



Site Submission

Draft Fenland Local Plan

Key

Site submission

Date: 08 Jan 2020

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Site ID:	40107	Submission type:	Site submission form
Site name and address:	Chapel Cottage March Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Coldham, Elm CP	Settlement Hierarchy:	Other Village
Current use:	C3 Dwellinghouses	Planning History:	
PDL:	Greenfield	Site area density:	0.17 ha 35.29 dph
Site description: Garden, garage, domestic store, parking area. This site has good access onto the B1101, former farm access.			
Known constraints:			
Proposal:	C3 Dwellinghouses Residential development		
Proposed development: Dwellings: 6 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:	40135	Submission type:	Site submission form
Site name and address:	Land north of March Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Coldham, Elm CP	Settlement Hierarchy:	Other Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.3 ha 33.33 dph

Site description:

The site lies to the north of March road on the western edge of Coldham, it is bounded to the west by established residential development and to the east by a single residential property with extensive grounds. It is therefore within the built form of the village and is in essence an infill development.

The site has an open frontage to March Road and access is available direct to the highway. As part of any development the footway could be extended to access the site.

The rear of the site is open to the remainder of the field and access would be maintained for agricultural vehicles as necessary.

Colham is on a bus route linking Wisbech and March.

The current local plan identifies Coldham as an 'other village' capable of accommodating infill development.

Known constraints:

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FZ 2 and as such is sequentially preferable to land within FZ3 which is considered to be at higher risk.
The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site lies within the built form of the village and is available and suitable to deliver a small development of new homes within the first period of the local plan.

Using FDC assumptions approx. 10 dwellings - however having regard to the prevailing built form it is considered that perhaps a lower number of homes would be appropriate in design terms.

Proposed development:

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



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Site ID:	40137	Submission type:	Site submission form
Site name and address:	Collett's Bridge Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Collet's Bridge, Elm CP	Settlement Hierarchy:	Other Village
Current use:	Agriculture Uncultivated/ rough pasture	Planning History:	
PDL:	Greenfield	Site area density:	0.35 ha 28.57 dph

Site description:

The site is roughly triangular being bounded to the east by Collett's Bridge Lane and to the south by Gosmoor Lane, the western boundary is an open field drain and track.

The site has existing residential development the north, south and east and sits within the built form of the village. It is currently unused for agriculture and reference to historic google earth shows this appears to have been the case for over 10 years.

Vehicular access is available to both Collett's Bridge lane and Gosmore Lane.

The site is flat open land with no impediments to development.

The site has good access to the A1101 (Outwell Road) which has a regular bus route along it.

Known constraints:

FZ1 and as such is sequentially a preferable site for new housing.

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

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Proposal: C3 Dwellinghouses

The site is available and suitable for a small residential development of up to 10 family homes.

Using FDC assumptions approx. 10- however, having regard to the surrounding built character a lesser number may be considered more appropriate.

Proposed development:

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



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Site ID: 40361	Submission type: Site submission form
Site name and address: Land west of Collett's Bridge Lane	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Collet's Bridge, Elm CP	Settlement Hierarchy: Other Village
Current use: Agriculture	Planning History:
PDL: Greenfield	Site area density: 0.17 ha 29.41 dph
Site description: Grid reference: TF 48145 06535 Agricultural land fronting Collett's Bridge Lane.	
Known constraints:	
Proposal: C3 Dwellinghouses The construction of 5 dwellings.	
Proposed development: Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0	

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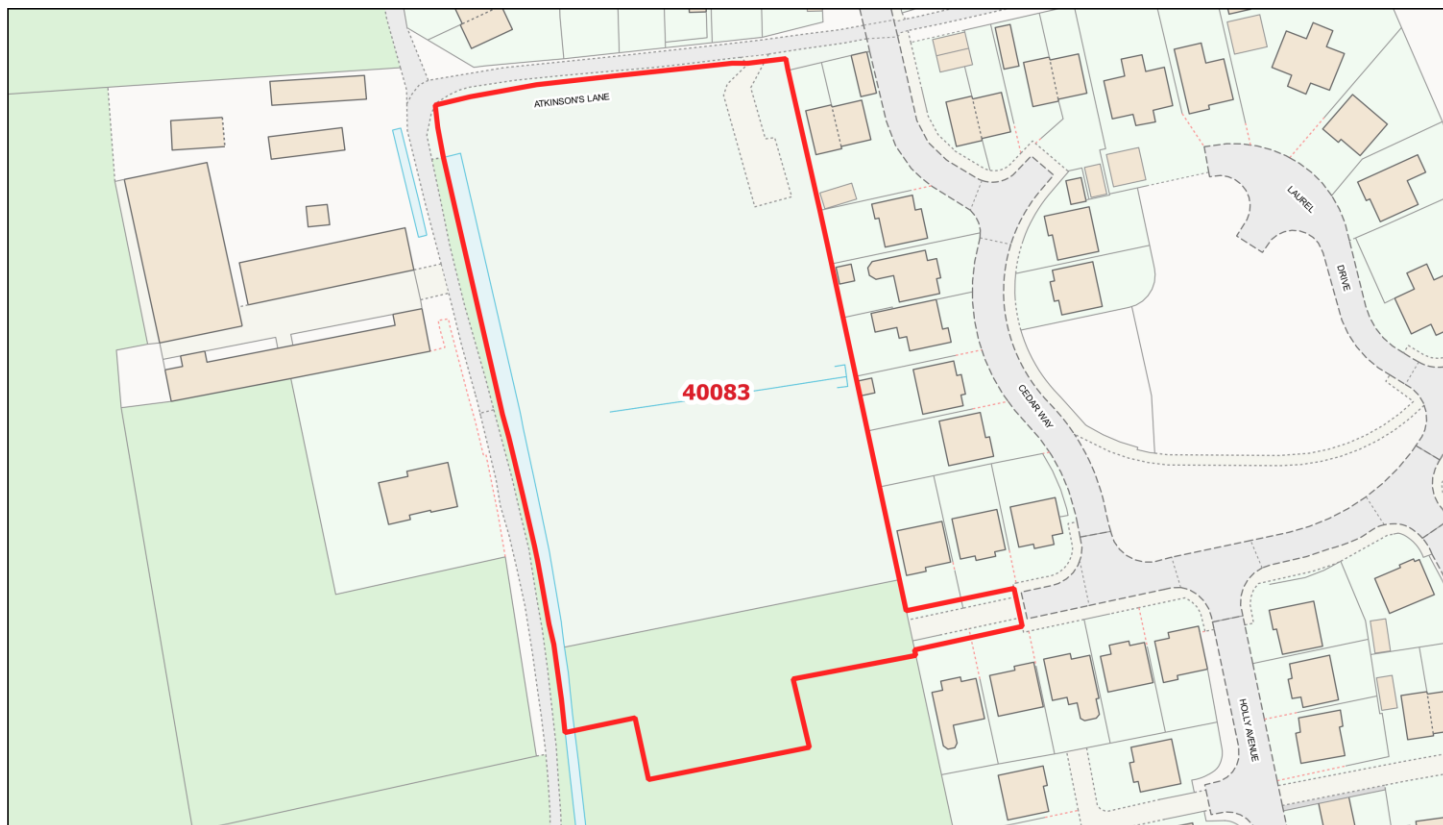
Site submission

Date: 08 Jan 2020

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Site ID:	40053	Submission type:	Site with planning approval
Site name and address:	33 And Land North Of 17-31 Gosmoor Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Elm, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR16/0545/O Site has outline permission.
PDL:	Greenfield	Site area density:	1.72 ha 29.07 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 50 dwellings (max) involving the demolition of existing buildings (Outline application with some matters committed - Access)			
Proposed development:			
Dwellings: 50 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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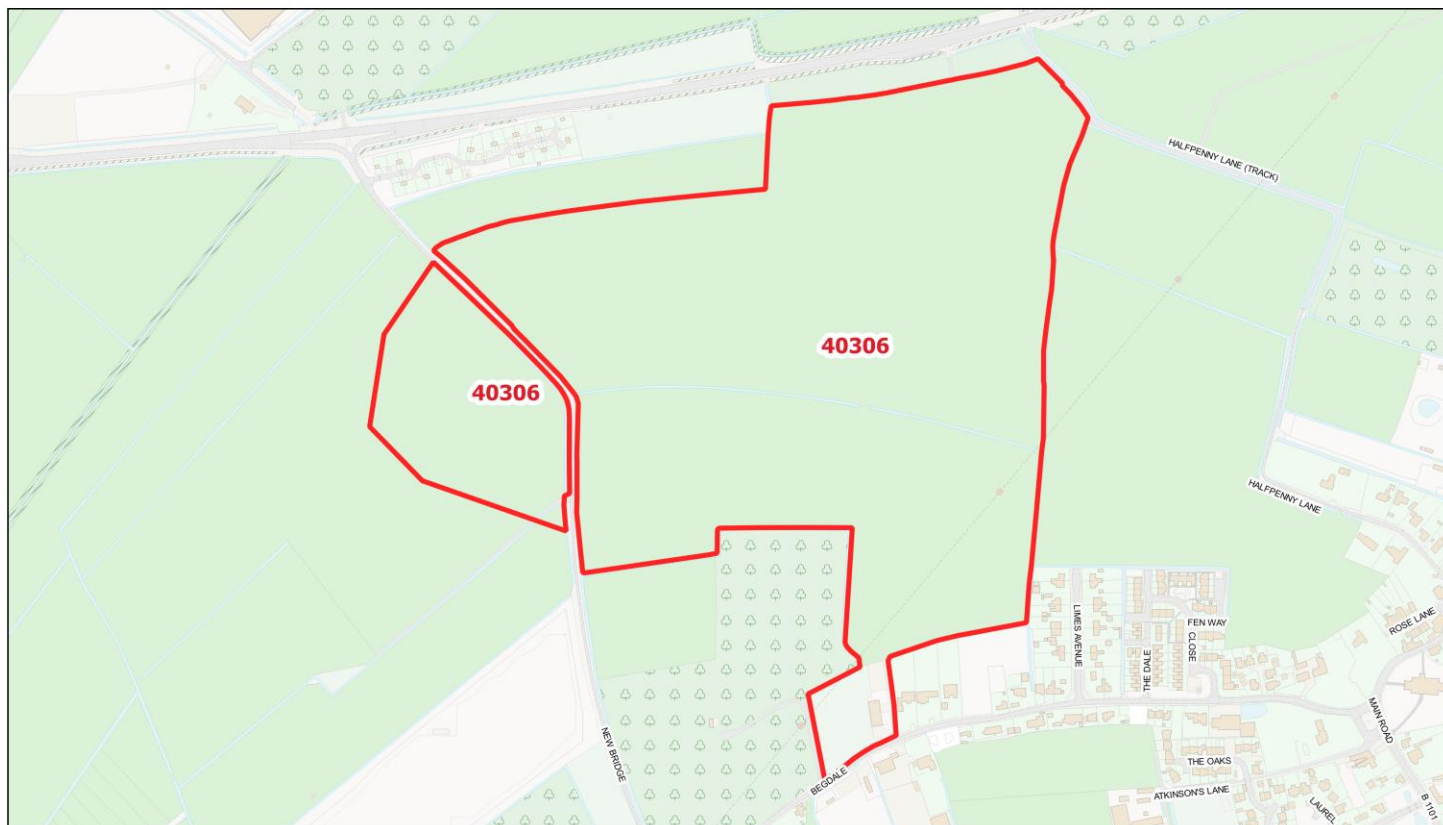
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Date: 08 Jan 2020

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Site ID:	40083	Submission type:	Site with planning approval
Site name and address:	Land West Of Cedar Way Accessed From Grove Gardens	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Elm, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR18/0320/F Site with full planning permission
PDL:	Greenfield	Site area density:	0.92 ha 29.35 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 27 x 2-storey dwellings comprising of: 15 x 2-bed, 8 x 3-bed and 4 x 4-bed with associated parking and landscaping			
Proposed development:			
Dwellings: 27 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40306	Submission type:	Site submission form
Site name and address:	Land at Greeves Farm Begdale Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Elm, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture Agricultural land, existing agricultural storage barn close to Begdale Road, immediately to the east of an existing copse/plantation.	Planning History:	
PDL:	Greenfield	Site area density:	30 ha 20 dph

Site description:

The land in question comprises three inter-linked fields that extend to an area of approximately 30 hectares. The site is located immediately to the south of the A47 and to the north-west of the village of Elm, to the south of the market town of Wisbech.

The southern boundary of the site adjoins the rear gardens of existing houses that front onto Begdale Road and a large commercial orchard. The western boundary of the land in question adjoins New Bridge Lane, which is a single track road that runs from Begdale Road through to the A47 (although it is currently closed off to vehicular traffic). The northern boundary of the site adjoins a wooded area adjacent to the A47, and to a field south of the existing traveller site immediately south of the A47. Wisbech is located to the north of the A47, which runs east-west between Elm High Road in the east, and Cromwell Road/Redmoor Lane in the west. The eastern boundary of the site adjoins open fields bounded by drainage ditches in the north, and the rear gardens of houses in Limes Avenue to the south. The area is

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almost completely flat and lies at around 2 metres AOD across most of the site. Some of the individual field boundaries contain trees and modest hedgerows.

The land at Greeves Farm, immediately south of the A47 is located within around 750 metres from the built-up southern edge of Wisbech, and adjoins the existing built-up area of Elm. The land represents a logical residential development opportunity close to the built-up edge of Wisbech, which is approximately 2km from the centre of the town.

Wisbech is classified as a ‘market town’ in the adopted Fenland Local Plan, which is the highest category of settlement in the settlement hierarchy. Market towns are defined as: “towns of significant size, with the greatest range of services and facilities in the District, and, in principle, the most sustainable locations for major growth”. According to the Fenland Local Plan, market towns will host the majority of the districts growth, including new housing and employment growth. Wisbech, along with March, is therefore the main focus for housing, employment and retail growth.

Elm is classified as a ‘limited growth village’ in the adopted Local Plan, where current policy envisages a small amount of development in order to support their continued sustainability, but less than would be considered appropriate for a ‘growth village’. However, Elm has a range of existing services and facilities including: primary school; village shop; parish church; village hall; two public houses; and an auto-centre. There is also a large retail park just north of the A47 on Elm High Road, which contains a supermarket (Morrisons), petrol filling station, a B&M store, and a DIY store (B&Q).

The majority of the land is located within Flood Zone 1, where there is the lowest risk of flooding by rivers. Some isolated parts of certain fields within the area are within Flood Zone 2, but these areas could be used to provide open space within any strategic residential development, or used as SUDS basins.

Known constraints:

There are no major constraints to a strategic residential development of the site.

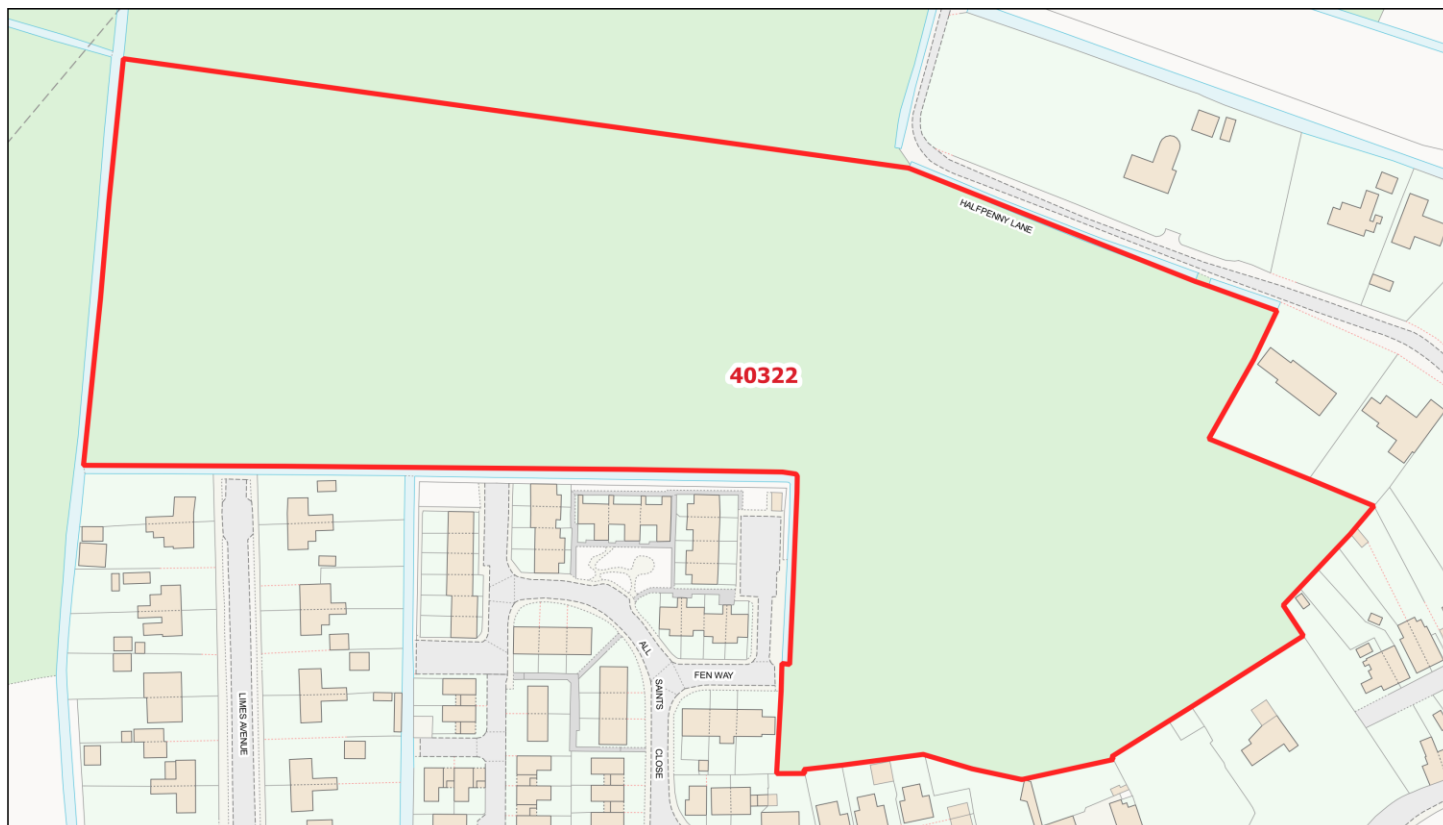
Proposal: C3 Dwellinghouses

Other uses: Education – new primary school

Potential strategic mixed use, residential-led site on land to the south of Wisbech (Land at Greeves Farm).

Proposed development:

Dwellings: 600 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Date: 08 Jan 2020

Site ID:	40322	Submission type:	Site submission form
Site name and address:	Land North of Begdale Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Elm, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	4.53 ha 22.08 dph
Site description: Agricultural land currently used for cropping. The land falls within flood zone 1. The land is surrounded by agricultural land and residential properties to the south. Accessed from Lime Avenue/ Fen Way			
Known constraints: None			
Proposal: C3 Dwellinghouses 100 residential dwellings in phases with access from Fen Way/ Lime Avenue possible.			
Proposed development: Dwellings: 100 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Date: 08 Jan 2020

Site ID:	40106	Submission type:	Site submission form
Site name and address:	Land to the south of Needham Road Cottages Needham Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	C3 Dwellinghouses Vacant / garden	Planning History:	
PDL:	Greenfield	Site area density:	0.16 ha 31.25 dph

Site description:

The site of approx. 0.16 hectares is currently left as grassland and is used by the end property of Needham Road Cottages as a garden and area to house chickens.

Known constraints:

None known

Proposal: C3 Dwellinghouses

New residential development.

Site submission form does not indicate number of dwellings, but indicate site could deliver 400sqm-500sqm of development in short term. Dwelling capacity estimated by Local Plan Team.

Proposed development:

Dwellings: 5 | 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:	40127	Submission type:	Site submission form
Site name and address:	Well End	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.4 ha 15 dph
Site description: Currently agricultural land which has houses to both sides and opposite. Infill development between existing houses on current building of village as linear infill. Flood Zone 1			
Known constraints: None			
Proposal: C3 Dwellinghouses Suitable for 6 self build frontage properties			
Proposed development: <div style="display: flex; justify-content: space-around; margin-top: 10px;"> Dwellings: 6 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 </div>			

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Site ID:	40293	Submission type:	Site submission form
Site name and address:	Land fronting onto Maltmas Drove Rookery Farm	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.67 ha 29.85 dph

Site description:

Open flat landscape. Site fronts onto Maltmas Drove and abuts residential dwellings. Surrounding land is Grade 1 agricultural land

Friday Bridge is a relatively sustainable village that is comprised of several village services such as public houses, a village shop, Post Office and recreation opportunities. Friday Bridge offers bus links to Wisbech, March, Manea and Benwick (service number 56), the nearest bus stop is located at walking/cycling distance of 0.9km from the site.

Development of this parcel in conjunction with adjoining parcels would represent ribbon development along Maltmas Drove Road in a predominantly rural area.

Known constraints:

Grade 1 Agricultural Land, Flood Zone 3

Proposal: C3 Dwellinghouses

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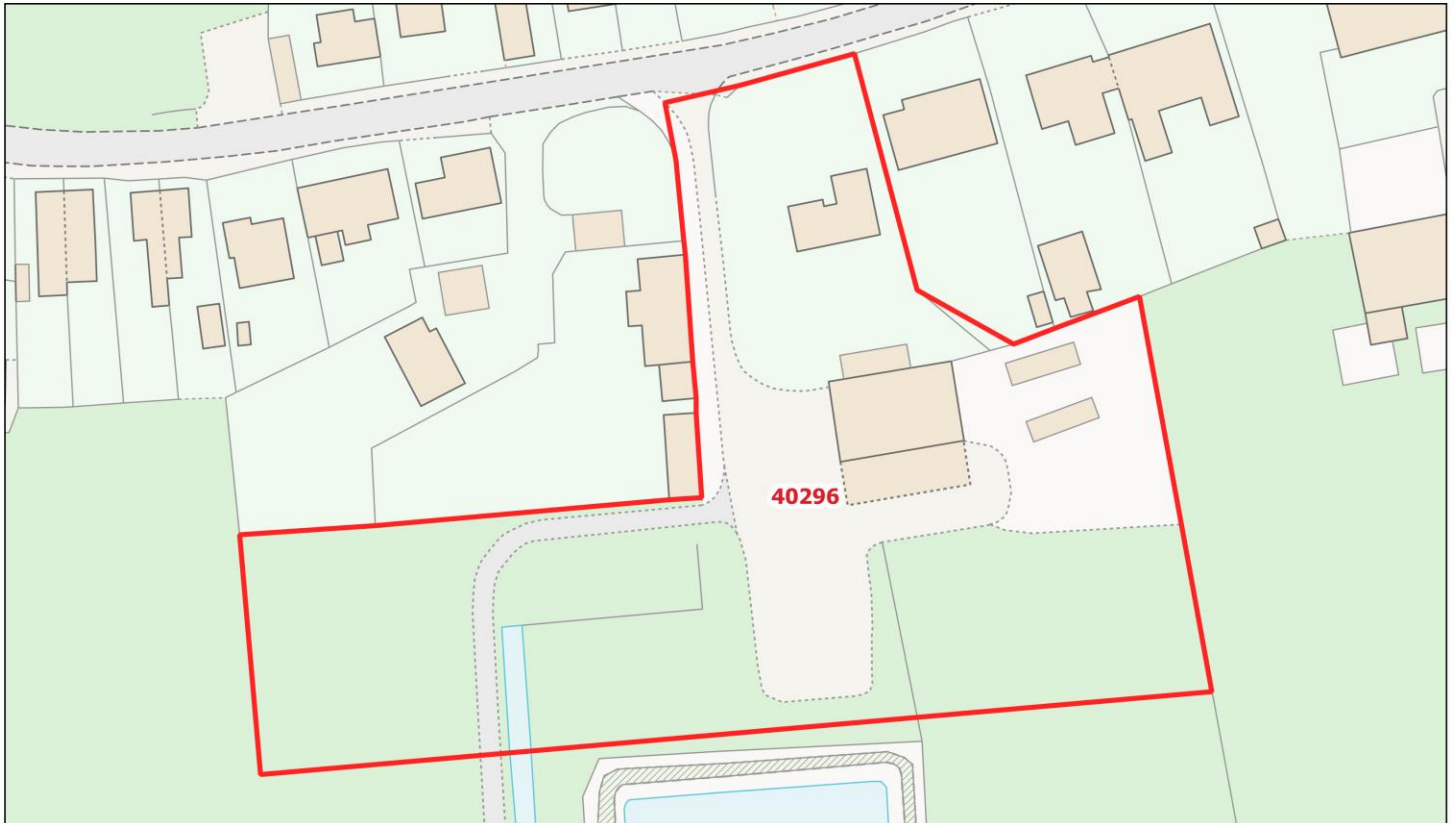
40293 | Land fronting onto Maltmas Drove | Friday Bridge, Elm CP

Proposed infill development of residential units. Layout and density to take into account the current adjacent residential units. Residential development based on national guidance of 30 dwellings per hectare would equate to 20 units. A proportion of these would be affordable

Proposed development:

Dwellings: 20		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40296	Submission type:	Site submission form
Site name and address:	Well End Farm Well End	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Other Agricultural land, bungalow and buildings	Planning History:	
PDL:	Greenfield	Site area density:	0.765 ha 30.07 dph

Site description:

Land fronting onto Well End Road, Friday Bridge

Site fronts onto Well End Road and abuts residential dwellings. Surrounding land is Grade 1 agricultural land

Friday Bridge is a relatively sustainable village that is comprised of several village services such as public houses, a village shop, Post Office and recreation opportunities. Friday Bridge offers bus links to Wisbech, March, Manea and Benwick (service number 56), the nearest bus stop is located at walking/cycling distance of 0.9km from the site.

Known constraints:

Grade 1 Agricultural Land, Flood Zone 3

Proposal:

C3 Dwellinghouses

Proposed infill development of residential units. Layout and density to take into account the current adjacent residential units. Residential development based on national guidance of 30 dwellings per hectare would equate to 23

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units. 30% of these will be affordable, approximately 7.

Proposed development:

Dwellings: 23		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40305	Submission type:	Site submission form
Site name and address:	Land at Rookery Farm Friday Bridge Primary School Maltmas Drove	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture None	Planning History:	
PDL:	Greenfield	Site area density:	3.4 ha 17.65 dph

Site description:

The site comprises a two fields, one relatively large field, and another smaller one that holds farm buildings for the storage of machinery which contains. The site is located to the southern area of Friday Bridge; immediately to the north and east boundary is residential land, with agricultural land adjacent to the southern boundary and Friday Bridge Primary School to the west.

The site is open, Greenfield land, located mostly in Flood Zone 1, with the southern boundary in Flood Zone 2.

The site is adjacent to Friday Bridge Primary School that has a PAN of 17. The Thomas Clarkson Academy is located approximately 3.92 kilometres north in Wisbech, with a PAN of 22. Friday Bridge has a few village services including a couple of pubs, a village shop, post office and recreation areas.

Known constraints:

Grade II listed Building at western boundary. Slight encroachment of Flood Zone 2 at southern boundary.

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Proposal: C3 Dwellinghouses

Proposal for residential development for approximately up to 60 dwellings, due to minor site constraints. The development would act as a natural extension to Friday Bridge, located in an area surrounded by residential development, with access on to Maltmas Drove.

Proposed development:

Dwellings: 60 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40310	Submission type:	Site submission form
Site name and address:	Land east of Maltmas Drove	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	4.7 ha 12.77 dph

Site description:

The site comprises of relatively flat greenfield land.

The site is open, greenfield land, located mostly in Flood Zone 1 to the east of Maltmas Drove Road. The site is located 0.6km from Friday Bridge Primary School that has a PAN of 17. Friday Bridge is a relatively sustainable village that is comprised of several village services such as public houses, a village shop, Post Office and recreation opportunities. Friday Bridge offers bus links to Wisbech, March, Manea and Benwick (service number 56), the nearest bus stop is located at walking/cycling distance of 0.9km from the site.

Development of this parcel in conjunction with adjoining parcels would represent ribbon development along Maltmas Drove Road in a predominantly rural area.

Known constraints:

No constraints.

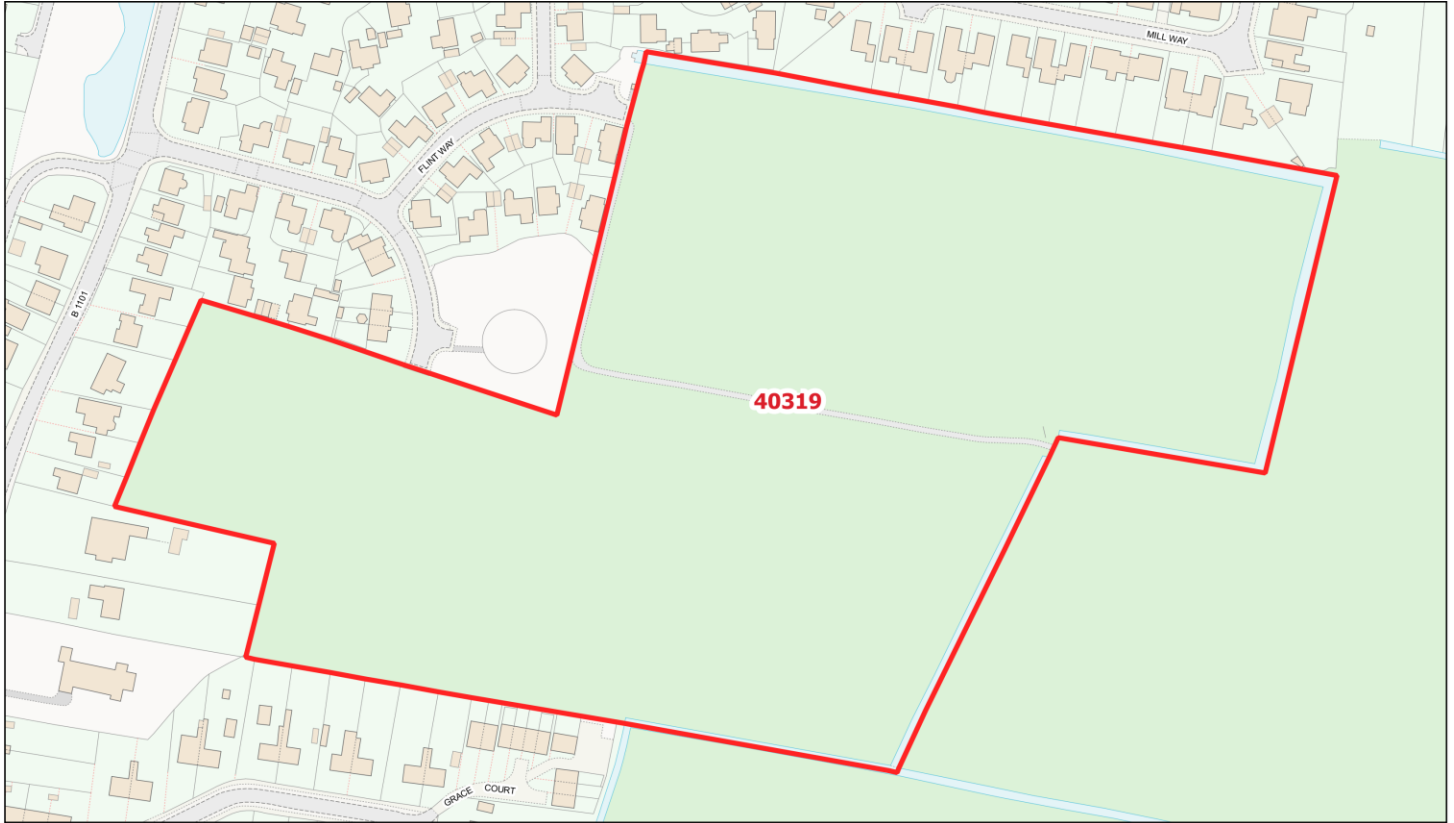
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Proposal: C3 Dwellinghouses

Proposal for residential development for approximately 60 dwellings.

Proposed development:

Dwellings: 60 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40319	Submission type:	Site submission form
Site name and address:	Land East of Flint Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	6.04 ha 19.87 dph
Site description:			
Currently used for agricultural cropping. The land falls within flood zone 1.			
Known constraints:			
None			
Proposal:	C3 Dwellinghouses		
120 residential units in phases. Access from Flint Way and West Drive.			
Proposed development:			
Dwellings: 120 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

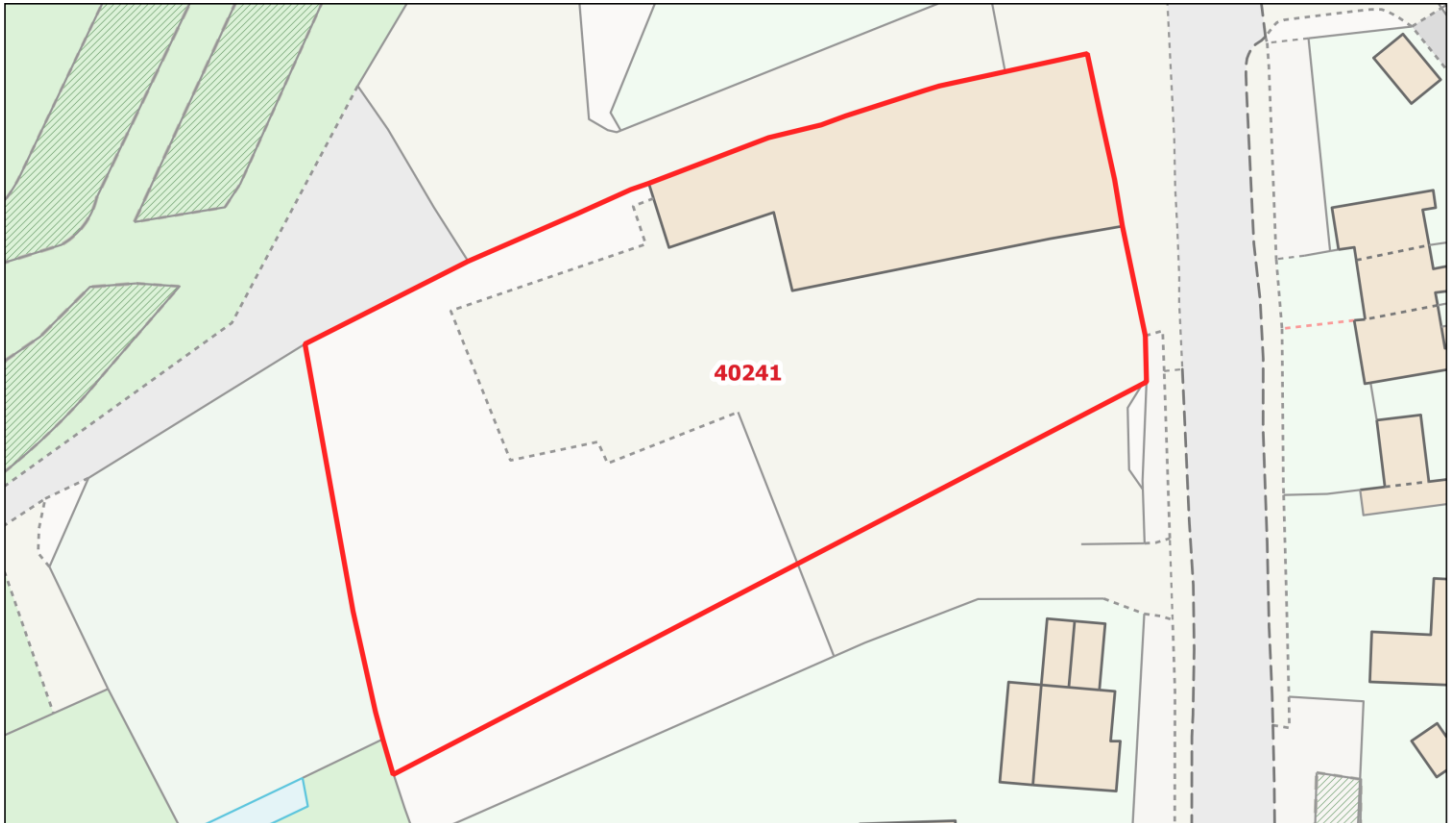
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Site ID: 40055	Submission type: Site with planning approval
Site name and address: Stags Holt Farm Stags Holt Coldham Bank	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Open countryside, Elm CP	Settlement Hierarchy: Open countryside / isolated
Current use: Agriculture	Planning History: F/YR16/0717/F Site with full planning permission
PDL: Greenfield	Site area density: 1.14 ha 5.26 dph
Site description:	
Known constraints:	
Proposal: C3 Dwellinghouses Conversion of existing barns to 6 dwellings (comprising of 1 x 2-bed single storey, 2 x 3-bed single story, 2 x 4-bed single-storey and 1 x 5-bed 2-storey) and to provide an extension to existing dwelling involving the demolition of 3 x existing agricultu	
Proposed development: Dwellings: 6 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0	

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Do not scale

Site ID:	40241	Submission type:	Site submission form
Site name and address:	6 March Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Rings End, Elm CP	Settlement Hierarchy:	Other Village
Current use:	A3 Restaurants & cafes Restaurant and car park	Planning History:	F/YR19/0626/F F/YR19/0626/F Erect 1no dwelling (2-storey 4-bed) Land South Of 6 March Road Rings End Cambridgeshire
PDL:	Greenfield	Site area density:	0.3 ha 16.67 dph

Site description:

The site comprises the existing restaurant and car park of the former pub, at 6 March Road. It is therefore previously developed land and a priority for development.

It is located in the core of Rings End with good access to the Wisbech to March Road as well as the A47 to Peterborough. There are regular bus services E-W and N-S with good accessibility to nearby towns.

The site is in need to regeneration and is of sufficient scale to accommodate a modest development to address local needs.

The vast majority of the site is FZ1 indicating that it is sequential preferable for new development.

It is noted that the toll house to the north is a listed building, (see constraints below- red square) however a regeneration would give the opportunity to enhance the built relationship between the site and the adjacent building.

Known constraints:

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Mostly FZ1 and as such sequentially preferable.
The DEFRA magic website indicates no environmental or ecological constraints to development. It is noted that the sit is close to the Nene Washes SPA and within the wild bird general licence area- however with sensitive design these need not prejudice development.

Reference is also made to the listed building to the north and a redevelopment would give an opportunity to address the unfortunate relationship of the site to this building.

Proposal: C3 Dwellinghouses

The site is previously developed land and is both suitable and available for a modest residential development, that can improve the site appearance and rectify the relationship to the listed building.

Dwellings: Using FDC assumptions approx. 10 - however having regard to local built form and constraints it is considered a fewer number of homes would be more appropriate- 5-7.

Proposed development:

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