

Site Submission

Draft Fenland Local Plan

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Ordnance Survey 10023778

Key

 Site submission

Date: 08 Jan 2020

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Site ID:	40104	Submission type:	Site submission form
Site name and address:	Land at Gote Lane	Availability:	Availability unknown
Settlement and parish:	Gorefield, Gorefield CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.65 ha 27.88 dph

Site description:

Touching existing development:- Oxfield Drive, Churchill Road, Gote Lane

Known constraints:

Mainly in Flood Zone 1

Proposal:

C3 Dwellinghouses

Housing to meet the needs of the village

Site submission form does not indicate number of dwellings or trajectory - states "As needed by the village".

Proposed number of dwellings estimated by Local Plan Team using standard method.

Proposed development:

Dwellings: 46 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID: 40138	Submission type: Site submission form
Site name and address: Land adjacent to East View	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Gorefield, Gorefield CP	Settlement Hierarchy: Small Village
Current use: Agriculture	Planning History:
PDL: Greenfield	Site area density: 3.4 ha 25 dph

Site description:

The site is located at the northern edge of the village and has established residential development to the south and east. The site includes the existing residential unit of Eastview which is located adjacent to Gote Lane.

It is bounded to the north by a field drain and to the north west by a hedgerow.

The south eastern boundary abuts Gote Lane and vehicular and pedestrian access is available to the village core. Given that the footway stops some 60m to the south west of the site it is proposed that the development would support the extension of the footway and streetlighting to the site entrance.

The site is well related to the core of the village being only 250m from the High Road junction which forms the centre of the village.

The site is flat and free from development constraints.

Known constraints:

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Part of the site is FZ1, most FZ2 with FZ3 to north of site
The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site is large enough to provide additional public open space or facilities for the village if required.

The site is suitable and available for a significant residential development on the norther edge of the village

Using FDC assumptions approx. 85 dwellings

Proposed development:

Dwellings: 85 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40329	Submission type:	Site submission form
Site name and address:	Land to rear of 21-31 Churchill Road	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	Gorefield, Gorefield CP	Settlement Hierarchy:	Small Village
Current use:	C3 Dwellinghouses Garden land	Planning History:	
PDL:	Greenfield	Site area density:	0.35 ha 31.43 dph

Site description:

Garden land let to Gorefield Parish Council for cultivation.

Site is accessed via track leading from Churchill Road.

Part of the site has as sewerage treatment plant which will shortly be made redundant following adoption of new sewerage scheme by Anglian Water.

Known constraints:

Access requires improvement to maximise development on site, although a lower density scheme could potentially be developed in isolation.

The purchase of adjoining land would improve development prospects/density

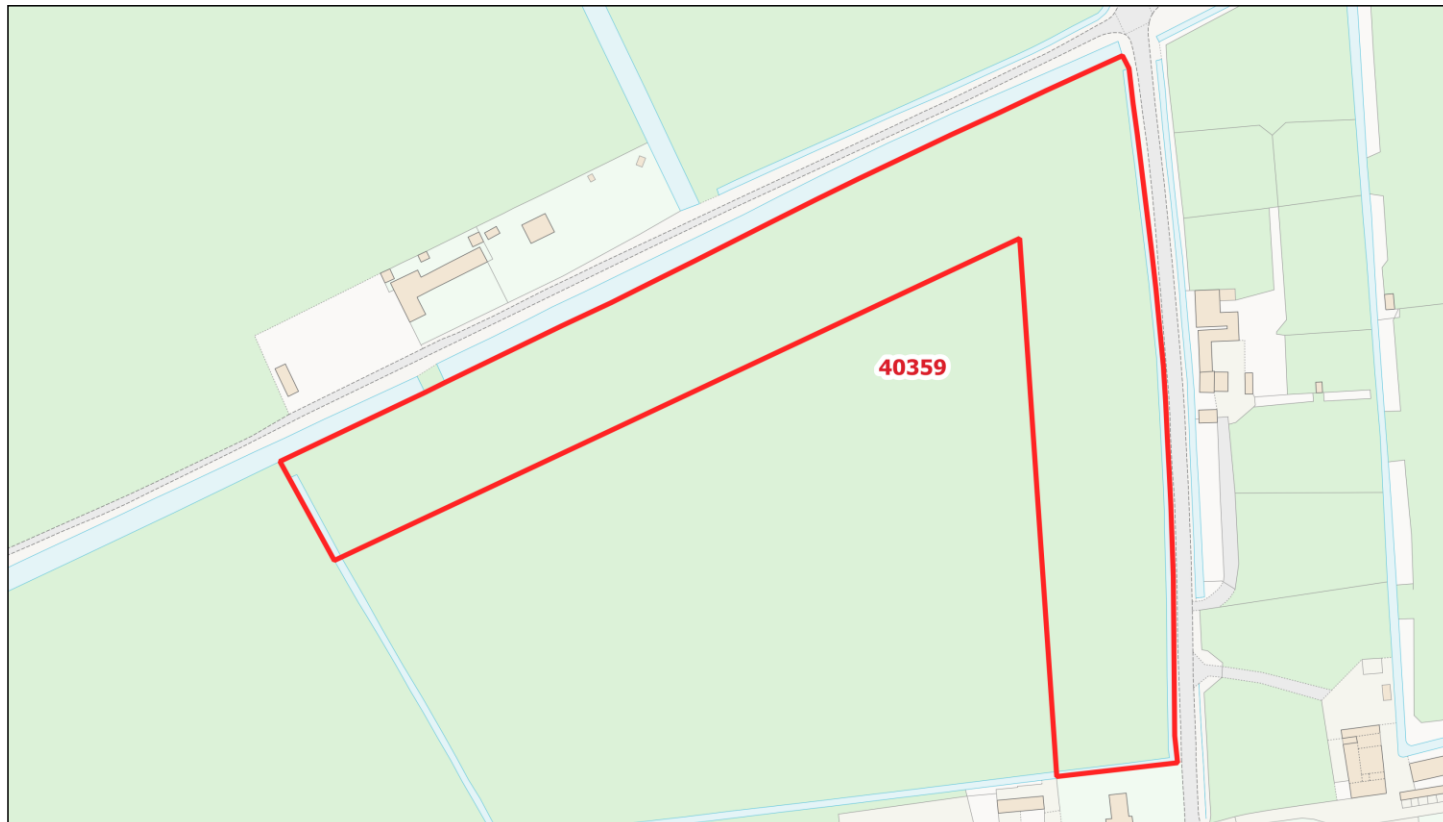
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Proposal: C3 Dwellinghouses

Low or medium density development dependent upon access as existing or improvements via acquisition of additional land.

Proposed development:

Dwellings: 11 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40359	Submission type:	Site submission form
Site name and address:	Land South of Goredike Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Gorefield CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	2.48 ha 17.74 dph

Site description:

Grid Reference: TF 40896 12615

Agricultural land fronting part of Goredike Bank and Hassock Hill Drove.

Known constraints:

Proposal: C3 Dwellinghouses

The construction of up to 44 dwellings. Based on 2.48 ha multiplied by 0.75 and 24. Delivery spread across the short, medium, long term and late plan period.

Proposed development:

Dwellings: 44 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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