

### Site Submission

Draft Fenland Local Plan

#### Key

  Site submission

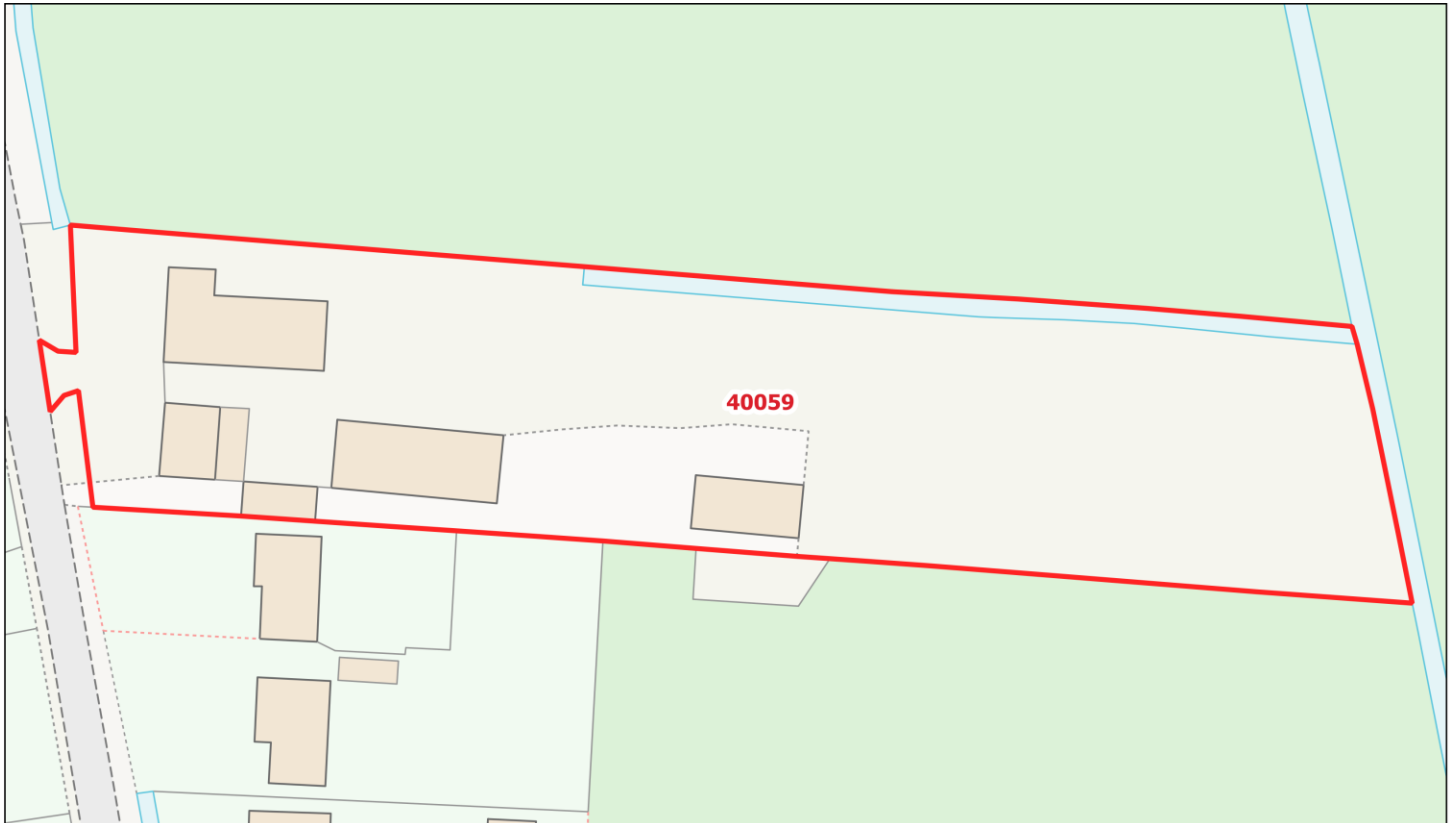
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Date: 08 Jan 2020

<b>Site ID:</b>	40028	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b> Christchurch Memorial Hall Church Road		<b>Availability:</b> Available for development in short term (0 - 5 yrs)	
<b>Settlement and parish:</b> Christchurch, Christchurch CP		<b>Settlement Hierarchy:</b> Small Village	
<b>Current use:</b> D2 Assembly and leisure Village hall		<b>Planning History:</b> F/YR12/0630/F Site with full planning permission.	
<b>PDL:</b> Brownfield		<b>Site area   density:</b> 0.42 ha   21.43 dph	
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b> C3 Dwellinghouses Erection of 9 x 2-storey dwellings comprising of: 2 x 2-bed, 3 x 3-bed and 4 x 4-bed dwellings with garages involving demolition of existing hall and buildings			
<b>Proposed development:</b>			
Dwellings: 9   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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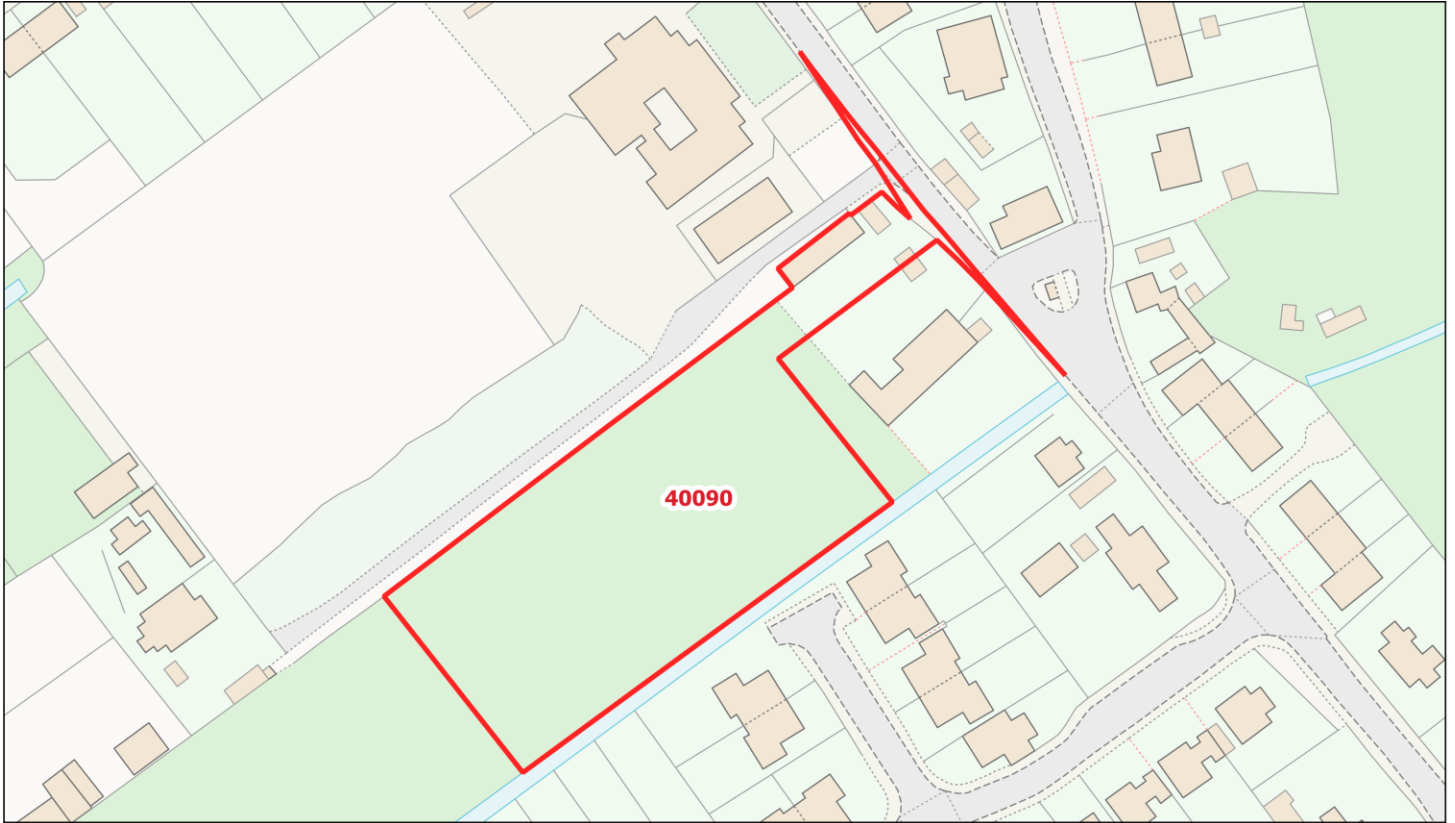
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<b>Site ID:</b>	40059	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b> CFC Disposals Ltd Upwell Road		<b>Availability:</b> Available for development in short term (0 - 5 yrs)	
<b>Settlement and parish:</b> Christchurch, Christchurch CP		<b>Settlement Hierarchy:</b> Small Village	
<b>Current use:</b>	B2 General industrial	<b>Planning History:</b>	F/YR16/1170/O Planning committee resolved to grant outline permission, subject to signing s106 agreement.
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	0.65 ha   24.62 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
<b>Proposed development:</b>			
Dwellings: 16   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40090	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land South West Of Syringa House Upwell Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Christchurch, Christchurch CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR18/0591/F Site with full planning permission
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.46 ha   13.04 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Erection of 6 x single-storey 3-bed dwellings with attached garages		
<b>Proposed development:</b>			
Dwellings: 6   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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### Key

Site submission

Date: 08 Jan 2020

<b>Site ID:</b>	40136	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to rear of Church Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Christchurch, Christchurch CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Grassed paddock	<b>Planning History:</b>	F/YR16/0472/O F/YR16/0472/O land off Fern Padgetts Road only. Subsequent appeal dismissed- contrary to development plan LP3 -infill.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.7 ha   28.57 dph

### Site description:

The site is rectangular in shape, elongated in an east- west direction. It is approx. 0.7 Ha in area and is located to the north of the existing village form with established properties along Church Road.

Vehicular access is available from Padgett's Rd.

The site is entirely open and there are no constraints to development within it.

### Known constraints:

Partly FZ1 with remainder FZ2 and FZ3.

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

**Proposal:** C3 Dwellinghouses

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## 40136 | Land to rear of Church Road | Christchurch, Christchurch CP

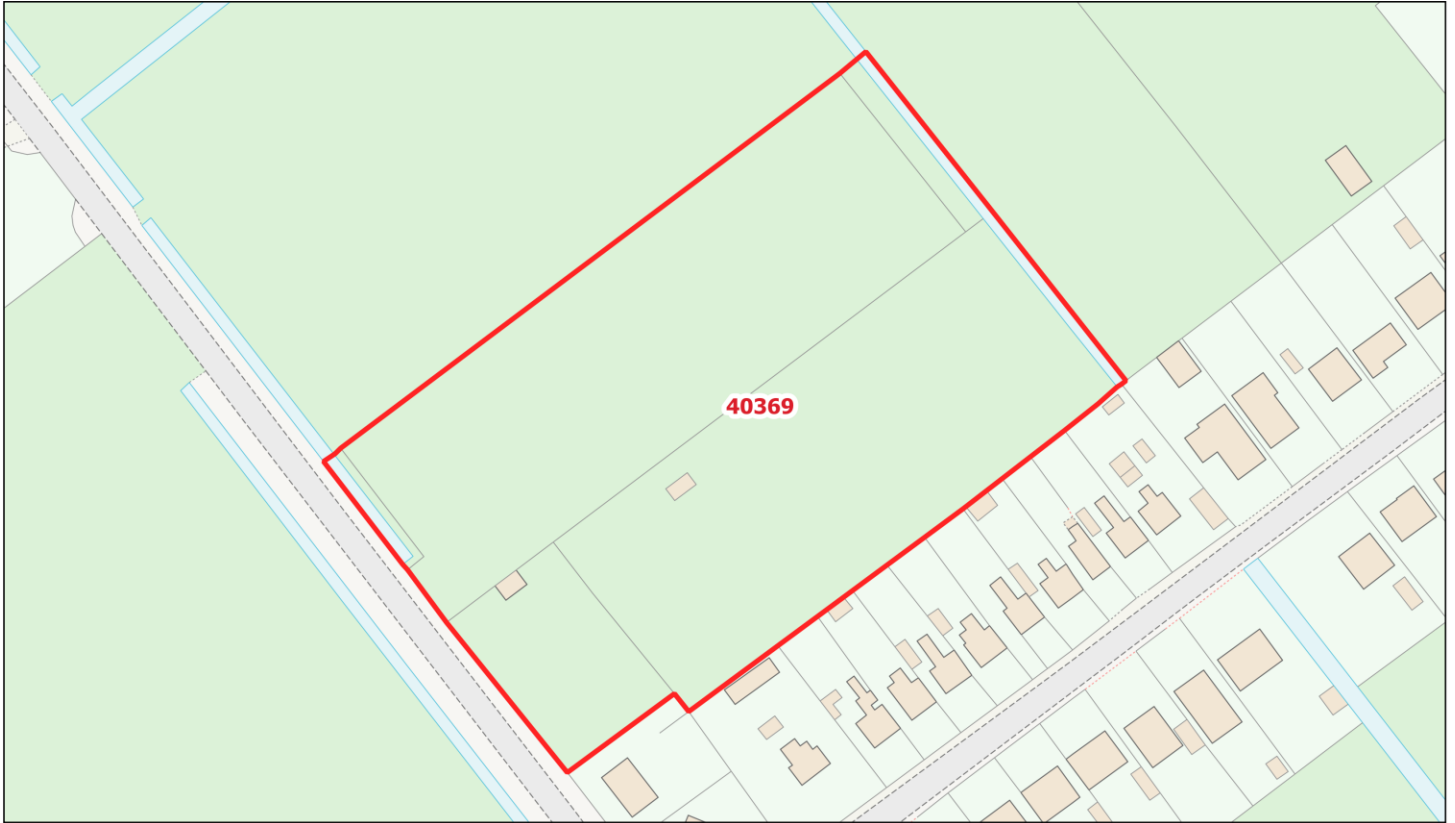
The previous application and appeal were dismissed as it was not infill in accordance with LP3, however the new local plan provides an opportunity to revisit the development of villages and make positive allocations for growth. This site offers a major housing site that it both available and achievable within the first 5 years of the local plan.

Using FDC assumptions approx. 20 dwellings

### Proposed development:

Dwellings: 20		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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<b>Site ID:</b>	40369	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land adjacent to the fern Padgett road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Christchurch, Christchurch CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Grass field	<b>Planning History:</b>	F/YR16/0472/O Application F/YR16/0472/O was refused by FDC and dismissed at appeal.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.8 ha   16.67 dph
<b>Site description:</b>	Grass field		
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Affordable housing. Up to 20+ new homes		
<b>Proposed development:</b>	Dwellings: 30   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0		

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<b>Site ID:</b>	40015	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land at Croft Country Club Green End Threeholes	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Open countryside, Christchurch CP	<b>Settlement Hierarchy:</b>	Open countryside / isolated
<b>Current use:</b>	Sui-generis Caravan Park / Holiday lodges	<b>Planning History:</b>	F/YR05/0621/F Site has full planning permission. Estimated that 3 units remaining to be completed on site.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.33 ha   9.09 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Erection of 10 log cabins for use as holiday accomodation		
<b>Proposed development:</b>			
Dwellings: 3   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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