



Site Submission

Draft Fenland Local Plan

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Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40009	Submission type:	Existing Local Plan allocated site
Site name and address:	East Chatteris (strategic allocation)	Availability:	Availability unknown
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	LP10
PDL:	Greenfield	Site area density:	25.93 ha 11.57 dph

Site description:

Known constraints:

Proposal: C3 Dwellinghouses

East Chatteris (strategic allocation): this area is identified on the Policies Map and it is expected will be predominantly a mix of open space and a high quality, relatively low density, residential area (around 300 dwellings).

A substantial part of the historic former park and garden of the Manor House should be retained as informal open space as a focus for the community, and opportunities should be taken to link to the Recreation Ground. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term.

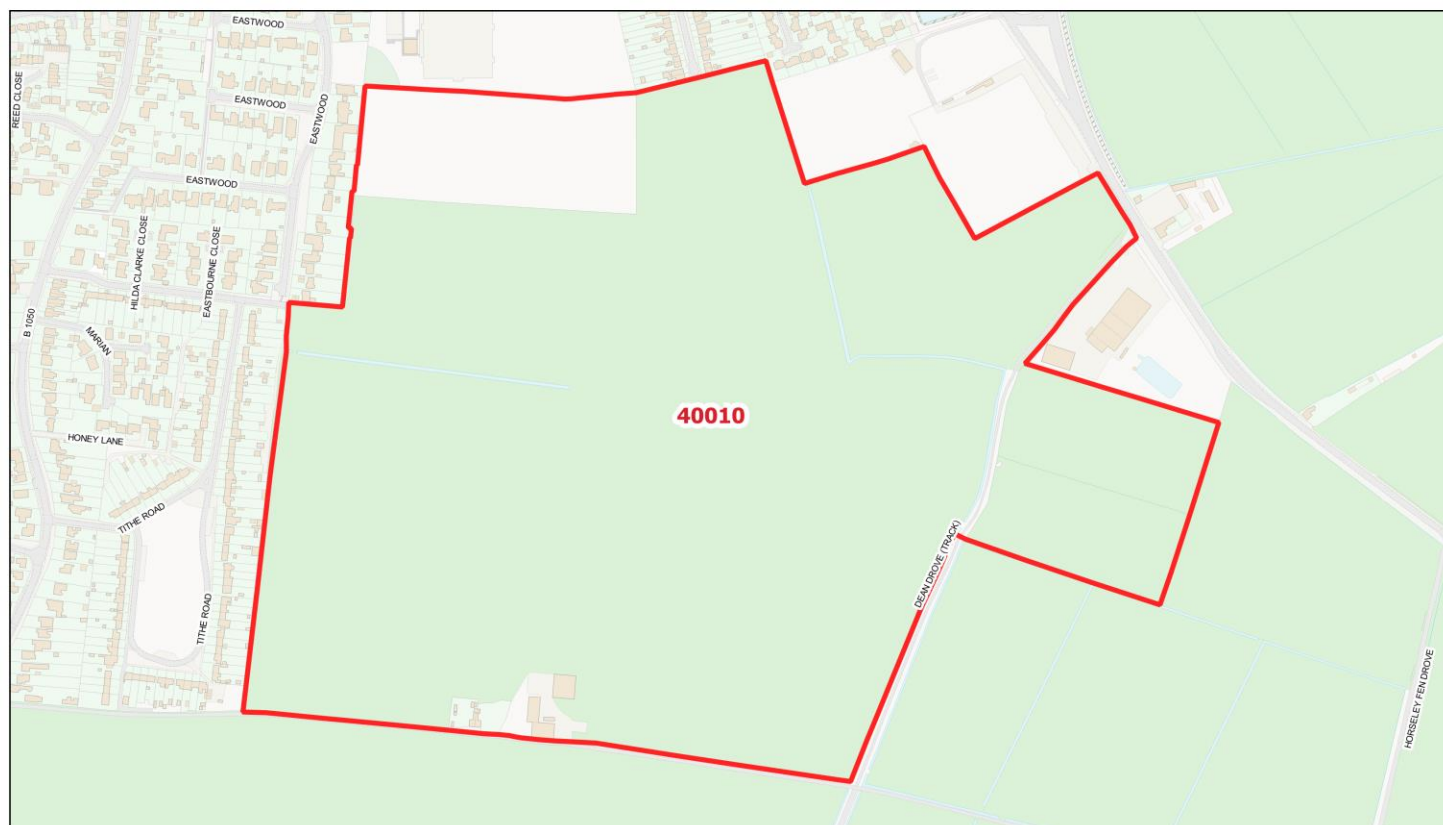
The Birch Fen Awarded water course which crosses this development area will require protection. Development should utilise the amenity value of the substantial number of protected trees in the area. Noise mitigation measures should be

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provided along the A142 as appropriate.

Proposed development:

Dwellings: 300 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40010	Submission type:	Existing Local Plan allocated site
Site name and address:	South Chatteris (strategic allocation)	Availability:	Availability unknown
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	LP10
PDL:	Greenfield	Site area density:	50.79 ha 16.74 dph

Site description:

Known constraints:

Proposal: C3 Dwellinghouses

South Chatteris (strategic allocation): this area is identified on the Policies Map. The area will be predominantly residential (around 850 dwellings) with some business uses likely close to and gaining access from, the A142.

The exact location of the highway access(es) from the adjoining road network will be set out in the broad concept plan, and may fall outside of the specific allocation area. Noise mitigation measures should be provided along the A142 as appropriate. Local convenience shopping and a primary school will need to be provided, with measures incorporated to facilitate direct pedestrian and cycle links from the town centre through the site and to the Mepal Outdoor Centre. Sports and recreational facilities on the adjacent Cromwell Community College site will be provided for community use.

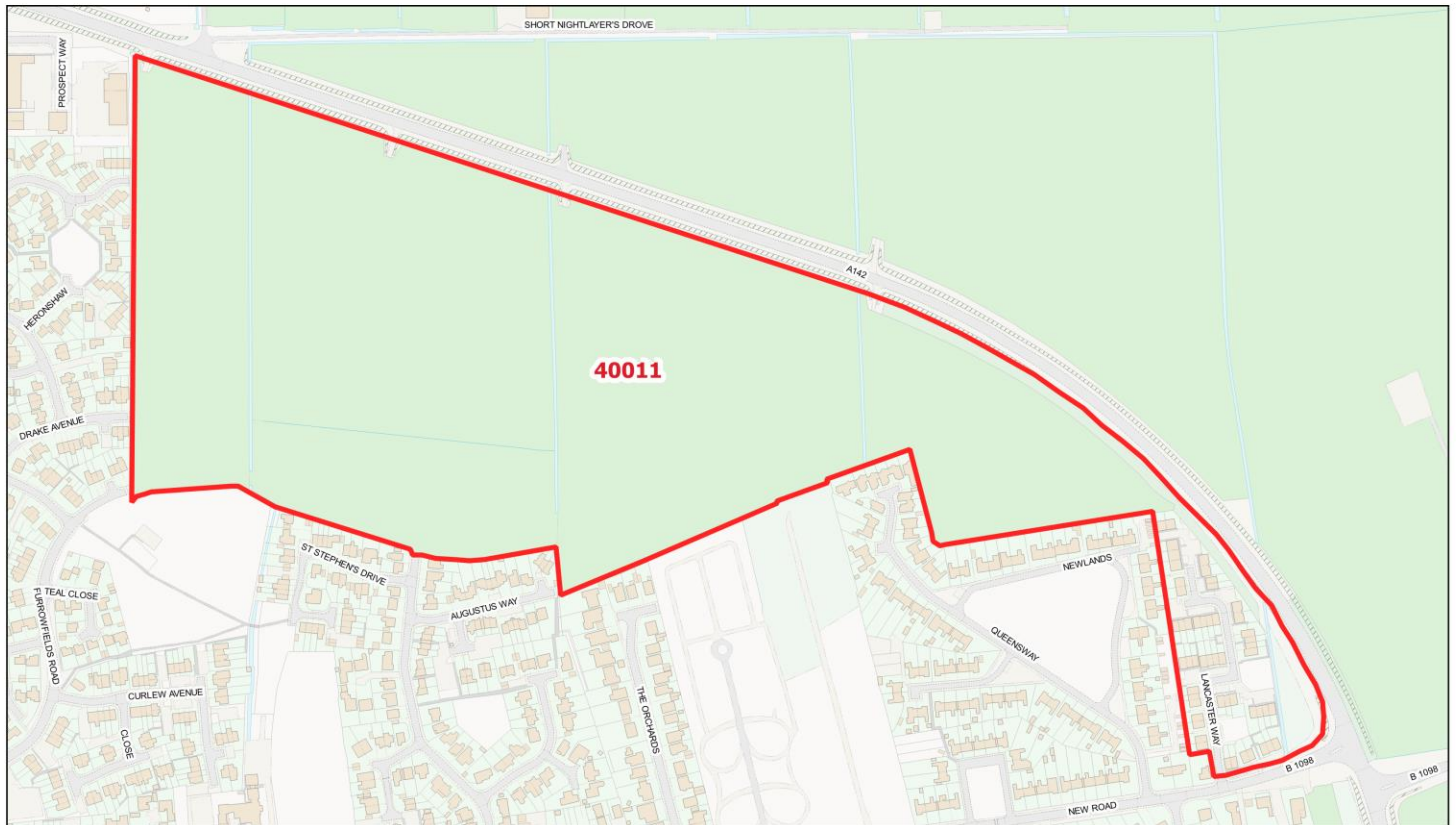
The setting and character and archaeology of Tithe Farm Barn should be safeguarded and interpreted for public benefit

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as part of any redevelopment scheme. Enhanced landscaping will be particularly important along the southern boundary of the area and in association with any site access(es).

Proposed development:

Dwellings: 850 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Date: 08 Jan 2020

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Site ID:	40011	Submission type:	Existing Local Plan allocated site
Site name and address:	North Chatteris (broad location for growth)	Availability:	Availability unknown
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	LP10
PDL:	Greenfield	Site area density:	20.78 ha 4.81 dph

Site description:

Known constraints:

Proposal: C3 Dwellinghouses

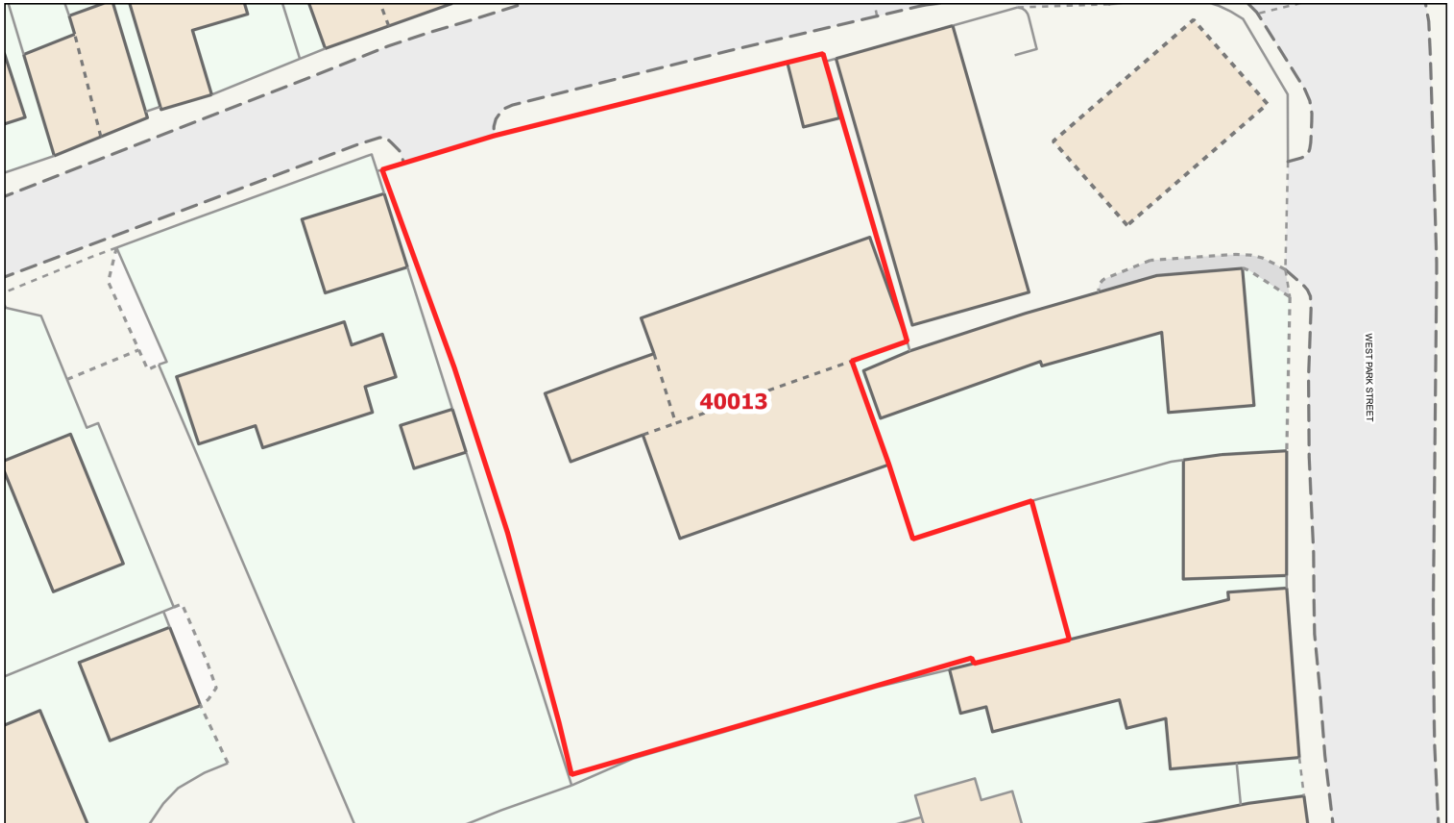
North Chatteris (broad location for growth): this area is located to the south-west of the A142 and to the east and north of the existing built up area of the town. Subject to flood risk, highway and amenity issues being satisfactorily addressed, this area could accommodate a mix of uses, but with predominantly residential (around 100 dwellings) in the lower risk flood zone area in the southern part of the site, and open space and/or business uses in the higher flood risk northern area.

Opportunities should be taken to add to the Furrowfields Road Open Space area while seeking to continue the long-term preservation of medieval cultivation earthworks in this location. Foot and cycle way links should be provided to the remainder of the town including a safe crossing on the A142 to the Dock Road Industrial Area. Noise mitigation measures should be provided along the A142 as appropriate.

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Proposed development:

Dwellings: 100 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40013	Submission type:	Site with planning approval
Site name and address:	Land East of Llanca Huntingdon Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Sui-generis	Planning History:	F/YR17/1172/F Site granted full planning permission 30/04/2018. Under construction at base date.
PDL:	Brownfield	Site area density:	0.19 ha 94.74 dph

Site description:

Vacant land, formerly site of Bexwell Tractors dealership.

Known constraints:

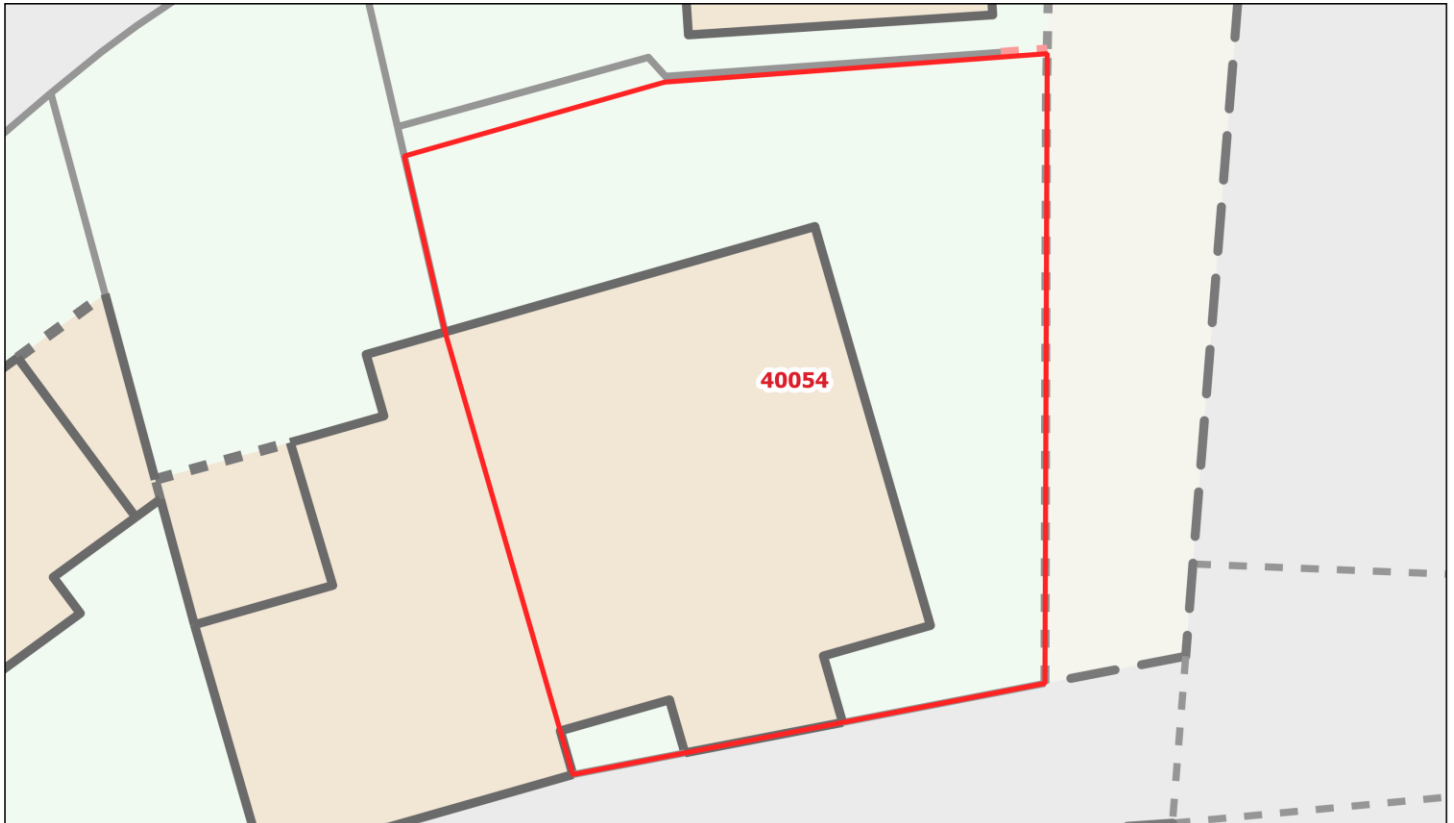
Proposal: C3 Dwellinghouses

Erection of 18 x 1-bed supported living residential units (comprising of: 1 x 3-storey block of 15 x flats and a terrace of 3 x single-storey dwellings), erection of a scooter store and bin store and the erection of a 1.5m high (max height) wall and railings

Proposed development:

Dwellings: 18 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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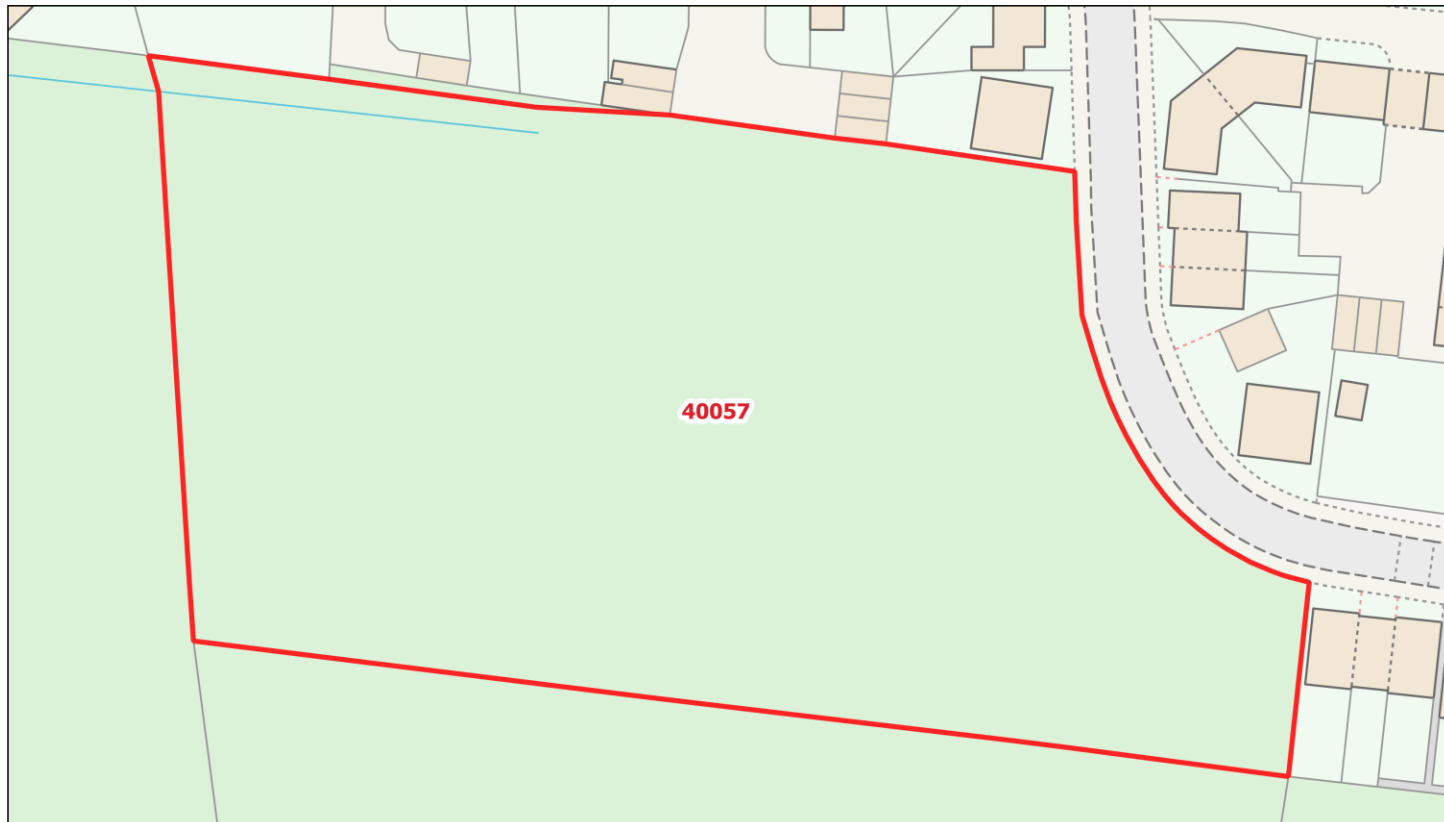
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Date: 08 Jan 2020

Site ID:	40054	Submission type:	Site with planning approval
Site name and address:	26 Bridge Street	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial Former garage	Planning History:	F/YR16/0555/F Site with full planning permission
PDL:	Brownfield	Site area density:	1.72 ha 2.91 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of a 3-storey block of 6 x flats comprising of 4 x 2 bed and 2 x 1-bed flats involving the demolition of existing building.		
Proposed development:	Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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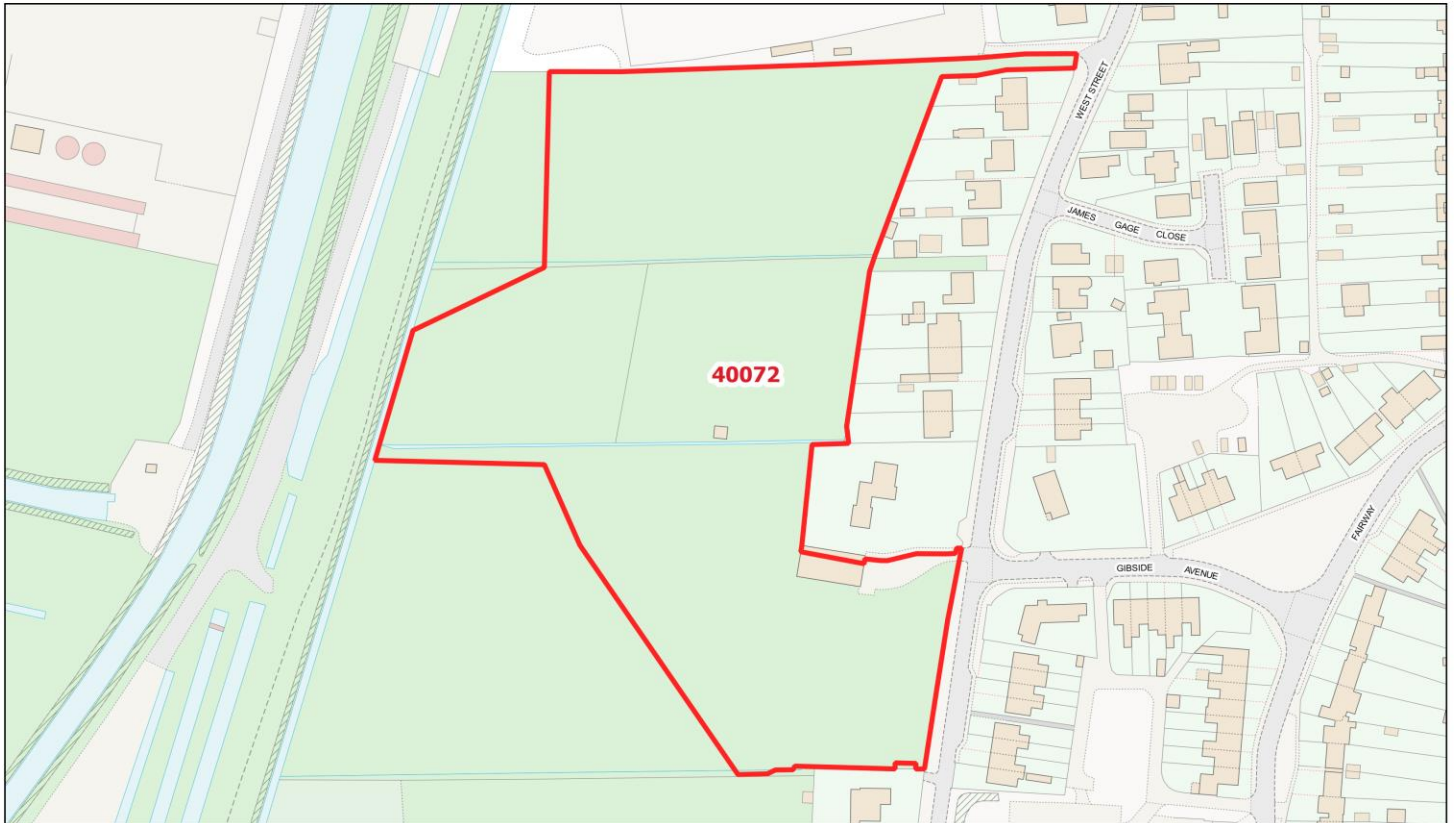
Site submission

Date: 08 Jan 2020

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Site ID:	40057	Submission type:	Site with planning approval
Site name and address:	Land West Of 15 Fairbairn Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR16/0795/O Site has outline permission.
PDL:	Greenfield	Site area density:	0.77 ha 33.77 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 26no dwellings (max) (Outline application with all matters reserved)		
Proposed development:	Dwellings: 26 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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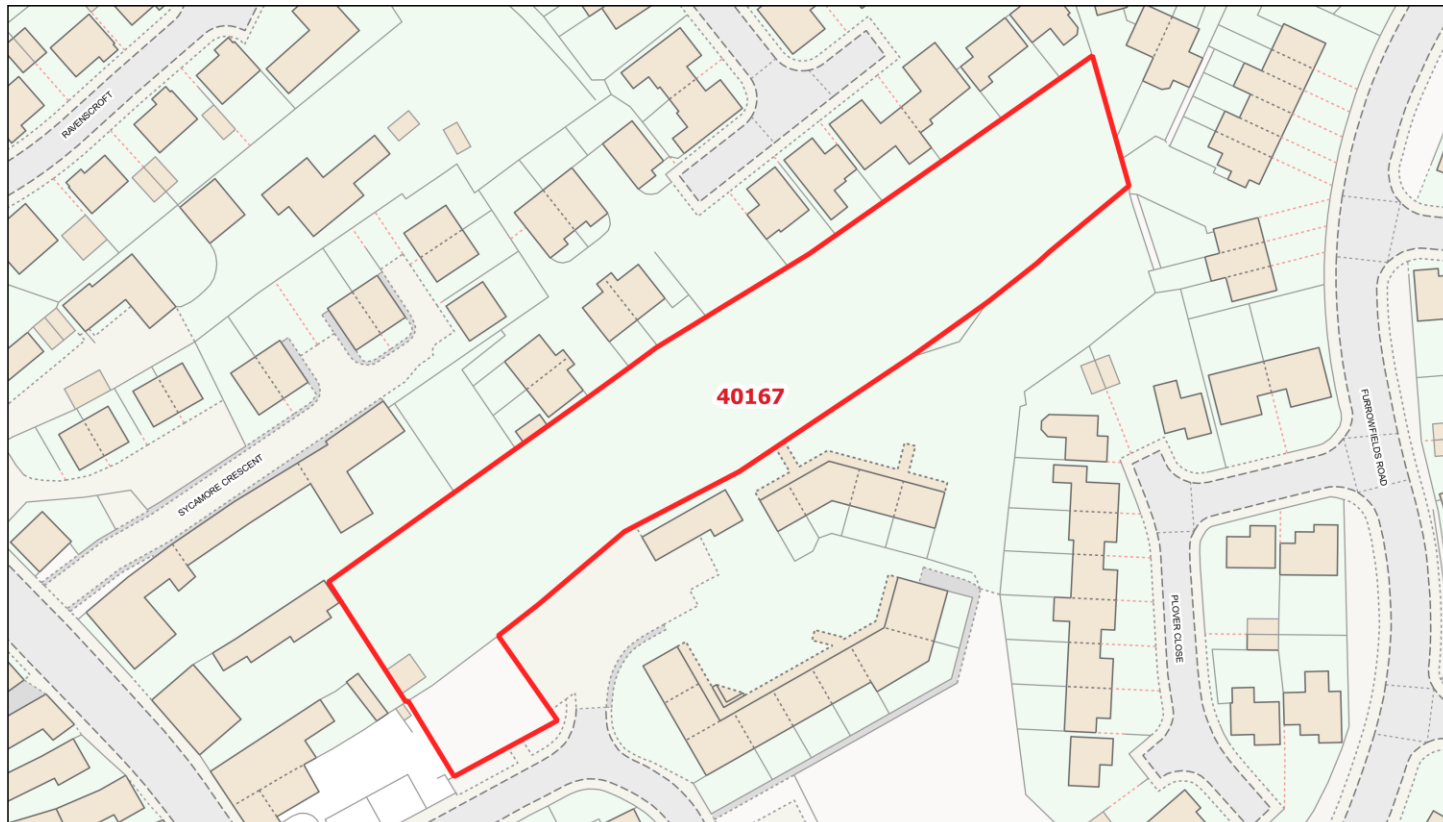
Date: 08 Jan 2020

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Site ID:	40072	Submission type:	Site with planning approval
Site name and address:	Land West And South Of 74 West Street	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR17/0591/RM Reserved Matters
PDL:	Greenfield	Site area density:	2.8 ha 20.71 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Reserved matters application relating to the detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR15/0512/O for the erection of 58 x 2-storey dwellings and 3 x single storey dwellings.			
Proposed development:			
Dwellings: 58 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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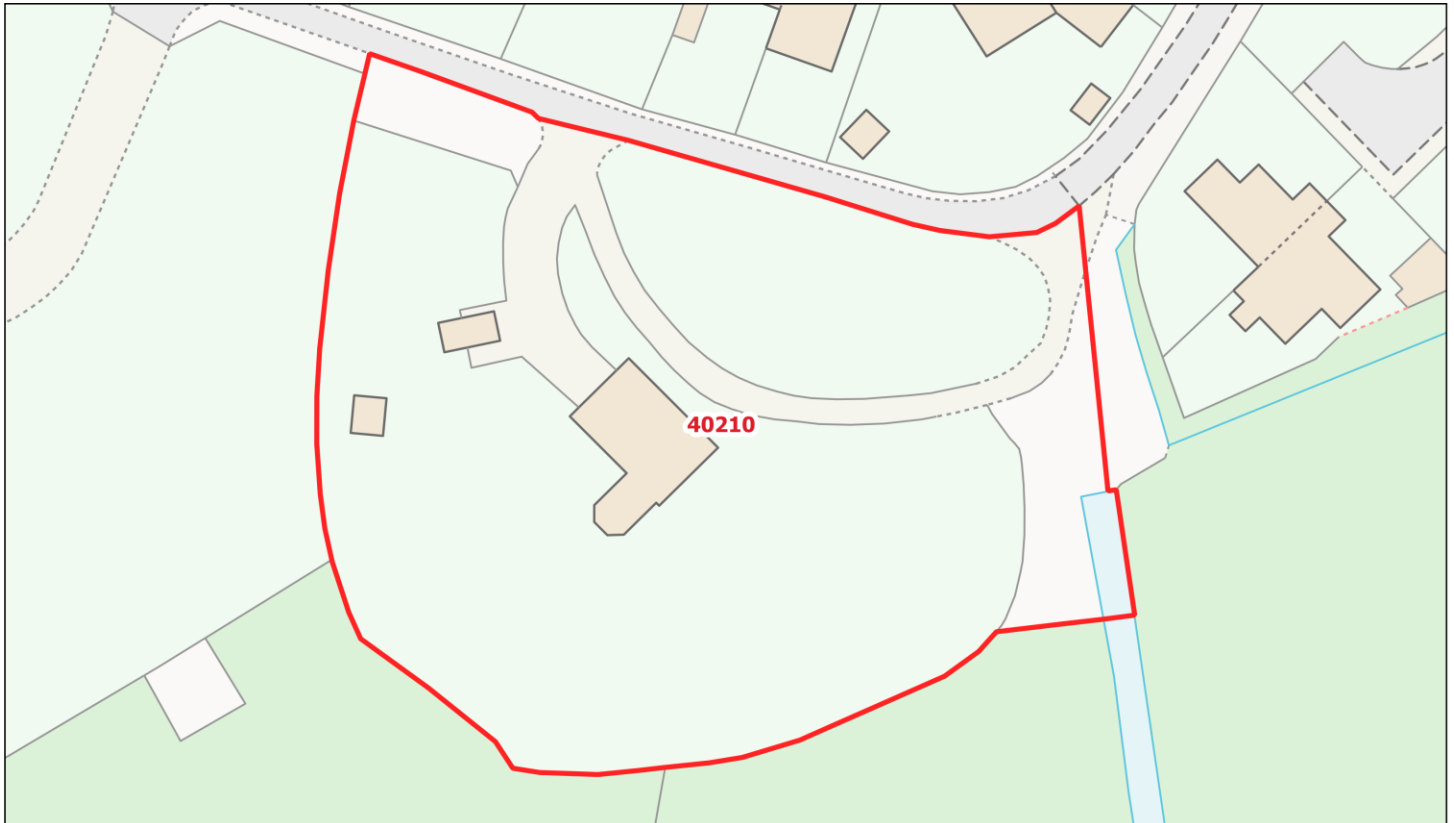
 Site submission

Date: 08 Jan 2020

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Site ID:	40167	Submission type:	Site submission form
Site name and address:	Land off Slade Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Grazing Land	Planning History:	
PDL:	Greenfield	Site area density:	0.9 ha 10 dph
Site description: Land situated in an area surrounded by residential dwellings. The land falls within flood zone 1.			
Known constraints: Access from Slade Way in separate ownership but negotiations undertaken and willing to cooperate.			
Proposal:	C3 Dwellinghouses 9 residential units		
Proposed development: Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40210	Submission type:	Site submission form
Site name and address:	Land at 19 Blackmill Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses Residential dwelling and curtilage	Planning History:	
PDL:	Greenfield	Site area density:	0.5 ha 20 dph

Site description:

The site is a residential curtilage of approx. 0.5 Ha which is located at the southern edge of the town of Chatteris. It is approx. semi circular in shape with boundary planting to the east west and south, the northern aspect of the plot adjoins Blackmill Road.

Access is available via Blackmill Road, which gives direct access to London Road within is the main N-S bus route to Huntingdon and March.

Chatteris is identified in the adopted local plan as one of the 4 main centres for development recognising its range of higher order services and facilities. The site is well related to the built form of the town and additional planned development.

It is noted that there is permission for housing to the east of the site with a current application to extend this F/YR19/0152/O.

Known constraints:

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FZ1 and as such sequentially preferable for new housing development.

The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site is suitable and available for a small scale residential development within the existing residential curtilage.

Dwellings: Using FDC assumptions approx. 10
Although it is likely that a smaller of number of plots would be more appropriate.

Proposed development:

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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Site submission

Date: 08 Jan 2020

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Site ID:	40211	Submission type:	Site submission form
Site name and address:	Land south of Salisbury House, Blackmill Road	Availability:	Availability unknown
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses 2 Residential dwellings/curtilage and fields to south	Planning History:	
PDL:	Mix of G/B	Site area density:	15 ha 21.33 dph

Site description:

The site contains 2 residential curtilages and paddock land to the south. In total the site is approx. 15ha in area. It is available for allocation in whole or part- perhaps in phased development.

The site is approx. rectangular in shape with boundary planting to the east west and south, the northern aspect of the plot adjoins Blackmill Road.

Site area: Upto 15ha- available in whole or part

The site abuts the southern edge of the town of Chatteris and has good accessibility to the higher order services and facilities in the town.

Given the flood risk constraints around Chatteris it is suggested that additional growth will have to be to the south and this site- could form a significant development on its own or be part of a wider arc of development around the southern

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edge of the town

Access is available via Blackmill Road, which gives direct access to London Road within is the main N-S bus route to Huntingdon and March.

Chatteris is identified in the adopted local plan as one of the 4 main centres for development recognising its range of higher order services and facilities. The site is well related to the built form of the town and additional planned development.

It is noted that there is permission for housing to the east of the site with a current application to extend this F/YR19/0152/O.

Known constraints:

The site is partially FZ1 and as such sequentially preferable for new housing development, given that part of the site is in FZ3 it is suggested that the developable part of the site would be to the east. The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site is suitable and available for a large strategic residential development to the south of Chatteris. It could come forward independently or a part of a wider allocation around the south of the town which would enable strategic infrastructure upgrades to be put in place.

Dwellings: Using FDC assumptions approx. 320 if the whole site is allocated. This would reduce about 9ha and approx. 200 if only FZ1 is allocated.

Trajectory - not possible to assess at this stage until it is understood if the site is to be developed independently or as part of a larger strategic site.

Proposed development:

Dwellings: 320 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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Site submission

Date: 10 Jan 2020

Site ID:	40248	Submission type:	Site submission form
Site name and address:	Land off the A142 North of Newlands Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses	Planning History:	
PDL:	Greenfield	Site area density:	2.32 ha 28.02 dph
Site description:	Agricultural land not currently cropped.		
Known constraints:	None		
Proposal:	C3 Dwellinghouses 65 Houses		
Proposed development:	Dwellings: 65 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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☐ Site submission

Date: 08 Jan 2020

Site ID:	40284	Submission type:	Site submission form
Site name and address:	Land off Wenny Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Agriculture and Grazing Land	Planning History:	LP10
PDL:	Greenfield	Site area density:	26 ha 12.85 dph

Site description:

The site is allocated in the Adopted Fenland Local Plan (Policy LP10 – East Chatteris).

The site is 26ha in size and has capacity to deliver up to 334 market and affordable homes (Based on Cannon Kirk House types). Access will be taken from Wenny Road.

The site is currently in agricultural use and is also used for grazing horses. There is a public footpath which runs through the site.

Known constraints:

There are a number of key considerations which have been taken into account when considering the delivery of the scheme. These are considered through the approved Broad Concept Plan.

- Viability is the key issue with requested Education contributions exceeding £3million

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- Onsite archaeology is a key constraint however this has been safeguarded.
- Relationship with neighboring listed building is a key consideration which has been addressed
- Flood risk and drainage are key issues to be addressed
- Ecology is also a key consideration. There are a number of habitats and species on site.

Proposal: C3 Dwellinghouses

The site benefits from an approved Broad Concept Plan which was approved by Fenland DC Committee. This plan was based on a raft of technical reports and surveys of the site including archaeology; drainage; highways; ecology; flood risk; noise and ground conditions.

Cannon Kirk (CK) have had a recent pre application meeting (September 2019) with FDC in respect of delivering a hybrid planning submission for 93 units in detail and up to a further 241 units in outline to be delivered in further phases.

CK are currently addressing the Phase 1 layout after comments from officers during the preapplication process and are currently seeking to agree the submission timetable with landowners.

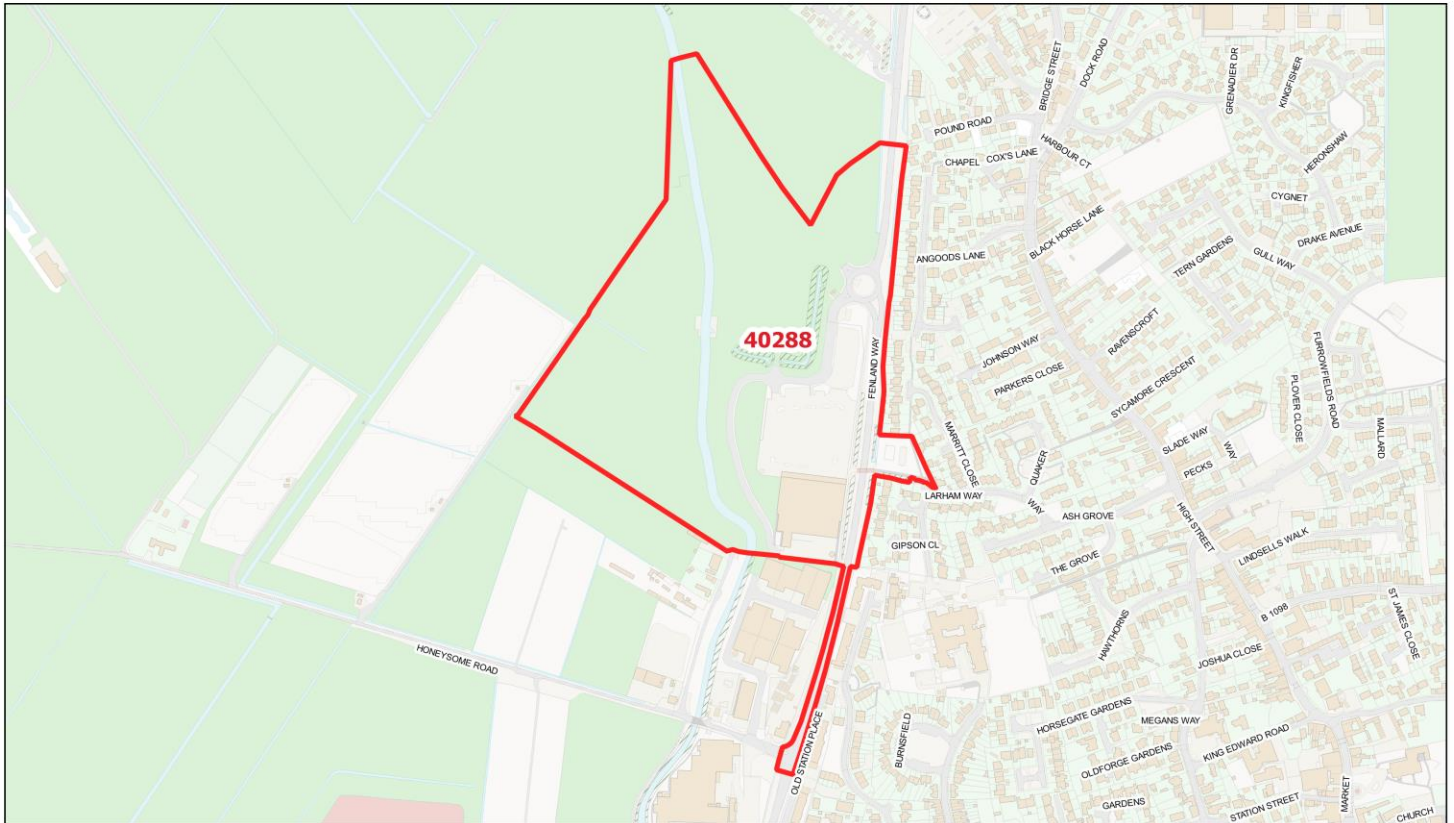
Recent discussions with Cambridgeshire Archaeology unit have agreed a specification for a footpath link to pass through the area of archaeology to give good access to the school from the proposed Phase 1 Development.

A transport assessment has been completed and all the ecology reports and surveys are fully up to date ahead of the submission of a hybrid planning application.

A hybrid planning application is expected in 2020.

Proposed development:

Dwellings: 334 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Key

Site submission

Date: 08 Jan 2020

Site ID:	40288	Submission type:	Site submission form
Site name and address:	Land Westside of Fenland Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	A1 Shops Retail estate comprising 3 retail units & vacant serviced greenfield land.	Planning History:	F/YR12/0483/F, F/YR11/0661/F
PDL:	Greenfield	Site area density:	1.4 ha 14.29 dph

Site description:

3 retail units and large carpark occupy the south of the site. Honeycome industrial estate immediately borders the southern boundary of the site. Fenton Lode drain borders the west. Two serviced plots sit adjacent to the estate road

Known constraints:

None.

Proposal:

Other

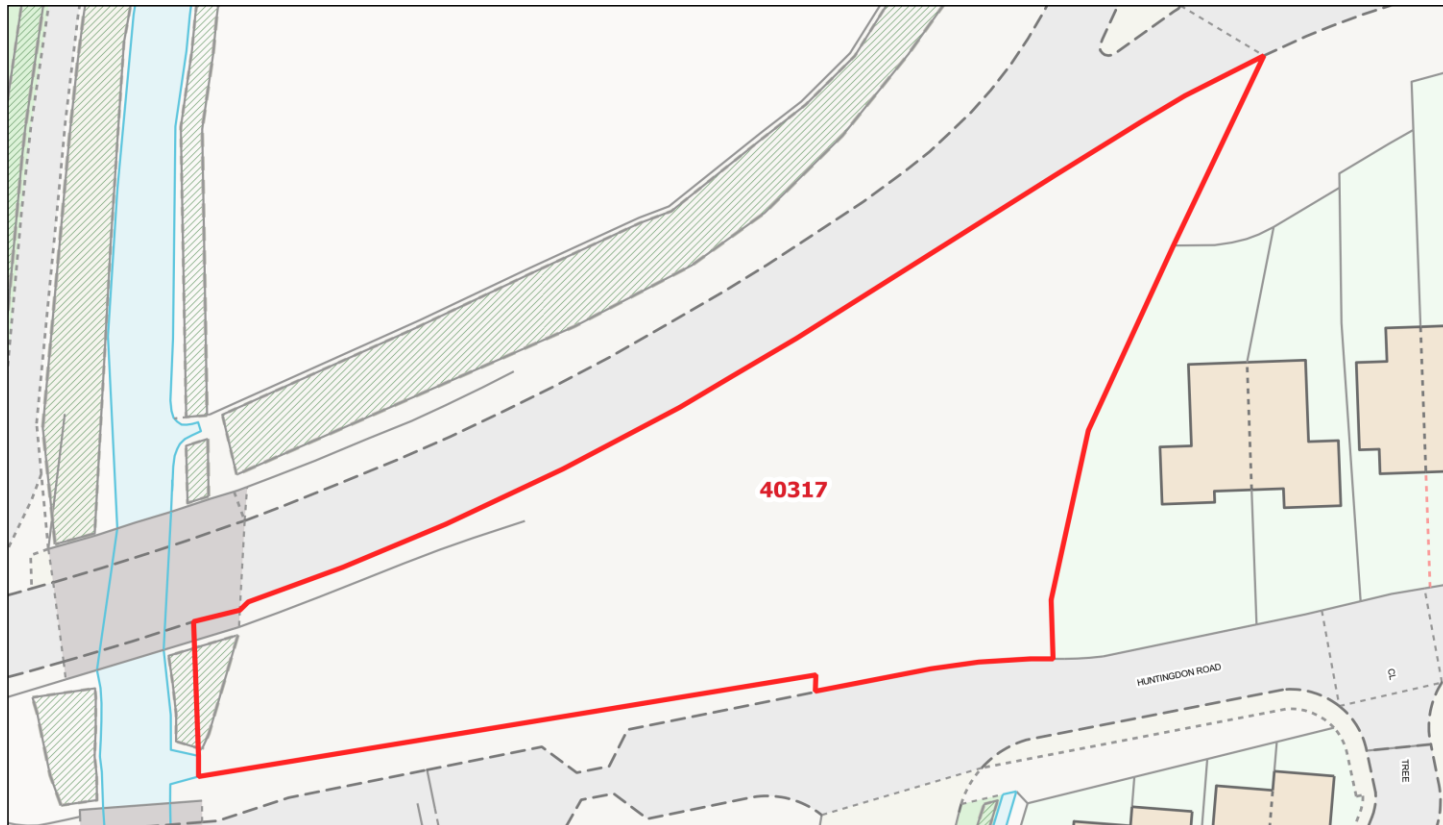
Uses: Housing, Employment, Retail or Leisure, and Other - Builder's Merchant

Part of the site is an operational Retail estate; part of the site has planning permission for a proposed builders merchant with trade counter. Part of the site is vacant, proposed employment B1/B2 use or C3 dwellinghouses.

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Proposed development:

Dwellings: 20 | Non-res floorspace (sqm): 936 | C1/C2/C4 beds: 0 | Pitches: 0





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Site ID:	40317	Submission type:	Site submission form
Site name and address:	Land adjoining Huntingdon Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture None	Planning History:	
PDL:	Greenfield	Site area density:	0.2 ha 40 dph

Site description:

A greenfield site to the west of Chatteris Town Centre in Flood Zone 1, measuring approximately 0.2 hectares. The site is located on a small section of land enclosed by Huntingdon Road. Located immediately to the east and south of the site is residential development, with open space to the north and an industrial land to the west.

The site has no significant constraints, but does have tree coverage on the site, meaning some of the existing trees could not be retained. The site is located to the western edge of the town and is approximately 1 kilometre south west of the town centre.

As a Market Town, Chatteris has considerable local services and facilities; including Glebelands Primary School, 1.20 kilometres east with a PAN of 60, Cromwell Community College, 0.91 kilometres east with a PAN of 210, shops, churches, pubs and a pharmacy.

Known constraints:

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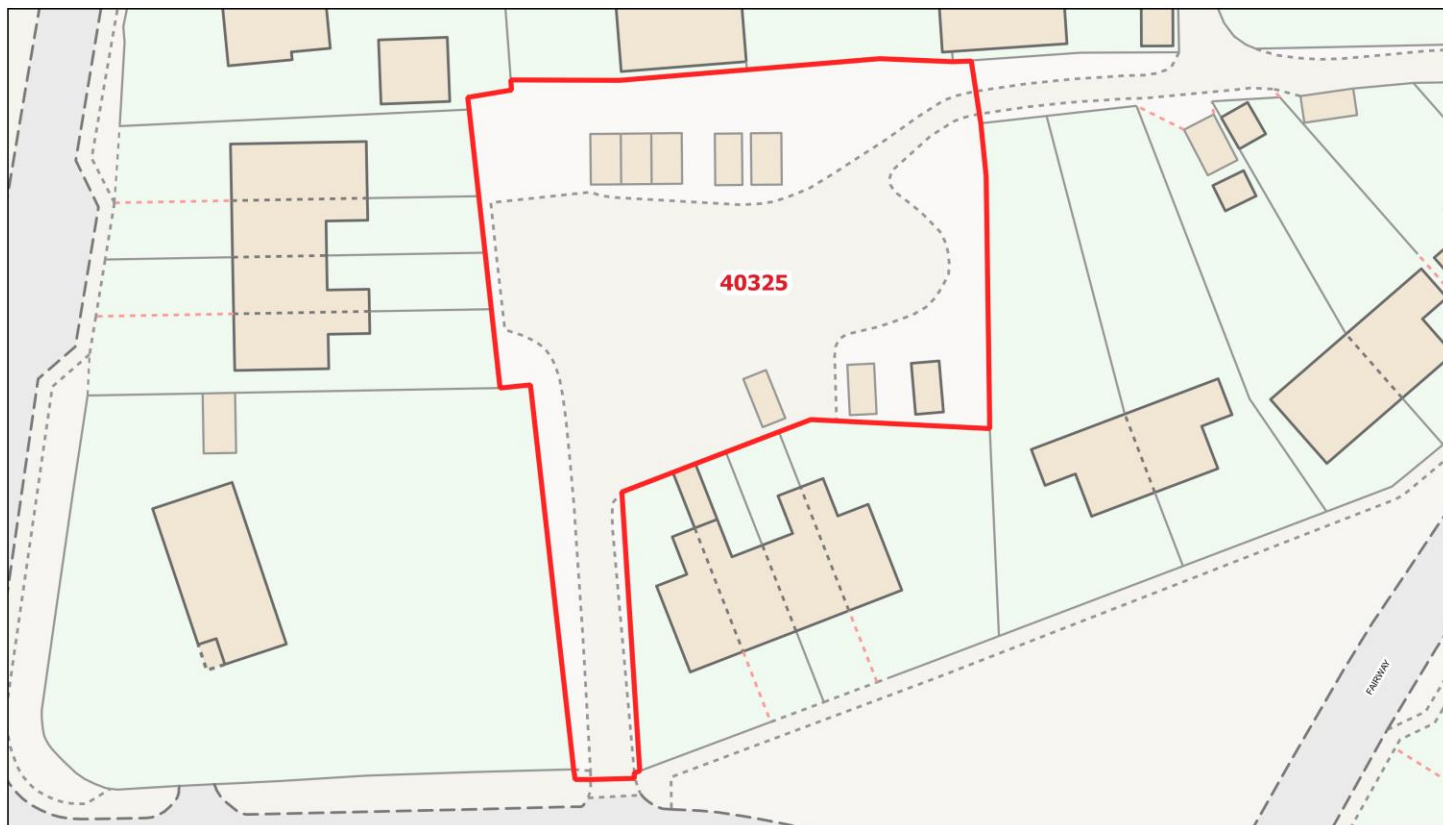
None

Proposal: C3 Dwellinghouses

A proposal for residential development, either houses or flats of approximately 6-8 dwellings. This would not include housing for affordable housing due to the size of the site.

Proposed development:

Dwellings: 8 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40325	Submission type:	Site submission form
Site name and address:	Land rear of 2-8 Gibside	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Other Parking area	Planning History:	F/YR13/0745/FDC F/YR13/0745/FDC Erection of 5 dwellings
PDL:	Greenfield	Site area density:	0.18 ha 27.78 dph

Site description:

Land forming part access/part parking area to the rear of residential properties. Relatively level site with gravelled surfacing and a number of disused garages. Access owned and directly onto Gibside

Known constraints:

Possible unknown claims for access, although these are potentially easily mitigated through good design and development layout.

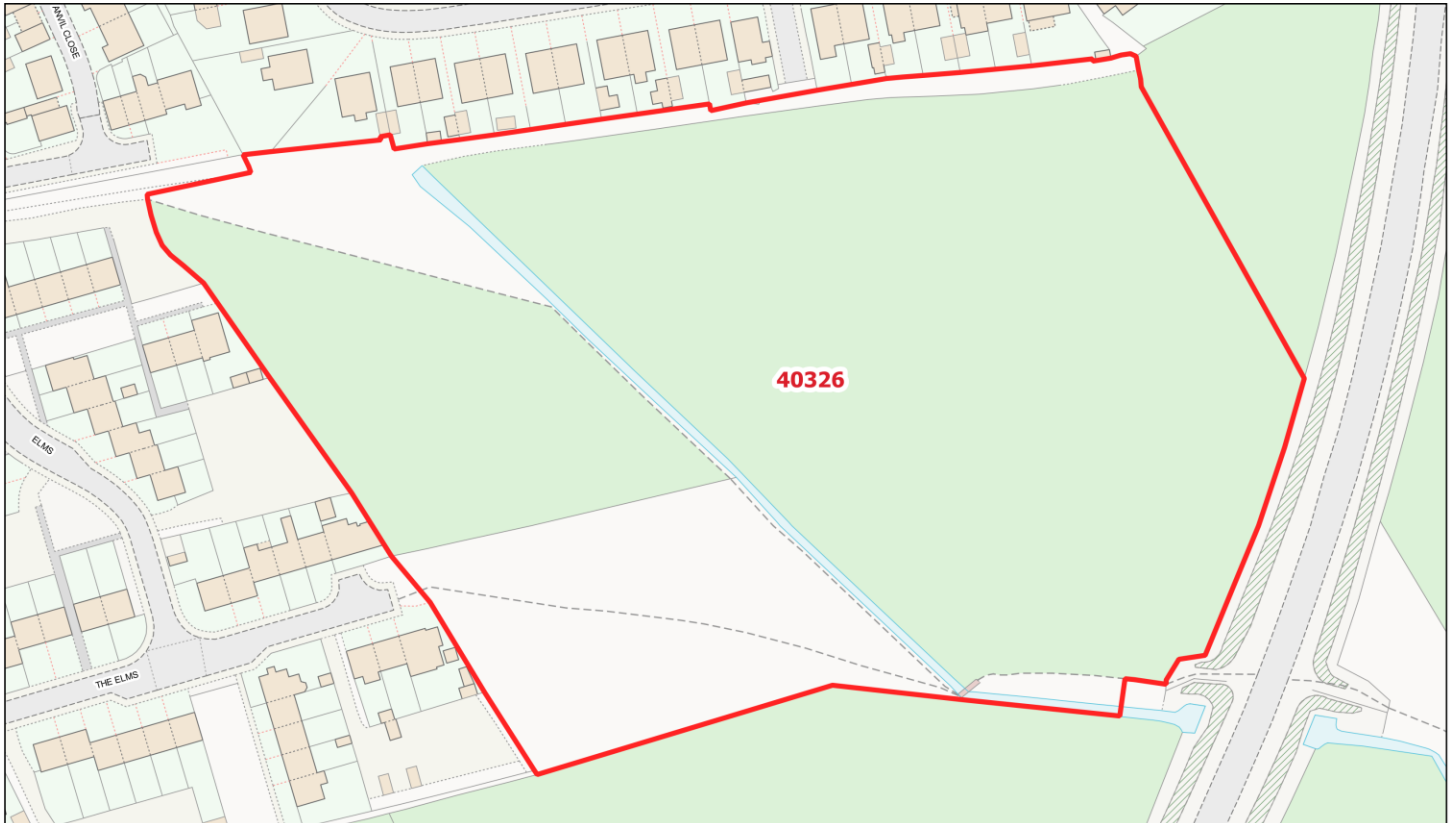
Proposal: C3 Dwellinghouses

Scope to reconfigure site to accommodate existing users, parking area and provide development for 5 dwellings.

Proposed development:

Dwellings: 5 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40326	Submission type:	Site submission form
Site name and address:	Land East of 80 The Elms	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR16/0093/SC East Chatteris Broad Concept Plan Area Screening Opinion F/YR16/0093/SC Up to 350 dwellings over larger site
PDL:	Greenfield	Site area density:	3.6 ha 43.89 dph

Site description:

Uncultivated agricultural land and informal grassed area accessed by foot or vehicle from either the A142 or The Elms. The site forms part of the East Chatteris Broad Concept Plan area and is part of a far larger, more comprehensive development site.

Known constraints:

Birch Fen 'awarded watercourse' passes through the site from north-west to southeast. Public right of way passes across southern part of the site from east to west.

Proposal:

C3 Dwellinghouses

Land forms part of the 'Wenny Road' scheme and the development of this site is at an advanced stage with a development partner. A planning application is poised to be submitted for the development of this site, together with

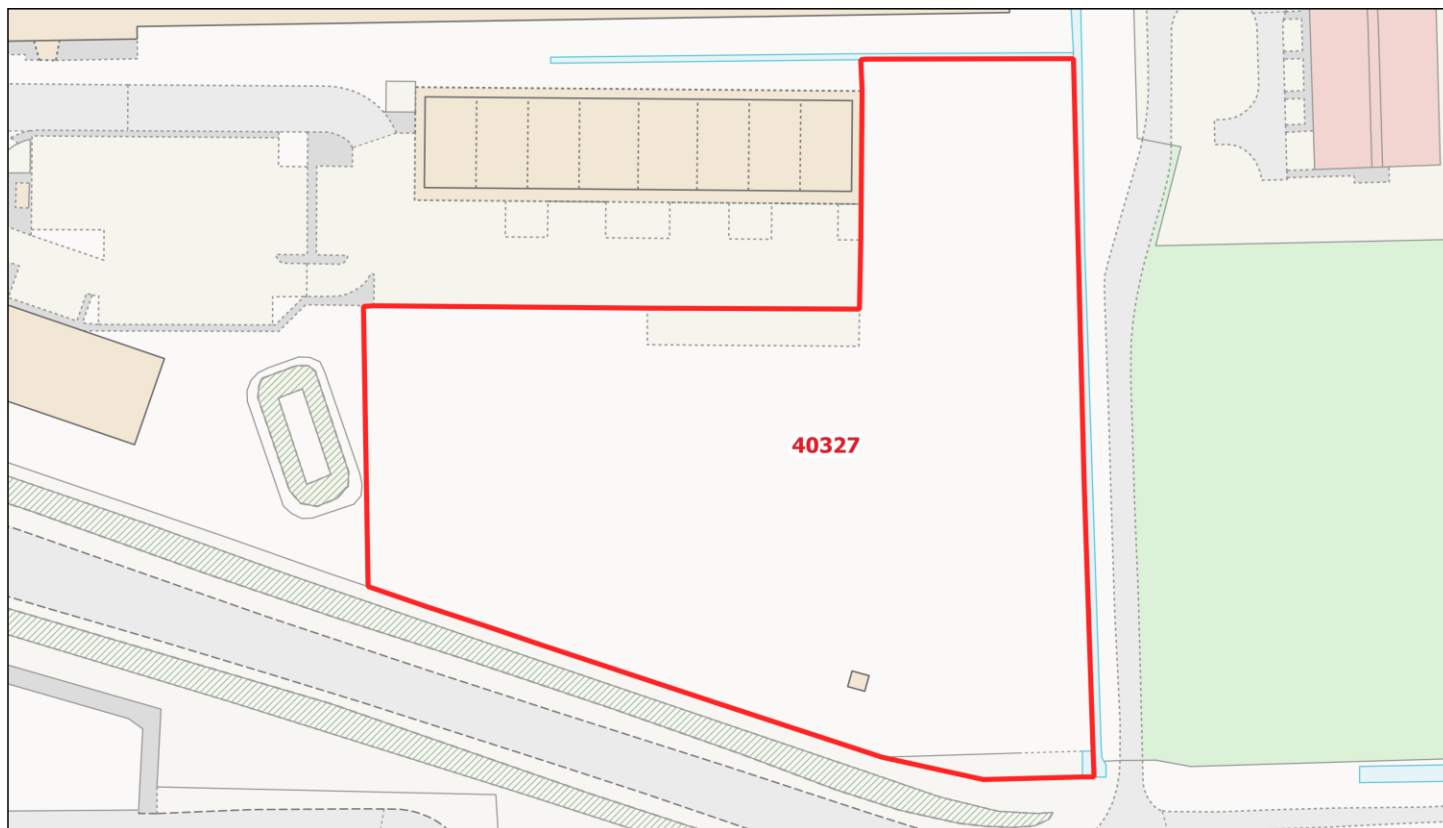
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additional land totalling approximately 22.25 Ha's (55 Acres)

Site submission form indicates site could deliver 158 dwellings from 2021/22 onwards.

Proposed development:

Dwellings: 158 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

Draft Fenland Local Plan

Key

Site submission

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Date: 08 Jan 2020

Site ID:	40327	Submission type:	Site submission form
Site name and address:	South Fens Enterprise Park	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial	Planning History:	Multiple applications: F/YR03/0474/F Erection of 2storey office building F/YR11/0619/FDC Erection of 4no industrial units (Class B1) F/YR11/0036/FDC Erection of 4 industrial units (Class B1)
PDL:	Greenfield	Site area density:	0.89 ha 0 dph

Site description:

Area of undeveloped employment land forming part of the South Fens Enterprise Park. Access is available directly onto Fenton Way and the existing site already provides a conference centre, 45 serviced offices, 8 light industrial units.

Known constraints:

Site is situated in Flood Zone 3

Proposal: B2 General industrial

Construction of light industrial units to provide employment expansion to South Fens Enterprise Park. A Growth Deal grant submission has been made to the CPCA for the construction of additional 'grow-on' units.

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Site submission form indicates site could deliver 3,000 sqm of B1 & B2 non-residential floorspace, from 2020/21 onwards.

Proposed development:

Dwellings: 0 | Non-res floorspace (sqm): 3000 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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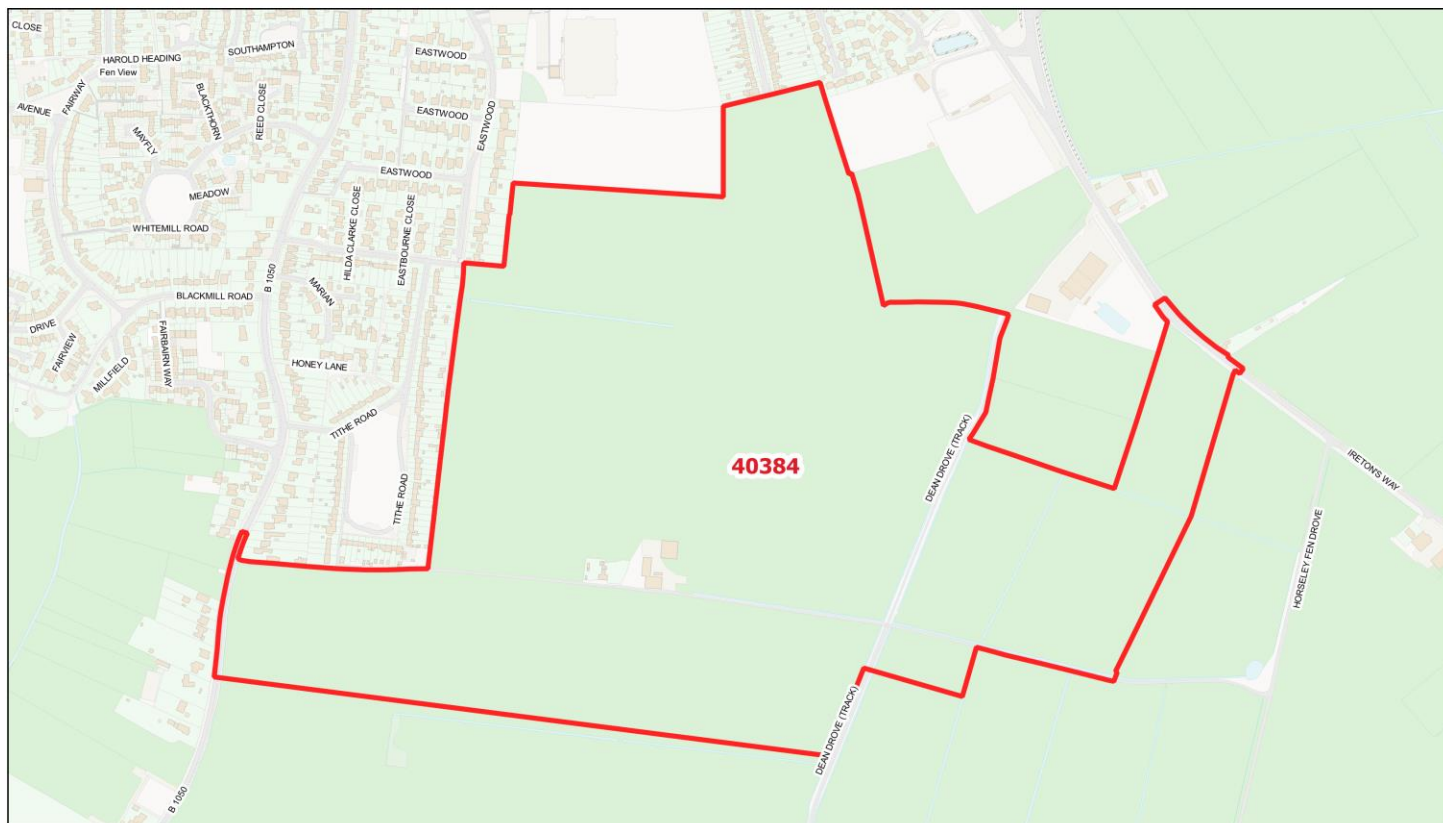
Key

Site submission

Date: 08 Jan 2020

Site ID:	40367	Submission type:	Site submission form
Site name and address:	Womb Farm Doddington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Live consent for employment development	Planning History:	F/YR19/0834/O Outline application currently pending consideration.
PDL:	Greenfield	Site area density:	8.23 ha 30.38 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Proposed uses: Housing, Mobile Home Park Residential development of up to 250 homes			
Proposed development:			
Dwellings: 250 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site Submission

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Key

 Site submission

Date: 14 Jan 2020

Site ID:	40384	Submission type:	Site submission form
Site name and address:	Land South of Chatteris	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR10/0804/O
PDL:	Greenfield	Site area density:	67.9 ha 14.73 dph

Site description:

The site extends to 67.9 hectares to the south east of Chatteris; west of the A142 Ireton's Way, adjacent the edge of the built up area, south of Wenny Estate and the playing fields associated with the Cromwell Community College, and east of the residential areas at Wood Street, Tithe Road and the B1050 London Road. The southern boundary comprises agricultural land as it extends southwards from the town.

The site is irregular in shape and is currently used for intensive arable farming. It is largely flat and open except at the Byeway, Dean Drove, within the eastern area, which is flanked by hedges. Within the southern area is a farm building group comprising two semi detached houses and agricultural storage buildings which include the Tithe Barn, a Grade II timber framed Listed Building.

Known constraints:

None

The outline planning application includes a significant pack of technical information which demonstrates the

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deliverability and viability of the site. The information has been considered by the Planning Committee on three occasions and each time members have resolved to grant planning permission, most recently in April 2018. This endorsement by Planning Committee of the contents of the application is a clear endorsement of the deliverability and viability of the site.

The process since the first Planning Committee resolution to support the scheme in 2013 has been focused on viability, ensuring that once consented the scheme can be delivered as anticipated. More recently discussions have focused on the terms of the section 106 agreement and in particular the requests from the County Council. Despite these matters becoming protracted, completion of the section 106 agreement and issue of planning permission is anticipated in 2019.

Proposal: Other

Proposed uses: Housing, Employment, Retail or Leisure, and Primary School, playing fields and open space.

The key elements of the proposal are:

- Up to 1,000 dwellings on 27.79 ha
- Employment uses falling with Use Classes B1, B2 and B8 on 2.8 ha
- A local centre likely to comprise uses falling with Classes A1, A2, A3, A4 and D1 with a local shop, day nursery and café extending to 0.8 ha.
- Land for primary school playing fields extending to 2.4 ha.
- Outdoor sports facilities extending to 3.8 ha.
- Informal open space facilities extending to 13.91ha.
- Associated drainage and transport infrastructure.
- A new link road to serve the development and provide traffic relief for Chatteris.
- Refurbishment of the Tithe Barn.

Proposed development:

Dwellings: 1000 | Non-res floorspace (sqm): 3.6 | C1/C2/C4 beds: 0 | Pitches: 0



 Fenland District Council Do not scale	Site Submission Draft Fenland Local Plan © Crown Copyright and database rights 2020 Ordnance Survey 10023778	Key  Site submission Date: 16 Jan 2020
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Site ID:	40388	Submission type:	Site with planning approval
Site name and address:	Suttons Performance Packaging 16, Albert Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial	Planning History:	F/YR16/0072/F Site with Full planning permission
PDL:	Brownfield	Site area density:	1.21 ha dph
Site description:			
Known constraints:			
Proposal:	B2 General industrial		
Erection of a single-storey extension to rear of existing building and creation of earth bund/increase height of existing bund			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 284 C1/C2/C4 beds: 0 Pitches:			

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 Site submission

Date: 16 Jan 2020



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Site ID:	40403	Submission type:	Site with planning approval
Site name and address:	Eclipse Scientific Group Medcalfe Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	B1b Research & development	Planning History:	F/YR18/0509/F Site with Full planning permission
PDL:	Brownfield	Site area density:	0.73 ha dph
Site description:			
Known constraints:			
Proposal:	B1b Research & development Erection of a single-storey extension to existing building to form office and alterations to accommodate proposed cold store		
Proposed development:	Dwellings: 0 Non-res floorspace (sqm): 61.5 C1/C2/C4 beds: 0 Pitches:		

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 Site submission

Date: 16 Jan 2020

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Site ID:	40408	Submission type:	Site with planning approval
Site name and address:	Land west of Fenton Way and East of Iretons Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial	Planning History:	F/YR14/0676/O Site with Outline planning permission
PDL:	Greenfield	Site area density:	8.64 ha dph

Site description:

Known constraints:

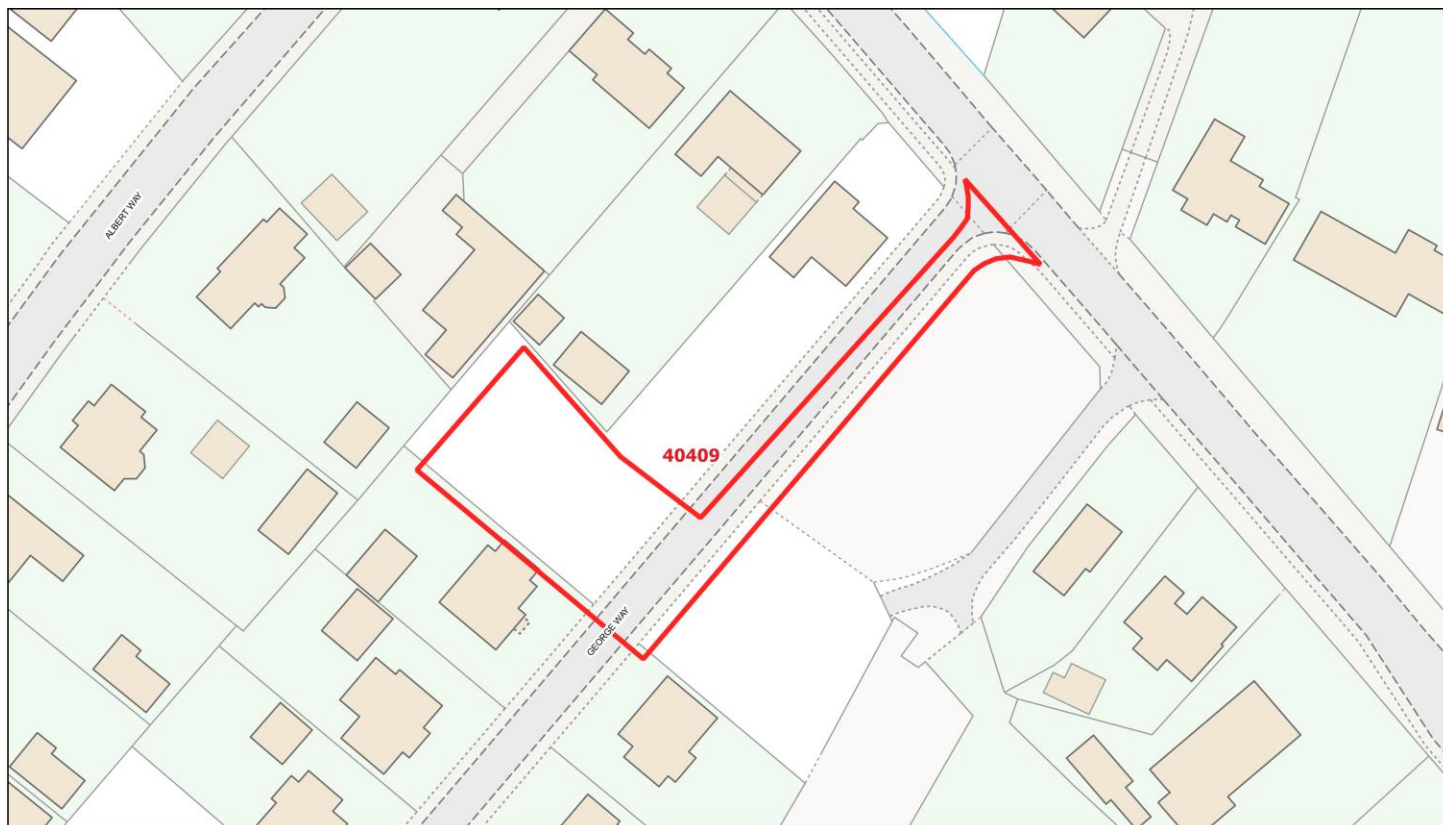
Proposal: Other

Outline application for the erection of 21,000 sqm of processing and packaging facilities (B2) and 13,000 sqm B2/B8 floorspace with all matters reserved except access on Fenton Way (with details submitted in respect of access and for Phase 1). Mix of B2 & B8.

Proposed development:

Dwellings: 0 | Non-res floorspace (sqm): 33460 | C1/C2/C4 beds: 0 | Pitches:

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Site Submission

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 Site submission

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Date: 16 Jan 2020

Site ID:	40409	Submission type:	Site with planning approval
Site name and address:	South West of Doddington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR16/0723/F Site with Full planning permission
PDL:	Greenfield	Site area density:	0.15 ha dph
Site description:			
Known constraints:			
Proposal:	B1a Office Erection of a 2-storey, 4-bed workplace home with detached double garage with workplace unit over (B1), 1.8m high (max) railings/gates with brick piers to front boundary and siting of temporary mobile home .		
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 11.5 C1/C2/C4 beds: 0 Pitches:			

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Site Submission

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 Site submission

Date: 16 Jan 2020

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Site ID:	40416	Submission type:	Site with planning approval
Site name and address:	Land at Wombfarm Doddington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Chatteris, Chatteris CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR07/0980/RM Site with Reserved Matters planning permission
PDL:	Greenfield	Site area density:	9.16 ha dph
Site description:			
Known constraints:			
Proposal:	Other		
Erection of units for B1 (Office and Light Industry), B8 (Storage and Distribution) and associated parking, 2 sub stations, gatehouse and security barriers, cycle and bin stores, 2.0 metre high palisade fencing and associated infrastructure and landscapin			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 29025 C1/C2/C4 beds: 0 Pitches:			

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Date: 08 Jan 2020

Site ID:	40114	Submission type:	Site submission form
Site name and address:	Ferry Farm London Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Chatteris CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Other Owner's residential home. Carpet Tile distribution for online business. Selling recycled and new carpet tiles from Original farm building. Grassland at the rear.	Planning History:	
PDL:	Mix of G/B	Site area density:	4.5 ha 10 dph

Site description:

Approximately 4.5 acres in total that has highway access on two sides. There are a few residential properties and a few imminent developments forming around this site.

Known constraints:

Proposal: C3 Dwellinghouses

Site submission form indicates site could provide housing, employment, retail or leisure, and/or mobile home park, although principally appears to be for residential development.

This site is ideally situated to embrace the beauty of the Fenland Landscape, has far reaching views towards Ely. Previously the Caravan and Camping Club endorsed our proposals to encompass leisure / lifestyle into Chatteris, it was

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welcomed also by Cambridgeshire Acre 27th March 2018 ref 109946.

This particular part of Chatteris is now becoming part of the wider community with the current development of the Garden Centre and a small development pending.

Developing this small parcel of land would add value to the countryside for all generations to enjoy and produce jobs, leading to long-term sustainability. There are numerous walks, bridleways and places to cycle along Sutton Gaults. Ferry Farm is a beautiful place to live and lends itself to becoming a select developemtn of dwellings within Fenland in the future.

Proposed development:

Dwellings: 45 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0