



Site Submission

Draft Fenland Local Plan

Key

Site submission

Date: 08 Jan 2020

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Ordnance Survey 10023778

Site ID:	40199	Submission type:	Site submission form
Site name and address:	Sismey's Garage and Fields Doddington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Benwick, Benwick CP	Settlement Hierarchy:	Small Village
Current use:	Other Agricultural land, garden and redundant buildings.	Planning History:	F/YR18/0025/O
PDL:	Greenfield	Site area density:	1.27 ha 7.09 dph

Site description:

Agricultural field behind gravelled and garden areas with road frontage, ex-haulage and farm buildings.

Known constraints:

Proposal: C3 Dwellinghouses

Planning app F/YR18/0025/O refused, but site still available for housing development as required / suggested / approved by FDC!

This parcel of land is adjacent to existing residential areas of Benwick and has an access onto Doddington Road.

Proposed development:

Dwellings: 9 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40206	Submission type:	Site submission form
Site name and address:	Land Between and rear of 38a and 40 Ramsey Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Benwick, Benwick CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.27 ha 14.81 dph

Site description:

Development between and to the rear of 38a and 40 Ramsey Road

Known constraints:

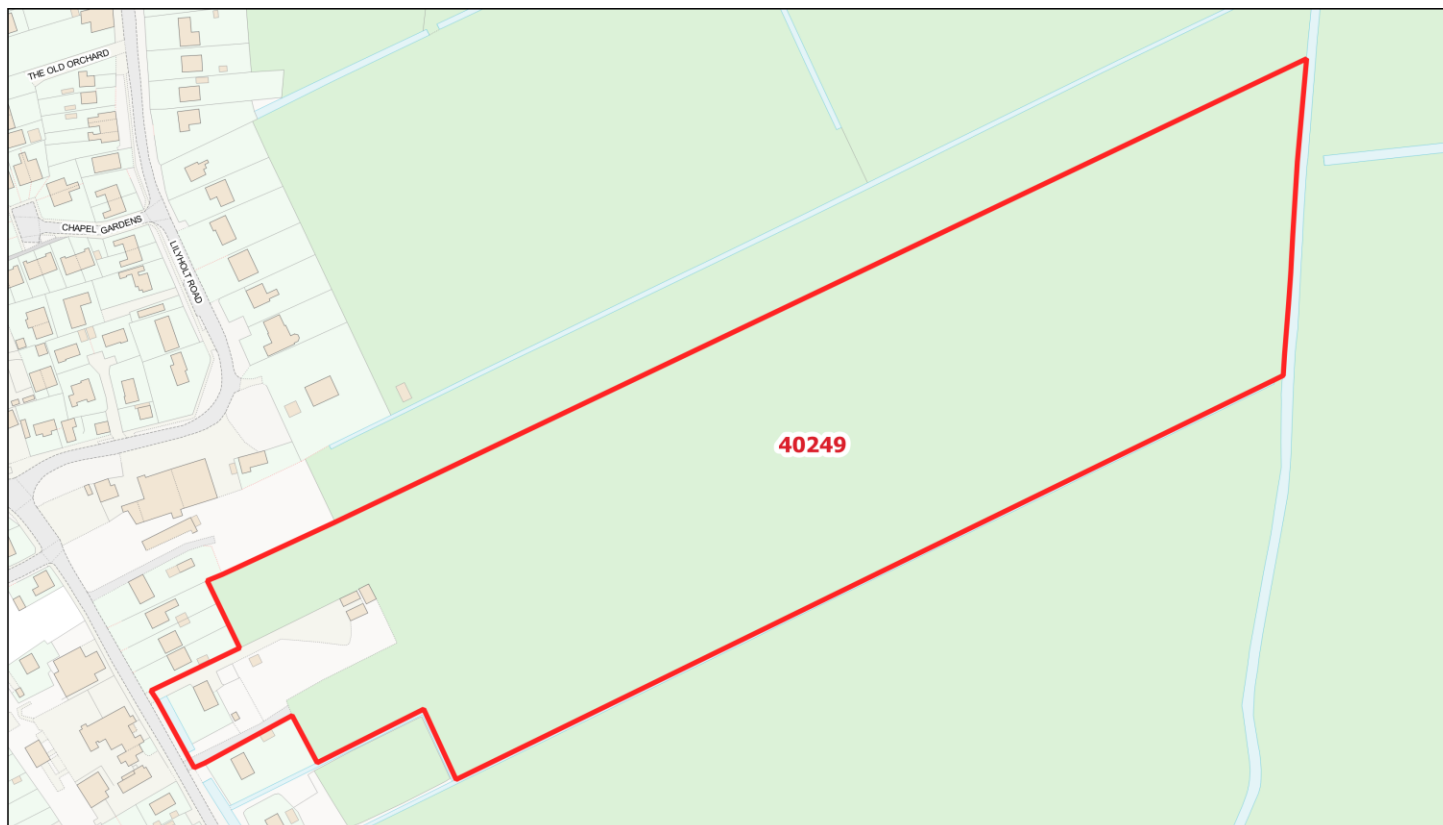
None
Distance to Services:
Shop - 0.4mile
School - 0.3mile
Medical - 4.3mile
Public Transport - 0.4mile


Proposal: C3 Dwellinghouses

4 Dwellings

Proposed development:

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Site ID:	40249	Submission type:	Site submission form
Site name and address:	Land opposite Primary School High Street	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Benwick, Benwick CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	8 ha 21.25 dph

Site description:

The site is a flat arable field to the east of High St. It lies immediately opposite the primary school and village hall, and close to the core of the village.

There are no impediments to development within the site- although the existing barns would need to be demolished. Access is available to High Street, which is a main route to Ramsey and March.

The site is available in whole or in part and it is suggested that the western portion is better related to the existing form of the village.

Known constraints:

FZ3 although it is noted that there are no areas in the village that are available for development and in FZ1. The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

Other use: The site is large enough to offer land for open space or playing fields if required.

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The site is adjacent to the existing built form of Benwick and is considered suitable for housing and community uses. The land is available for delivery in the early part of the local plan and the delivery trajectory can be revised depending on how much land the council consider is appropriate to allocate.

Dwellings: Using FDC assumptions approx. up to 170 if the whole of the site were to be developed. In practice, it is considered that the south westerly part of the site is better related to the village form and as such a lesser number of units would be deliverable.

Proposed development:

Dwellings: 170		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40250	Submission type:	Site submission form
Site name and address:	Land south of 16A Doddington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Benwick, Benwick CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.1 ha 25.45 dph

Site description:

The site is a flat arable field to the east of Lilyholt Road and to the south of Doddington Road. It sits within the built form of the village and lies close to the core of the village and within easy access to the primary school and village hall.

There are no impediments to development within the site

Access is available to Doddington Road through the curtilage of 16A, and the sheds would be demolished to facilitate this. The High Street and Doddington Road is a main route to Ramsey and March.

Known constraints:

FZ3 although it is noted that there are no areas in the village that are available for development and in FZ1. The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site is adjacent to the existing built form of Benwick and is considered suitable for housing. The land is available for delivery in the early part of the local plan.

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Dwellings: Using FDC assumptions approx. up to 28. Although having regard to the prevailing built form a lesser number of homes would seem appropriate.

Proposed development:

Dwellings: 28		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40272	Submission type:	Site submission form
Site name and address:	White Fen Farm Land north east of 1-3 Whittlesey Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Benwick, Benwick CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.83 ha 14.46 dph

Site description:

Road frontage site with housing and farm building to the north and farm workshop to the south, currently with planning appeal pending for conversion into 5 dwellings

Known constraints:

EA flood zone 3. Taking into account flood defences, IDB drainage, mitigation measures, such as building up on semi-basement garages, and no history of flooding, the flood risk is low. FDC's local plan review must amend their flood risk and sequential testing policies to stop the many sites like this being blighted without good reason. This will provide deliverable housing on small sites quickly to meet the targets, while larger, slow sites, are being worked up.

Proposal:

C3 Dwellinghouses

Up to 12 dwellings of road frontage adjacent to the development footprint of Benwick, including an affordable housing contribution. Access will be a variation of approved access F/YR18/040/F, not yet constructed. This is an improved access to the agricultural workshop to the south, which will be amended for this proposed development and/or for the workshop conversion if appeal allowed.

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Proposed development:

Dwellings: 12 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40274	Submission type:	Site submission form
Site name and address:	Land north east of 39B-43 Ramsey Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Benwick, Benwick CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Agricultural – arable field plus no. 39a dwelling and curtilage.	Planning History:	
PDL:	Greenfield	Site area density:	9.1 ha 0.66 dph

Site description:

39a High Street plus land to the rear.

Known constraints:

EA flood zone 3. Taking into account flood defences, IDB drainage, mitigation measures, such as building up on semi-basement garages, and no history of flooding, the flood risk is low. FDC's local plan review must amend their flood risk and sequential testing policies to stop the many sites like this being blighted without good reason. This will provide deliverable housing on small sites quickly to meet the targets while larger, slow sites, are being worked up.

Proposal:

Other

Uses: Housing, Retail or Leisure

Six detached family houses with access over no. 39a land. Existing dwelling demolished, if necessary, and replaced with new dwelling. Layout to give access to the land to the rear which will be offered to the local community as a playing

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40274 | Land north east of 39B-43 Ramsey Road | Benwick, Benwick CP

field, changing rooms etc and football pitch. Currently the Benwick football club have no home ground and have to play away from Benwick.

Proposed development:

Dwellings: 6 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40375	Submission type:	Site submission form
Site name and address:	Land north of 17 Doddington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Benwick, Benwick CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Overgrown scrubland	Planning History:	F/YR19/0068/O F/YR19/0068/O
PDL:	Greenfield	Site area density:	0.68 ha 22.06 dph
Site description:	Overgrown scrubland		
Known constraints:	Flood Zone 3 (as is all of Benwick)		
Proposal:	C3 Dwellinghouses Erection of up to 15 No. dwellings		
Proposed development:	Dwellings: 15 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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