

Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

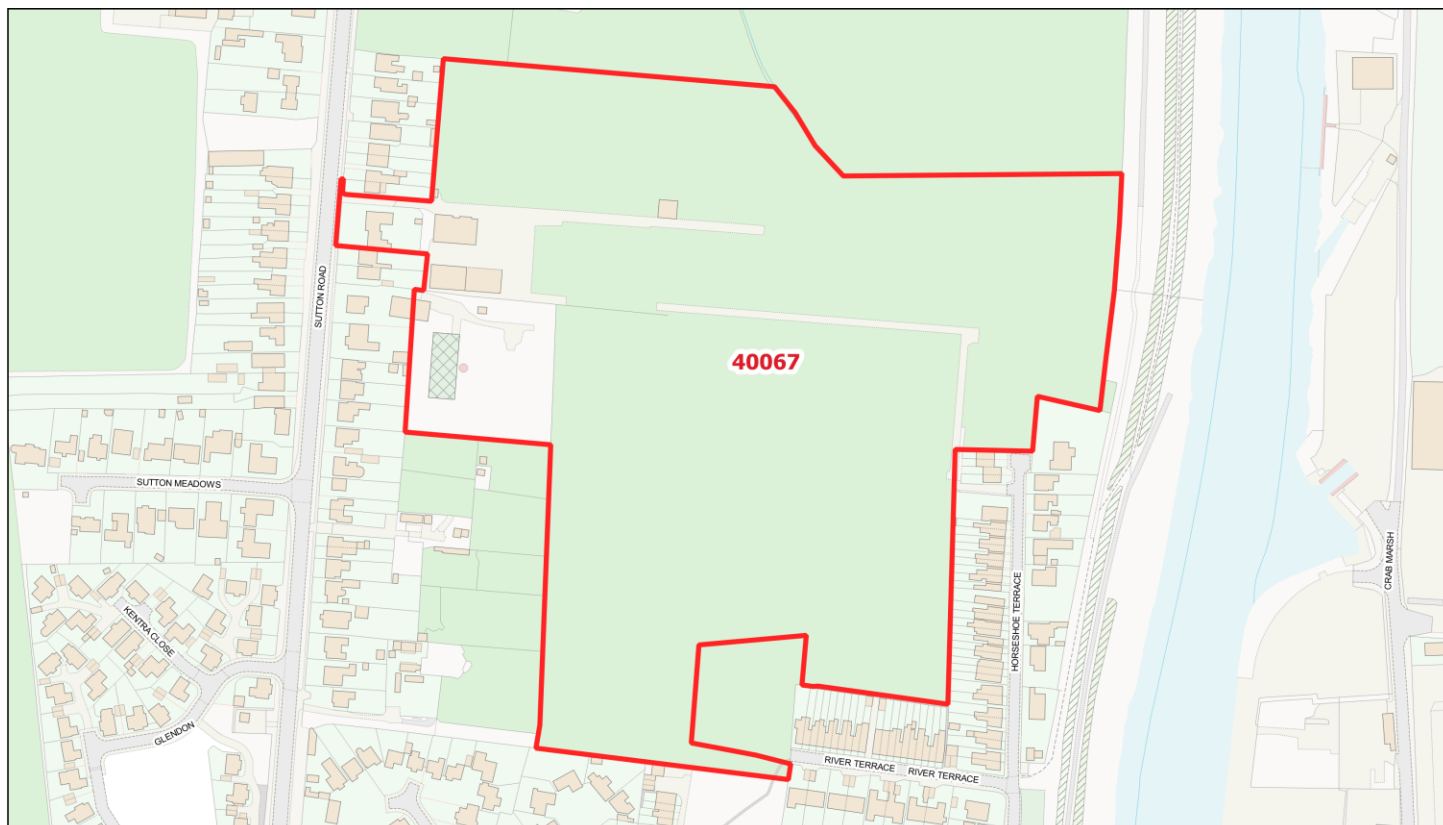
Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40026	Submission type:	Site with planning approval
Site name and address:	55 The Chase	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	C3 Dwellinghouses Garden land	Planning History:	F/YR12/0591/EXTIME Site has outline permission. 1 plot partially superseded and complete, indicating site is being implemented.
PDL:	Greenfield	Site area density:	0.99 ha 13.13 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Residential Development (0.99 ha) involving demolition of existing dwelling (renewal of planning permission F/YR08/0442/O)			
Proposed development:			
Dwellings: 13 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

 Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40067	Submission type:	Site with planning approval
Site name and address:	Land East Of 88 Sutton Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR17/0304/F Planning committee has resolved to grant full planning permission, subject to signing s106 agreement.
PDL:	Greenfield	Site area density:	8.72 ha 25.34 dph

Site description:

Known constraints:

Proposal:

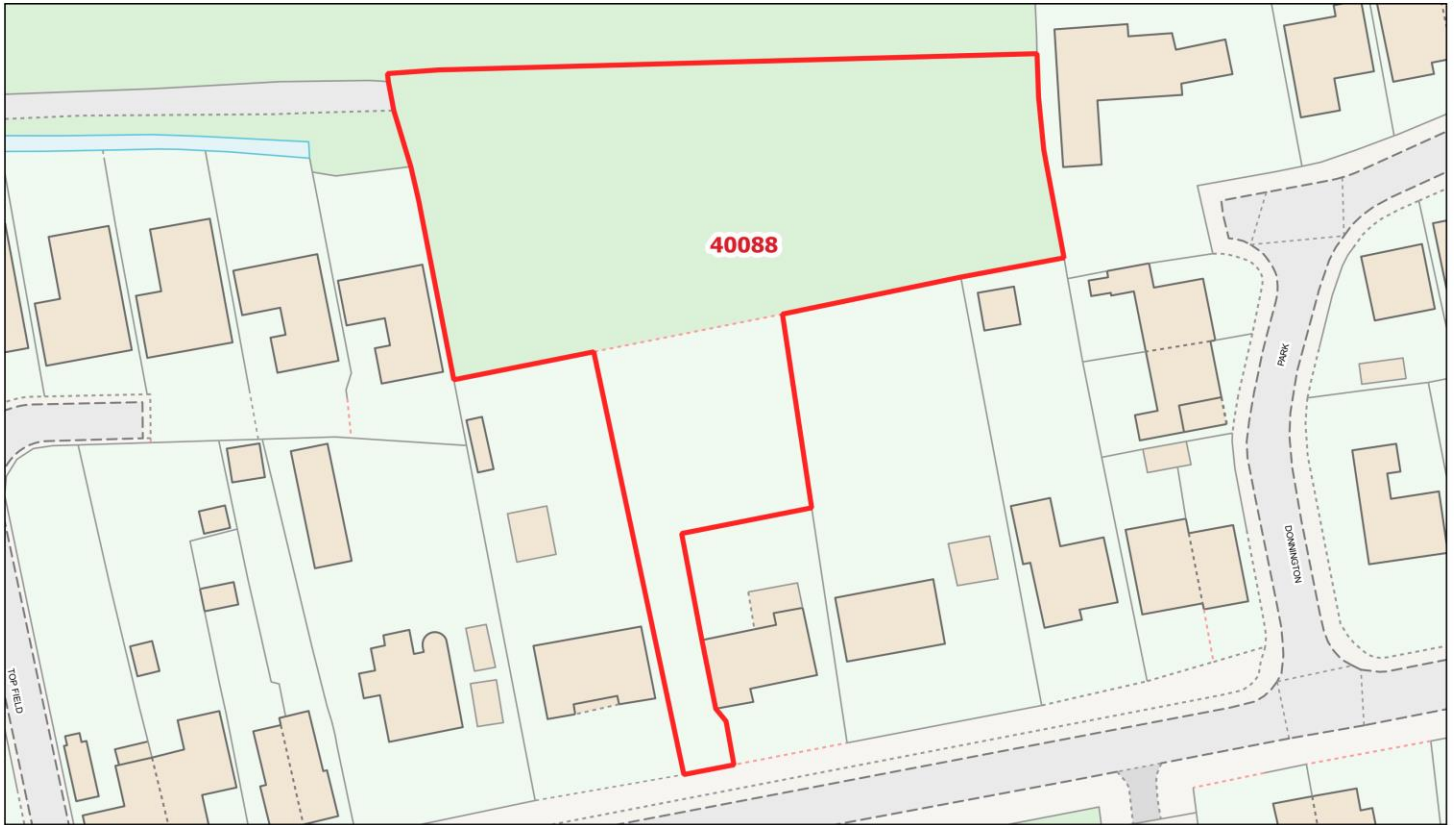
C3 Dwellinghouses

Erection of 221 dwellings, consisting of , 4 x 3-storey 4-bed, 44 x 2-storey 4-bed, 103 x 2-storey 3-bed, 61 x 2-storey 2-bed, 4 x 2-storey 1-bed, 4 x 1 bed flat and 1 x 2-bed flat with raised level of land to 4.75m AOD (FFL), associated garages, parking and landscaping involving the demolition of existing dwelling and other buildings including raising ground level to 4.75m AOD

Proposed development:

Dwellings: 221 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



Site Submission

Draft Fenland Local Plan



Do not scale

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Site ID:	40088	Submission type:	Site with planning approval
Site name and address:	Land North Of 118-124 Leverington Common	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR18/0393/RM Site with Reserved Matters permission.
PDL:	Greenfield	Site area density:	0.35 ha 17.14 dph

Site description:

Known constraints:

Proposal: C3 Dwellinghouses

Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission APP/D0515/W/17/3177348 relating to F/YR15/0865/O, for the erection of 6 x single-storey dwellings.

Proposed development:

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

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



 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: 08 Jan 2020
--	--	--

Site ID:	40124	Submission type:	Site submission form
Site name and address:	Land South of Dowgate Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	11 ha 18.18 dph

Site description:

Land to the south of Dowgate Road and west of Pickards Way Leverington, currently identified as part of the West Wisbech Broad Area of Growth. Approx 11 Ha which could be developed either as part of a larger comprehensive scheme, or alternatively in conjunction with FDC land currently used as allotments, lying between the site and Pickards Way where there are 3 reserved access points to enable further development.

Known constraints:

Access via third party land known to be available, and in conjunction with FDC owned land. Large proportion is flood zone 1, and pattern of development could be designed to site dwellings on the areas that are flood zone 1. Natural urban expansion of Wisbech

Proposal:

C3 Dwellinghouses

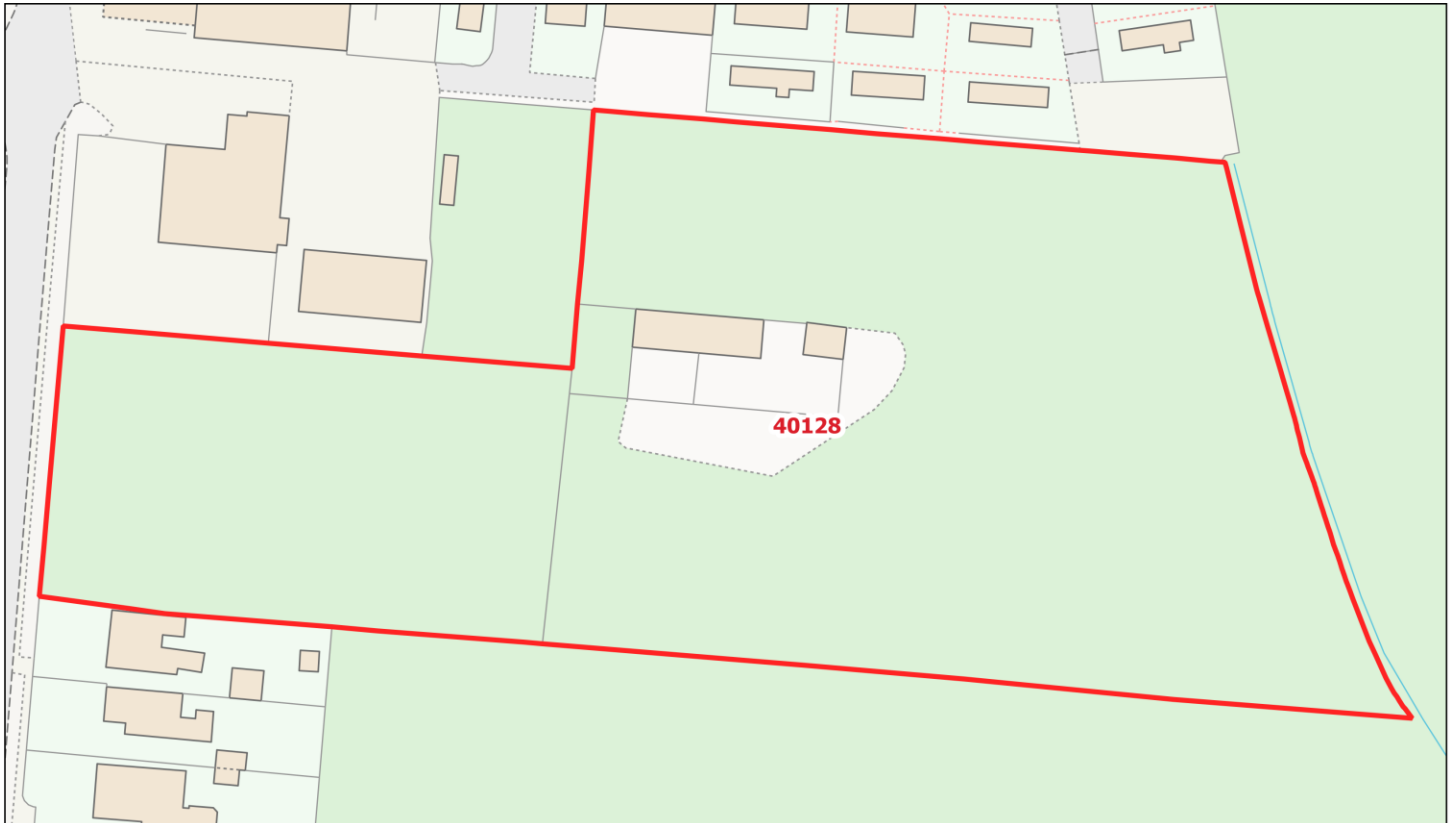
Suitable for a residential development of circa 150 – 200 dwellings plus POS suitable laid out to reflect flood risk zones, as an urban expansion of the town within an area already identified as suitable for this in the 2014 local plan. To be developed in conjunction with FDC land to the east of this site in phases.

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.

Site submission form indicates site could deliver 150-200 dwellings.

Proposed development:

Dwellings: 200 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40128	Submission type:	Site submission form
Site name and address:	Land east of Sutton Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture Permanent Grass Land	Planning History:	
PDL:	Greenfield	Site area density:	1.35 ha 25.93 dph
Site description: North of site known as Land East Of 88 Sutton Road, Leverington, Cambridgeshire which has consent for Erection of 221 dwellings			
Known constraints: Mixture of Flood Zone 1 & 3			
Proposal: C3 Dwellinghouses Residential development as extension of recently approved site to the south. Independent access from Sutton Road. Site submission form indicates site could deliver up to 35 dwellings.			
Proposed development: <div style="text-align: center; margin-top: 10px;"> Dwellings: 35 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 </div>			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Site Submission
Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40129	Submission type:	Site submission form
Site name and address:	Land east of Pope's Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	C3 Dwellinghouses	Planning History:	
PDL:	Greenfield	Site area density:	2.1 ha 23.81 dph
Site description: Agricultural land which has existing dwellings on two sides			
Known constraints: Flood Zones 2 and 3			
Proposal: C3 Dwellinghouses Development to allow the existing village to continue expansive on a natural progression with access off Pope's Lane. Suitable for development in depth rounding off this part of the village Site submission form indicates site could deliver up to 50 dwellings.			
Proposed development: Dwellings: 50 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Site Submission
Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

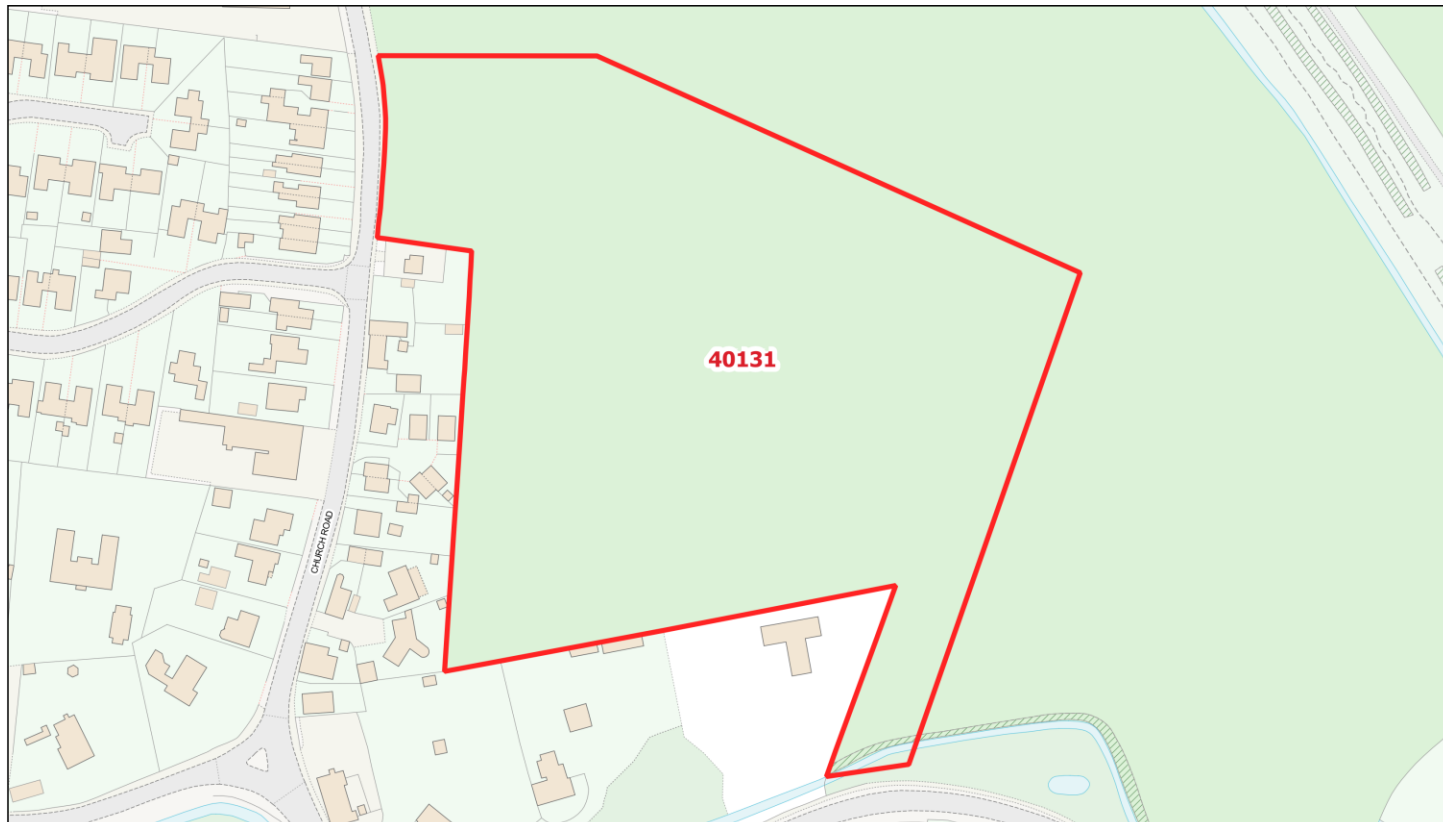
Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40130	Submission type:	Site submission form
Site name and address:	Leverington Common	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture Agricultural Land and Pasture	Planning History:	
PDL:	Greenfield	Site area density:	0.13 ha 15.38 dph
Site description: Part of site is agricultural land at rear and the plot frontage is pasture/grass land Flood Zone 1			
Known constraints: None			
Proposal: C3 Dwellinghouses 2 Frontage plots for development of residential. Adjoining recent development and using same access. To be built behind White Engine Drain in line with bungalow to east			
Proposed development: Dwellings: 2 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Site Submission
Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40131	Submission type:	Site submission form
Site name and address:	Land Rear of 8-32 Church Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	3.76 ha 9.31 dph
Site description: Current agricultural land which has good road frontage with existing dwellings on two sides. New development granted on part of adjoining site Most of site is Flood Zone 1			
Known constraints: Small part is Flood Zone 3			
Proposal: C3 Dwellinghouses Site for 35 detached family homes – lower density to reflect repeat surroundings.			
Proposed development: Dwellings: 35 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

 Site submission

Date: 08 Jan 2020

Site ID:	40132	Submission type:	Site submission form
Site name and address:	Land east of The Ridge, Church End Roman Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture Agricultural Land and access	Planning History:	
PDL:	Greenfield	Site area density:	0.2 ha 30 dph
Site description: Currently Agricultural land with existing dwellings on one side and opposite. Flood Risk Zone 1 for dwellings, gardens would be Flood Zone 2&3.			
Known constraints: None			
Proposal:	C3 Dwellinghouses Erection of 6 x dwellings involving the formation of 4 x new accesses		
Proposed development: Dwellings: 6 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



Site Submission

Draft Fenland Local Plan

Key

 Site submission

Date: 08 Jan 2020

Do not scale

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Site ID:	40133	Submission type:	Site submission form
Site name and address:	Land east of Woodgate Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR18/0326/0
PDL:	Greenfield	Site area density:	3.75 ha 21.33 dph

Site description:

Agricultural land with existing dwellings on two sides and further development to the east. Proposal is for dwellings located on the part of the field that is Flood Zone 1. Access exists from Woodgate Road

Known constraints:

None

Proposal:

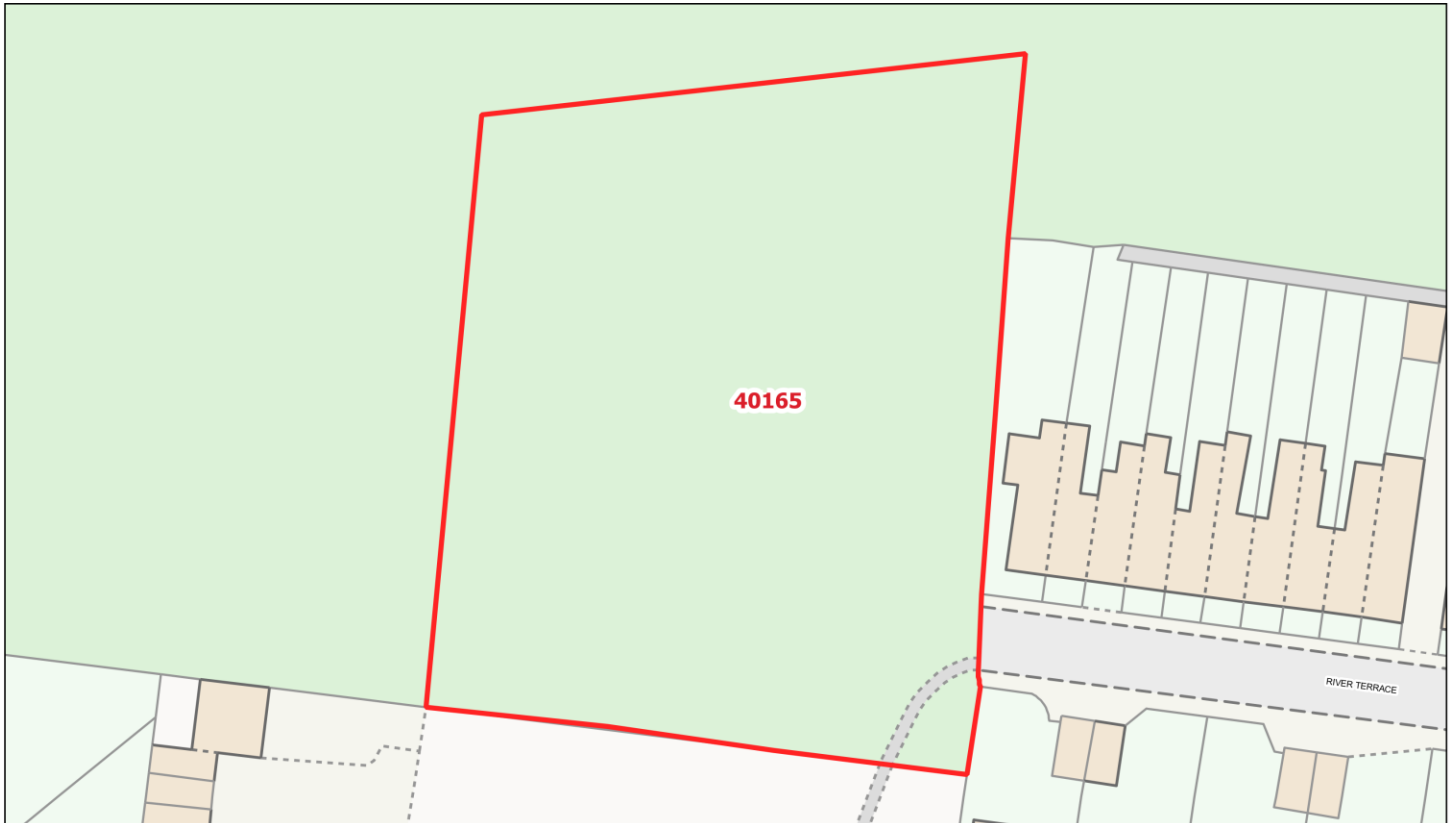
C3 Dwellinghouses

Development of land within existing village which has dwellings on two sides and access off Woodgate Road. Site submission form indicates site could deliver up to 80 dwellings.

Proposed development:

Dwellings: 80 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Do not scale

Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

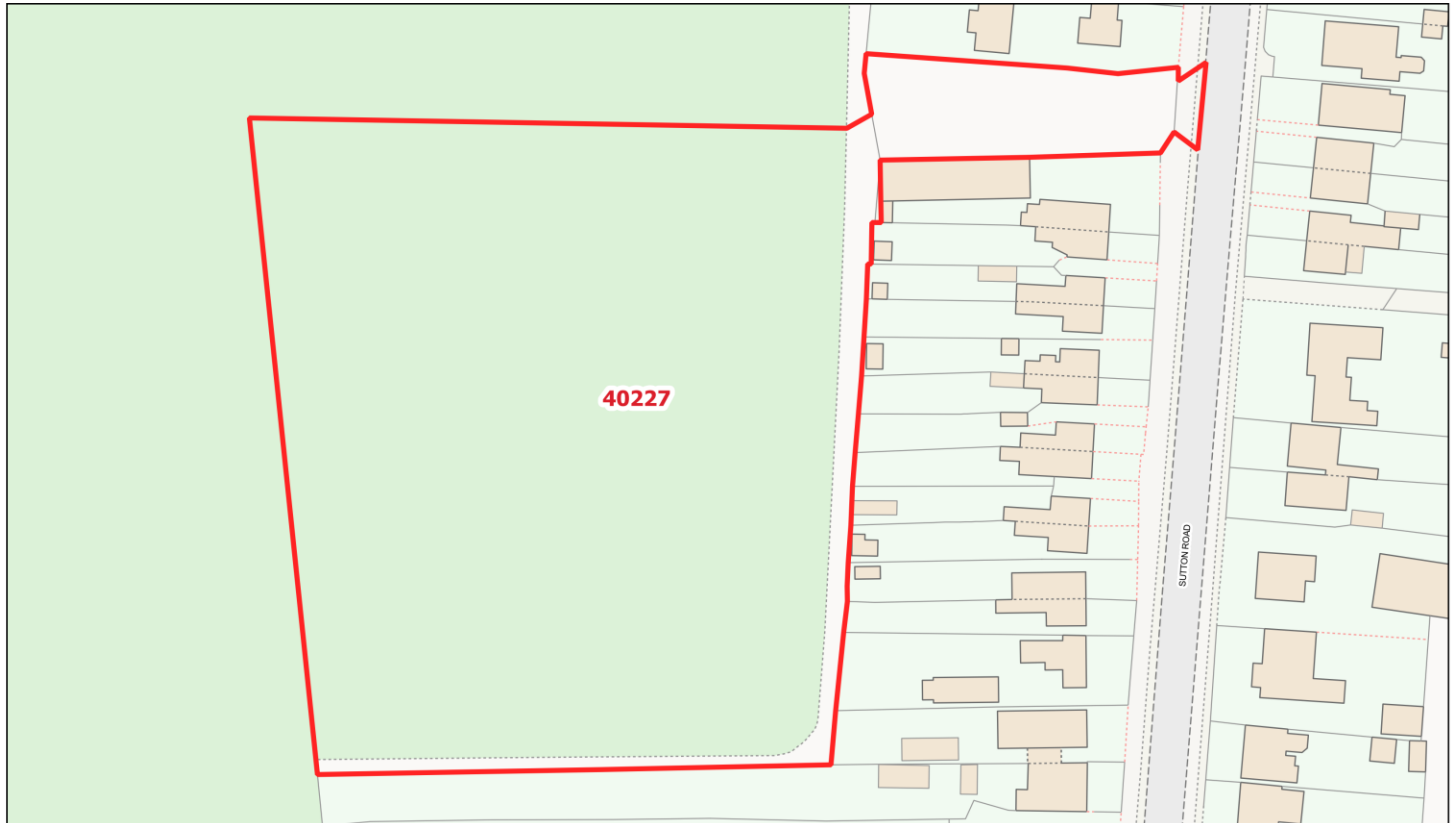
Key

Site submission

Date: 08 Jan 2020

Site ID:	40165	Submission type:	Site submission form
Site name and address:	Land West of River Terrace	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.28 ha 21.43 dph
Site description: The land is currently laid to grass. There are residential dwellings to the east of the land. Consent REF F/YR17/0304/F recently approved surrounding the land			
Known constraints: The land falls within flood zone 3.			
Proposal: C3 Dwellinghouses Up to 6 residential units			
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>			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



 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: 08 Jan 2020
--	--	--

Site ID: 40227	Submission type: Site submission form
Site name and address: Land at 113 Sutton Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Leverington, Leverington CP	Settlement Hierarchy: Limited Growth Villages
Current use: Agriculture	Planning History: F/YR19/0944/O F/YR18/0120/O - Erect up to 33no dwellings (outline application with matters committed in respect of access) – Refuse – 05.06.2019 F/YR10/0062/F – Erection of a 2-half storey 4-bed detached house with detached double garage involving demolition of existing dwelling, at 113 Sutton Road – Grant 19.03.2010 Planning permission has not been secured since the adoption of the 2014 Local Plan because previous application F/YR18/0120/O was refused due to failure to satisfy the Sequential (and Exception) Test as set out in the NPPF. A revised planning application to overcome these reasons for refusal is currently being considered under F/YR19/0944/O.
PDL: Greenfield	Site area density: 1.3609 ha 24.25 dph

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.

Site description:

The site is located to the west of the established settlement along 85 to 111 Sutton Road, Leverington and to the north of the established settlement at Sutton Meadows. The site also encompasses a parcel of land along the Sutton Road frontage. A large parcel of the land is positioned within a recess within the pattern of the built form.

The majority of the land is in agricultural use and the section on the Sutton Road frontage is a vacant piece of land with no apparent use. However it seems that it historically accommodated a dwelling. The site is screened from the highway by the existing landscaping on the Sutton Road frontage. Apart from the eastern boundary, which is defined by the rear boundaries of the properties along Sutton Road, the boundaries to the site are open.

The land is partly within flood zone 1 and partly within flood zone 3.

Known constraints:

No known constraints

Proposal: C3 Dwellinghouses

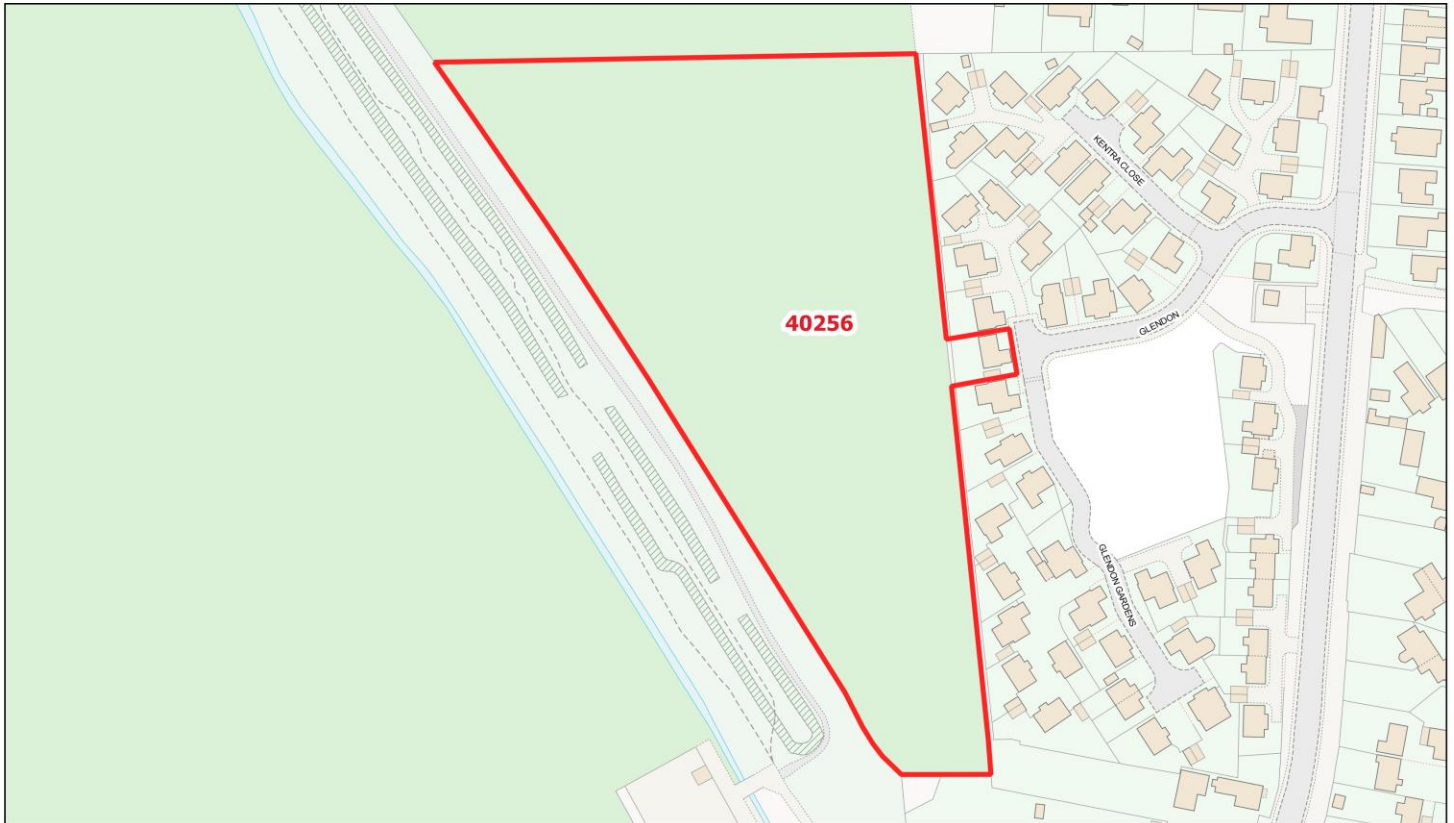
The site is physically adjoins the built up settlement of Wisbech and lies within flood zones 1 and 3. Planning permission was recently refused on site due to lack of information regarding the Sequential and Exception Tests. No objections were raised relating to the principle of development.

A revised planning application which demonstrates that the Sequential and Exception Tests are met is currently being considered by the Local Planning Authority.

There are no identified constraints which would restrict the use of this site for residential purposes and the land is immediately available for development.

Proposed development:

Dwellings: 33 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





Site Submission
Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

 Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40256	Submission type:	Site submission form
Site name and address:	Land to the rear of Glendon Gardens Land to the rear of and including 32 Glendon Gardens	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Other Agricultural Land and single residential unit	Planning History:	
PDL:	Greenfield	Site area density:	2 ha 17.5 dph

Site description:

The site comprises part of an agricultural field and the curtilage of an existing dwellinghouse (no.32 Glendon Gardens).

The eastern boundary of the site is defined by existing residential development at Glendon Gardens. The western boundary is defined by a belt of trees that run along an historic sea defence (designated as a scheduled ancient monument). The site is open to the wider field on its northern boundary.

Known constraints:

The site lies partially within flood zones 2 and 3.

Land to the south west of the site is identified as a Scheduled ancient monument (List UID: 1006887).

Proposal: C3 Dwellinghouses

The site is proposed for housing development.

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.

Adopting a standard gross density of development of 30 dwellings per hectare and accounting for provision of a buffer strip with the adjacent Roman Bank Scheduled Ancient Monument would yield a range of provision of approximately 20-50 residential units on the site – for the purposes of the development trajectory estimates overleaf a quantum of 35 units has been adopted.

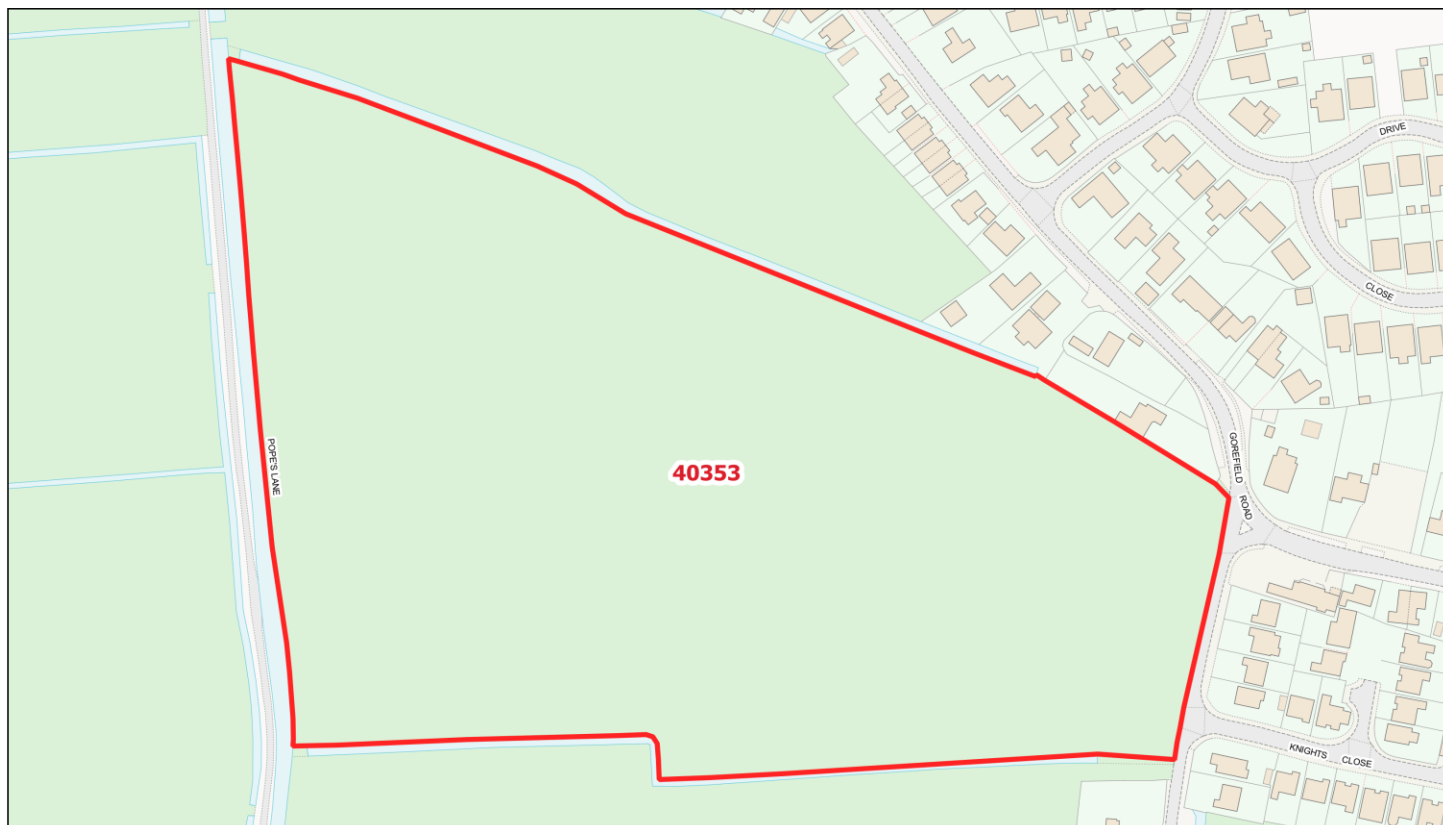
An appropriate form of vehicular and pedestrian access into the site can be achieved through the site of 32 Glendon Gardens (facilitated by the demolition of this dwelling, which is owned by Foster Property Developments Ltd).

Relevant provision of open space and drainage infrastructure can all be accommodated within the site area.

Dwellings: 20-50

Proposed development:

Dwellings: 35 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

Draft Fenland Local Plan

Key

Site submission

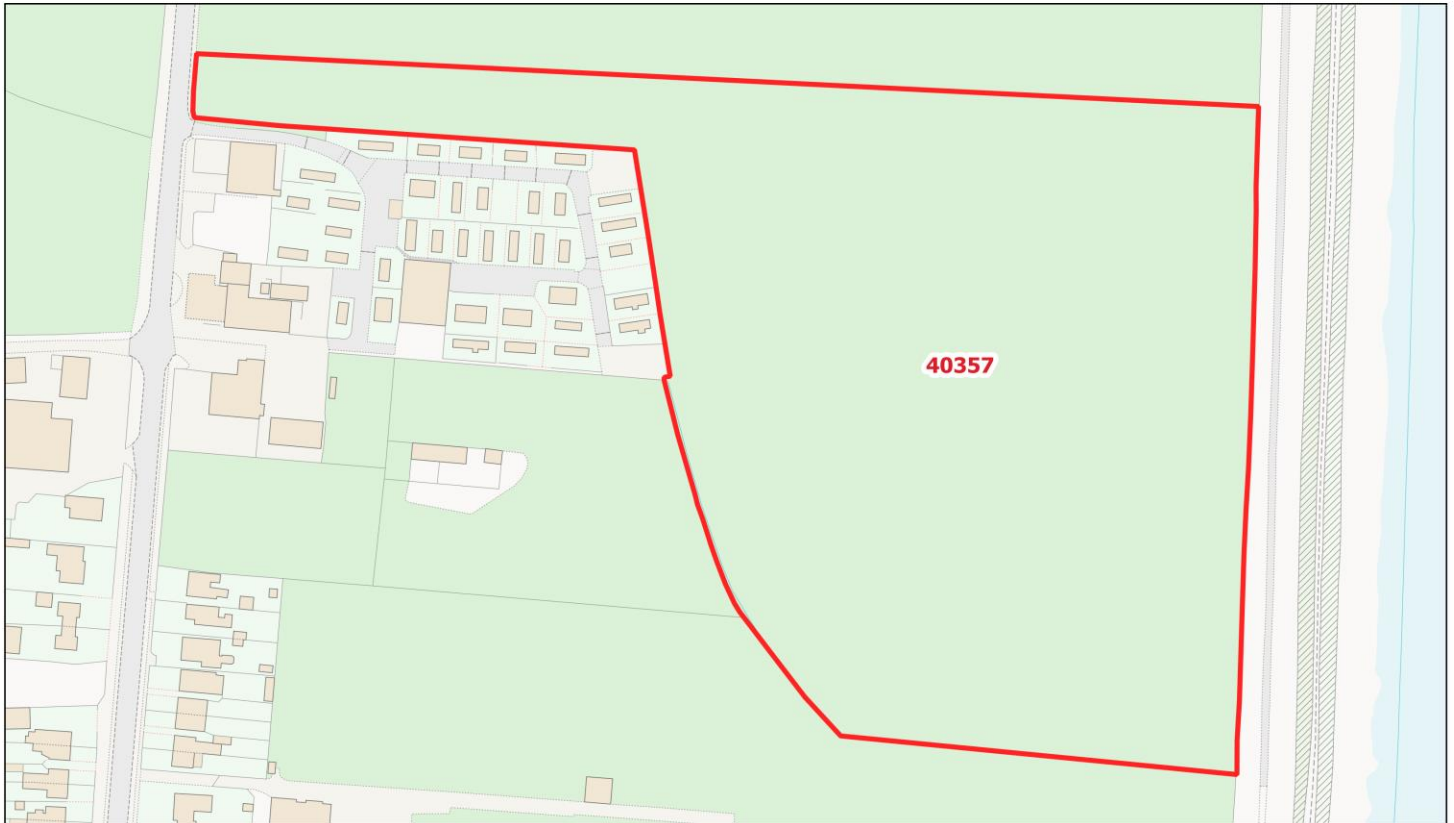
Date: 08 Jan 2020

Do not scale

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Site ID:	40353	Submission type:	Site submission form
Site name and address:	Land West of Ringers Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	6.9 ha 18.12 dph
Site description: Agricultural land fronting Ringers Lane. Grid Reference: TF44092 11444			
Known constraints:			
Proposal: C3 Dwellinghouses The construction of up to 125 detached dwellings. Based on 6.90ha multiplied by 0.75 and 24 dwellings per hectare. It is proposed for the frontage to Ringers Lane to be developed in the first tranche with subsequent development thereafter progressing westwards on the site from Ringers Lane.			
Proposed development: Dwellings: 125 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Site Submission
Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

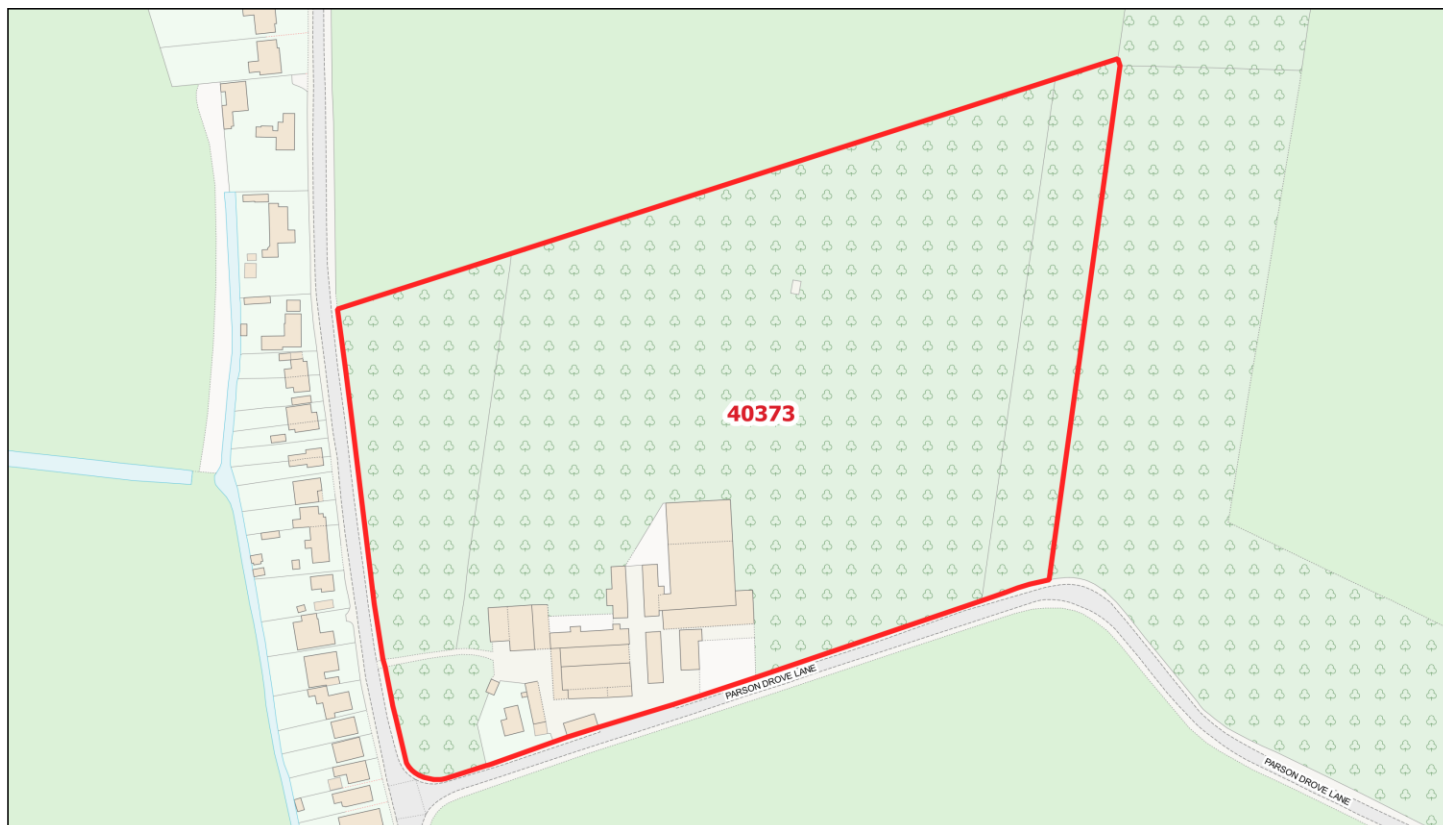
Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40357	Submission type:	Site submission form
Site name and address:	Land East of Sutton Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	5.67 ha 17.99 dph
Site description: Grid Reference: TF 45485 11447. Agricultural land fronting Sutton Road and to the west of a mobile home park. Access can be taken directly from Sutton Road to the site.			
Known constraints:			
Proposal:	C3 Dwellinghouses		
The erection of up to 102 dwellings with access to be taken from Sutton Road.			
Proposed development:			
Dwellings: 102 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



Site Submission

Draft Fenland Local Plan

Key

 Site submission

Date: 08 Jan 2020



Do not scale

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Site ID:	40373	Submission type:	Site submission form
Site name and address:	Littlechild & Sons Ltd Parson Drove Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	C3 Dwellinghouses Existing bungalow and mix of farm buildings and orchard	Planning History:	
PDL:	Mix of G/B	Site area density:	6.03 ha 29.85 dph

Site description:

Proposed residential development with the opportunity to provide some employment use on site

Known constraints:

Very small area of frontage along Parson Drove lane is in flood zone 3. Power line on site would need to be diverted (underground)

Proposal: Other

Proposed use: Housing and Employment

Proposed scheme of residential development with the opportunity to provide some employment use on site to be agreed with FDC in due course.

Number of dwellings: To be agreed but potentially max. 180 dwellings.

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.

Amount of floorspace: To be agreed, but some of the site could be retained for employment use to make the site more sustainable

Proposed development:

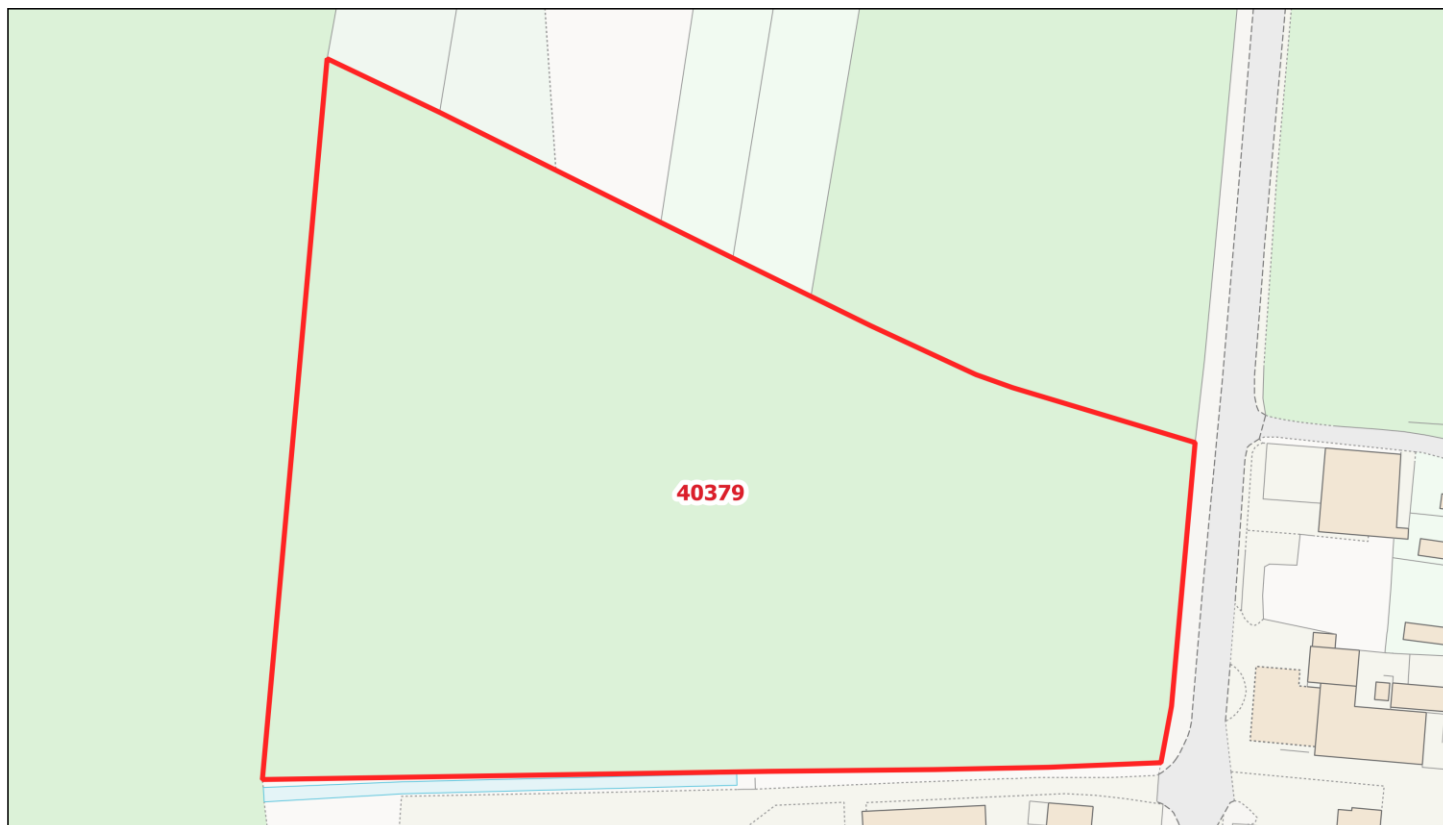
Dwellings: 180 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



 <p>Do not scale</p>	<p>Site Submission</p> <p>Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020 Ordnance Survey 10023778</p>	<p>Key</p> <p> Site submission</p> <p>Date: 08 Jan 2020</p>
---	--	---

Site ID: 40378	Submission type: Site submission form
Site name and address: Land West Of 116 - 124 Sutton Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Leverington, Leverington CP	Settlement Hierarchy: Limited Growth Villages
Current use: C3 Dwellinghouses	Planning History: F/YR17/1218/O F/YR17/1218/O last application
PDL: Greenfield	Site area density: 2.4 ha 31.25 dph
Site description: Open field next door to Crowson MOT and Opposite Barnards of Wisbech	
Known constraints:	
Proposal: C3 Dwellinghouses 2.4 ha of residential properties(75 properties) with 2/3/4 & 5 bedroom dwellings	
Proposed development: Dwellings: 75 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0	

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

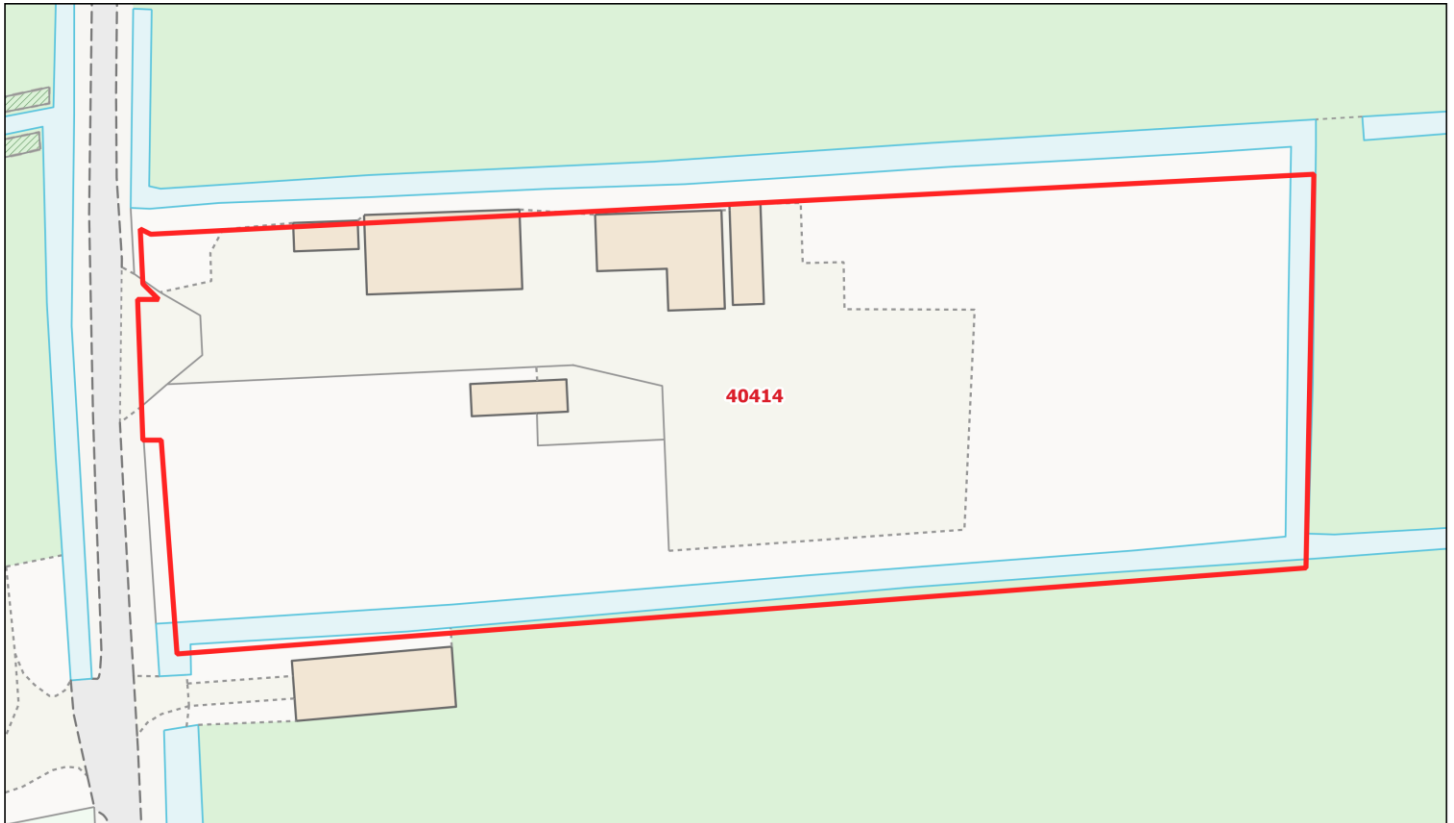
 Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40379	Submission type:	Site submission form
Site name and address:	V2 of Land West Of 116 - 124 Sutton Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR17/1218/O last application
PDL:	Greenfield	Site area density:	2.4 ha 25 dph
Site description:			
Open field next door to Crowson MOT and Opposite Barnards of Wisbech			
Known constraints:			
None			
Proposal:	C3 Dwellinghouses		
Full field proposal for 60 dwellings (33 per ha at 75%) 2, 3, 4 and 5 bedrooms			
Proposed development:			
Dwellings: 60 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Site Submission
Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

Site submission

Date: 16 Jan 2020

Do not scale

Site ID:	40414	Submission type:	Site with planning approval
Site name and address:	Sunnyside, Mays Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR/1/0911/F Site with Full planning permission
PDL:	Greenfield	Site area density:	0.61 ha dph
Site description:			
Known constraints:			
Proposal:	B8 Storage & distribution		
Change of use of land to residential and builders yard; erection of a builders store, sand and gravel bays and 1.8 metre high chain link security fence and siting of 2no trailers. 2no floodlights and temporary mobile home involving demolition of existing			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 26999 C1/C2/C4 beds: 0 Pitches:			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.



 <p>Site Submission Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020 Ordnance Survey 10023778</p>	<p>Key</p> <p> Site submission</p> <p>Date: 08 Jan 2020</p>
---	--

Do not scale

Site ID:	40354	Submission type:	Site submission form
Site name and address:	Land west of Sutton Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Leverington CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.22 ha 22.73 dph
Site description: Agricultural land fronting part of Sutton Road. Grid Reference: TF 45217 12049			
Known constraints:			
Proposal: C3 Dwellinghouses The construction of 5 detached houses.			
Proposed development: Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Do not scale

Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Site ID:	40355	Submission type:	Site submission form
Site name and address:	Land North of Parsons Drove Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Leverington CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.78 ha 17.95 dph
Site description: Agricultural land fronting part of Parson Drove Lane. Grid Reference: TF 45122 11822			
Known constraints:			
Proposal: C3 Dwellinghouses The construction of up to 14 detached houses. Based on 0.78 ha multiplied by 0.75 and 24. Delivery spread over the short, medium and long term.			
Proposed development: Dwellings: 14 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.





Site Submission
Draft Fenland Local Plan

© Crown Copyright and database rights 2020
Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40356	Submission type:	Site submission form
Site name and address:	Land East of Sutton Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Leverington CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.48 ha 16.67 dph
Site description: Agricultural land fronting Sutton Road adjoining existing properties. Grid Reference: TF 45055 13194 NB. site extends into Newton parish			
Known constraints:			
Proposal:	C3 Dwellinghouses		
The construction of up to 8 detached houses. Based on 0.48 ha multiplied by 0.75 and 24. Delivery spread over short and medium term.			
Proposed development:			
Dwellings: 8 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.