement boundary is required and the Parish Council is keen to work with officers to consider all options to facilitate this.

Policy LP63 states that "The village includes a primary school but otherwise has limited services." A more accurate description would be that this popular village includes a thriving primary school operating at near capacity, a well-supported church with its own choir and bell-ringing team, a large modern community centre, a popular pub/restaurant, a hairdresser, a major leisure business providing an 18-hole golf course, a swimming pool, a gym, a dance studio, a restaurant, a café, a bar, a sauna and steam room. These facilities offer a variety of employment opportunities for local people, as well as contract and supply chain opportunities for small businesses. The village currently lacks a village shop, however there are two possible solutions for this, one of which is the subject of a current planning application. A designation of medium village would be more appropriate for Tydd St Giles.

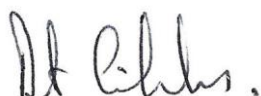
Tydd St Giles Parish Council

Parrock View, 358 High Road, Newton-in-the-Isle, Wisbech, PE13 5HS
01945 870083 ~ clerk@tyddstgilesparishcouncil.org.uk

The members of the Parish Council were unclear about the precise meaning of Policy LP1 Part C, relating to the new hinterland development provisions. The definition of the settlement hinterland boundary refers to "an individual, isolated dwelling unconnected to any settlement." How would this be applied in the case of two or three dwellings together, for example a group of farm cottages? The frontage development criteria states that proposals "should not result in the physical and visual coalescence of settlements nor loss of or significant reduction in important gaps within or between settlements." How do we distinguish an important gap from an unimportant one?

In order to address the Council's concerns, members request that a senior planning officer visits Tydd St Giles to discuss the draft proposals in more detail and to consider site-specific issues within the general policies and the new hinterland provisions to provide the Parish Council with the clarity to advise residents and to fulfil its statutory obligation as a consultee on future applications.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D A Gibbs'.

D A Gibbs
Clerk