



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:	40005	Submission type:	Existing Local Plan allocated site
Site name and address:	South-east March (strategic allocation)	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	LP9
PDL:	Greenfield	Site area density:	34.26 ha 17.51 dph

Site description:

Known constraints:

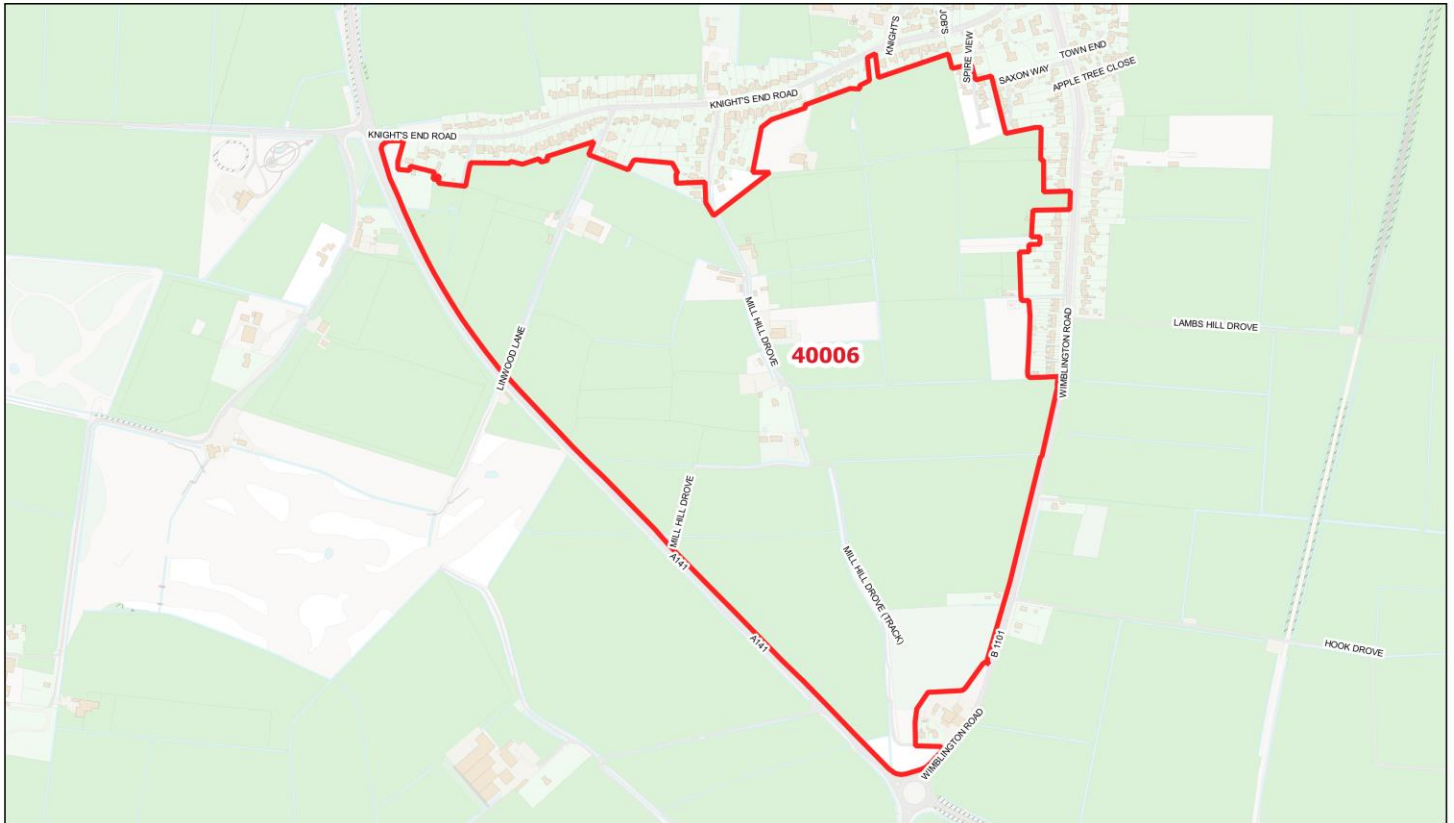
Proposal: C3 Dwellinghouses

South-east March (strategic allocation): this area is identified on the Policies Map and is expected to be predominantly residential (around 600 dwellings). It will include provision for new sports pitches for Neale Wade Academy, if required. Direct cycle and pedestrian routes should be provided to the Academy. Some fairly significant surface water attenuation features to mitigate local flood risk are likely to be necessary. The design of the development, including enhanced landscaping, will be particularly important at the southern end of the area.

Proposed development:

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

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Site ID:	40006	Submission type:	Existing Local Plan allocated site
Site name and address:	South-west March (broad location for growth)	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	LP9
PDL:	Greenfield	Site area density:	76.63 ha 6.52 dph

Site description:

Known constraints:

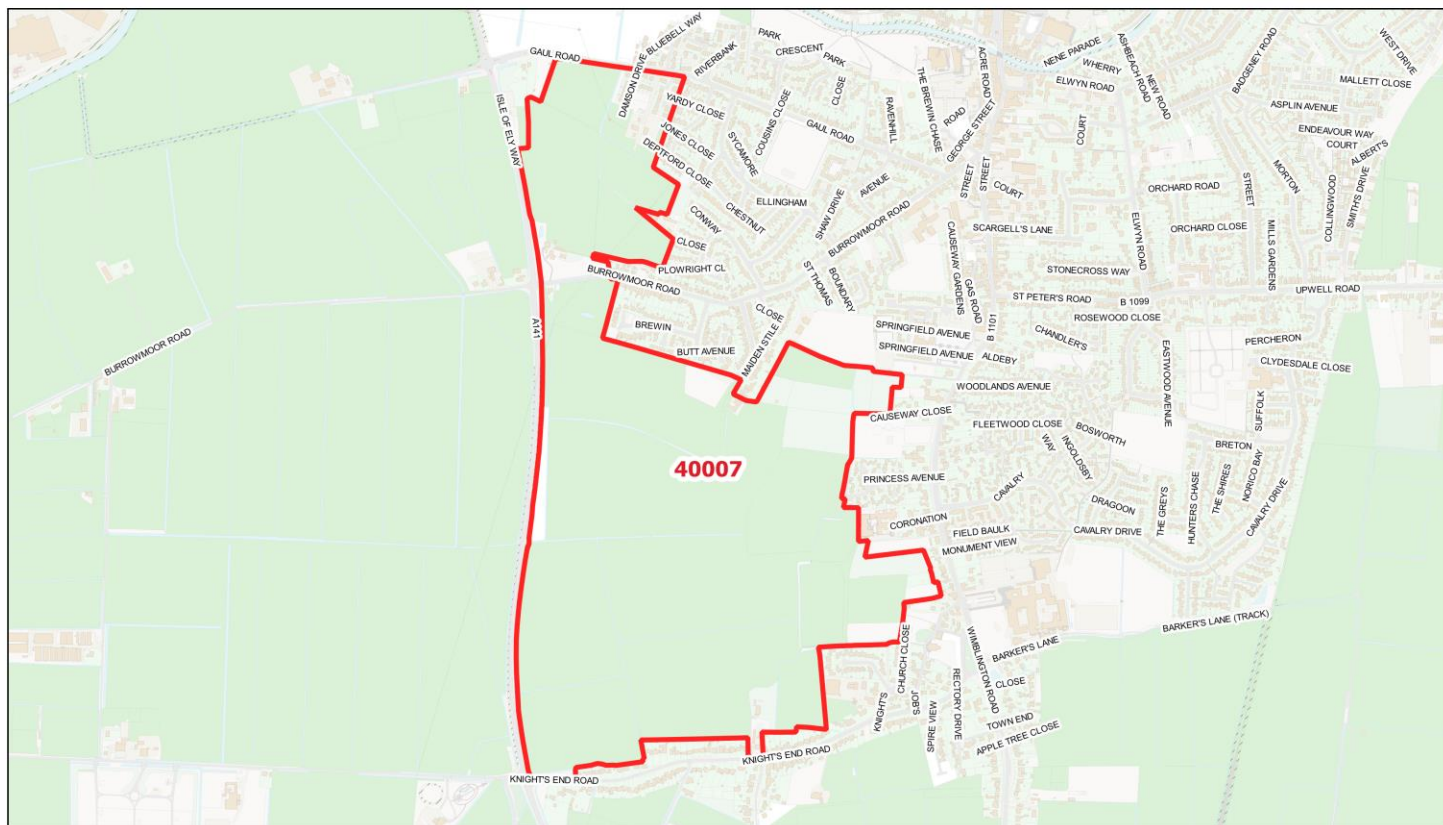
Proposal: C3 Dwellinghouses

South-west March (broad location for growth): this area is located to the east of the A141, south of Knights End Road and west of the B1101. It is expected the area will be predominantly residential (around 500 dwellings), but also include some business development, probably in the southern part on the west side of the B1101. The most important archaeological features should be retained and used for informal open space or other uses which preserve their integrity. The setting and character of Barn Owl Lodge should be retained. Views of St Wendreda's Church should be preserved. Noise and landscape mitigation measures should be provided along the A141 as appropriate. The design of the development at the southern end of the area will be particularly important as a key gateway entrance to the town.

Proposed development:

Dwellings: 500 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40007	Submission type:	Existing Local Plan allocated site
Site name and address:	West March (strategic allocation)	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	LP9
PDL:	Greenfield	Site area density:	102.76 ha 19.46 dph

Site description:

Known constraints:

Proposal: C3 Dwellinghouses

West March (strategic allocation): this area is identified on the Policies Map. It is expected the area will be predominantly residential (around 2,000 new dwellings) with potentially some business provision gaining access from the A141. The broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy.

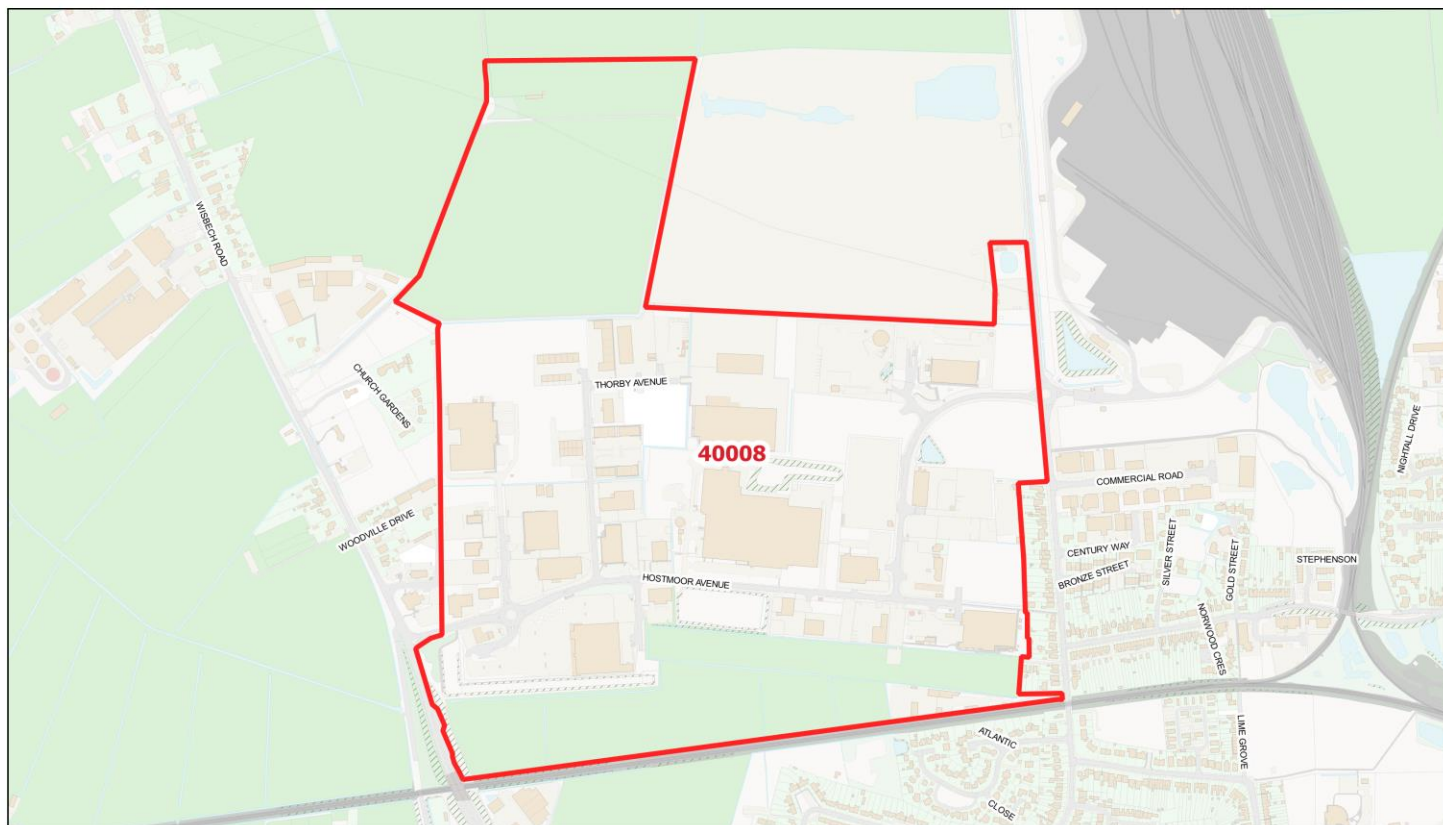
Noise and landscape mitigation measures should be provided along the A141 as appropriate. Education provision will be necessary and local convenience shopping will need to be provided. Opportunities should be taken to add to the area of open space currently forming part of the Recreation Ground in The Avenue as a focus for the community. Some fairly significant surface water attenuation features to mitigate local flood risk are likely to be necessary.

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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 design solution for this site should pay particular attention to the need to protect and enhance the setting of St Wendreda's Church and the cluster of listed buildings around it, maintaining the rural character of the immediate area and preserving views of the church.

Proposed development:

Dwellings: 2000 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Date: 08 Jan 2020

Site ID:	40008	Submission type:	Existing Local Plan allocated site
Site name and address:	March Trading Estate (broad location for growth)	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial	Planning History:	LP9
PDL:	Brownfield	Site area density:	78.41 ha 0 dph

Site description:

Known constraints:

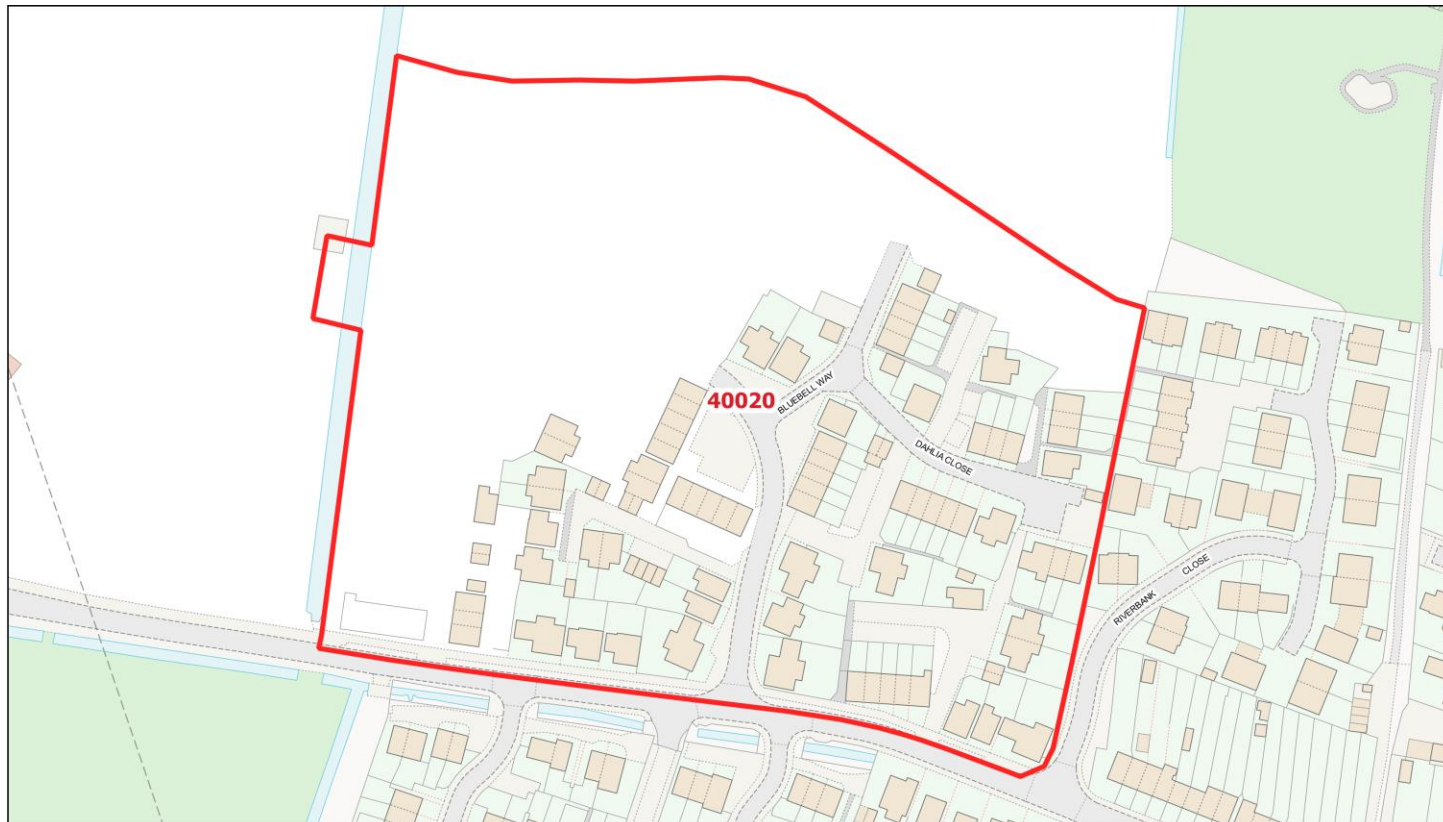
Proposal: B2 General industrial

March Trading Estate (broad location for growth): this area is located in the north west part of the town east of the A141, west of Hundred Road and north of the railway line. Subject to flood risk, highway and amenity issues, and other relevant policies in the plan being satisfactorily addressed, it is expected that development in this area will be predominantly or entirely related to business uses. Should proposed schemes include any part of the Fens Causeway, this will be demarcated and if necessary safeguarded. New development should ensure that a substantial gap is retained between the area and dwellings on the east side of the A141 in Westry.

Proposed development:

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

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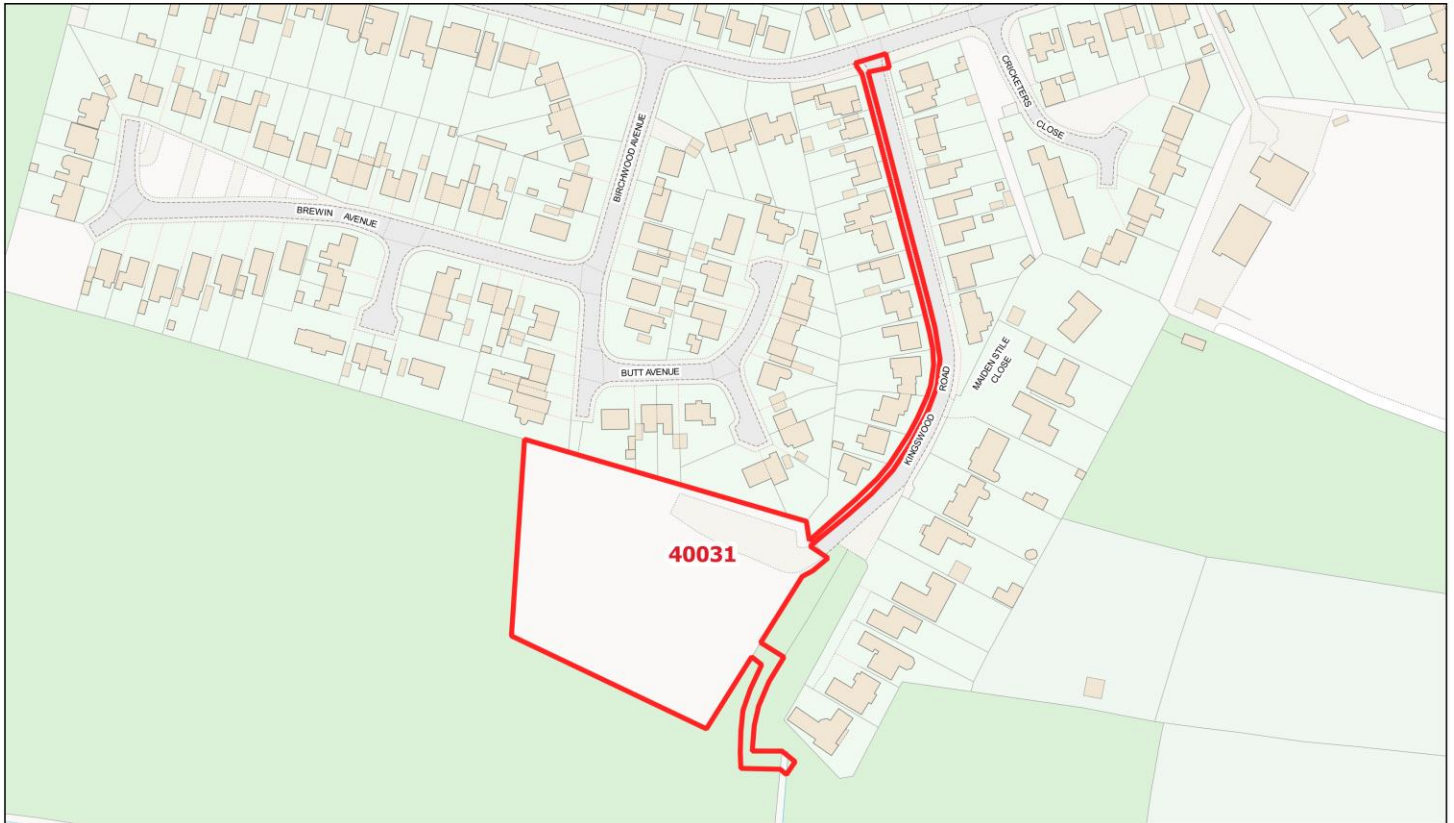
Site submission

Date: 08 Jan 2020

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Site ID:	40020	Submission type:	Site with planning approval
Site name and address:	Land West of Old Council Depot Gaul Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR09/0648/F Site with full planning permission, under construction. 70 units remaining to be completed.
PDL:	Greenfield	Site area density:	4.03 ha 17.37 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 135 houses comprising of 34 x 2-bed, 48 x 3-bed and 53 x 4-bed with associated garages and parking			
Proposed development:			
Dwellings: 70 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40031	Submission type:	Site with planning approval
Site name and address:	Site Of Former Kingswood Park Residential Home Kingswood Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	C2 Residential institutions Residential care home	Planning History:	F/YR13/0724/F Site with full planning permission, therefore considered deliverable within five years.
PDL:	Brownfield	Site area density:	0.98 ha 22.45 dph

Site description:

Known constraints:

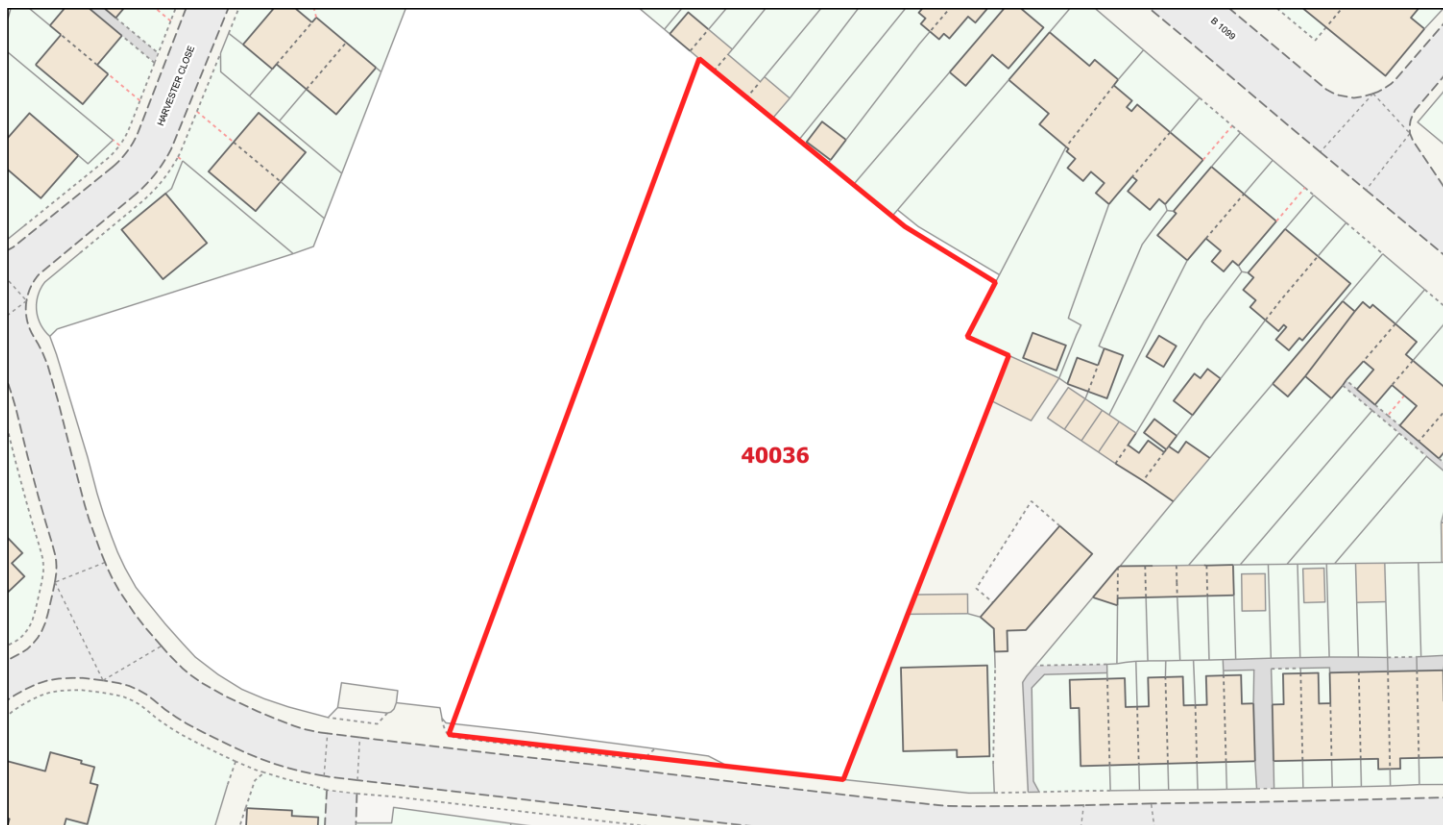
Proposal: C3 Dwellinghouses

Erection of 22 dwellings: 2 x 2-storey block of flats comprising of 10 x 1-bed dwellings, and erection of 1 x single-storey 2-bed, 11 x 2-storey 2-bed dwellings, including sheds, refuse store and cycle store involving demolition of existing care home (ret

Proposed development:

Dwellings: 22 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40036	Submission type:	Site with planning approval
Site name and address:	Land East of Davern Workwear Ltd Elliott Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B8 Storage & distribution Former warehouse, since demolished	Planning History:	F/YR14/0305/RM Site has detailed planning permission (reserved matters) and is therefore considered deliverable within five years.
PDL:	Brownfield	Site area density:	0.48 ha 29.17 dph

Site description:

Known constraints:

Proposal:

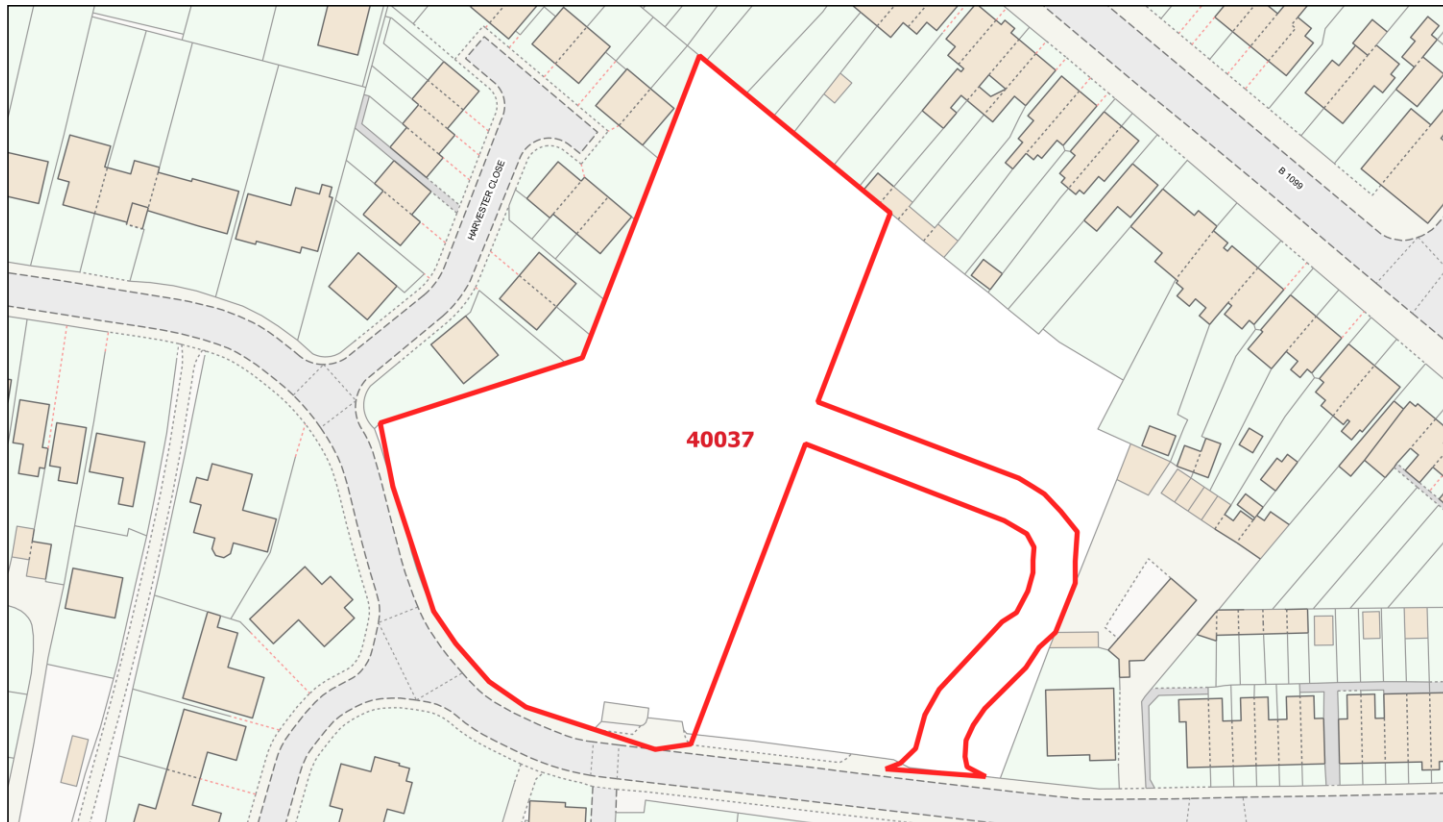
C3 Dwellinghouses

Erection of 14 x 3-storey dwellings comprising; 2 x 5-bed with integral single garage; 4 x 5-bed with balcony to front of second floor (plot 1 with detached double garage); 4 x 4-bed and 4 x 3-bed, involving part demolition of existing warehouse

Proposed development:

Dwellings: 14 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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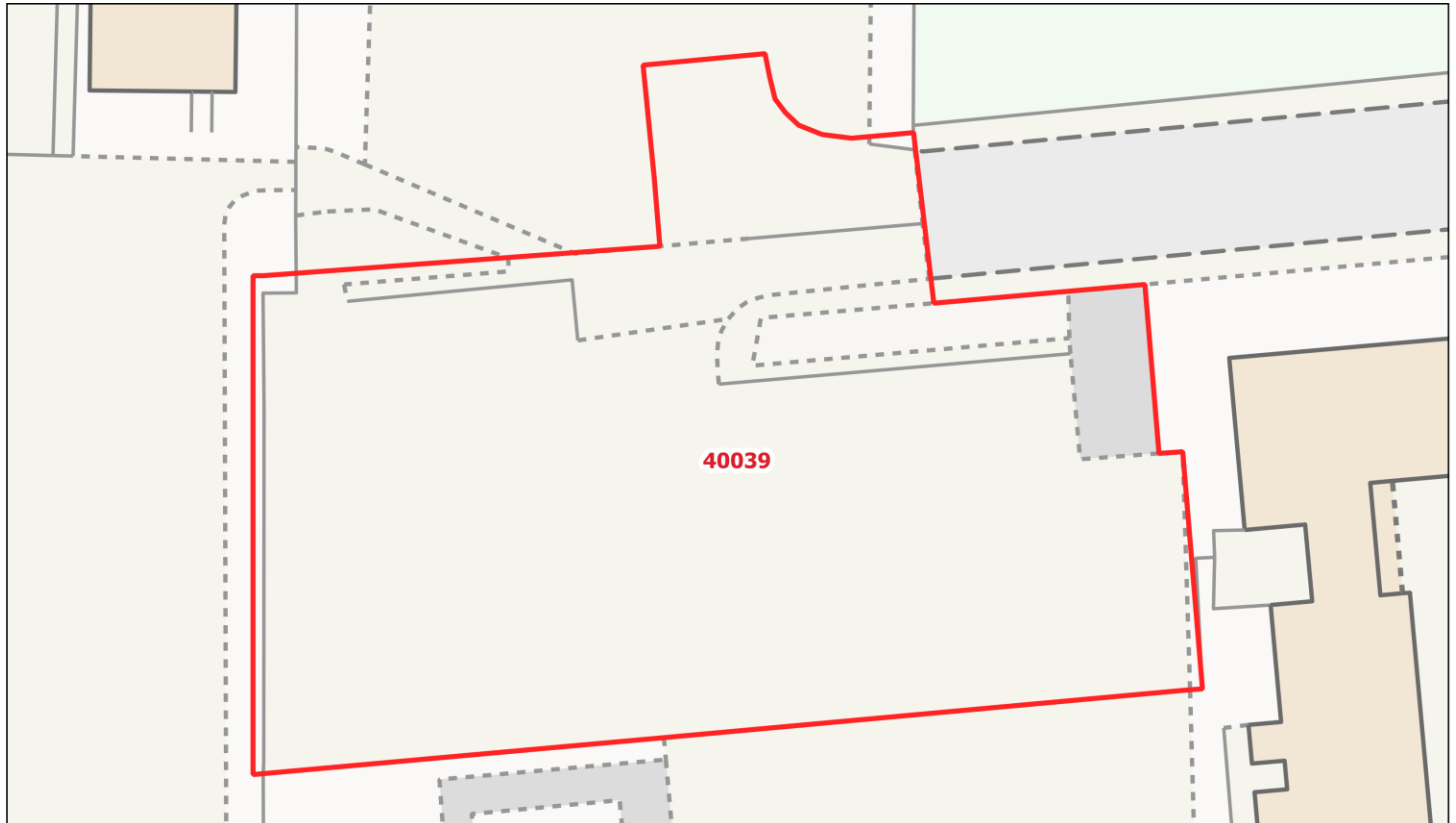
Date: 08 Jan 2020

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Site ID:	40037	Submission type:	Site with planning approval
Site name and address:	Davern Workwear Ltd Elliott Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B8 Storage & distribution Former warehouse, since demolished	Planning History:	F/YR14/0631/F Site has full planning permission and is therefore considered deliverable within five years
PDL:	Brownfield	Site area density:	0.66 ha 27.27 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 18 dwellings comprising 2 x 3-bed; 8 x 4-bed and 8 x 5-bed dwellings with associated parking involving the demolition of the existing building		
Proposed development:			
Dwellings: 18 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

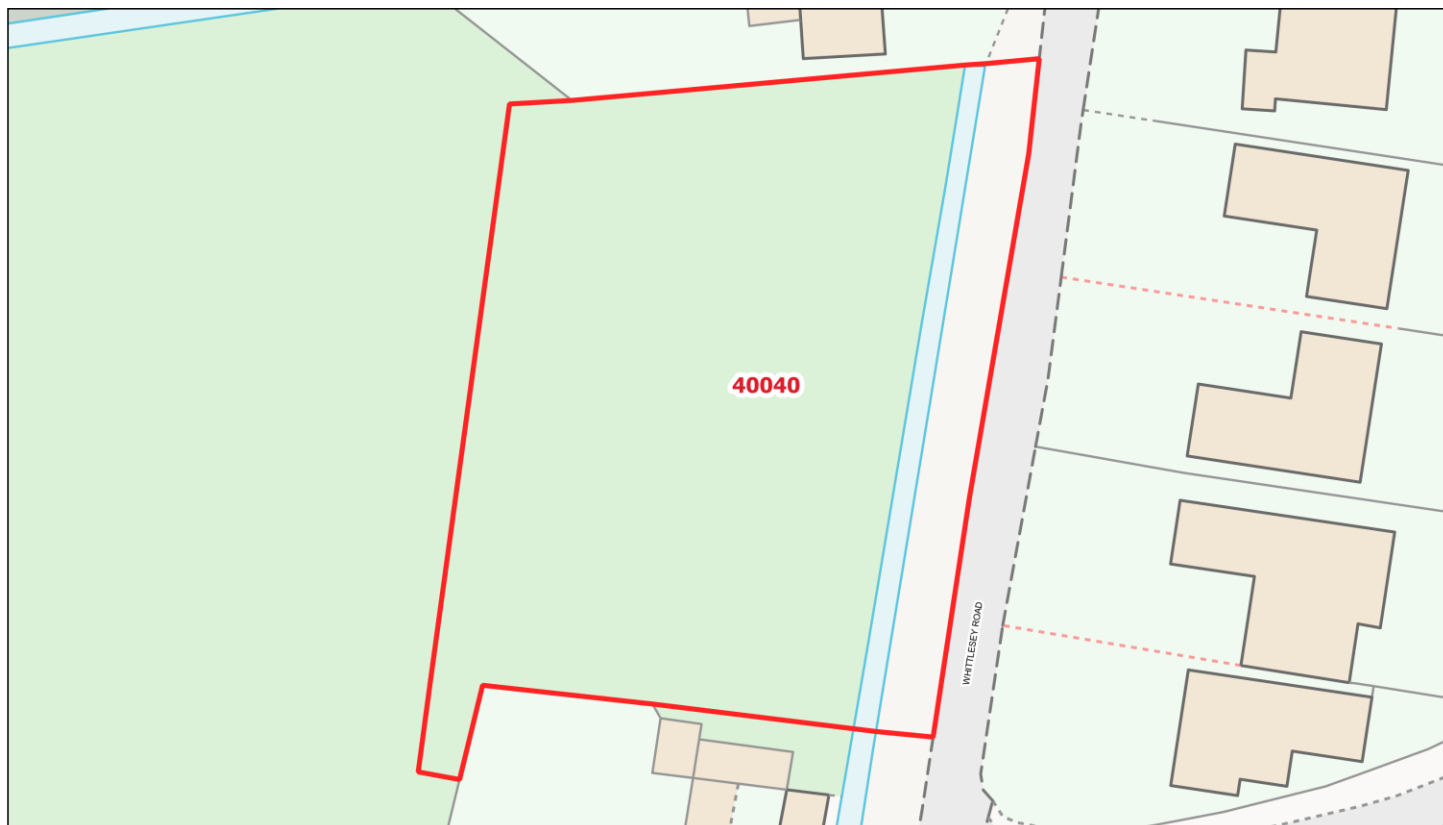
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Site ID:	40039	Submission type:	Site with planning approval
Site name and address:	Land South West Of Queen Street Close	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B1a Office Site of former council offices	Planning History:	F/YR14/0886/RM Site has detailed planning permission (Reserved Matters) and is therefore considered deliverable within five years
PDL:	Brownfield	Site area density:	0.49 ha 20.41 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 6 x 3-storey, 3-bed dwellings with balcony to front and integral garage and 4 x 3-storey, 2-bed dwellings		
Proposed development:	Dwellings: 10 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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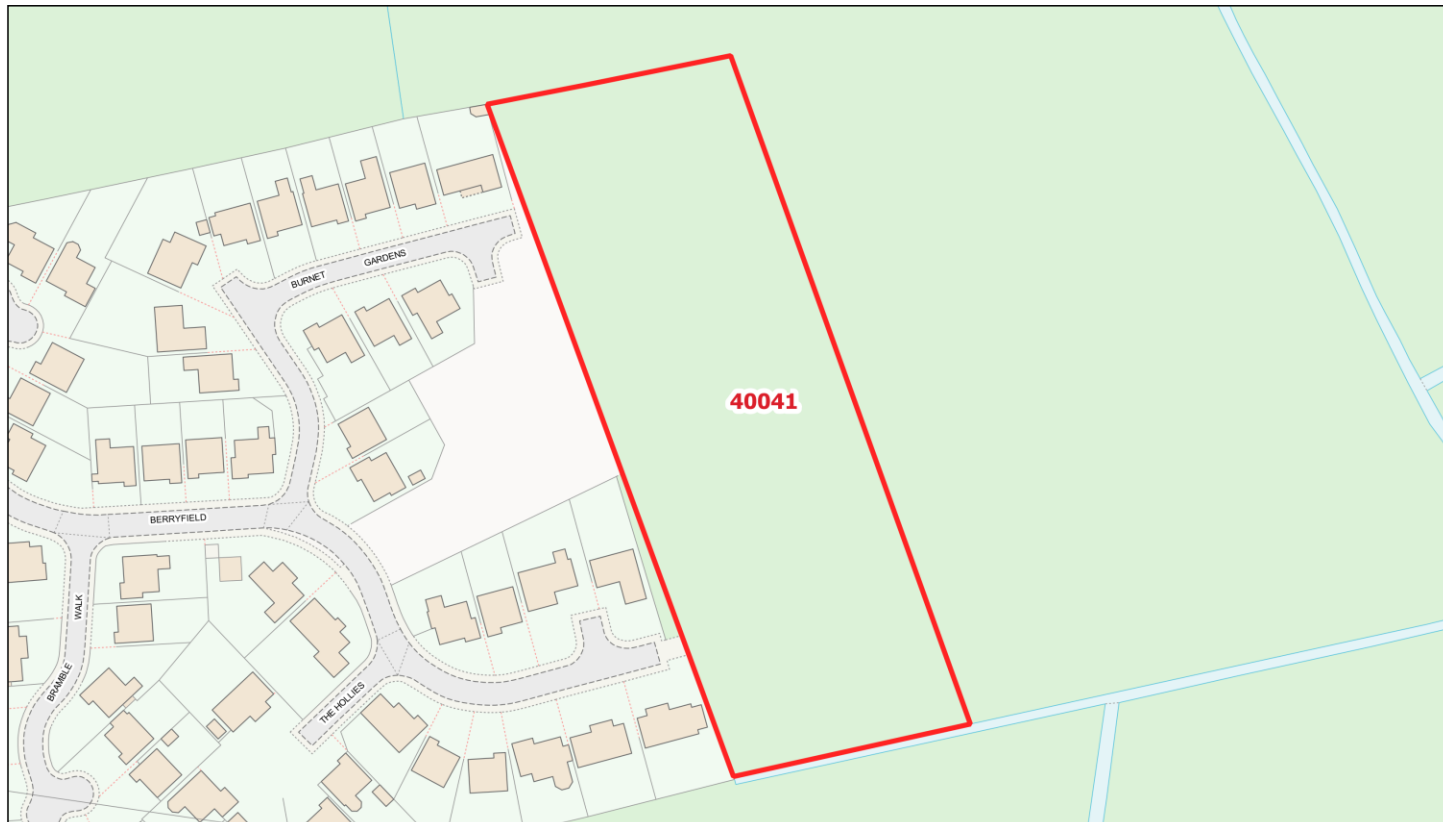
Date: 08 Jan 2020

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Site ID:	40040	Submission type:	Site with planning approval
Site name and address:	Land South Of 710 Whittlesey Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR18/1133/F Site with full planning permission
PDL:	Greenfield	Site area density:	0.24 ha 25 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 6 x 2-storey 3-bed dwellings including the formation of 2 x vehicular accesses involving culverting of the ditch and formation of a new open ditch to rear			
Proposed development:			
Dwellings: 6 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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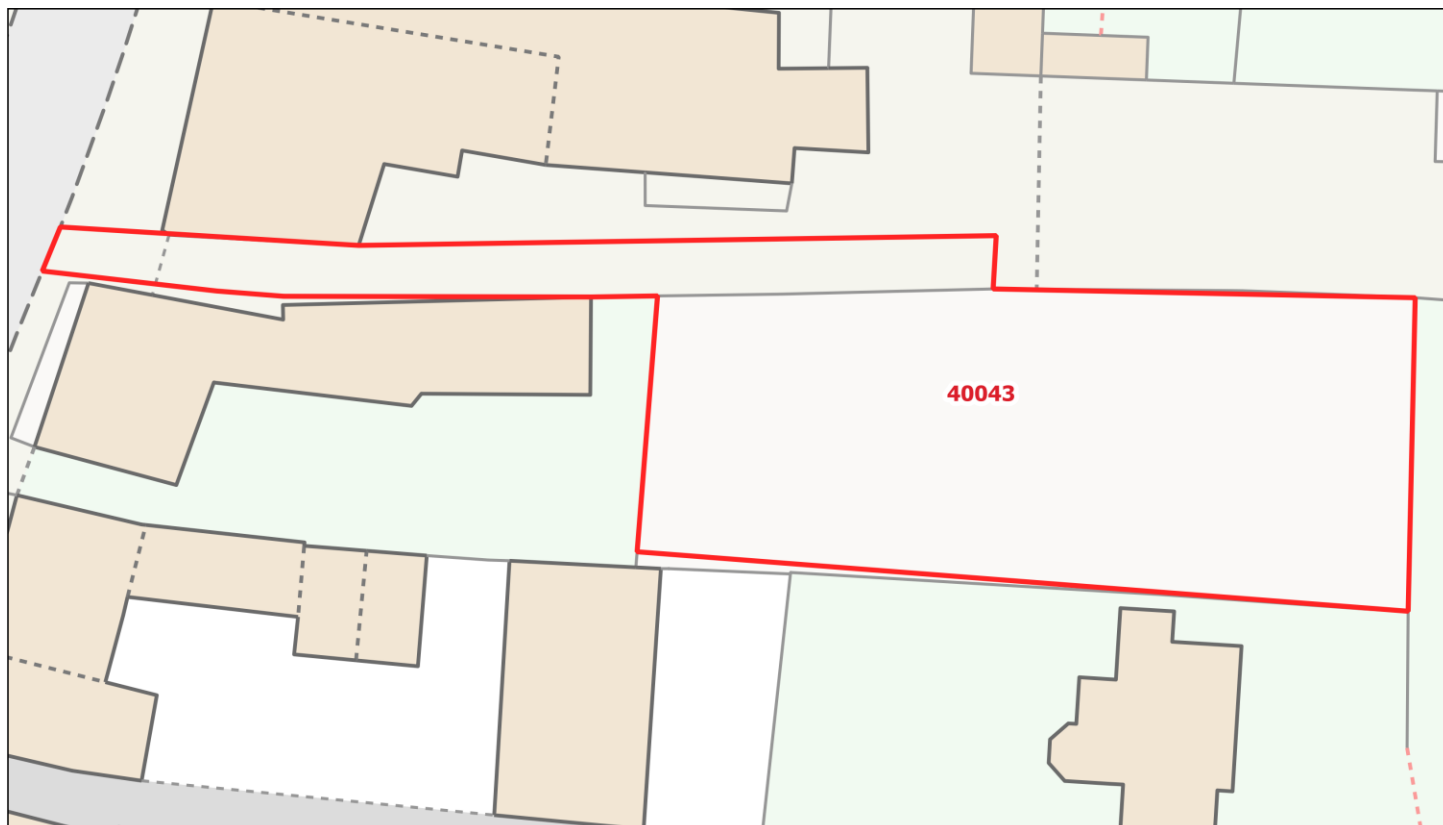
Site submission

Date: 08 Jan 2020

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Site ID:	40041	Submission type:	Site with planning approval
Site name and address:	Land East Of Berryfield Berryfield	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR14/1020/O Site has outline planning permission, with reserved matters being determined.
PDL:	Greenfield	Site area density:	1.9 ha 15.79 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 30 dwellings (max)		
Proposed development:			
Dwellings: 30 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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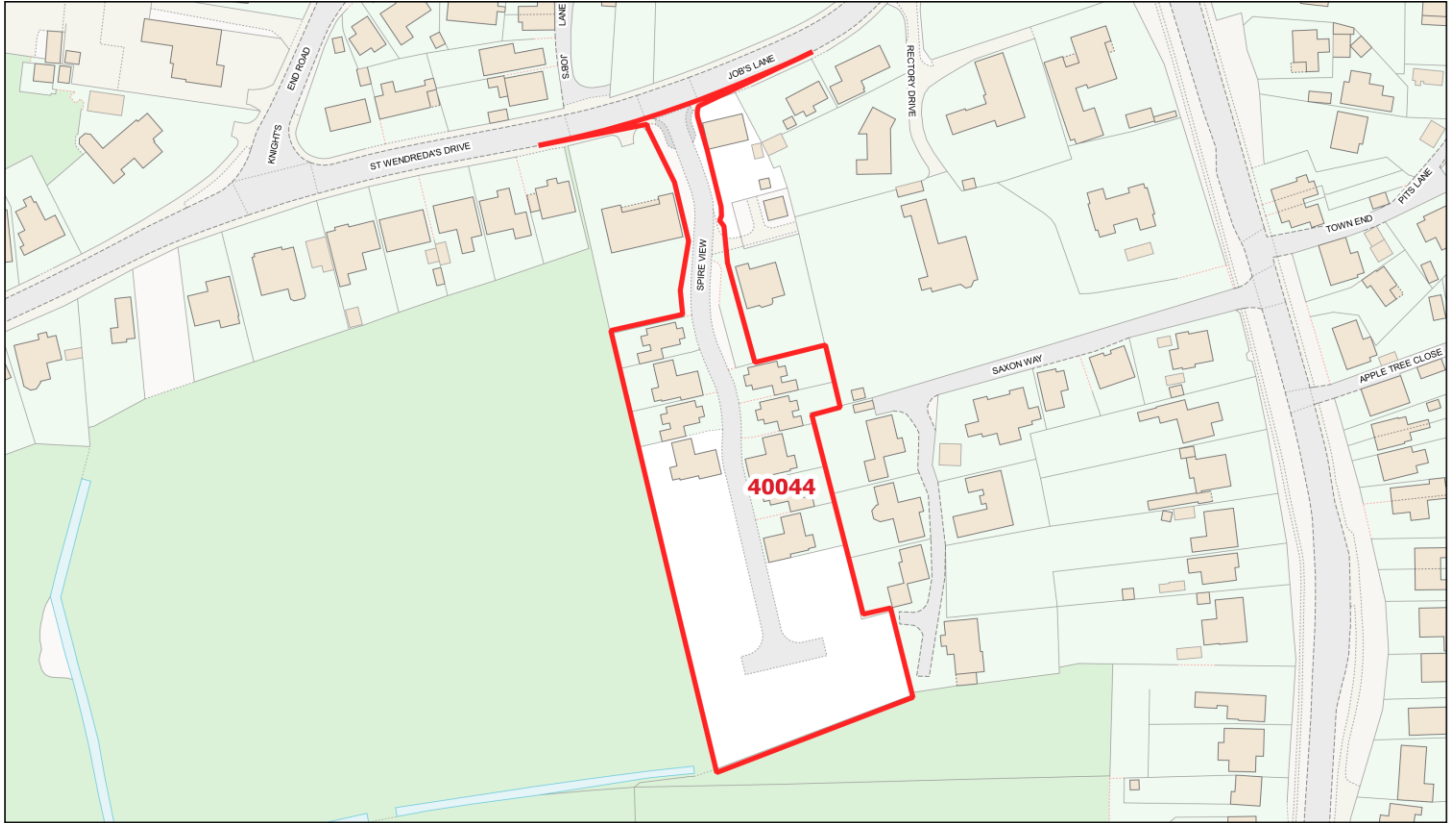
Site submission

Date: 08 Jan 2020

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Site ID:	40043	Submission type:	Site with planning approval
Site name and address:	Land Rear Of 36 High Street	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses Garden land	Planning History:	F/YR15/0176/O Site has outline permission, but is not major development and is therefore considered deliverable within five years
PDL:	Greenfield	Site area density:	0.12 ha 58.33 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 7 x 2-storey 2-bed dwellings with bin and cycle stores (Outline application with matters committed in respect of access, appearance, layout and scale)		
Proposed development:			
Dwellings: 7 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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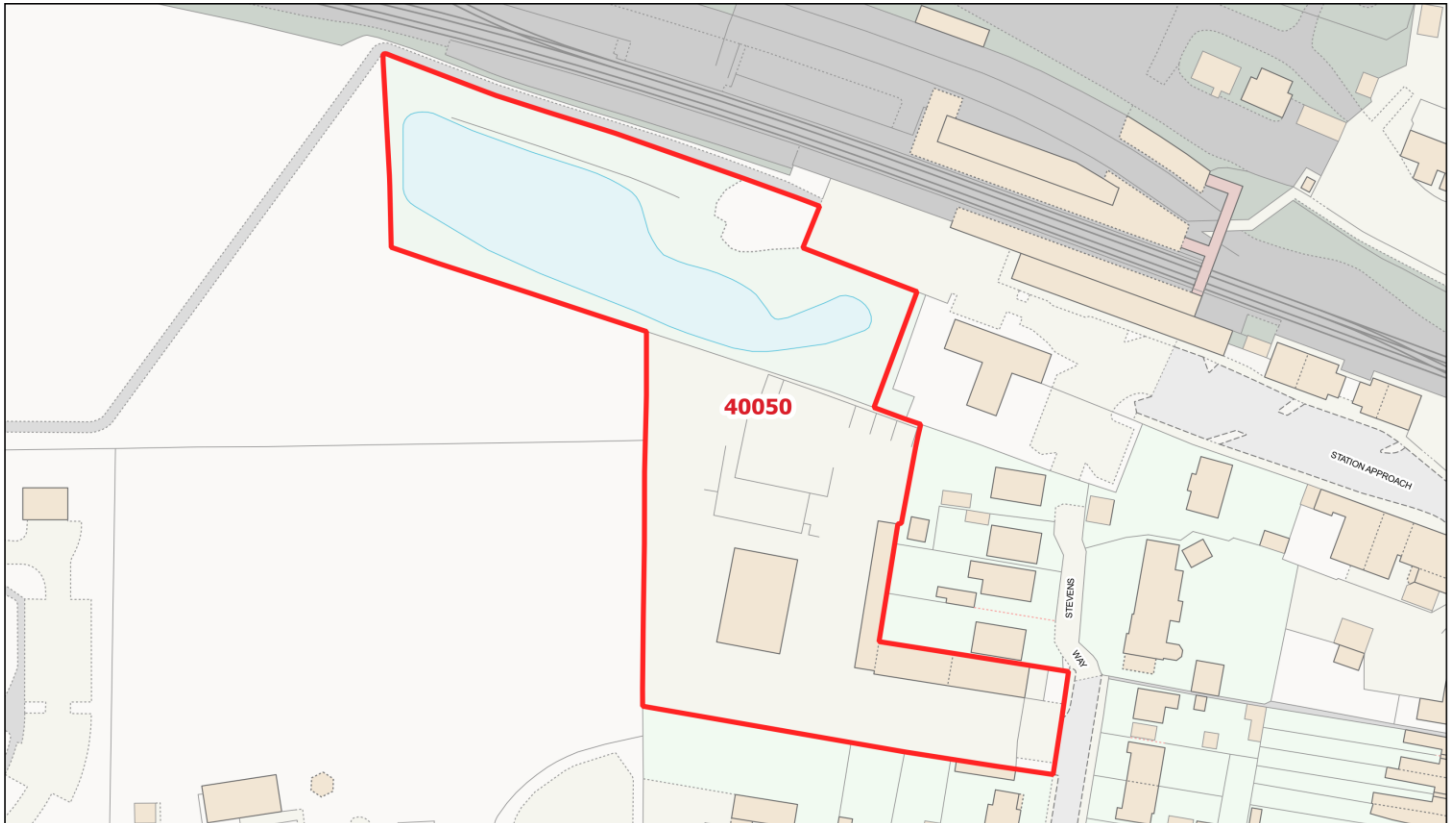
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Site ID:	40044	Submission type:	Site with planning approval
Site name and address:	Land South East Of Orchard Lodge Jobs Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR15/0290/F Site has full planning permission and is under constrction, with 11 units remaining to be completed.
PDL:	Greenfield	Site area density:	0.82 ha 13.41 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 20 x 2-storey dwellings comprising of 11 x 4-bed with detached garages and 9 x 4-bed with MIP annexes and integral garages			
Proposed development:			
Dwellings: 11 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40050	Submission type:	Site with planning approval
Site name and address:	Former Highways Depot Queens Street	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B8 Storage & distribution Former depot	Planning History:	F/YR16/0364/O Site has outline permission.
PDL:	Brownfield	Site area density:	1.15 ha 29.57 dph

Site description:

Known constraints:

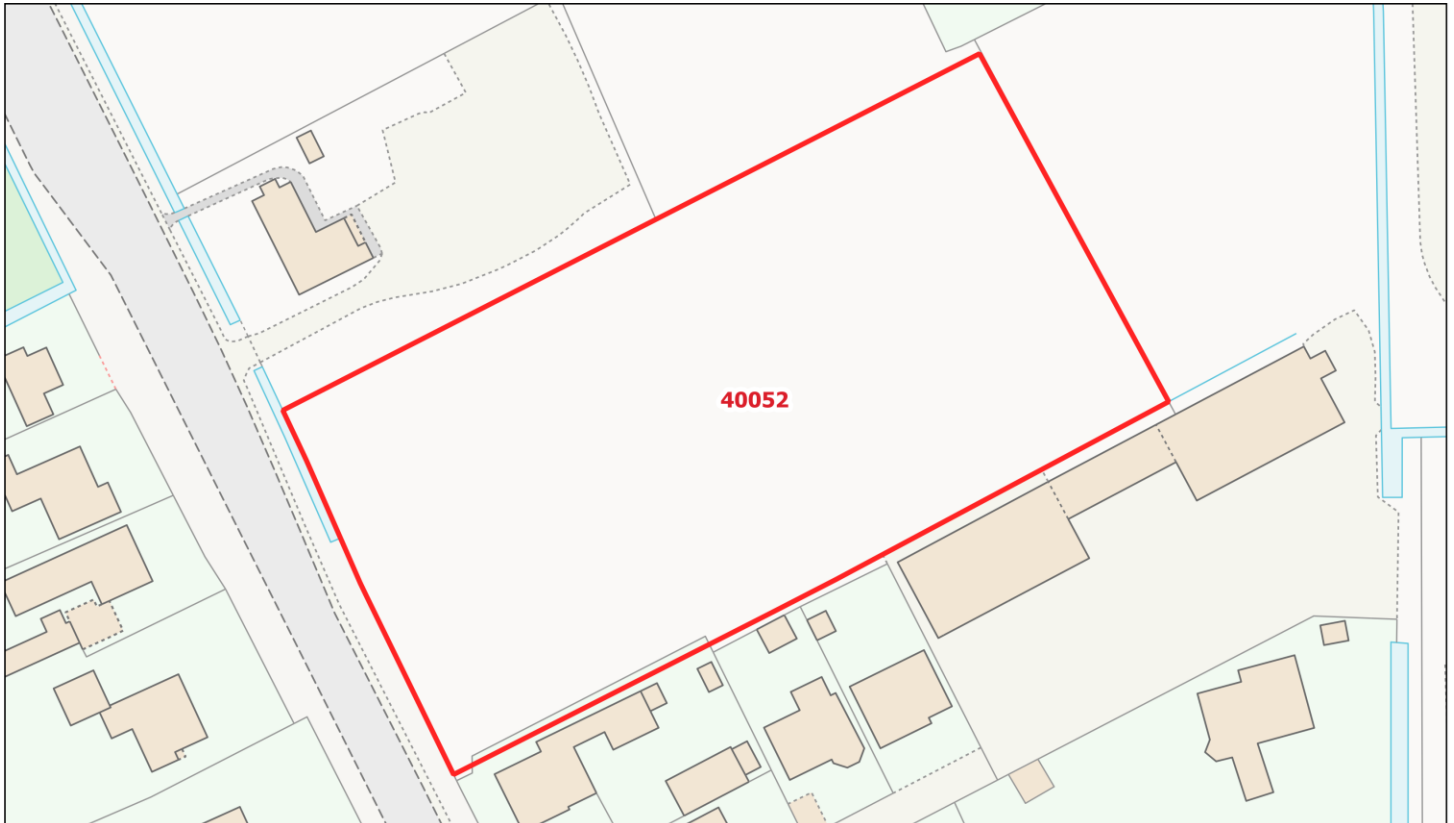
Proposal: C3 Dwellinghouses

Erection of 34 x single-storey, 2 and 3-storey dwellings with garages or parking comprising of 8 x 4-bed, 18 x 3-bed and 8 x 2-bed (Outline with matters in respect of access, appearance, layout and scale) involving demolition of former depot building

Proposed development:

Dwellings: 34 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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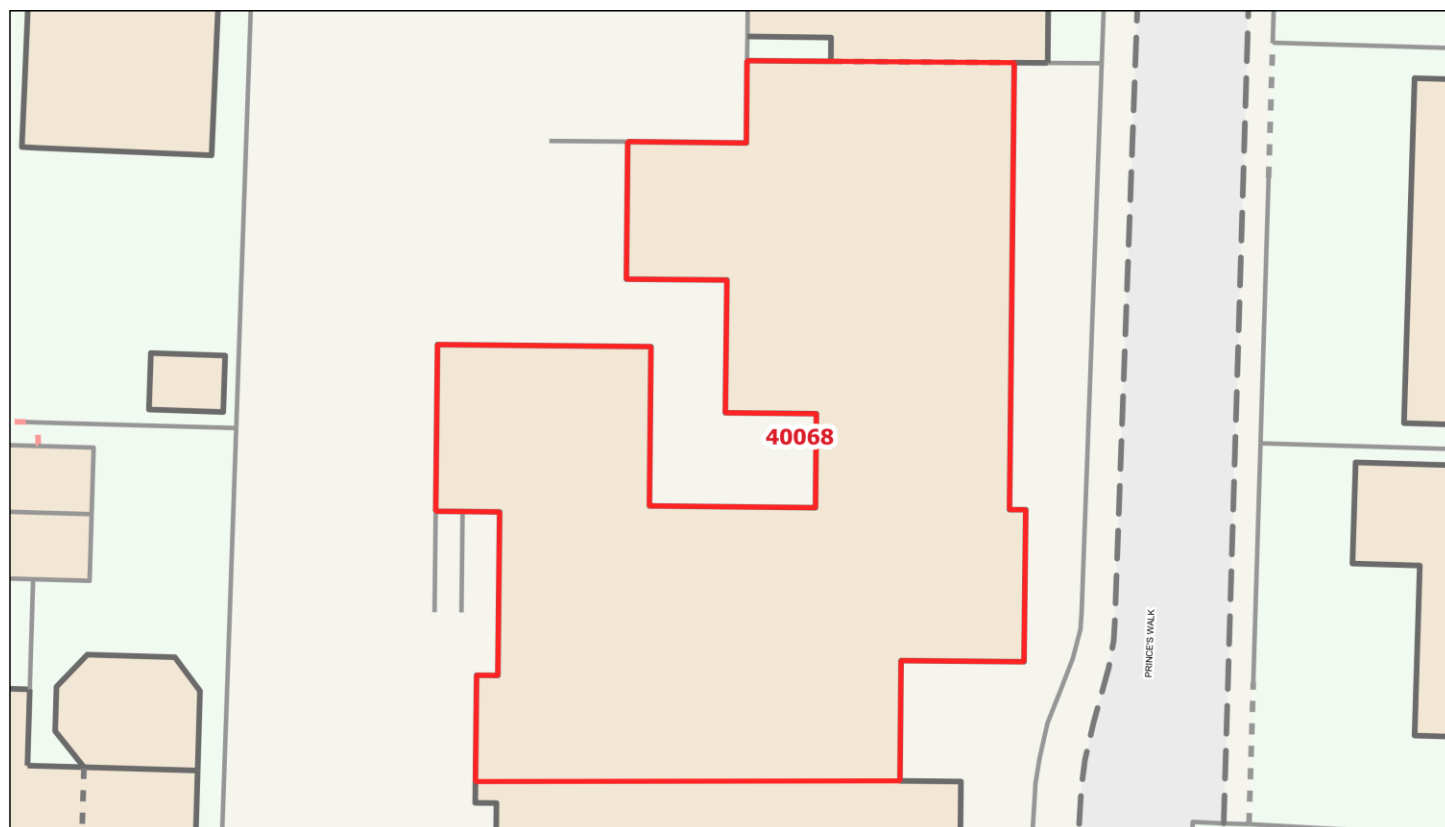
Date: 08 Jan 2020

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Site ID:	40052	Submission type:	Site with planning approval
Site name and address:	321 Wisbech Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR16/0436/O Site has outline permission.
PDL:	Greenfield	Site area density:	0.68 ha 13.24 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 9 x dwellings (max) (Outline with matters committed in respect of access)		
Proposed development:	Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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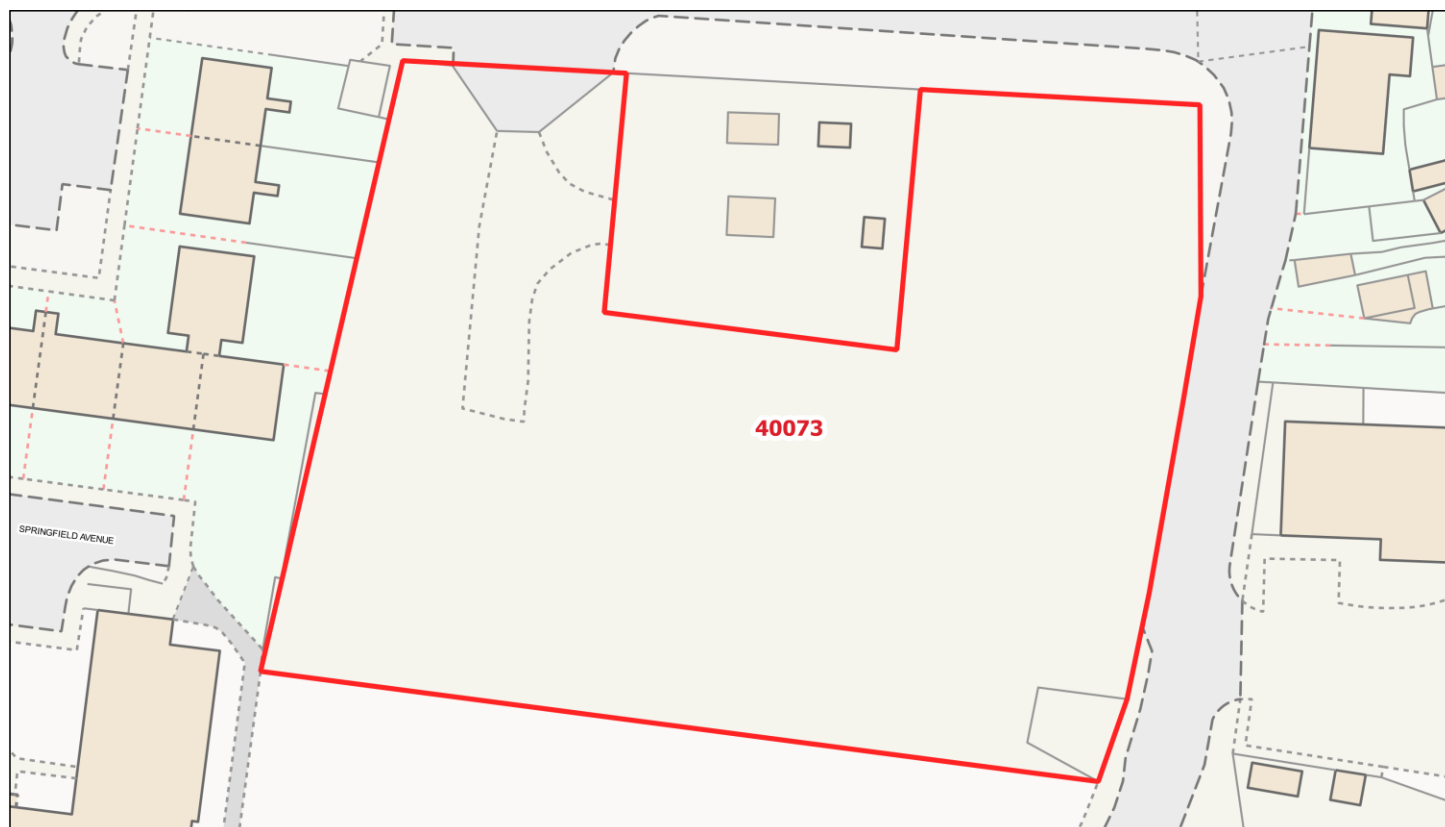
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Site ID:	40068	Submission type:	Site with planning approval
Site name and address:	The Resource Centre March Business Centre Dartford Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B1a Office	Planning History:	F/YR17/0345/PNC01 Prior Notification
PDL:	Brownfield	Site area density:	0.06 ha 200 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Change of use from office (B1) to 12 x flats (comprising of 5 x 2-bed and 7 x 1-bed) and 2 x 1-bed houses (C3)			
Proposed development:			
Dwellings: 12 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40073	Submission type:	Site with planning approval
Site name and address:	Site Of Former Gas Distribution Centre Kirk Ogden Close	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B8 Storage & distribution	Planning History:	F/YR17/0616/F Site with full planning permission
PDL:	Brownfield	Site area density:	0.45 ha 42.22 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 19 dwellings comprising 1 single-storey 2-bed; 5 x 2-storey 2-bed ; 5 x 3-storey 3-bed and 8 flats; comprising a 3-storey apartment block consisting of 6 x 2-bed flats and 2 x 1-bed flats; and a cycle store, bin store and parking area			
Proposed development:			
Dwellings: 19 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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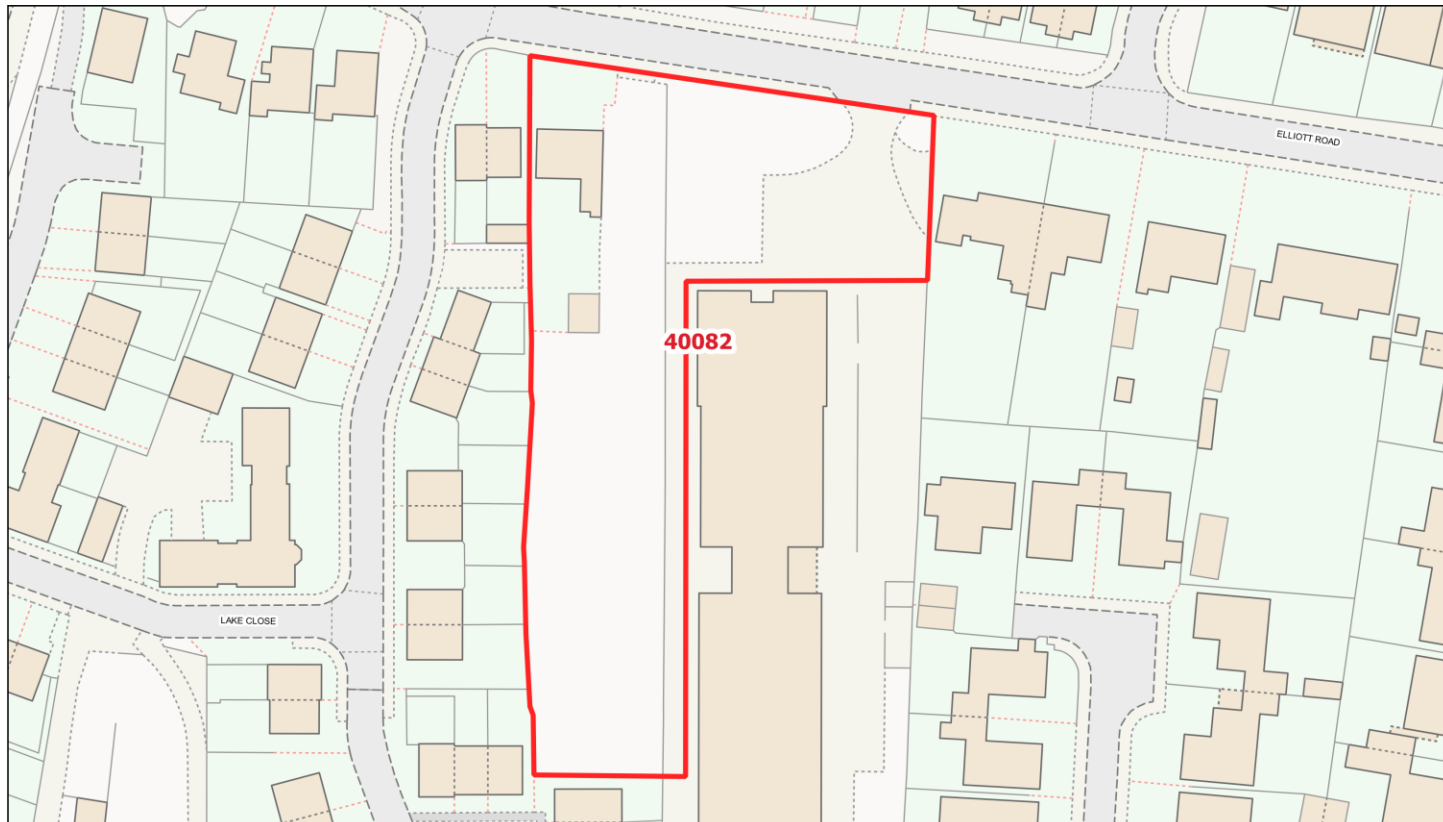
 Site submission

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Site ID:	40077	Submission type:	Site with planning approval
Site name and address:	Land North Of The Green And North Of 145-159 Wisbech Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Other Existing dwelling and agricultural land	Planning History:	F/YR17/1127/O Planning committee has resolved to grant outline planning permission, subject to signing s106 agreement.
PDL:	Mix of G/B	Site area density:	4.87 ha 24.02 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of up to 118no dwellings (outline application with matters committed in respect of access) involving demolition of 147a Wisbech Road			
Proposed development:			
Dwellings: 117 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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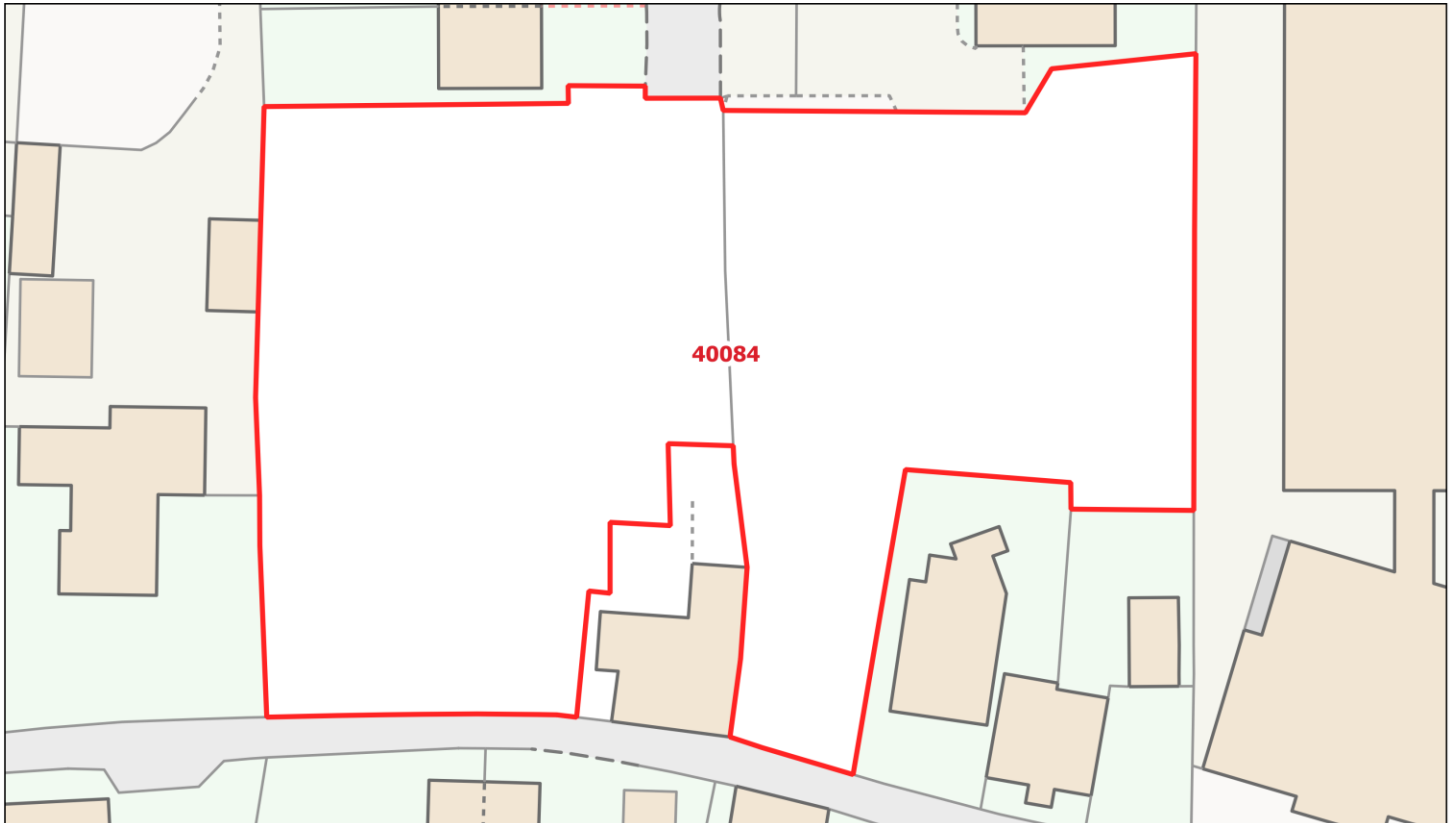
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Site ID:	40082	Submission type:	Site with planning approval
Site name and address:	Land North And West Of Elliott Lodge Elliott Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses Existing bungalow and garden land	Planning History:	F/YR18/0165/F Planning committee has resolved to grant full planning permission, subject to signing s106 agreement.
PDL:	Mix of G/B	Site area density:	0.39 ha 33.33 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Proposed development:			
Dwellings: 13 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site Submission

Draft Fenland Local Plan

Key

Site submission

Date: 08 Jan 2020

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Site ID:	40084	Submission type:	Site with planning approval
Site name and address:	Land South Of 31-33 Lake Close	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR18/0321/F Site with full planning permission
PDL:	Greenfield	Site area density:	0.28 ha 28.57 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 8 x dwellings comprising of: 2 x 3-storey 3-bed, 2 x 2-storey 4-bed, 2 x 2-storey 3-bed and 2 x single-storey 3-bed			
Proposed development:			
Dwellings: 8 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site Submission

Draft Fenland Local Plan

Key

 Site submission

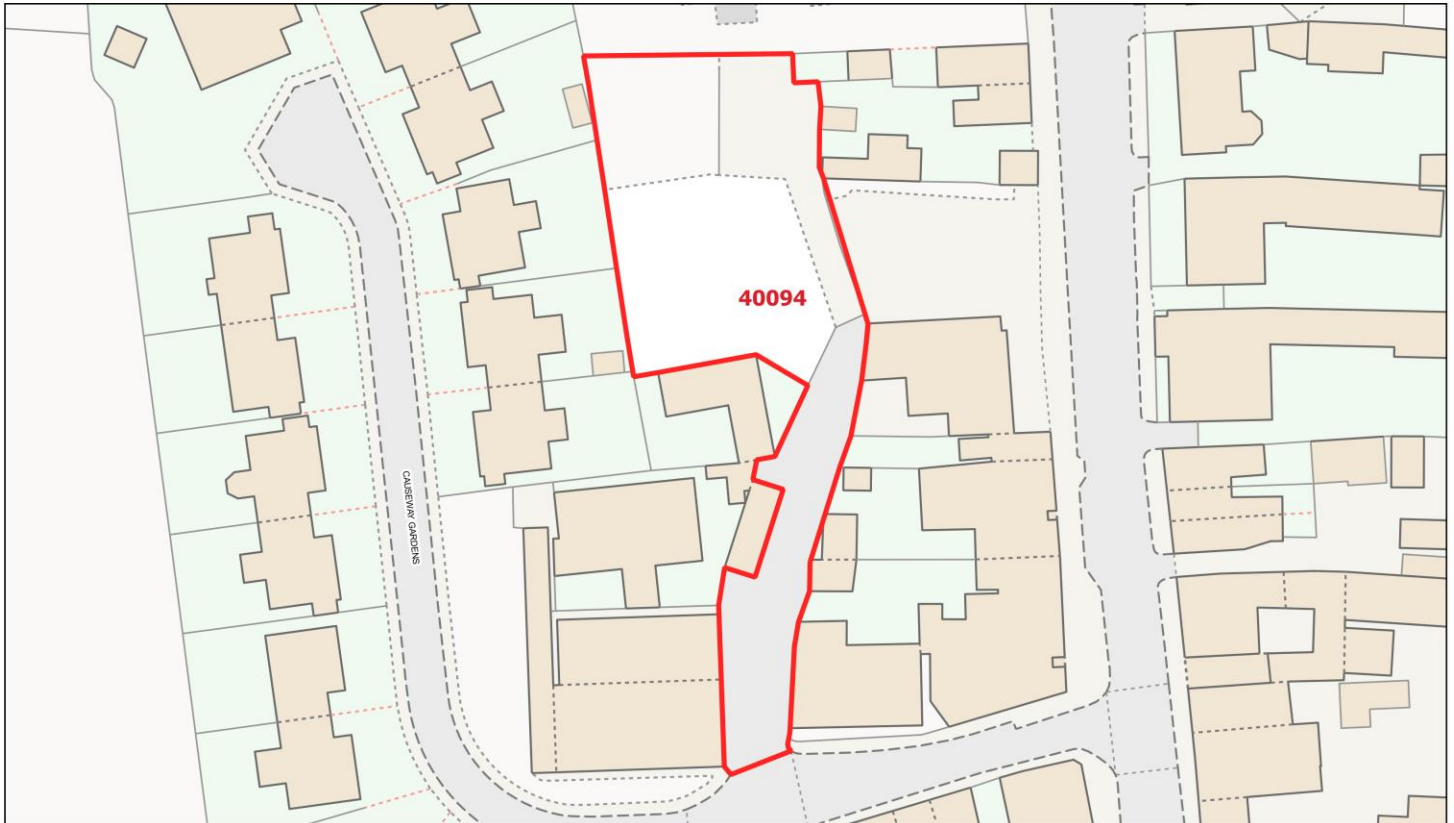
Date: 08 Jan 2020

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Site ID:	40093	Submission type:	Site with planning approval
Site name and address:	Land North West Of 12 Knights End Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Agricultural land and buildings	Planning History:	F/YR18/0759/O Site has outline permission.
PDL:	Mix of G/B	Site area density:	0.69 ha 13.04 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of up to 9no dwellings (outline application with matters committed in respect of access) involving demolition of existing buildings			
Proposed development:			
Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40094	Submission type:	Site with planning approval
Site name and address:	North Of 9 Gas Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B8 Storage & distribution Former builder's yard	Planning History:	F/YR18/0891/F Site with full planning permission
PDL:	Brownfield	Site area density:	0.15 ha 33.33 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 5 x 2-storey 3-bed dwellings involving demolition of existing building		
Proposed development:	Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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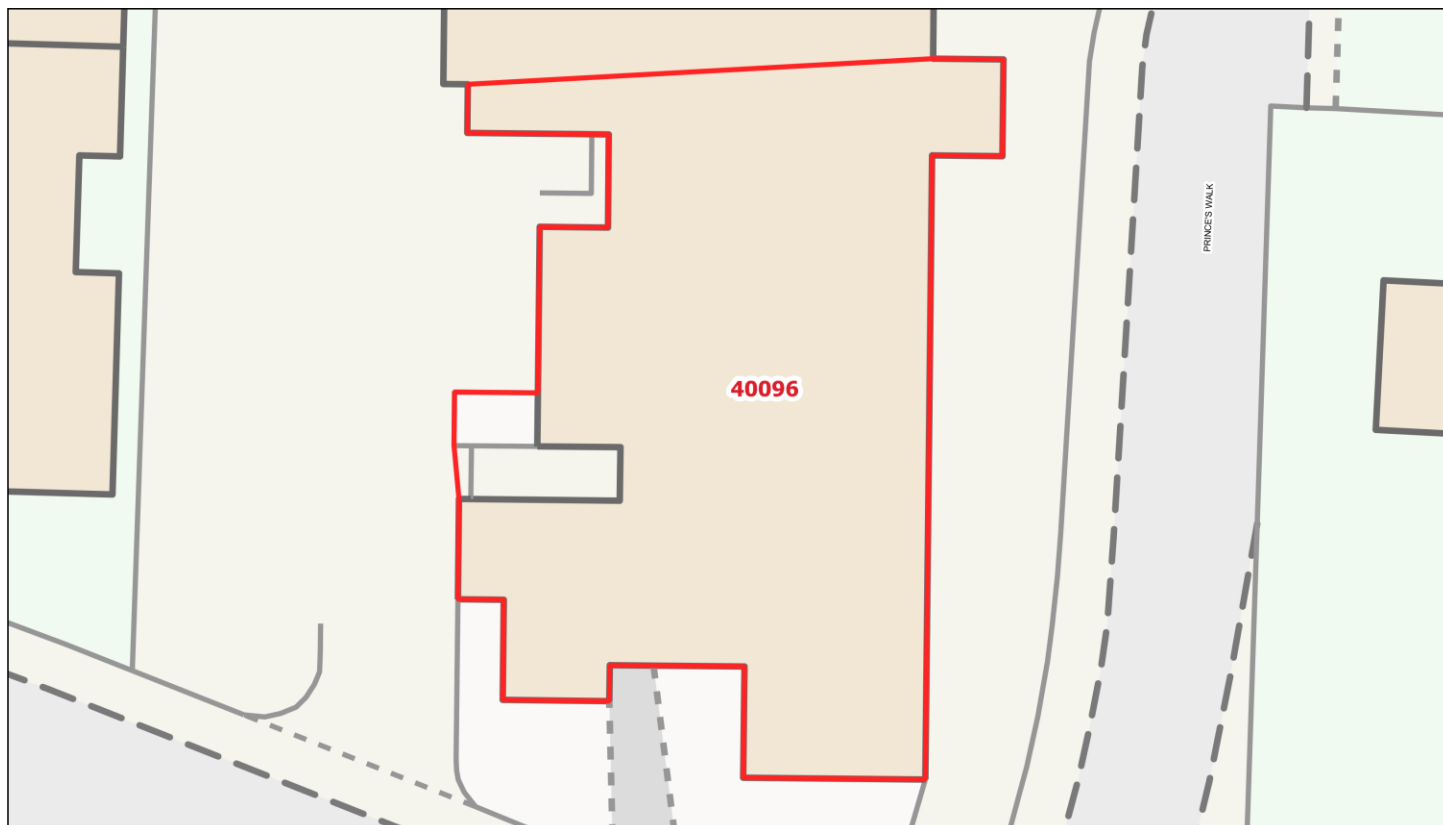
Date: 08 Jan 2020

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Site ID:	40095	Submission type:	Site with planning approval
Site name and address:	33 Gaul Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses Existing dwelling, outbuildings and garden land	Planning History:	F/YR18/0947/F Site with full planning permission
PDL:	Mix of G/B	Site area density:	0.35 ha 20 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 7no dwellings comprising of 1 x 2-storey 4-bed; 4 x 2-storey 3-bed and 2 x single-storey 3-bed dwellings) with garages (Plots 3, 6 & 7 only) involving demolition of existing dwelling, outbuildings and boundary wall		
Proposed development:	Dwellings: 7 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: 08 Jan 2020

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Site ID:	40096	Submission type:	Site with planning approval
Site name and address: The Old School House Dartford Road		Availability: Available for development in short term (0 - 5 yrs)	
Settlement and parish: March, March CP		Settlement Hierarchy: Market Town	
Current use: B1a Office		Planning History: F/YR18/0968/PNC01 Prior Notification	
PDL: Brownfield		Site area density: 0.04 ha 250 dph	
Site description:			
Known constraints:			
Proposal: C3 Dwellinghouses Change of use from office (B1) to 10 x flats (C3), comprising of: 4 x 2-bed and 6 x 1-bed			
Proposed development:			
Dwellings: 10 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40097	Submission type:	Site submission form
Site name and address:	Grassfield Elm Road	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	4.34 ha 3.46 dph

Site description:

10 acre Grass Field
0.5 miles from HMP Whitemoor prison
1.7 miles from March town centre
1.5 miles from March train station

Known constraints:

No known constraints

Proposal:

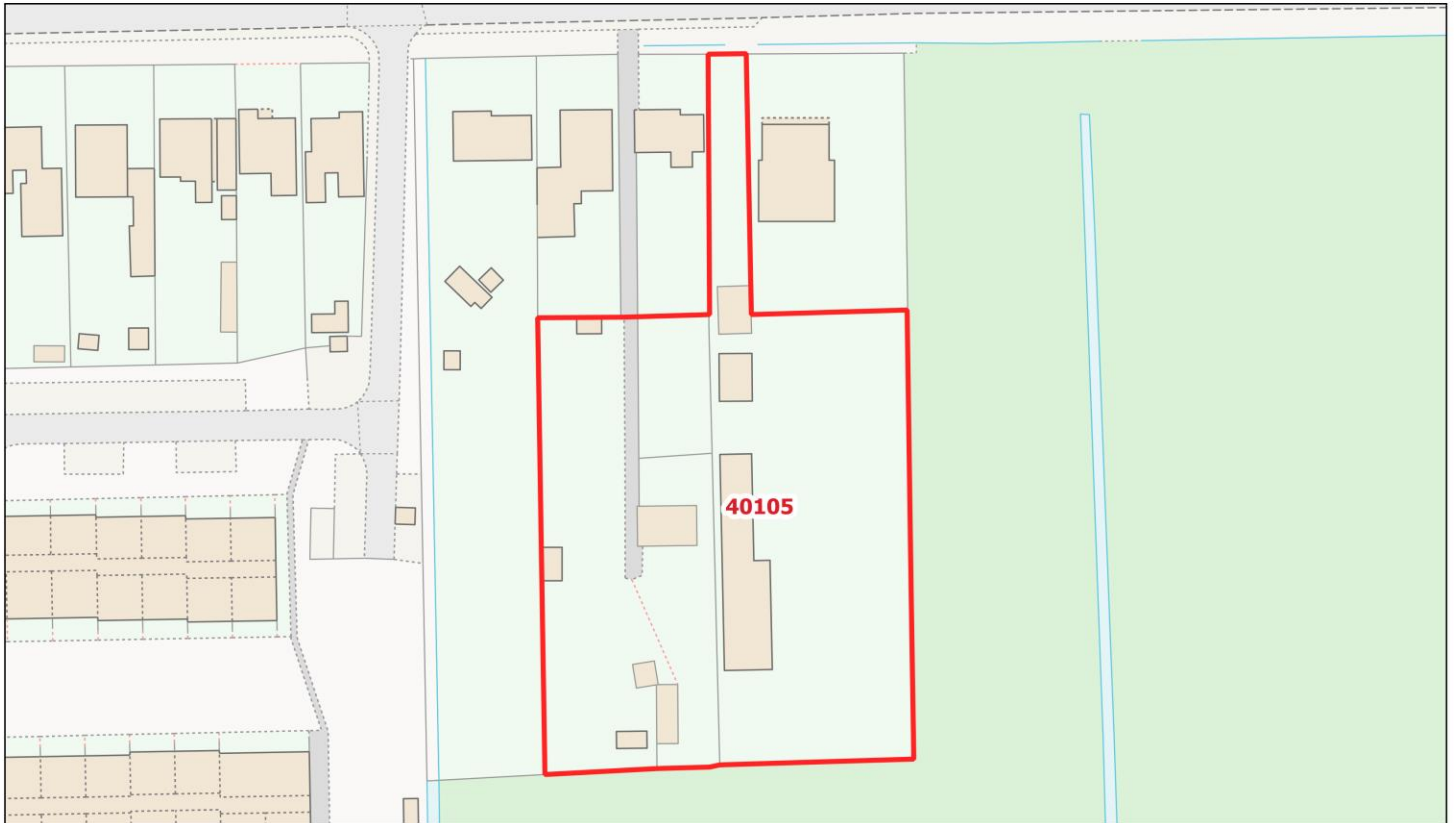
C3 Dwellinghouses

I would like to use my field for housing due to its great location

Proposed development:

Dwellings: 15 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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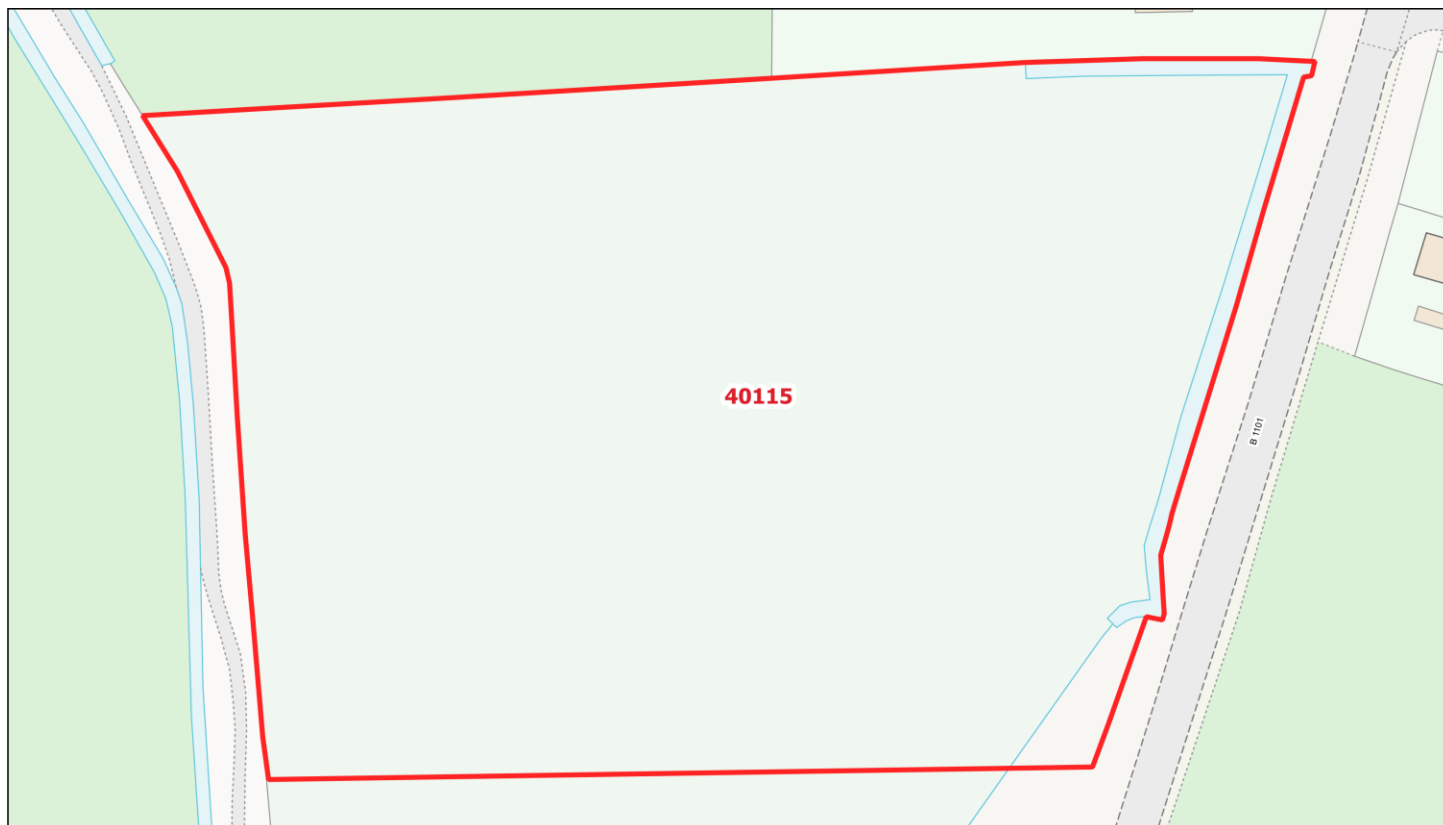
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Date: 08 Jan 2020

Site ID:	40105	Submission type:	Site submission form
Site name and address:	Rear of 131-137 Upwell Road	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses Garden, old agricultural ex commercial building and ex chicken/livestock buildings	Planning History:	F/YR19/0931/O
PDL:	Mix of G/B	Site area density:	0.5 ha 18 dph
Site description:	Extended rear gardens with outbuildings		
Known constraints:	None		
Proposal:	C3 Dwellinghouses Current planning application for up to 9 dwellings potential, for more depending upon intensity.		
Proposed development:	Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

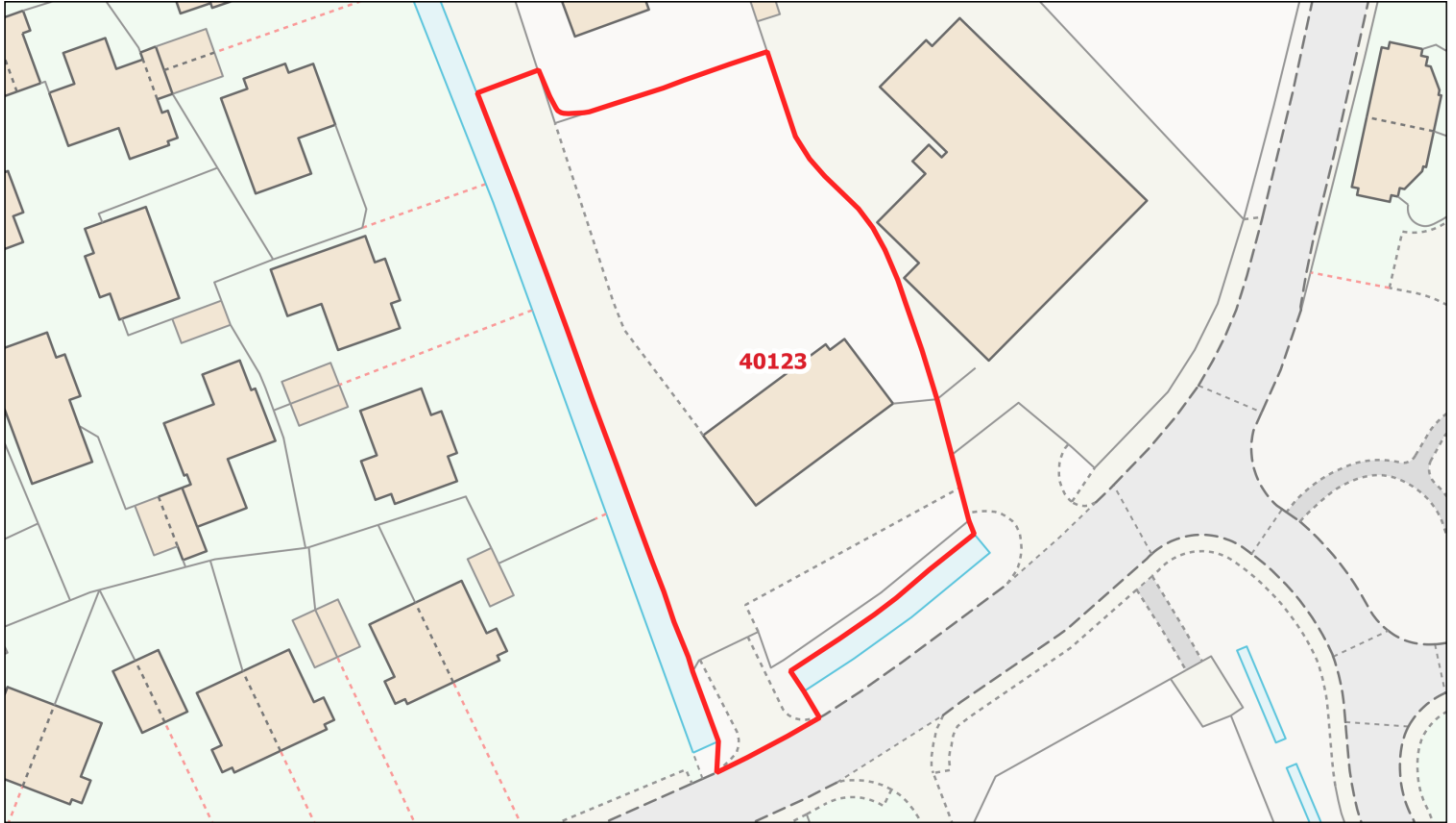
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Site ID:	40115	Submission type:	Site submission form
Site name and address: Land at Mill Hill Wimblington Road		Availability: Available for development in short term (0 - 5 yrs)	
Settlement and parish: March, March CP		Settlement Hierarchy: Market Town	
Current use: Empty / vacant land	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.49 ha 26.85 dph
Site description: The land has a dropped curb for access off the B1101 Wimblington Road, March. The land has a main road frontage and is in the March Neighbourhood Scheme. Representation as a gateway to the town.			
Known constraints:			
Proposal: C3 Dwellinghouses Site submission form indicates site could deliver 40 dwellings in short and medium term.			
Proposed development: <div>Dwellings: 40 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0</div>			

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Site submission

Date: 08 Jan 2020

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Site ID:	40123	Submission type:	Site submission form
Site name and address:	Hardimann Autos 250 Creek Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial Car workshop	Planning History:	
PDL:	Brownfield	Site area density:	0.2 ha 25 dph
Site description:	Car repair workshop and car front with rear yard		
Known constraints:			
Proposal:	C3 Dwellinghouses 4 to 5 low cost bungalows (proposed)		
Proposed development:	Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Site ID:	40126	Submission type:	Site submission form
Site name and address:	Land east of Berryfield	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.8 ha 5.56 dph

Site description:

Extension of a further phase of development with existing consent. Low density housing on the western part of the area identified (flood zone 1) with landscaped area with SUD's area to eastern park (higher flood zones)
Flood Zone 1 for part and remaining area mixture of flood zones 2 and 3

Known constraints:

Flood Zone 1 for part and remaining area mixture of flood zones 2 and 3

Proposal: C3 Dwellinghouses

Extension of a further phase of development with existing consent. Low density housing on the western part of the area identified (flood zone 1) with landscaped area with SUD's area to eastern park (higher flood zones)

Proposed development:

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

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 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
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Site ID: 40183	Submission type: Site submission form
Site name and address: Land at Brownlows Yard (Site 1) Creek Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: March, March CP	Settlement Hierarchy: Market Town
Current use: Other Part open scrubland, part commercial use	Planning History:
PDL: Greenfield	Site area density: 2.6 ha 30.77 dph

Site description:

The site is located to the east of March, to the north of Creek Road. The site comprises open scrubland to the east of the site and commercial use to the west of the site. Adjacent the site lies residential development to both the east and west, with agricultural fields to the north of the site.

Known constraints:

None Known

Proposal: C3 Dwellinghouses

Redevelopment of the site for residential use including market and affordable housing. Access is already available to the site from Creek Road as shown on the site location plan.

March is classified as a Primary Market Town in the adopted Local Plan where the majority of the district's new housing growth should take place, with 4,200 homes planned for March up until 2031.

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The proposed redevelopment of the site would provide housing in a sustainable market town, with access to facilities and services and would provide a significant visual improvement to this area of March.

Dwellings: 80 @30 dwellings per hectare

Proposed development:

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



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Site ID: 40184	Submission type: Site submission form
Site name and address: Land at Brownlows Yard (Site 2) Creek Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: March, March CP	Settlement Hierarchy: Market Town
Current use: Other Part open scrubland, part commercial use	Planning History:
PDL: Greenfield	Site area density: 0.42 ha 28.57 dph

Site description:

The site is located to the east of March, to the north of Creek Road. The site comprises open scrubland to the east of the site and commercial use to the west of the site. Adjacent the site lies residential development to both the east and west, with commercial use to the north of the site, and agricultural fields, further north.

Known constraints:

None Known

Proposal: C3 Dwellinghouses

Redevelopment of the site for residential use including market and affordable housing. Access is already available to the site from Creek Road as shown on the site location plan, and access would be maintained to the commercial use to the rear.

March is classified as a Primary Market Town in the adopted Local Plan where the majority of the district's new housing

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growth should take place, with 4,200 homes planned for March up until 2031.

The proposed development of the site would provide housing in a sustainable market town, with access to facilities and services and would provide a significant visual improvement along the frontage of Creek Road, which is predominantly characterised by residential use.

Dwellings: 12 @30 dwellings per hectare

Proposed development:

Dwellings: 12 | 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

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Site ID:	40190	Submission type:	Site submission form
Site name and address:	Land to the rear of number 81 Upwell Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	3.9 ha 25.64 dph
Site description:	Currently agricultural land within Flood Zone 1		
Known constraints:	None		
Proposal:	C3 Dwellinghouses		
	Development site for up to 100 units, to be accessed from Upwell Road Adjoins Cavalry Drive to the west and is a logical extension of the urban area behind existing frontage development and will Upwell Park to the east		
Proposed development:	Dwellings: 100 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: 08 Jan 2020

Site ID:	40194	Submission type:	Site submission form
Site name and address:	Land Southeast of 433 Wisbech Road Westry	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR17/1114/O
PDL:	Greenfield	Site area density:	0.46 ha 17.39 dph
Site description: As shown on plan 0.46 Ha frontage land infilling between existing development with access from Wisbech Road Flood zone 1			
Known constraints: None			
Proposal: C3 Dwellinghouses Frontage residential development for 8 dwellings infilling between existing development Location on a bus route with 1 hour service and with 1 mile of main employment area, supermarket. Natural infill of existing development pattern.			
Proposed development: Dwellings: 8 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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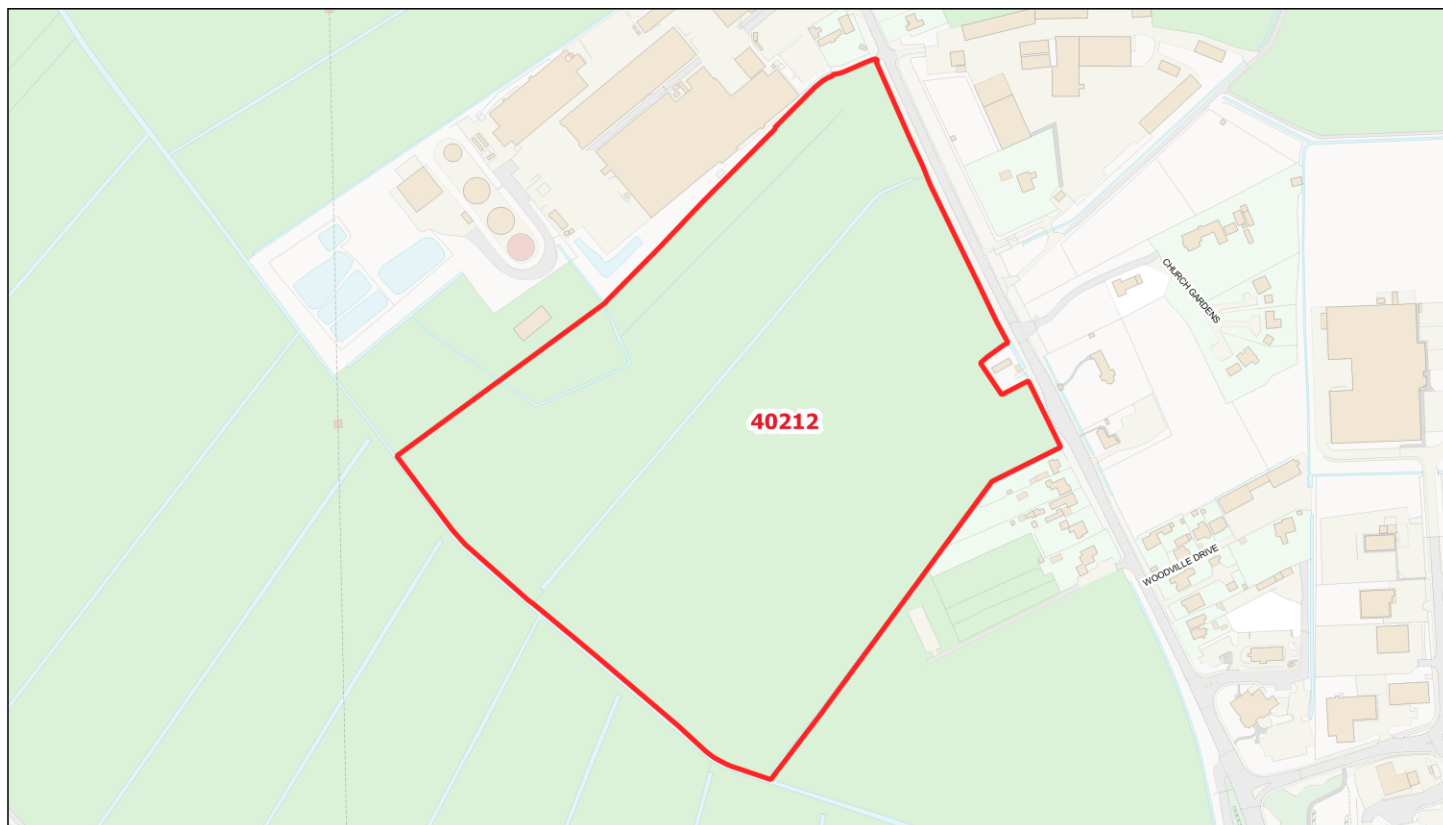
Key
[Red Outline] Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40195	Submission type:	Site submission form
Site name and address:	Land North of Hostmoor Estate and East of Wisbech Road Westry	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	10.8 ha 2777.78 dph
Site description: As shown on plan 10.8 Ha with potential access from Thorby Avenue. Flood zone 1			
Known constraints: Access route to be via third party land as an northwards extension to Hostmoor Trading estate			
Proposal: B2 General industrial Northward expansion of main existing employment area which has existing development to the south, farm yard to the west, and landfilled area to the east Existing Local Plan suggests area suitable for further expansion. Good road network connections Floorspace: To be determined – scope for up to 30000 sqm			
Proposed development: Dwellings: 0 Non-res floorspace (sqm): 30000 C1/C2/C4 beds: 0 Pitches: 0			

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Key
 Site submission
 Date: 08 Jan 2020

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Site ID:	40212	Submission type:	Site submission form
Site name and address:	Land West of Wisbech Road Westry	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	13 ha 40 dph

Site description:

- The circa 13 hectare site consists of a broadly rectangular shaped plot of land, which consists of low-level grassland, with some trees and hedgerow along the boundaries;
- To the North of the site lies existing residential dwellings, and the Enrich4 Produce facility;
- Wisbech Road acts as the site's eastern boundary. Beyond that residential dwellings are sited, along with St Mary's Church and a series of agricultural barns / farm-complex;
- There is an existing single dwelling abutting the site's eastern boundary upon Wisbech Road – this falls beyond the ownership of the site in question; and
- In close proximity to industrial and commercial buildings including Tesco Superstore, B&M Stores and others.

Known constraints:

Flood Zone 3a

Proposal: C3 Dwellinghouses

Residential development of the site to deliver circa 390-520 dwellings together with associated access roads,

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landscaping and amenity space.

Dwellings: Between 390 to 520 dwellings (based on a density of between 30 – 40 dwellings per ha)

Proposed development:

Dwellings: 520		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40234	Submission type:	Site submission form
Site name and address:	Land north of Upwell Road Horsemoor Cottage	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses Residential curtilage	Planning History:	
PDL:	Greenfield	Site area density:	0.83 ha 18.07 dph

Site description:

The site is located on the northern side of Upwell Road, approximately 730m east of the mini roundabout with Cavalry Drive. The site forms the curtilage of the dwelling known as Horsemoor Cottage.

The site is triangular in shape, with a drain forming the western boundary, the railway line and the existing dwelling on the north eastern boundary and the Upwell Road highway on the southern boundary.

There are agricultural fields to the north and south, the Colseed Drove development to the east and the established built up settlement of March to the west.

The Environment Agency flood maps for planning identify the site as being within flood zone 1 but benefitting from defences.

Known constraints:

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No known constraints

Proposal: C3 Dwellinghouses

The site is 0.83ha and, based on the assumptions set out on density calculations set out in the Site Assessment Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 27 dwellings. However in view of the character of the area which assumes a looser knit development it is more likely that up to 15 dwellings would be sought. The site boundaries are set out on the accompanying plan.

Proposed development:

Dwellings: 15 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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Key

Site submission

Date: 08 Jan 2020

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Site ID:	40245	Submission type:	Site submission form
Site name and address:	Land at Melbourne Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Vacant site	Planning History:	
PDL:	Greenfield	Site area density:	1.821 ha 23.06 dph

Site description:

Land at Melbourne Avenue March.
The separate representations include a plan edged red.

Known constraints:

There are none

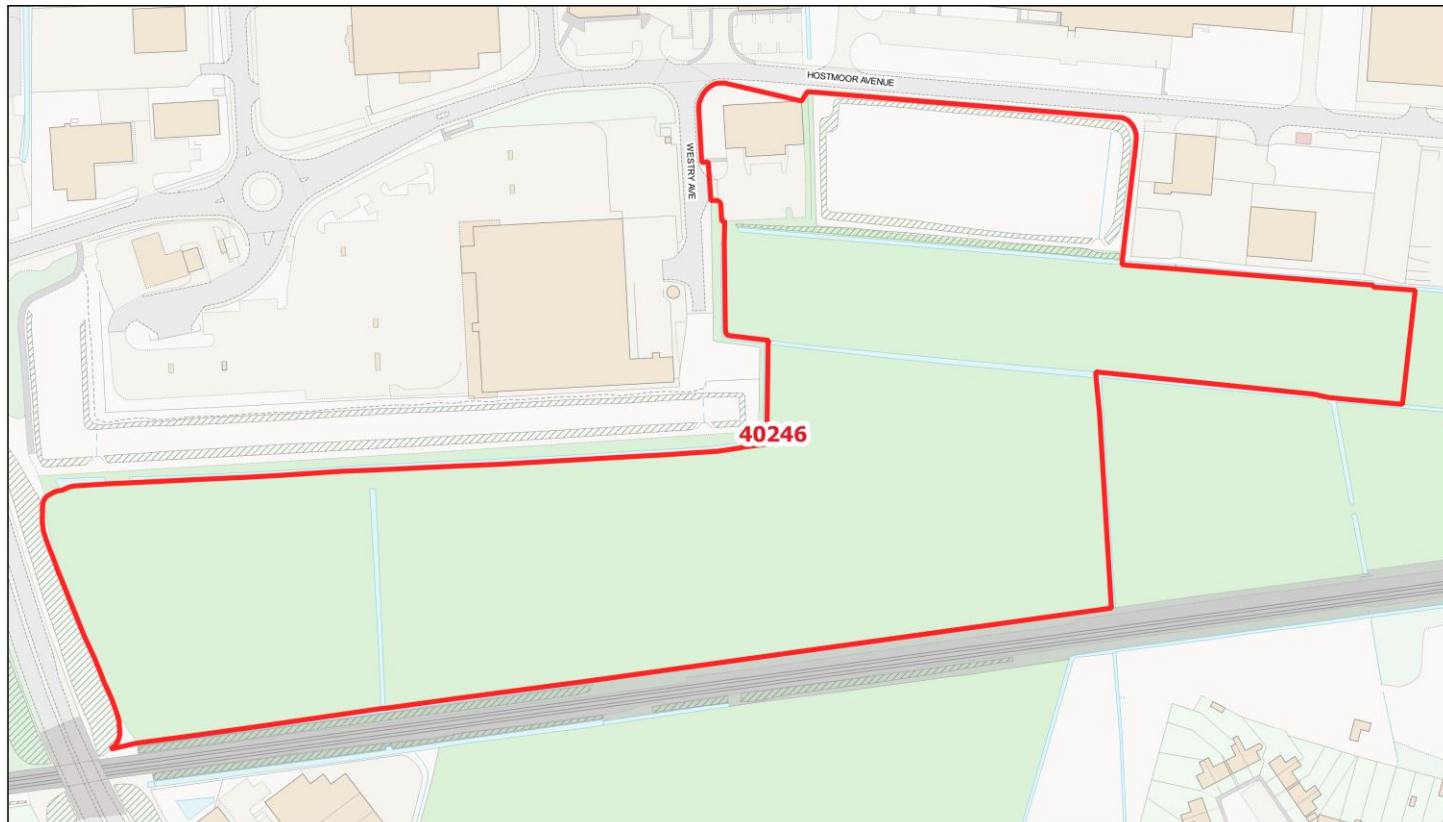
Proposal: Other

Uses: Housing and Employment
Mixed use to include residential (including starter homes) and general employment uses (B1/B2 starter units)

Proposed development:

Dwellings: 42 | Non-res floorspace (sqm): 2045 | C1/C2/C4 beds: 0 | Pitches: 0

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Site Submission

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 Site submission

Date: 08 Jan 2020

Site ID:	40246	Submission type:	Site submission form
Site name and address:	Land to the rear of Tesco's Hostmoor Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Vacant	Planning History:	
PDL:	Greenfield	Site area density:	8.498 ha 0 dph
Site description:	Land to the rear of Tesco's		
Known constraints:	None		
Proposal:	Other Site submission form indicates following proposed uses: Housing, employment, retail or leisure.		
	Employment/mixed use		
Proposed development:	Dwellings: 0 Non-res floorspace (sqm): 40500 C1/C2/C4 beds: 0 Pitches: 0		

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Site submission

Date: 08 Jan 2020

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Site ID: 40252

Submission type: Site submission form

Site name and address:

Land north east of March

Availability:

Available for development in short term (0 - 5 yrs)

Settlement and parish: March, March CP

Settlement Hierarchy: Market Town

Current use: Agriculture

Planning History:

This site, along with adjoining land to the north east and Estover Road Playing Fields, was promoted as part of a wider site allocation during the course of the preparation of the now adopted Local Plan 2014 for up to 450 dwellings. The strategic site allocation, known as 'North-East March', was identified in the initial Submission draft of the Plan (February 2013) (see Appendix 1) but was subsequently removed as a result of opposition, particularly as the site included Estover Road Playing Fields. To confirm, the proposed allocation was not removed for technical reasons nor at the request of the Local Plan Inspector. Indeed, the Inspector notes at paragraph 128 of her report (see extract in Appendix 2) that ad-hoc windfall developments in northern March may well come forward under the Council's windfall policy. A planning application for 97 dwellings was submitted and dismissed at appeal for land north of Estover Road

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(reference F/YR15/0668/O) which forms a portion of land north east of March. The Inspector concluded that this site would “result in harm to the character and appearance of the area contrary to Policy LP16(d).” It should be noted there were no outstanding technical objections from statutory consultees to this application.

It is considered that the benefits of allocating this larger site in the next Local Plan, would outweigh the limited harm to the landscape. The benefits of allocating this site include:

- ☑ This site could deliver approximately 270 dwellings;
- ☑ The site is in single ownership and is available for development;
- ☑ Subject to planning, it could be delivered in the next 1-5 years;
- ☑ There are no known technical constraints; ☑ It is located in a sustainable settlement and is in walking distance of key services and facilities including the Train Station, March Trading Estate and Fenland District Council Offices.

PDL: Greenfield

Site area | density: 13.4 ha | 20.15 dph

Site description:

The site is located on the north eastern edge of March and encloses Estover Road playing fields – please see location plan. It is anticipated that access into the site would be taken from Estover Road whilst there could be the opportunity to access the site from Elm Road.

Extending to approximately 13.4 hectares, it is considered the site could deliver approximately 270 dwellings based on 30 dwellings per hectare with a third of the site providing key pieces of infrastructure.

It is formed of two agricultural fields, sub-divided by a ditch. The north eastern field is bound by residential development to the north and west, Estover Playing Fields to the south and the aforementioned ditch to the east. The larger agricultural field sits to the east of this field and extends north from Estover Road. This field is bound by Estover Road and existing residential development to the south and south east, Estover Playing Fields to the west, and agricultural land to the north and east.

Known constraints:

The site is not subject to any landscape designations, and it is not considered ‘valued’ landscape in the context of the NPPF. A small portion of the north eastern boundary of the site is located in Flood Zone 2 but any built development could be located away from this edge. Indeed, it is anticipated new planting will be provided along the eastern boundary, providing a softer more appropriate settlement edge.

As a greenfield site, there are no known significant constraints which could prohibit or delay development of the site and, subject to planning, the site could start delivering new homes in the next 1-5 years.

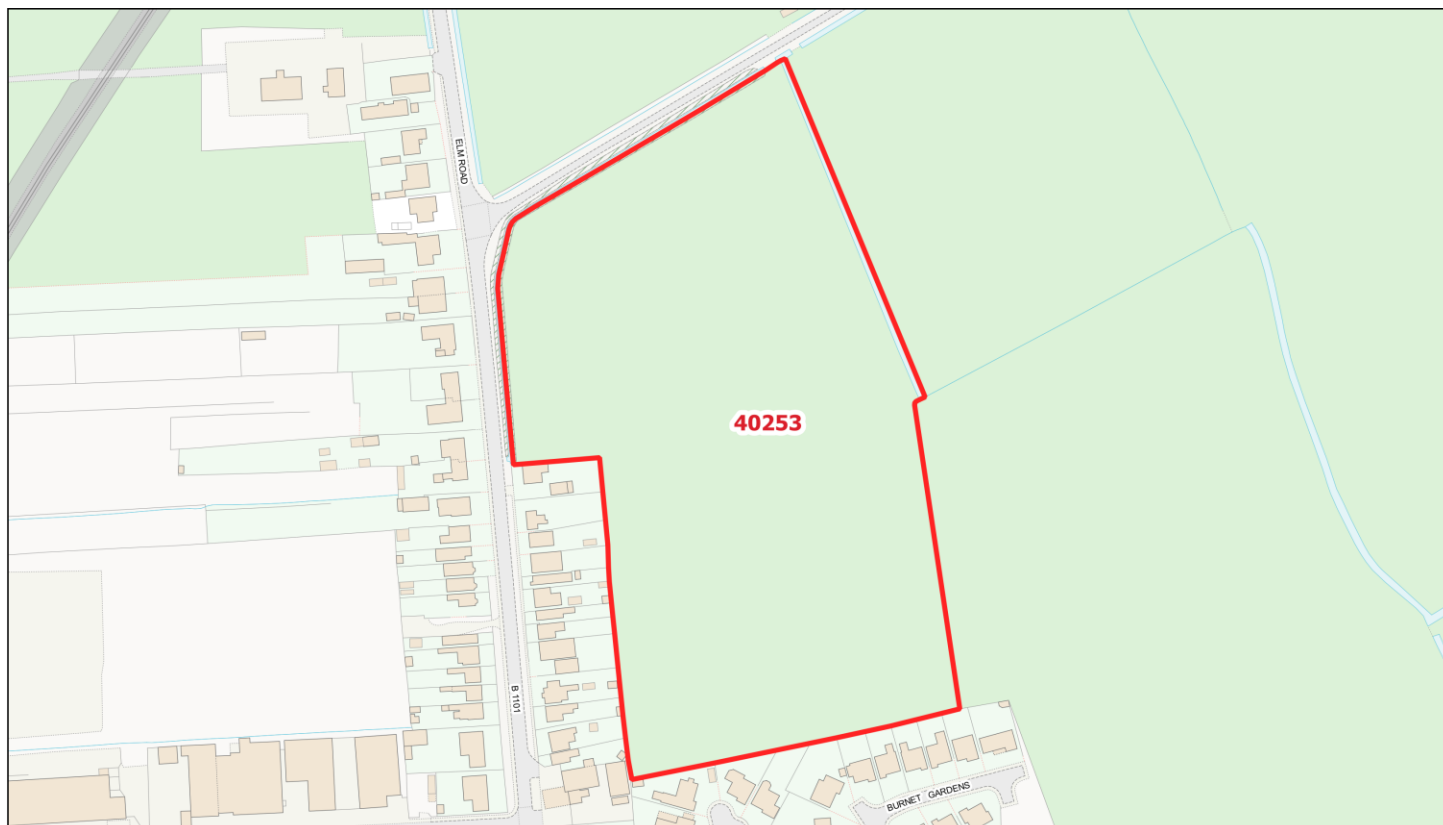
Proposal: C3 Dwellinghouses

Extending to approximately 13.4 hectares, it is considered the site could deliver approximately 270 dwellings based on 30 dwellings per hectare with a third of the site providing key pieces of infrastructure.

Proposed development:

Dwellings: 270 | 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: 08 Jan 2020

Do not scale

Site ID:	40253	Submission type:	Site submission form
Site name and address:	Land east of Elm Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	4.3 ha 20 dph

Site description:

The site is located to the north of March, west of Elm Road and north of Berryfield – please see location plan. It is anticipated access into the site could be taken from Elm Road.

Extending to approximately 4.3 hectares, it is considered the site could deliver approximately 86 dwellings based on 30 dwellings per hectare with a third of the site providing key pieces of infrastructure.

The site comprises a single agricultural field. It is enclosed by residential development and Elm Road to the west, residential development at Berryfields to the south, Flaggrass Hill Road to the north and agricultural land to the east.

Known constraints:

The site is not subject to any landscape designations, and it is not considered 'valued' landscape in the context of the NPPF. As a greenfield site, there are no known significant constraints which could prohibit or delay development of the site. The site is in single ownership and, subject to planning, it could start delivering new homes in the next 1-5 years.

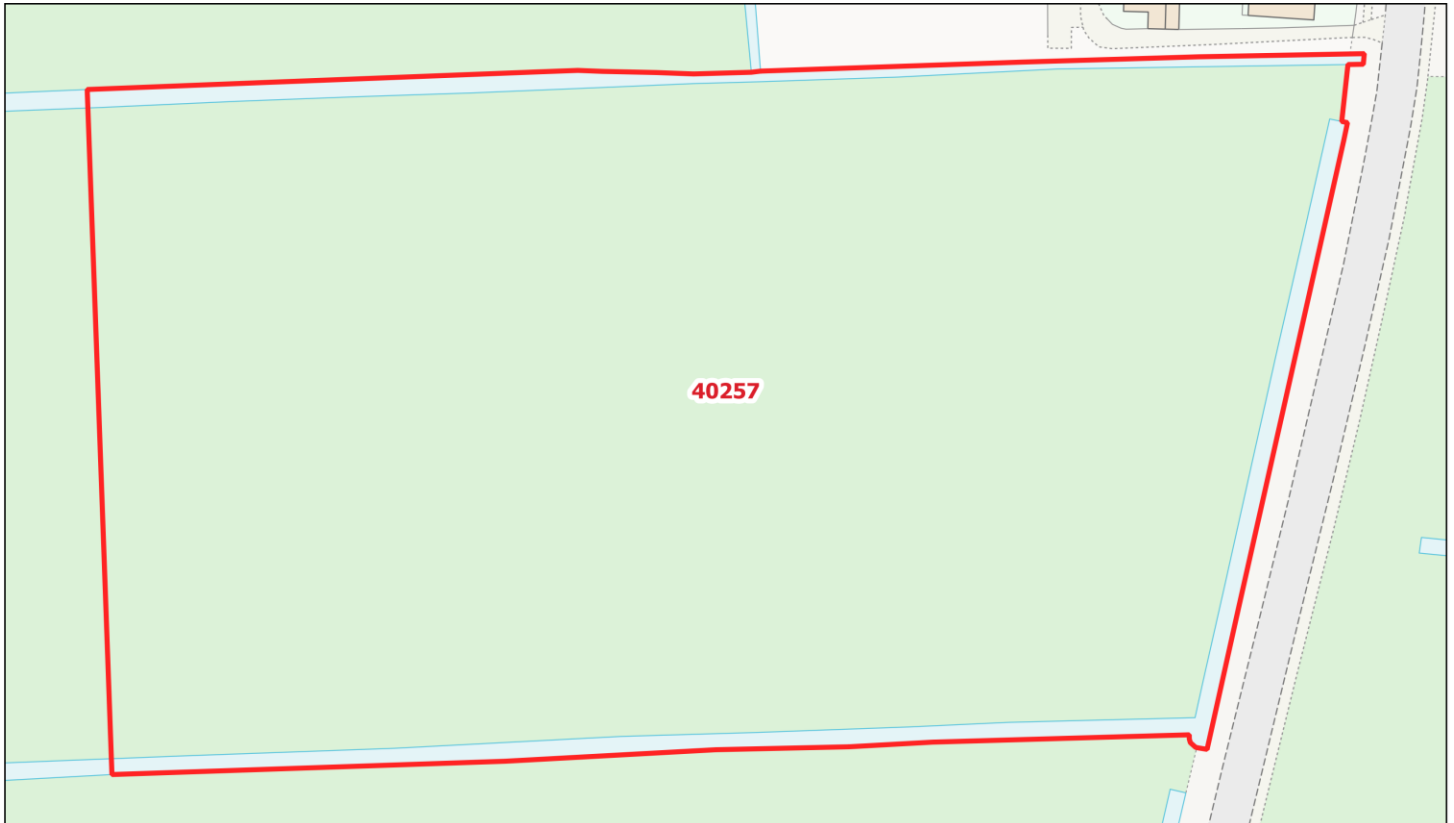
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Proposal: C3 Dwellinghouses

Extending to approximately 4.3 hectares, it is considered the site could deliver approximately 86 dwellings based on 30 dwellings per hectare with a third of the site providing key pieces of infrastructure.

Proposed development:

Dwellings: 86 | 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>
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Site ID:	40257	Submission type:	Site submission form
Site name and address:	Land to the South of 139 Wimblington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	2.3 ha 30.43 dph

Site description:

The site comprises an agricultural field. Existing housing development on Wimblington Road lies to the north of the site whilst the western and southern boundaries are generally open and lie adjacent to the other existing agricultural fields. The eastern boundary is defined by Wimblington Road itself and is lined by sporadic trees and hedgerow.

An existing field access from Wimblington Road lies in the north eastern corner of the site adjacent to no.139 Wimblington Road.

Known constraints:

The site lies partially within flood zones 2 and 3.

The site lies within the March East Internal Drainage Board (IDB) area, which is located to the south and east of existing development at March.

The catchment area already includes surface water run-off via Anglian Water infrastructure from the development areas

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to IDB main drains discharging at Binnimoor Pumping Station to the River Nene (Old Course) and Latches Fen Pumping Station to the Sixteen Foot River before flowing to the Middle Level Main Drain and St Germans Pumping Station to discharge into the tidal River Great Ouse.

A new St Germans Pumping Station has been constructed in the last 10 years at a cost of some £80 million pounds to provide protection against the 1 in 100 year fluvial flood event plus climate change. The two IDB pumping stations provide a minimum protection of 1 in 50 years. Hence land at Wimblington Road would require both the St Germans PS and Latches Fen PS to fail to put the land at risk of flooding, which is highly improbable.

Proposal: C3 Dwellinghouses

The site is proposed for housing development.

Adopting a standard gross density of development of 30 dwellings per hectare would yield 60-70 residential units on the site.

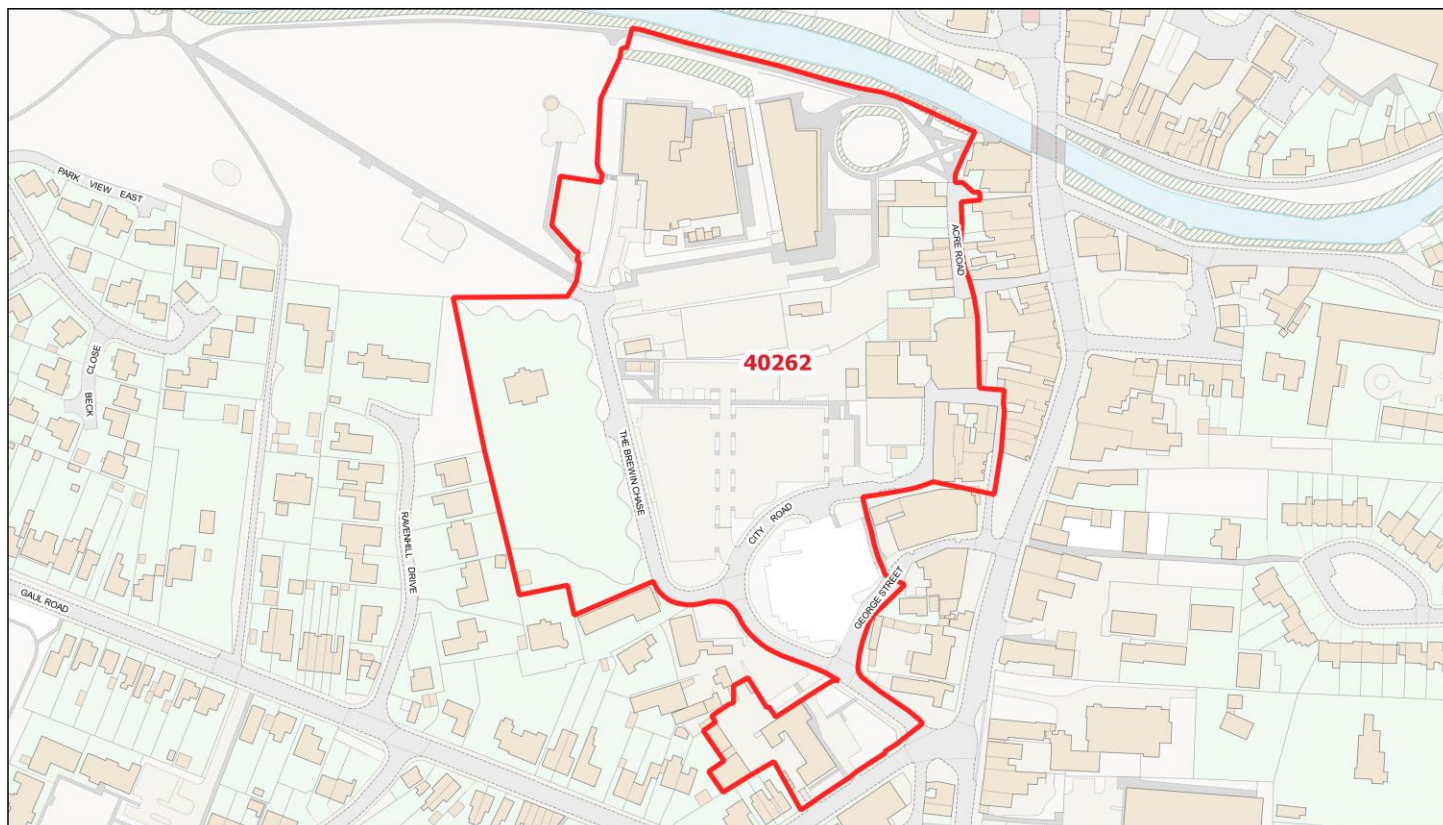
An appropriate form of vehicular and pedestrian access into the site can be achieved from Wimblington Road. Development of the site can facilitate access to and development of other land in the area. In this regard Foster Holdings (Fenland) Ltd are aware that separate parcels of adjacent land controlled by the Fisher Parker Trust will also likely be promoted to Council’s Call for Sites exercise. Foster Holdings (Fenland Ltd) would not have any objection in principle to allocation of the site as part of a larger strategic site allocation in tandem with adjacent land.

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

Dwellings: 60-70

Proposed development:

Dwellings: 70 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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Key

 Site submission

Date: 14 Jan 2020

Do not scale

Site ID:	40262	Submission type:	Site submission form
Site name and address:	Area behind high street shops directly south of the river in March N/A – encompasses several areas owned by many different organisations or individuals	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Other Car park / police station / leisure centre / library / open space / shops / youth centre / etc	Planning History:	
PDL:	Greenfield	Site area density:	4.47 ha 0 dph

Site description:

Significant sized space close to the town centre that offers potential to improve the overall town offer. The area includes disused spaces, as well as much car parking space, the local leisure centre and library.

Known constraints:

N/a

Proposal:

Uses: Opportunity Area - Mixed use development

Site to be included in part of the Future High Street Business Case as an opportunity area of various owners to work

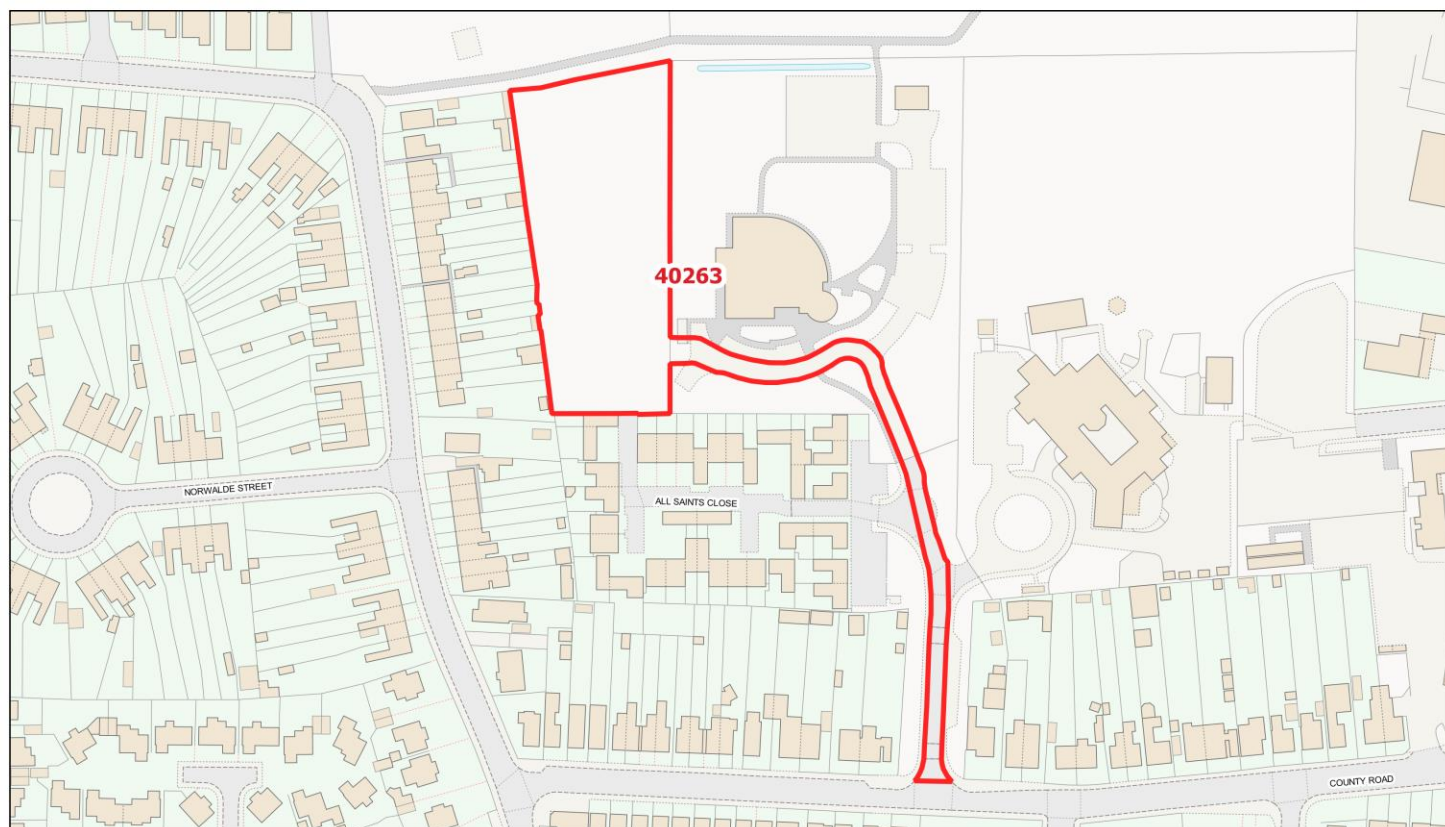
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40262 | Area behind high street shops directly south of the river in March | March, March CP
together with the District Council to develop and modernize this key space close to the town centre.

Proposed development:

Dwellings: 0		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

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Date: 08 Jan 2020

Site ID:	40263	Submission type:	Site submission form
Site name and address:	Land to the west of Hereward Hall	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B1a Office Vacant land	Planning History:	F/YR06/0178/RM F/YR06/0178/RM - Implemented
PDL:	Greenfield	Site area density:	0.49 ha 38.78 dph

Site description:

The site is located immediately to the west of Hereward Hall, which currently provides offices for Cambridgeshire County Council. The site is broadly rectangular in shape and vehicular access is gained via All Saints Close and the existing access point to Hereward Hall.

There is existing residential development to both the south and west of the site. To the south, this fronts All Saints Close and is of modern design. The residential development to the west fronts Robingoodfellow's Lane and is predominantly terraced dwellings which are more traditional in design. These dwellings have generous rear gardens which border the site. To the north, the site is bordered by an area of open space which provides a number of children's play activities.

The site itself is currently overgrown and has existing trees and hedging to all boundaries, particularly the north and east. A number of trees along the site's northern boundary are subject to Tree Preservation Orders (TPOs). The site is not the subject of any Public Rights of Way (PROW), however, an informal access route has been worn through the site which appears to provide access from the residential dwellings at All Saints Close to the public open space to the north.

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The site is in close proximity to March train station with this being located just 0.3km to the north east. A number of schools are also in close proximity to the site including Westwood Primary School and Maple Grove Infants School. Additionally, March town centre is located within 0.8km of the site so is readily accessible by either walking or cycling.

The site is located within the built up area of March and is not the subject of any further designation or allocations in accordance with the Fenland Local Plan Policies Map (2013). Additionally, the site is within flood zone 1 and is therefore at low risk of flooding.

Known constraints:

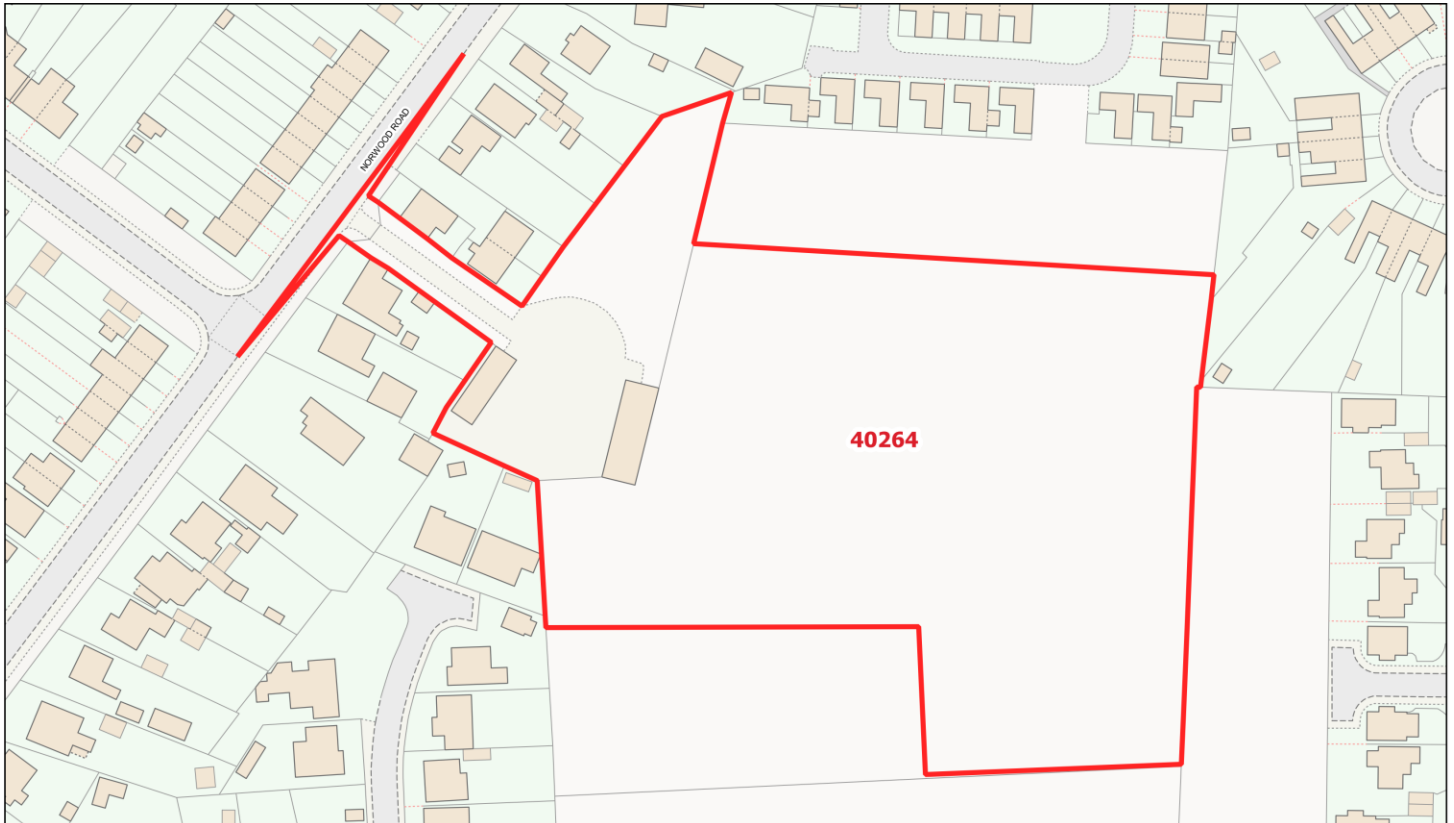
N/a

Proposal: C3 Dwellinghouses

Proposed development of 19 dwellings, landscaping and associated infrastructure.

Proposed development:

Dwellings: 19 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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Key

Site submission

Date: 08 Jan 2020

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Site ID:	40264	Submission type:	Site submission form
Site name and address:	Land to the east of Norwood Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial The site comprises an area that was previously used as a County Council maintenance depot. This area of the site has become overgrown and there are also a number of buildings on site which have fallen into a state of disrepair. Beyond this the site opens out to the east and currently comprises an area of unused grassland. The site is currently vacant.	Planning History:	
PDL:	Greenfield	Site area density:	1.78 ha 28.09 dph

Site description:

The site is accessed directly from Norwood Road and extends to the east. The access to the site is between two existing residential properties which front Norwood Road and is currently lined by trees on either side. The site then comprises an area that was previously used as a County Council maintenance depot. This area of the site has become overgrown and there are also a number of buildings on site which have fallen into a state of disrepair. Beyond this the site opens out to the east and currently comprises an area of unused grassland.

The area surrounding the site is predominantly residential in nature. To the west are properties which front and are

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accessed from Norwood Road. There are a variety of dwellings in this area including detached, semi-detached, terraces and bungalows. Immediately to the north of the site is an area of open space and beyond this are residential dwellings, off Southwell Close, of modern design. To the east is a further area of open space and beyond this are residential bungalows served off Wake Road. Westwood Primary School and its associated playing fields border the site to the south.

The site is in close proximity to March train station which is located 0.8km to the north east of the site. The site also lies just 1km to the north west of March town centre. Accordingly the site has good access to services, facilities and employment opportunities.

The site is located within the built up area of March and is not the subject of any designations or allocations in accordance with the Fenland Local Plan Policies Map (2013). The site is within flood zone one and is therefore at low risk from flooding. Morgan House, a grade II listed building, is located to the north west of the site, although is not considered to be in close proximity to it. There is also one Plane tree on site that is subject to a Tree Preservation Order (TPO). This is located along the site's western boundary, close to the former depot site.

Known constraints:

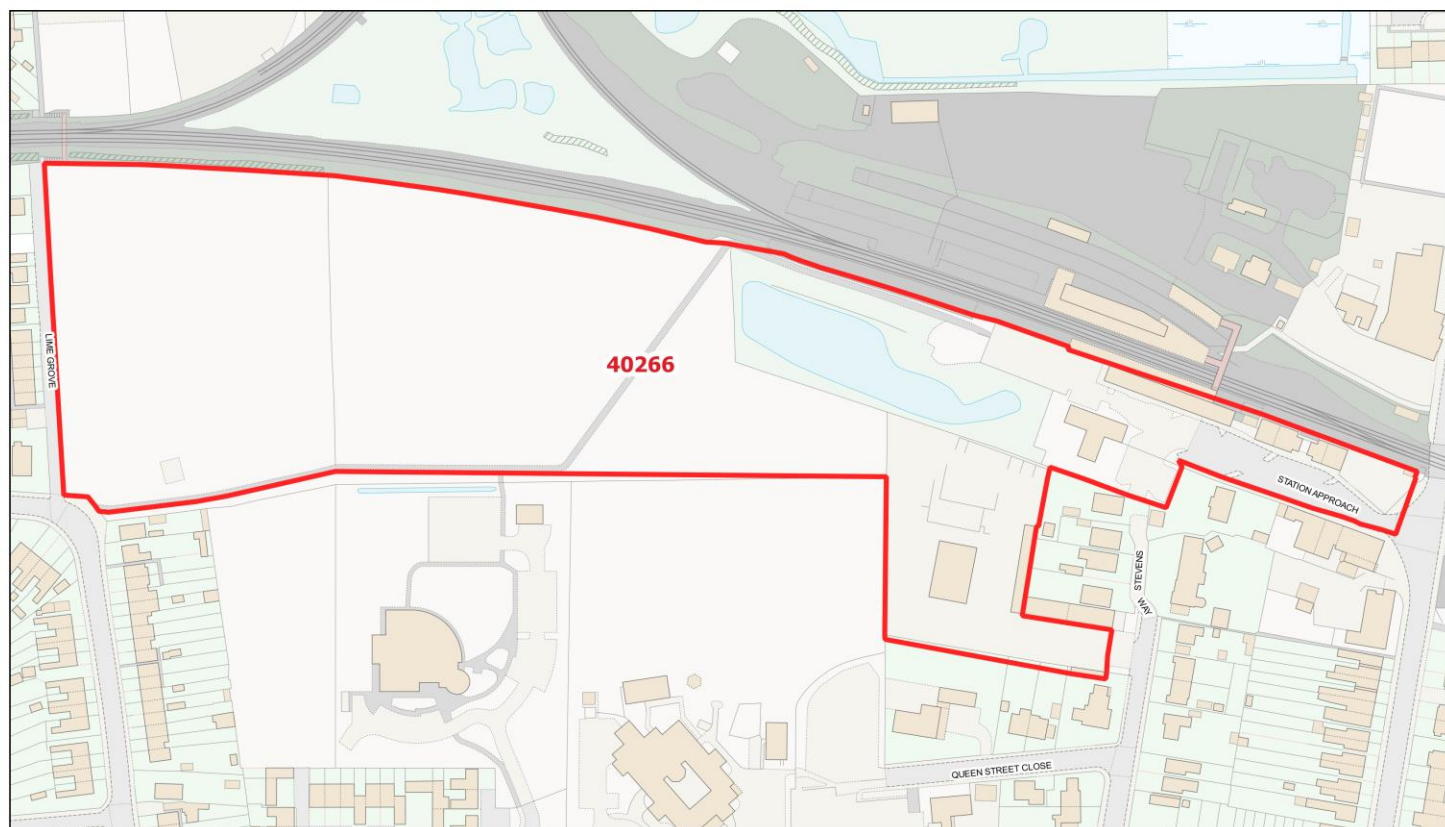
N/a

Proposal: C3 Dwellinghouses

Proposed development of 50 dwellings including landscaping and associated infrastructure.

Proposed development:

Dwellings: 50 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40266	Submission type:	Site submission form
Site name and address:	Opportunity Site - Area directly south of the station in March N/A – encompasses several areas owned by several different organisations or individuals	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Other Car park / office / housing / open space	Planning History:	
PDL:	Mix of G/B	Site area density:	5.24 ha 0 dph
Site description:	Significant sized space adjacent to the station in March that potentially offers an opportunity site for mixed use development.		
Known constraints:	N/A		
Proposal:	Other Opportunity Area - Mixed use development Site to be included in part of the Future High Street Business Case as an opportunity area for various owners to work together with the District Council to develop and modernize this key space close to March Station.		

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Proposed development:

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



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Site ID: 40271	Submission type: Site submission form
Site name and address: Land west of 180-186 Elm Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: March, March CP	Settlement Hierarchy: Market Town
Current use: Agriculture Vacant – previous agricultural grazing land	Planning History:
PDL: Greenfield	Site area density: 1.658 ha 12.06 dph

Site description:

Irregular shaped site with access from Elm Road (B1101). Disused railway line to the north west and mainly grazing or vacant land to the south. The site, with appropriate layout, could give access to the land to the south. 4 dwellings have been approved adjacent to the north part of the site (F/YR16/1132/F) and are currently under construction.

Known constraints:

Archaeology: Roman road to the south of the site. Two archaeological investigations have been carried out on or adjacent to the site, which concluded development could go ahead.

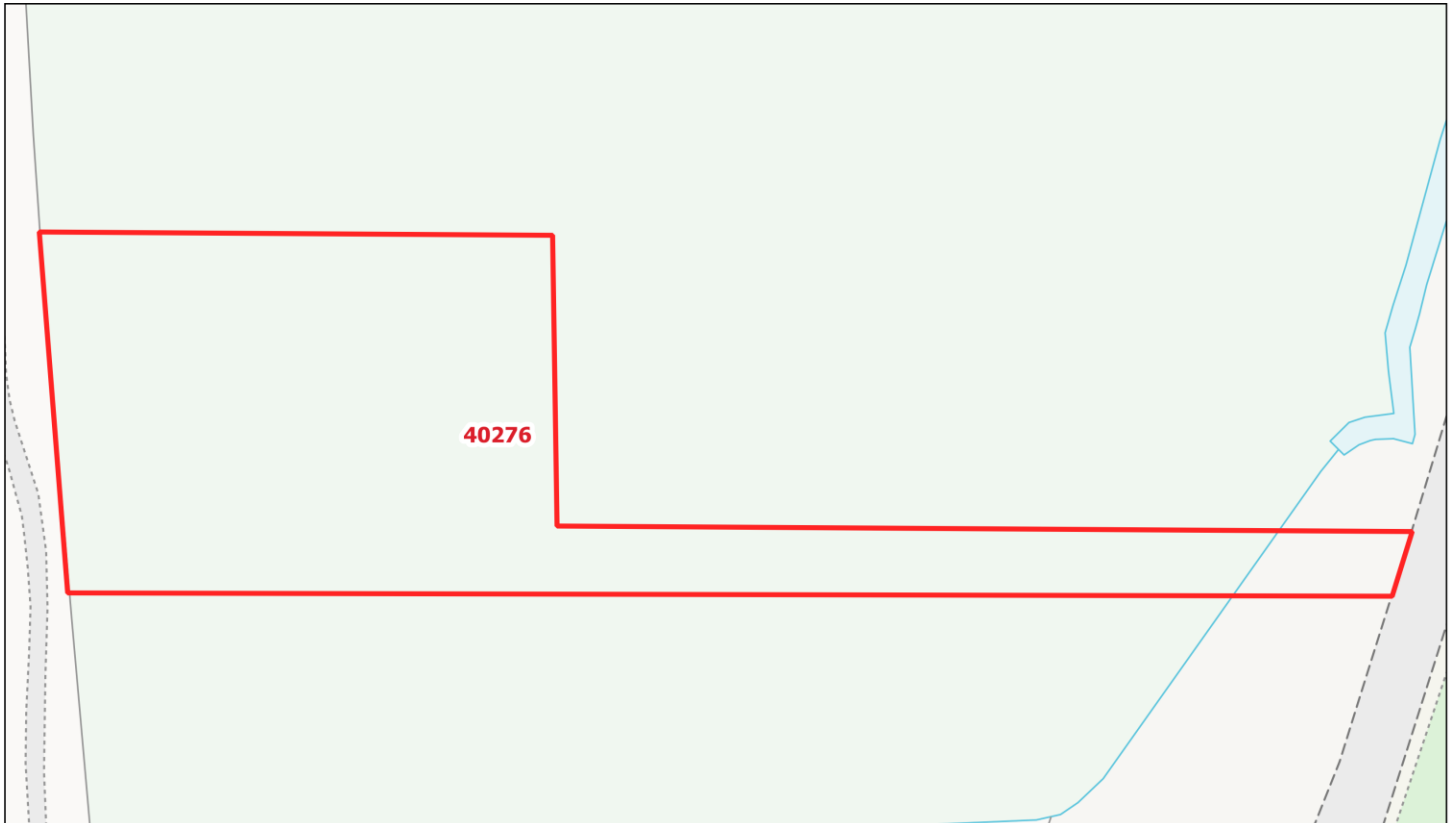
Proposal: C3 Dwellinghouses

Approximately 20 dwellings at medium to low density with access as shown on the attached location map. The land is on the market and a developer is interested in the site. A preliminary site layout and housing mix could be available subject to their consent.

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Proposed development:

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



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Site submission

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Date: 08 Jan 2020

Site ID:	40276	Submission type:	Site submission form
Site name and address:	Land north of Mill Hill Garage Wimblington Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Vacant	Planning History:	
PDL:	Greenfield	Site area density:	0.2264 ha 0 dph

Site description:

Disused agricultural land to the west of offices (approval: F/YR15/0961/F).

Known constraints:

Right of way along south boundary to give access to the owners of the land to the north west of Mill Hill garage.

Proposal:

B2 General industrial

Other uses: Access to land north west of Mill Hill garage for employment

The new Whiting & Partners Fenland hub offices for 60-70 people is envisaged as the seeds of a, much needed, upmarket employment area to attract the 'Cambridge' market, forming the gateway to March. This will act as a catalyst for bringing forward a wider area of growth on adjacent land. See preliminary broad concept plan submitted with F/YR15/0961/F.

Proposed floorspace: 500 to 1,000 sqm.

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Proposed development:

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



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Date: 08 Jan 2020

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Site ID:	40277	Submission type:	Site submission form
Site name and address:	March Almshouse Jenyns House The Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Sui-generis Almshouse allotments	Planning History:	
PDL:	Greenfield	Site area density:	0.5 ha 28 dph
Site description:			
Land West (Rear Of) March Almshouse			
Known constraints:			
'Jenyns House' fronting the site is a Grade II listed building			
Proposal:			
C3 Dwellinghouses			
Other use: Including additional Almshouse dwellings for the elderly. The trustees of the charity envisage additional Almshouse dwellings to the rear of the existing outbuilding, financed by the sale of the rest of the land to a developer or housing association. The highway authority have, previously, said that an acceptable access is possible.			
Proposed development:			
Dwellings: 14 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Key

Site submission

Date: 08 Jan 2020

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Site ID:	40280	Submission type:	Site submission form
Site name and address:	North of Knights End Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	2 ha 14 dph
Site description:	Proposed residential development for up to 28 dwellings		
Known constraints:	FZ1		

Proposal: C3 Dwellinghouses

Proposed residential development up to 28 dwellings and associated infrastructure. The site abuts the existing settlement of March and is adjacent to a site with planning permission for 9 dwellings. The site would gain access from the approved road associated with this planning permission.

This site is available immediately and is unconstrained agricultural land. It comprises 2 hectares and has a capacity of approximately 28 dwellings taking into consideration land needed for infrastructure and open space. The site is located to the north of Knights End Road, March and immediately adjoins the built-up settlement. Outline planning permission for 9 dwellings has been secured on the adjacent site to the east (LPA ref: F/YR18/0759/O) and a reserved matters

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application is currently being prepared. There is an opportunity to extend the built development form utilising the approved vehicular access and form a natural and logical extension to March.

March is a main market town where sustainable residential growth is encouraged in the Local Plan. The site is related well to a range of facilities and services and new development in this location would provide much needed housing to assist the District in achieving their challenging housing target.

The site is allocated in the Adopted Fenland Local Plan (2014) as part of the wider West March Strategic allocation which has the potential to deliver up to 2,000 houses with associated infrastructure. However, this allocation has not yet come forward due to land ownership complexities. It is therefore requested that this site is identified as a separate allocation that can come forward independently of the wider strategic allocation in order to ensure that the District has a constant supply of small-scale allocations to help deliver houses in the initial Local Plan period.

The small scale of the development proposed relative to the total West March allocation envisaged, would not prejudice the comprehensive development of the strategic allocation. Due to the location of the proposed site on the fringe of the allocation, this would not prevent the delivery of the remainder and would allow for some delivery of housing to come forward within the initial 5-year period of the Local Plan.

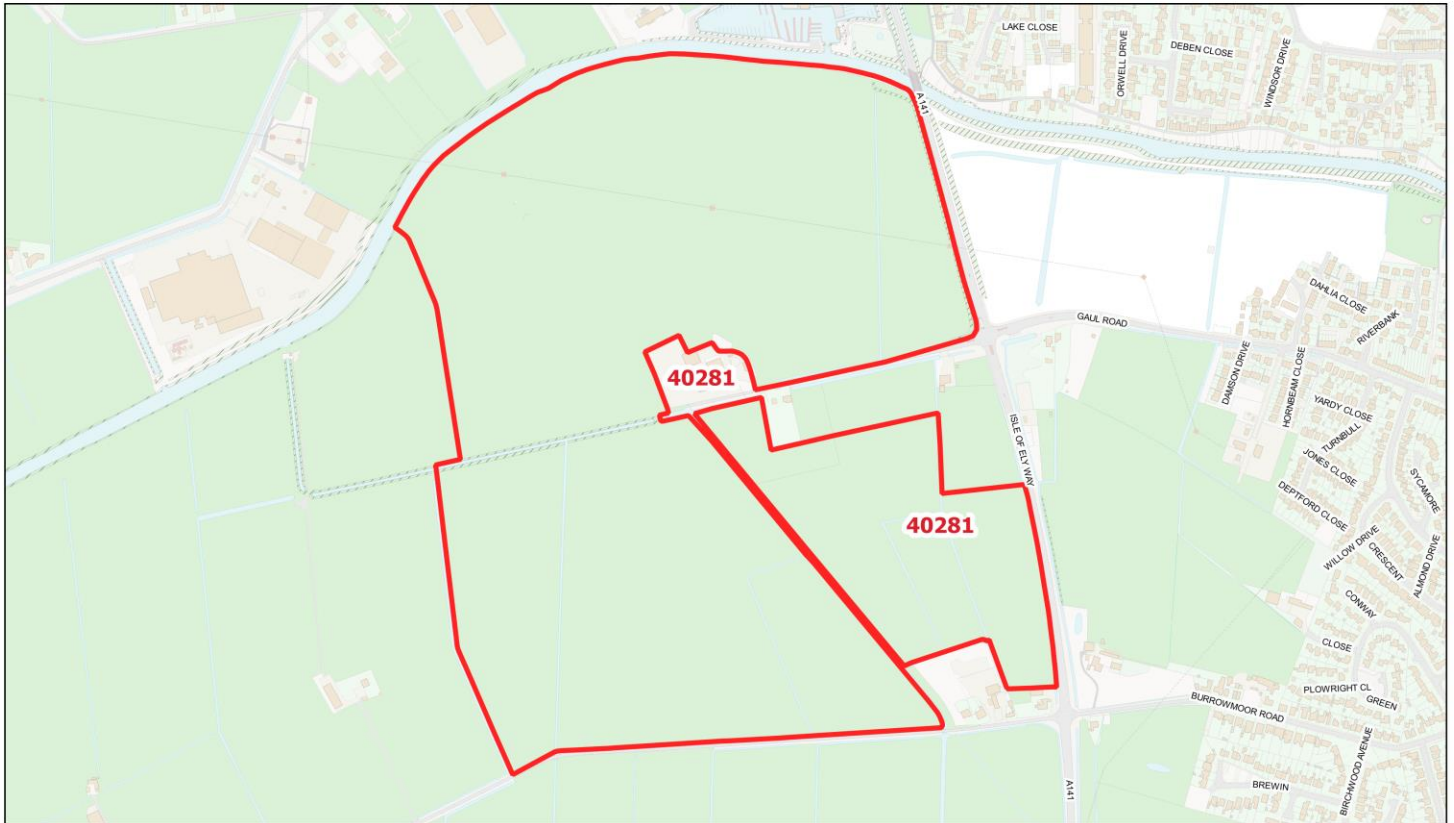
There have been other relevant applications considered by Fenland Council located within the strategic allocation site. An application for 40 dwellings on land south-west of Springfield Avenue (LPA ref: F/YR18/1136/F) has been approved at committee (19.7.19).

An appeal for 22 dwellings was allowed at Kingswood Park, March on 17.2.15 which is also located within the West March Strategic Allocation (Appeal ref: APP/00515/A/14/2219030). In the decision letter, the Inspector concluded that the small scale of the development proposed relative to the total envisaged, would not prejudice the comprehensive development of the strategic allocation. Also due to the location of the proposed site on the fringe on the allocation, this would not prevent the remainder coming forward.

These are useful comparisons to highlight that modest residential development on the outskirts of the strategic allocation site which do not prejudice the remainder of the development from being delivered, can come forward independently.

Proposed development:

Dwellings: 28 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

Draft Fenland Local Plan



Do not scale

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Key

 Site submission

Date: 08 Jan 2020

Site ID:	40281	Submission type:	Site submission form
Site name and address:	Land to the West of the Isle of Ely Way	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	70 ha 14.29 dph

Site description:

The site comprises 70 ha of agricultural land

Known constraints:

All the Land is in FZ3

Loss of Agricultural Land

Proposal: Other

Uses: Dwellings, and Retail or Leisure

This land was purchased by Cannon Kirk with the original intention of providing a new site for the College of West Anglia. A deal was in place to deliver the scheme however when it was announced that there was a massive funding gap in Further Education the scheme to relocate the college was abandoned.

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The landholding totals approximately 70ha of land and the original masterplan submitted to the previous local plan showed the relocated college alongside a large country park, marina, café, new scout hut.

The land has remained in agricultural use during the period of the current local plan however is available for development during the new plan period. The fact that the site is in single ownership to an active developer is a significant benefit to its deliverability. Other major sites in March have struggled to deliver development due to the number of landowners involved.

The site can be accessed from the new upgraded Gaul Road junction with the A141 and from Burrowmoor Road.

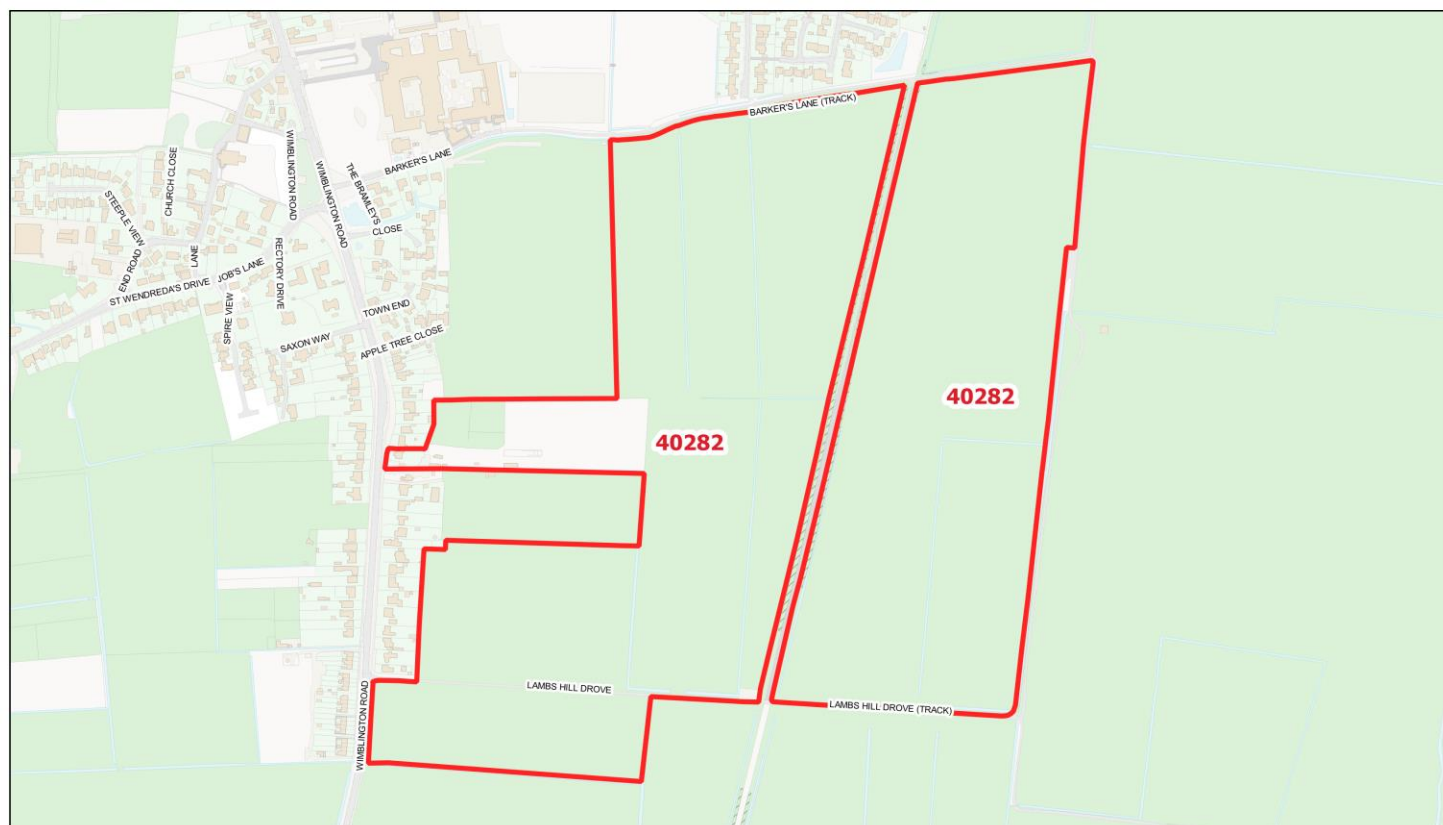
The site is a major strategic opportunity and will need to be subject to a master planning exercise. The site is capable of delivering significant housing development (1000 + units) however its location also make it a potential opportunity for the deliver of an out of town retail park (Eg. Garden Centre and associated retail units) and a range of leisure facilities (Leisure Centre, sports facilities)

The site could also deliver significant open space and wider healthcare benefits for the residents of March and surrounding villages. The opportunities to open up use of the river and introduce a marina remain an option.

Cannon Kirk are predominantly a housebuilder so would wish any proposal to be housing led however they recognize there is an opportunity to deliver a major mixed use scheme on this site.

Proposed development:

Dwellings: 1000 | Non-res floorspace (sqm): 20000 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

Draft Fenland Local Plan

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Key

 Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40282	Submission type:	Site submission form
Site name and address:	South East March Land off Lambs Hill Drive	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	50 ha 19 dph

Site description:

The land forms the majority of the current Strategic Allocation in the Adopted Local Plan for SE March (Policy LP9) with some additional land included.

Known constraints:

Archaeology
Viability

Proposal:

C3 Dwellinghouses

Strategic allocation capable of delivering up to 650 houses on the currently allocated land and another 300 on additional land included.

Archaeology works have been completed on the site and identified a number of finds. The phasing of development and masterplan would therefore be arranged to accommodate these archaeology areas with access coming from Lambs Hill Drive and Phase 1 being delivered on the southern part of the site. Further access is also achievable off Wilmington

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Road if required through the land at the side of an existing property.

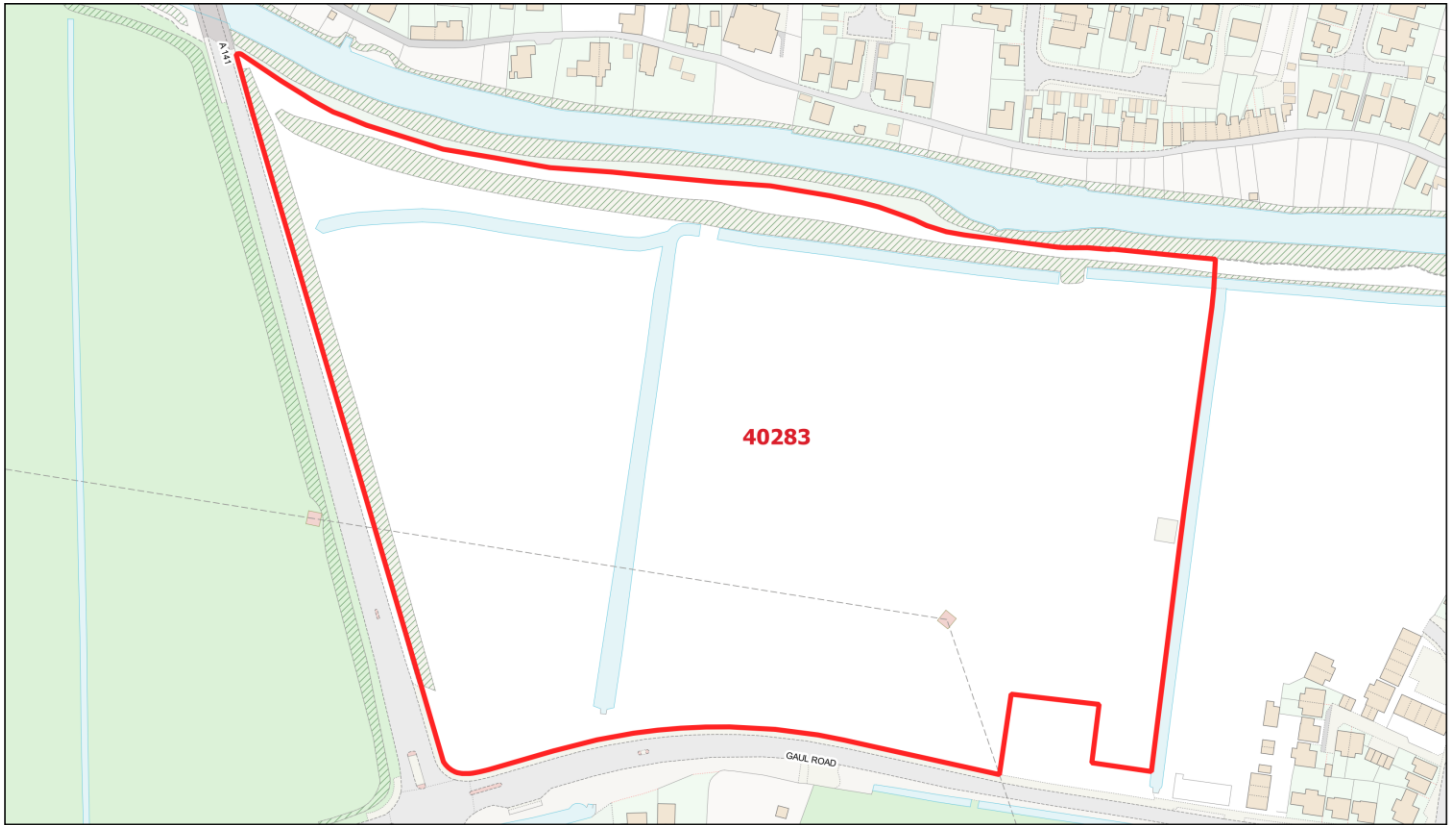
Access to the site will be via an upgraded access along Lambs Hill Drove and the land is included to concluded these access arrangements.

At present only one landowner is not working with CK however this does not impact on the delivery of the scheme for the housing required. This landowner does not control access to the land therefore it is likely they will come on board in the future. There is sufficient land available to deliver 650-950 units and still include a school, open space, local center and other key features as part of the scheme.

Cannon Kirk will be seeking to enter discussion with FDC in the near future in respect of a master planning exercise for the site as the first stage of the development process running up to a planning application.

Proposed development:

Dwellings: 950		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site Submission

Draft Fenland Local Plan

Key

Site submission

Date: 08 Jan 2020

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Site ID:	40283	Submission type:	Site submission form
Site name and address:	Land off Gaul Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Scrub Land	Planning History:	F/YR15/0991/O – Refused
PDL:	Greenfield	Site area density:	14 ha 6.43 dph

Site description:

The site is 14ha of scrub land to the west of Cannon Kirks existing scheme at Gaul Road (F/YR09/0648/F)

Known constraints:

Flood risk – The site falls within FZ3 according to the EA mapping.

Overhead power lines

Proposal:

C3 Dwellinghouses

The site represents a final logical extension to Cannon Kirk's existing scheme at Gaul Road, March which is on the same site and located in the same Flood Risk mapping as this land.

Cannon Kirk are seeking to deliver 90 additional units in the Phase 5 scheme whilst also delivering a major extension to the riverside country park which has been approved under (F/YR18/0708/F)

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Planning permission was previously refused for the scheme under F/YR15/0991/O as it was deemed the scheme could not meet the requirements of the sequential test. It was felt at the time that Cannon Kirks failure to deliver traffic lights at the junction of Gaul Road and Isle of Ely Way (as required under their consented scheme) was also a key defining factor for members.

The traffic light arrangement is now constructed and in operation and whilst the site is located in the floodplain it has been demonstrated through our FRA that the scheme is well protected from flooding by the Internal Drainage Board system. Neither the IDB, Lead Flood Authority or EA objected to the scheme.

The benefits of delivering the scheme which includes affordable housing and significant open space are therefore significant given the lack of progress on other residential allocations in March.

Proposed development:

Dwellings: 90 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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Key

 Site submission

Date: 08 Jan 2020

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Site ID:	40285	Submission type:	Site submission form
Site name and address:	Land north of Knight's End Road and East of the A141	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	<p>Site allocated / identified as location for growth in current Fenland Local Plan.</p> <p>No planning application has been submitted, however Persimmon Homes are in pre-application discussions with Planning Policy and Development Management officers of Fenland District Council.</p>
PDL:	Greenfield	Site area density:	49.77 ha 24.11 dph

Site description:

The site forms part of a current housing allocation (West March Strategic Allocation) for around 2,000 dwellings. The land within the control of Persimmon Homes could be developed for approximately 1200 dwellings and could either be developed independently or as part of the wider existing allocation.

The site relates well to the existing built environment of March, with residential development located adjacent to the site on three sides (north, east and south) with the A141 bounding the site to the west.

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The site is currently used for agricultural purposes with its current vehicular access from Knight's End Road.

Known constraints:

There are no constraints that would prevent the site from being delivered.

Proposal: C3 Dwellinghouses

Other uses: Education and retail to provide a supporting role as needed.

For the land within the control of Persimmon Homes, the site could accommodate around 1200 dwellings as well as providing recreational opportunities and education and local convenience facilities to support the development as required. This development could either come forward independently to the remainder of the existing allocation or could come forward as part of the wider allocation for which the current allocation is for around 2,000 dwellings.

A full suite of technical documents have been commissioned by Persimmon Homes and will be submitted in due course alongside a promotional Vision Statement for the site.

Persimmon Homes are currently working closely with officers at Fenaldn District Council in bringing the site forward.

Proposed development:

Dwellings: 1200 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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Key

Site submission

Date: 08 Jan 2020

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Site ID:	40286	Submission type:	Site submission form
Site name and address:	Land North of Isle of Ely Way	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	3.88 ha 0 dph

Site description:

Agricultural field, with Isle of Ely Way (A141) to the south, Wimblington Road (B1101) to the east, and agricultural fields to the north and west.

Known constraints:

The eastern half of the site falls within flood zones 2 and 3. Part of the western end of the sites falls within a mineral safeguarding area for sand and gravel. The site is classified as Grade 2 Agricultural Land. An overhead power line crosses the site.

(There are no rights of way crossing the site, no Listed Buildings in the vicinity, and it is not in a conservation area, nor covered by designations such as Green Belt. There is a footway/cycleway along Wimblington Road and a bus-stop lay-by to the north-west of the site on Wimblington Road).

Proposal: Other

Uses: Employment, and Retail or Leisure

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The site is considered appropriate for roadside services-led mixed employment uses in two phases. This includes A1, A3, A5, C1 (hotel), B1, B2, B8 and lorry parking. There is a gap in provision of roadside services on the network that this development would address. The major road (A141) forms part of the main routes between Peterborough, Kings Lynn, Ely and Huntingdon. The site has direct access from the main road, avoiding the need for commercial vehicles to travel through built-up areas.

NPPF para 107 requires that planning policies “should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.”

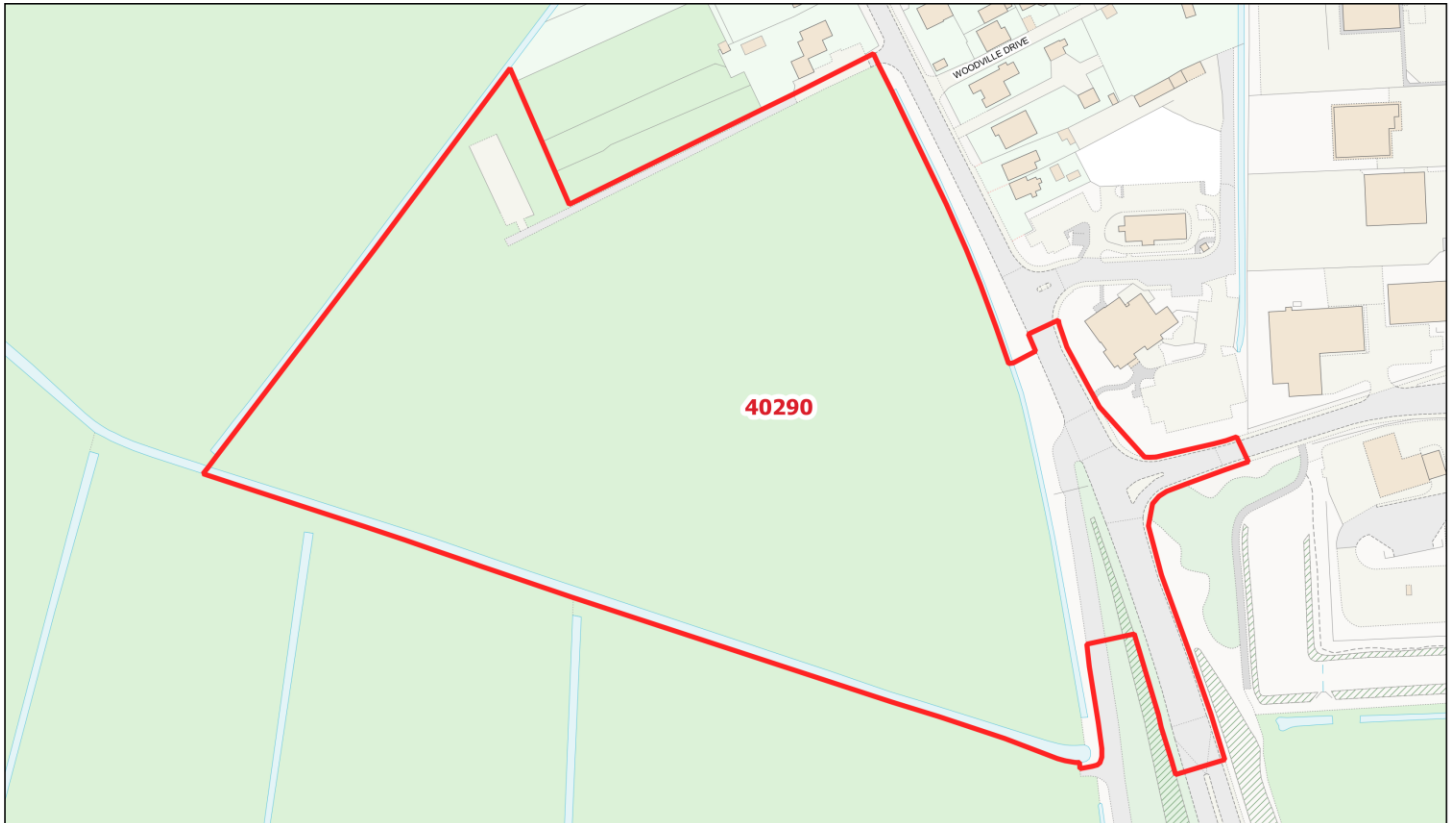
The site is large enough to accommodate roadside services, lorry parking, and the full range of associated facilities to serve the safety and welfare of road users. The size of the site would also be sufficient to include employment land, and its proximity to a market town (March) and growth village (Wimblington) ensures that local employees could be sourced (there is a bus stop on the Wimblington Road just to the north-west of the site) and existing business that have outgrown the settlements can relocate without detriment to local employees’ ability to commute.

Both March and Wimblington and being expanded in the direction of the Isle of Ely Way, such that the development of the site would relate well to these high order settlements, and it is appropriate to consider employment provision in relation to the location of such facilities since they are complimentary uses and benefit from clustering both in operational terms and landscape impact terms.

An indicative layout showing how the site could be developed is provided in response to question v) below.

Proposed development:

Dwellings: 0		Non-res floorspace (sqm): 8950		C1/C2/C4 beds: 0		Pitches: 0
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Site Submission

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Key

Site submission

Date: 08 Jan 2020

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Site ID:	40290	Submission type:	Site submission form
Site name and address:	Westry Retail Park Land South of St Mary's View	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR15/0640/F, F/YR18/0954/NONMAT, F/YR19/0346/NONMAT
Vacant agricultural land, developed began on 15/08/2019			
PDL:	Greenfield	Site area density:	5.66 ha 0 dph

Site description:

Formerly open agricultural land bordering A141 Wisbech Road directly at the junction to Hostmoor Avenue. The wider area is dominated by large space use sheds, in a regular grid pattern, to the east of the A141. Tesco for example to the east and large sheds to the North along the A141.

Known constraints:

None.

Proposal:

A3 Restaurants & cafes

5 retail units, 2 drive-through restaurants/coffee shops and associated works including new roundabout access at the entrance to Hostmoor Avenue, as permitted under planning permission F/YR15/0640/F, F/YR18/0954/NONMAT, F/YR19/0346/NONMAT.

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Works began August 2019

Proposed development:

Dwellings: 0 | Non-res floorspace (sqm): 6888.6 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40309	Submission type:	Site submission form
Site name and address:	Flagrass Hill Farm Flagrass Hill Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	8.9 ha 30 dph

Site description:

A large, agricultural site, located in Flood Zone 1 to the north of March, measuring approximately 8.9 hectares. The site is located north east of Elm Road, bordering Flagrass Road to the south of the site, in an agricultural area.

The site is located in a relatively sustainable location, approximately 2.23 kilometers north east of March town Centre, and just 1.34 kilometres north east of the train station. The train station is located on a well serviced train line, with direct services to Ely, Peterborough and Cambridge (which also act as connecting stations to London) March is identified as a market town in the adopted Local Plan and is therefore capable of providing for an increased population, with considerable local services; including All Saints Inter Church Primary School with a PAN of 30, and the Neale Wade Academy with a PAN of 300.

However, a constrain of this site is the access, although it could be achieved from either Flagrass Hill Road or Elm Road, the parcel of land adjacent to the west is not currently allocated, which is necessary to improve access. This site not being allocated is a potential issue preventing development on this site.

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Known constraints:

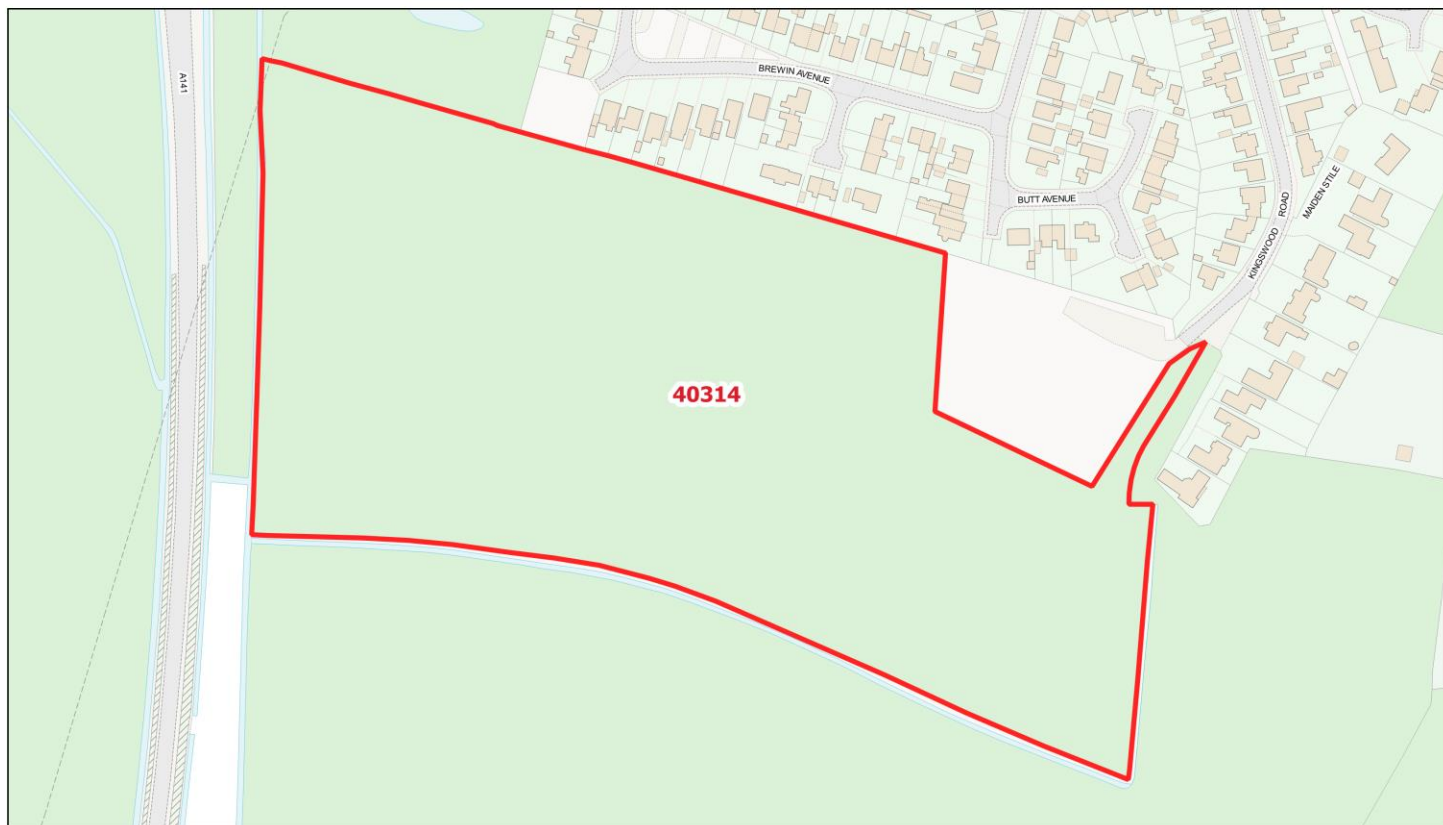
Land is unlikely to be allocated until adjoining land to the west has been allocated and/or granted planning permission for residential development.

Proposal: C3 Dwellinghouses

Residential development on an agricultural parcel of land approximately 2.23 kilometres north of March town centre. On a presumption of 30 dwellings per hectare, this development could host up to 267 dwellings, 30% of which would be affordable.

Proposed development:

Dwellings: 267 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID: 40314	Submission type: Site submission form
Site name and address: Land at Kingswood Park Kingswood Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: March, March CP	Settlement Hierarchy: Market Town
Current use: Agriculture None. Included in existing Strategic Allocation in the policies map.	Planning History:
PDL: Greenfield	Site area density: 8.68 ha 29.95 dph

Site description:

A relatively flat, greenfield site to the south west of March Town Centre in Flood Zone 1, measuring approximately 8.68 hectares. The site is in a residential area, and identified as Grade 2 and 3 land, with existing access off Kingswood Road. However, the existing access falls slightly short of the site entrance, meaning that existing road would require a minor extension.

The site has no significant constraints, located in a Market Town, and well serviced by local facilities. Burrowmoor Primary School is located approximately 0.75 kilometres north west of the site, with a Pupil Admission Number (PAN) of 60. Additionally, the Neale Wade Academy is located approximately 0.88 kilometres to the south east, with a PAN of 300.

As a Market Town, March has considerable local services and facilities; including a well-connected and serviced train station just 2.17 kilometers north east, opticians, cemetery, churches, two sports centres, shops, doctor's surgery's, bars

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and restaurants.

Known constraints:

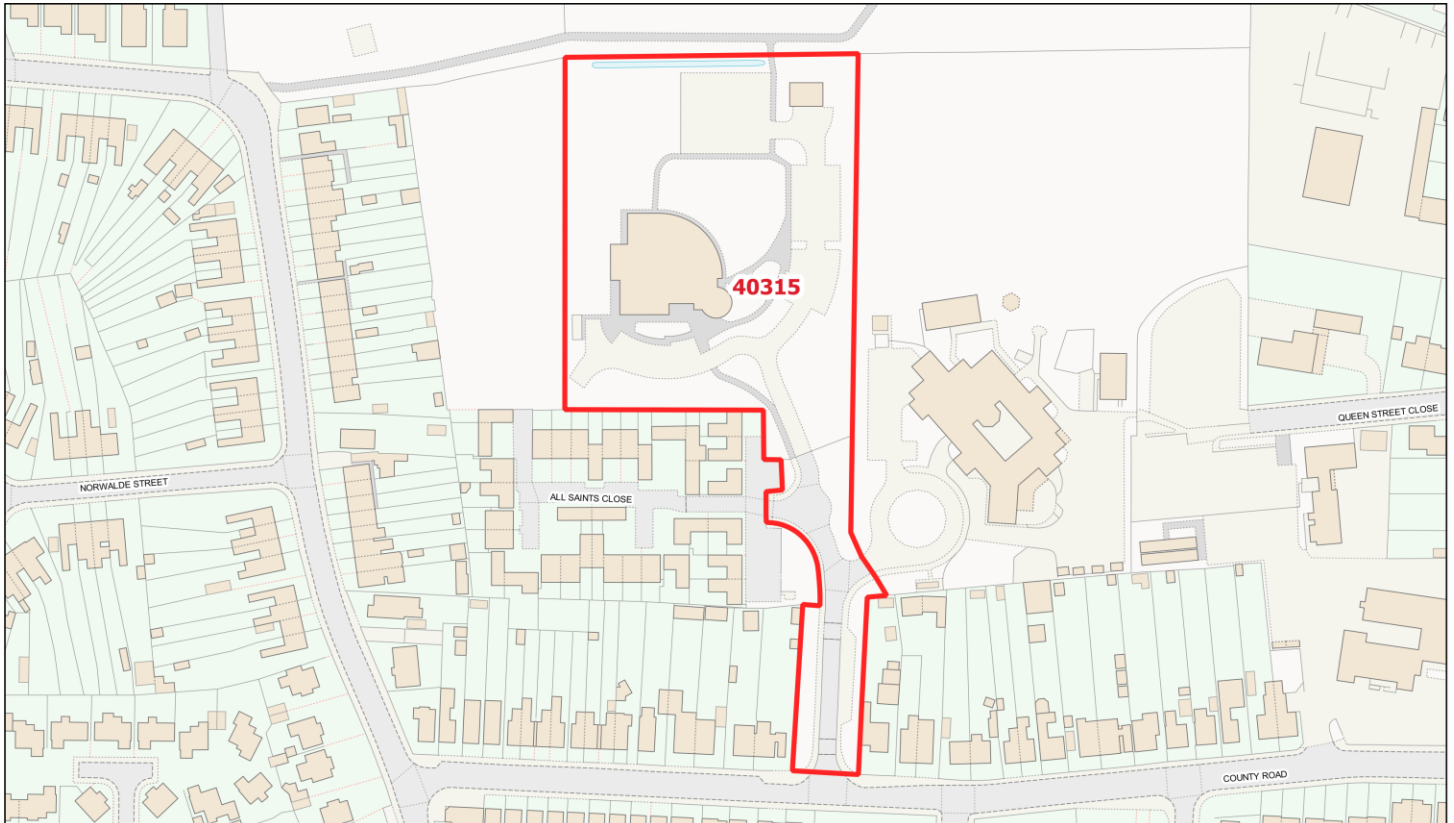
Slight access extension required

Proposal: C3 Dwellinghouses

Proposal for residential development for approximately 260 dwellings, based on the national guide of 30 dwellings per hectare. A natural extension to March, identified as a Market Town in the local plan, with residential development on a greenfield site, located to south west of the centre, bordered by the A141 to the west.

Proposed development:

Dwellings: 260 | 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

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Site ID:	40315	Submission type:	Site submission form
Site name and address:	Hereward Hall County Road	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B1a Office In use by Cambridgeshire County Council as council offices.	Planning History:	
PDL:	Brownfield	Site area density:	1.28 ha 0 dph

Site description:

A relatively flat, brownfield site to the north of March Town Centre in Flood Zone 1, measuring approximately 1.28 hectares. The site has existing access from All Saints Close, connecting on to County Road.

The site has no significant constraints, is located in a Market Town, and well serviced by local facilities. All Saints Inter Church Primary School adjacent to the site, with a Pupil Admission Number (PAN) of 30. Additionally, the Neale Wade Academy is located approximately 4.80 kilometres to the south, with a PAN of 300.

As a Market Town, March has considerable local services and facilities; including a well-connected and served train station, only 0.61 kilometres north east; opticians, 1 cemetery, churches, two sports centres, shops, doctor's surgery's, bars and restaurants.

Known constraints:

Currently in use by Cambridgeshire County Council as offices.

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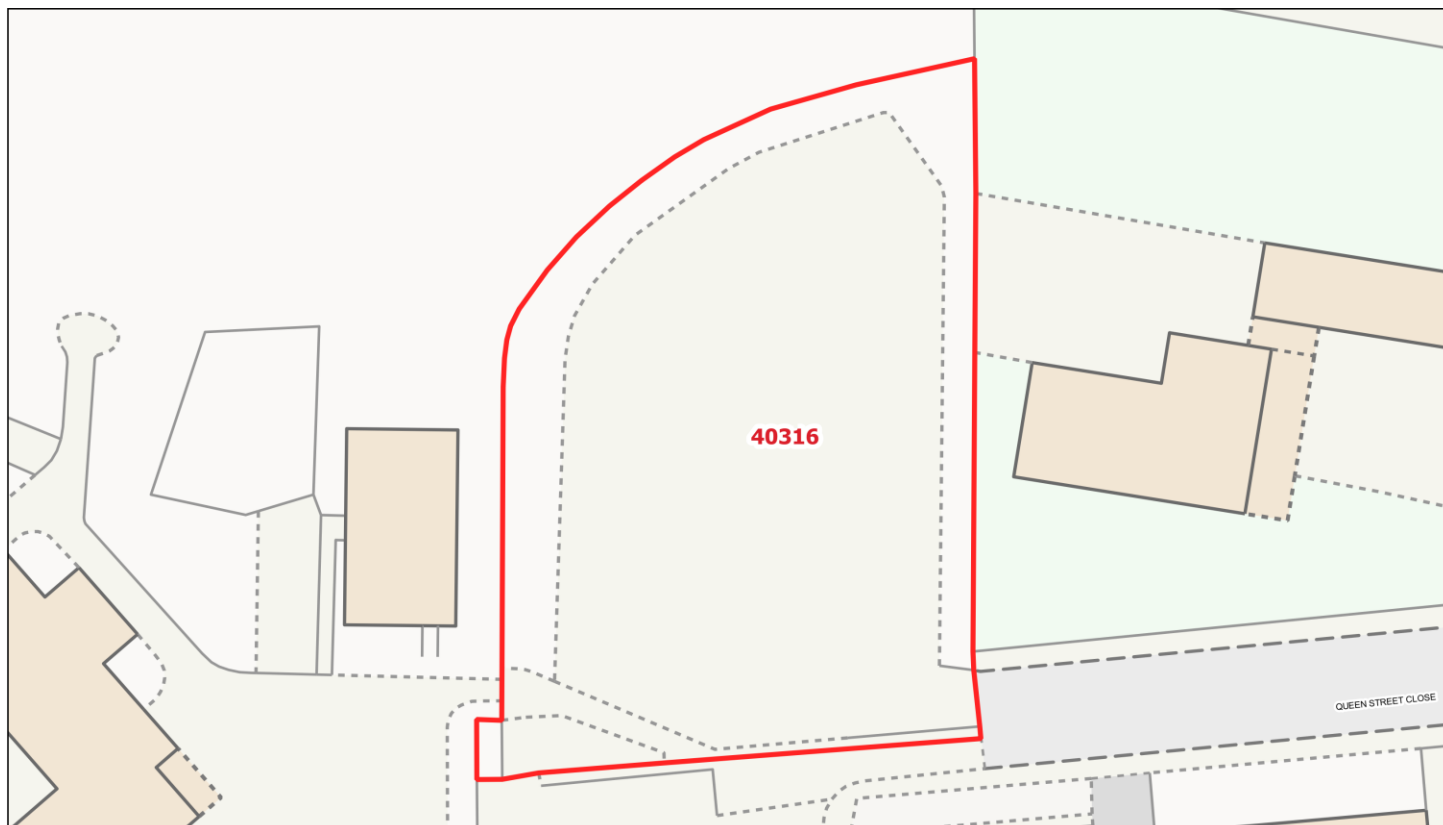
Proposal: Other

Uses: Housing, Employment

Intensification of the use of the site for employment and/or residential development, including new buildings and expansion of existing building.

Proposed development:

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



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Site ID: 40316	Submission type: Site submission form
Site name and address: Queen's Street Close Car Park Queens Street Close	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: March, March CP	Settlement Hierarchy: Market Town
Current use: Sui-generis Car park	Planning History:
PDL: Greenfield	Site area density: 0.16 ha 50 dph

Site description:

A relatively small brownfield site, measuring approximately 0.16 hectares to the north of March town centre. The site is adjacent to All Saints Inter Church Primary School, with a Pupil Admission Number (PAN) of 30. Additionally, the Neale Wade Academy is located approximately 2.37 kilometres south, with a PAN of 300.

As a Market Town, March has considerable local services and facilities, including a well-connected and services train station, just 0.18 kilometres north east. The site is located only 0.76 kilometres north of March Town Centre, with a range of local facilities including shops, bars, restaurants, opticians, doctor's surgery's and churches.

Known constraints:

None

Proposal: C3 Dwellinghouses

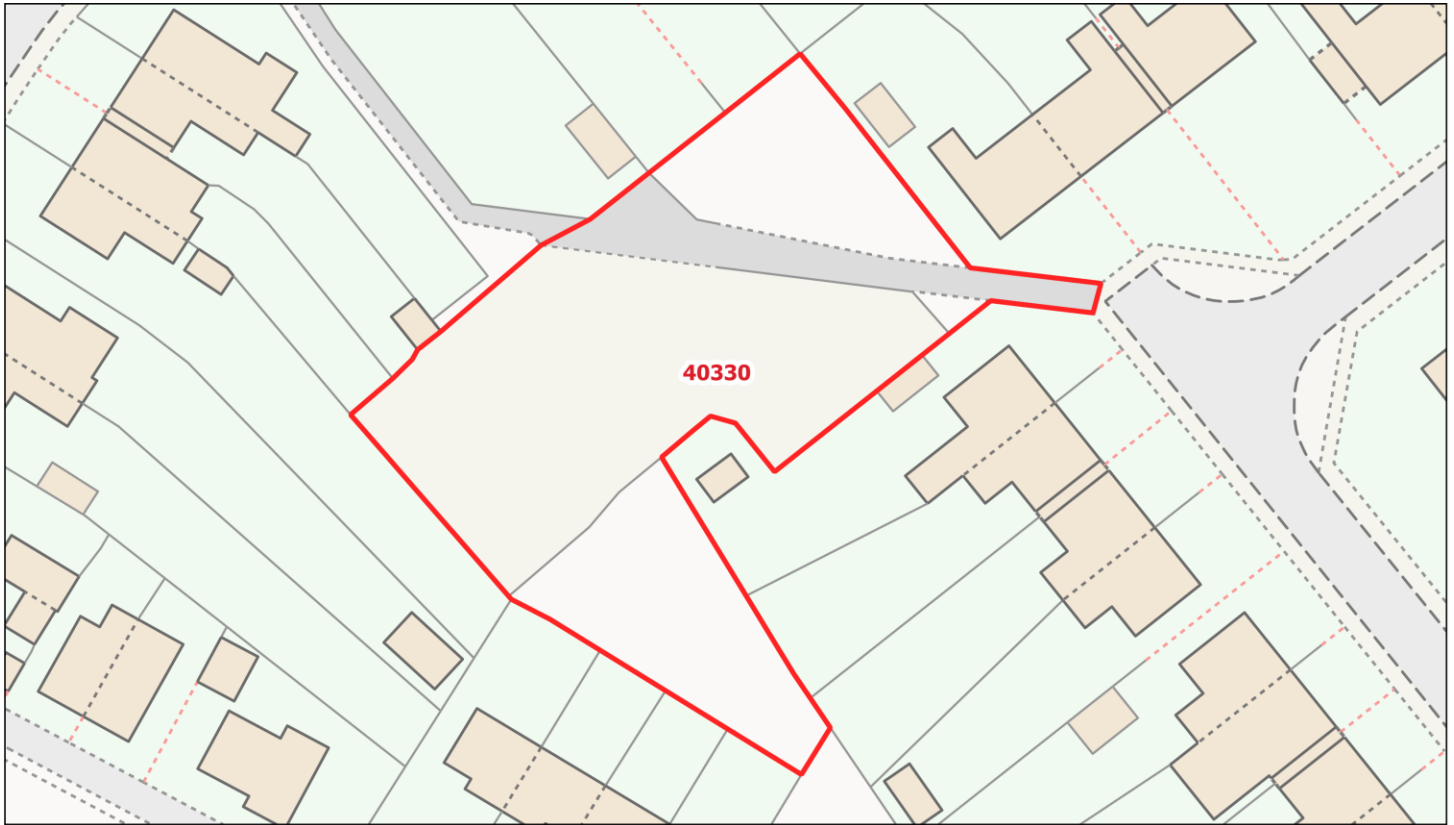
Proposal for residential development of approximately 6-8 dwellings on a brownfield site located in March, slightly north

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of the town centre.

Proposed development:

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





Site Submission
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Key

 Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40330	Submission type:	Site submission form
Site name and address:	Land between 51-53 Grounds Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Other Disused parking area	Planning History:	
PDL:	Greenfield	Site area density:	0.16 ha 31.25 dph

Site description:

Former garage and car parking area, now disused. A footpath through the site links Badgeney Road to Grounds Avenue. The site also adjoins an area of Hurst Avenue and could form a larger, more

Known constraints:

Bisected by footpath. High voltage underground cable follows the footpath route. Narrow access leading into site.

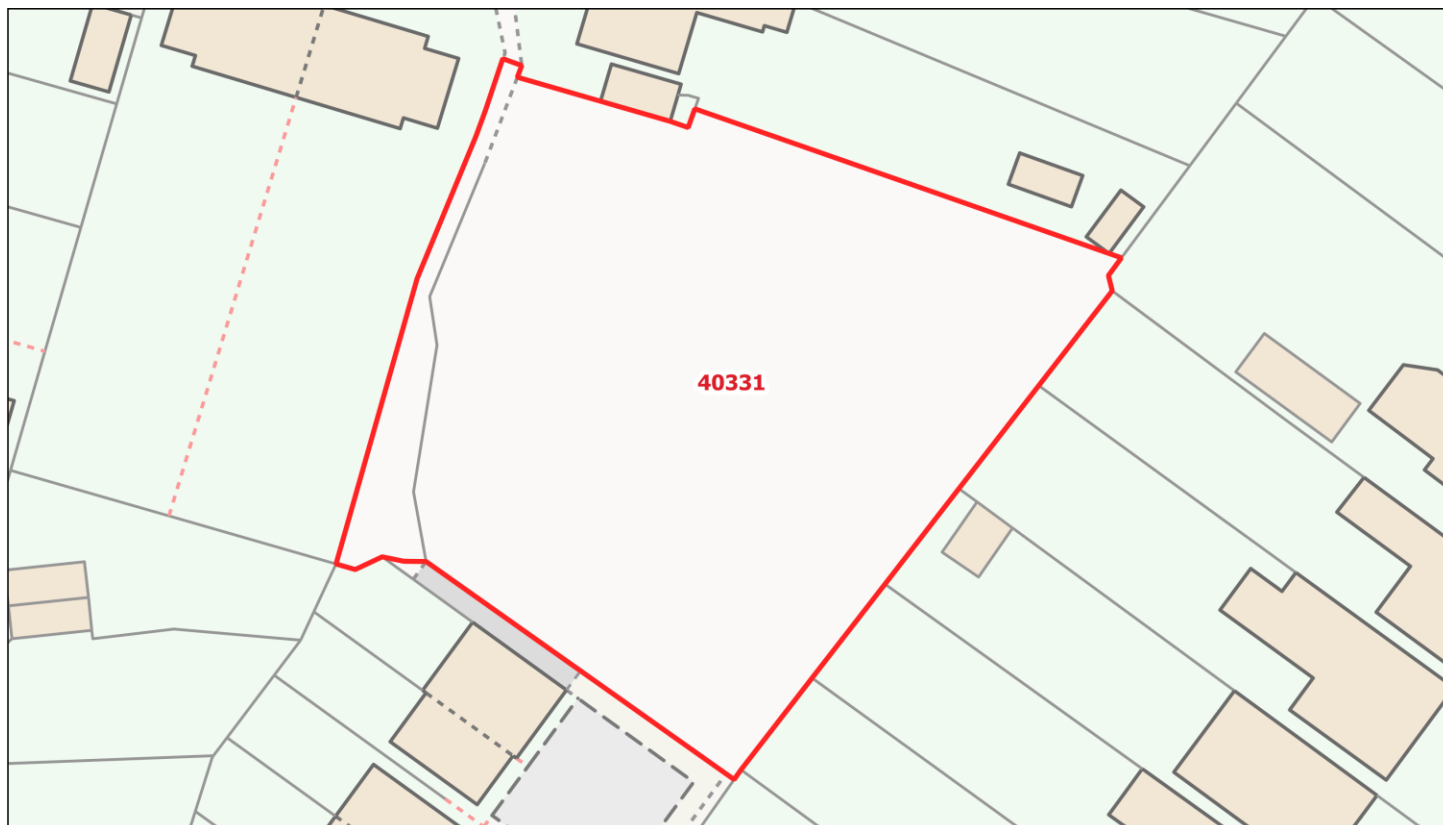
Proposal: C3 Dwellinghouses

Previous discussions have indicated scope for a joint development with neighbouring landowners. The site could support the construction of up to 5 dwellings, or potentially more if the adjoining land at Hurst Avenue was

Proposed development:

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

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Site ID:	40331	Submission type:	Site submission form
Site name and address:	Land between 2-3 East Close	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	D2 Assembly and leisure Allotment Garden (Non-Statutory)	Planning History:	
PDL:	Greenfield	Site area density:	0.16 ha 31.25 dph

Site description:

Land forming part of a larger parcel previously let to March Town Council as allotments. The remainder of the adjoining original parcel has been developed for housing.

Known constraints:

Access could be obtained via Burberry Close. Current poor narrow access off Peyton Avenue.

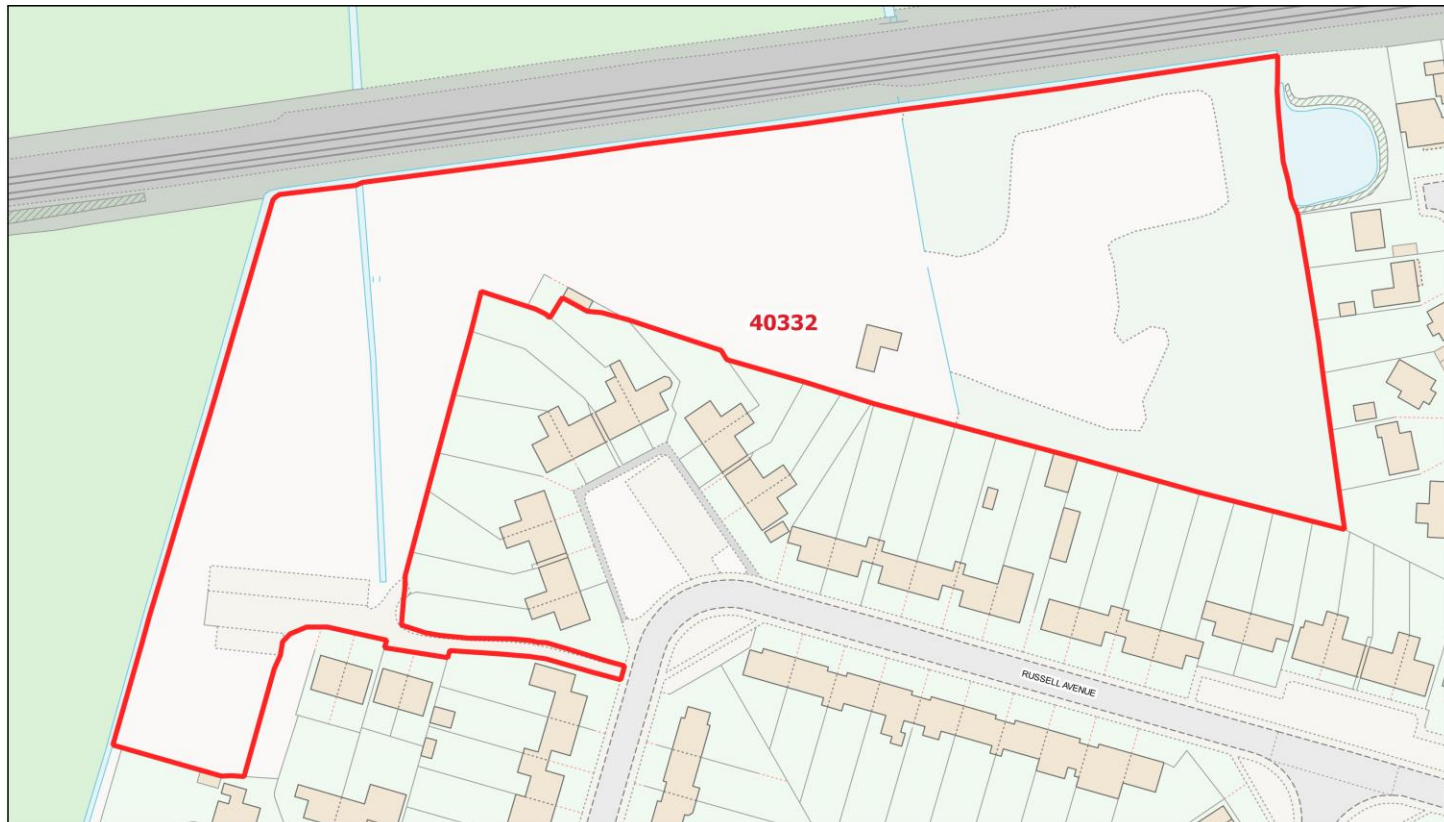
Proposal:

C3 Dwellinghouses
Scope to develop 5 dwellings, utilising access via Burberry Close which previously formed part of this site.

Proposed development:

Dwellings: 5 | 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: 08 Jan 2020

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Site ID:	40332	Submission type:	Site submission form
Site name and address:	Land rear of 46-94 Russell Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Grazing land	Planning History:	
PDL:	Greenfield	Site area density:	1.86 ha 21.51 dph

Site description:

Large area of low quality grazing land adjoining the March to Peterborough railway line.

Known constraints:

Current poor narrow and long access. Middle section of the site is Flood Zone 3 and strategic dykes cross site.

Proposal:

C3 Dwellinghouses

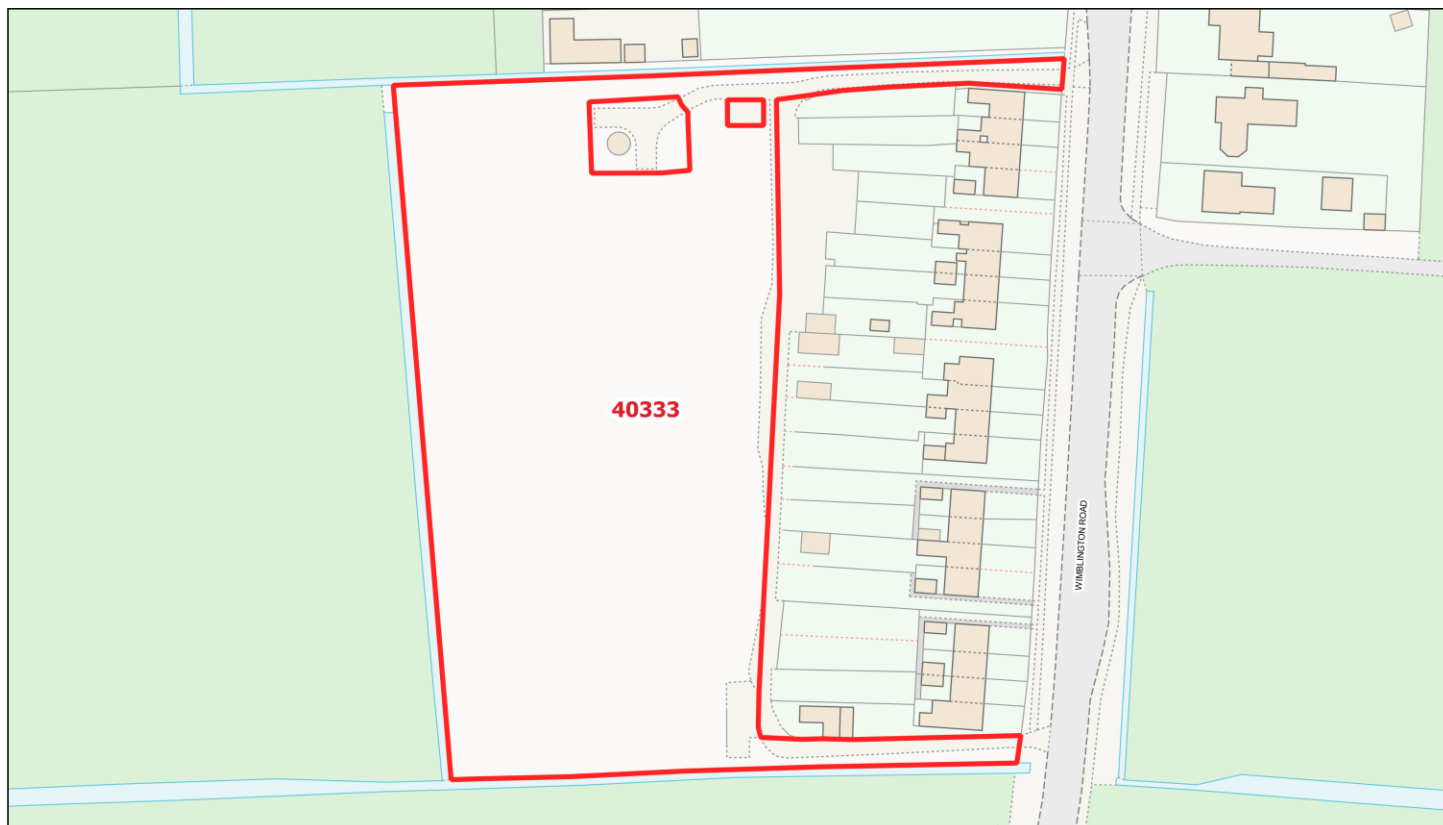
Scope to develop up to 40 units on nonFlood Zone land, subject to securing adequate access either via Russell Avenue or Gresley Way.

Site submission form indicates site could deliver 40 dwellings from 2023/24 onwards

Proposed development:

Dwellings: 40 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40333	Submission type:	Site submission form
Site name and address:	Land rear of 101-139 Wimblington Road	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	D2 Assembly and leisure Allotment gardens (non-statutory)	Planning History:	
PDL:	Greenfield	Site area density:	1 ha 38 dph

Site description:

Allotments leased to March Town Council. FDC owns tracks to north and south of the site. The site also accommodates an Anglian Water sewerage treatment plant.

Known constraints:

Narrow access tracks in and out. A small part of the southern area of the site is in Flood Zone 3

Proposal:

C3 Dwellinghouses
Subject to improved access, available at the northern entrance, the site could accommodate up to 38 dwellings.

Proposed development:

Dwellings: 38 | 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: 08 Jan 2020

Do not scale

Site ID:	40382	Submission type:	Site submission form
Site name and address:	Land south of Knight's End Road and West of Wimblington Road	Availability:	Availability unknown
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	15.66 ha 21.46 dph
Site description: Proposed housing development			
Known constraints: None			
Proposal:	C3 Dwellinghouses		
Proposed housing development			
The site extends to some 15.66 ha and is situated South of Knight's End Road and West of Wimblington Road, March.			
The site benefits from having the most substantial road frontage to Wimblington Road.			

The site hugs the built-up area with plenty of visually well-contained mature landscape features. This is a prime allocation for new housing development within a sustainable location and is already identified as a Broad Location for Growth.

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Since 2012, the Fisher Parkinson Trust has sought to promote the site for housing development. This has involved regular meetings over a number of years with the relevant landowners.

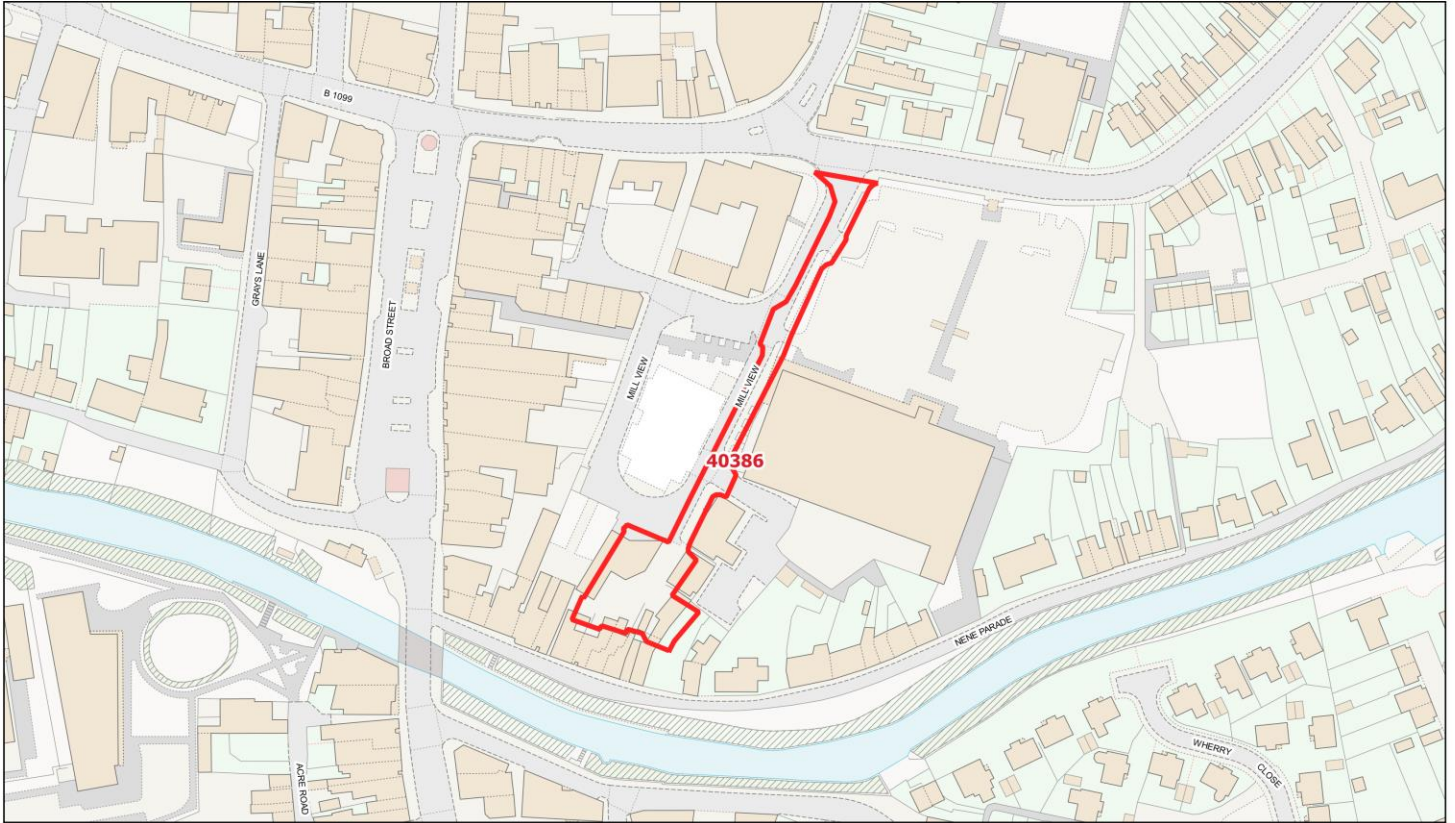
Throughout this process the Trustees furnished the Council with all relevant information and representations as part of the emerging Local Plan process.

Whilst the site is already identified as a Broad Location for Growth, there are significant costs for promotion which cannot be justified without the achievement of a formal allocation being the end goal. The Trust is willing to work with other landowners. More recently, the site has attracted serious interest from major house builders.

Site submission form does not specify number of dwellings, therefore dwelling capacity has been estimated using Local Plan Team's standard method.

Proposed development:

Dwellings: 336 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

Draft Fenland Local Plan

Key

 Site submission

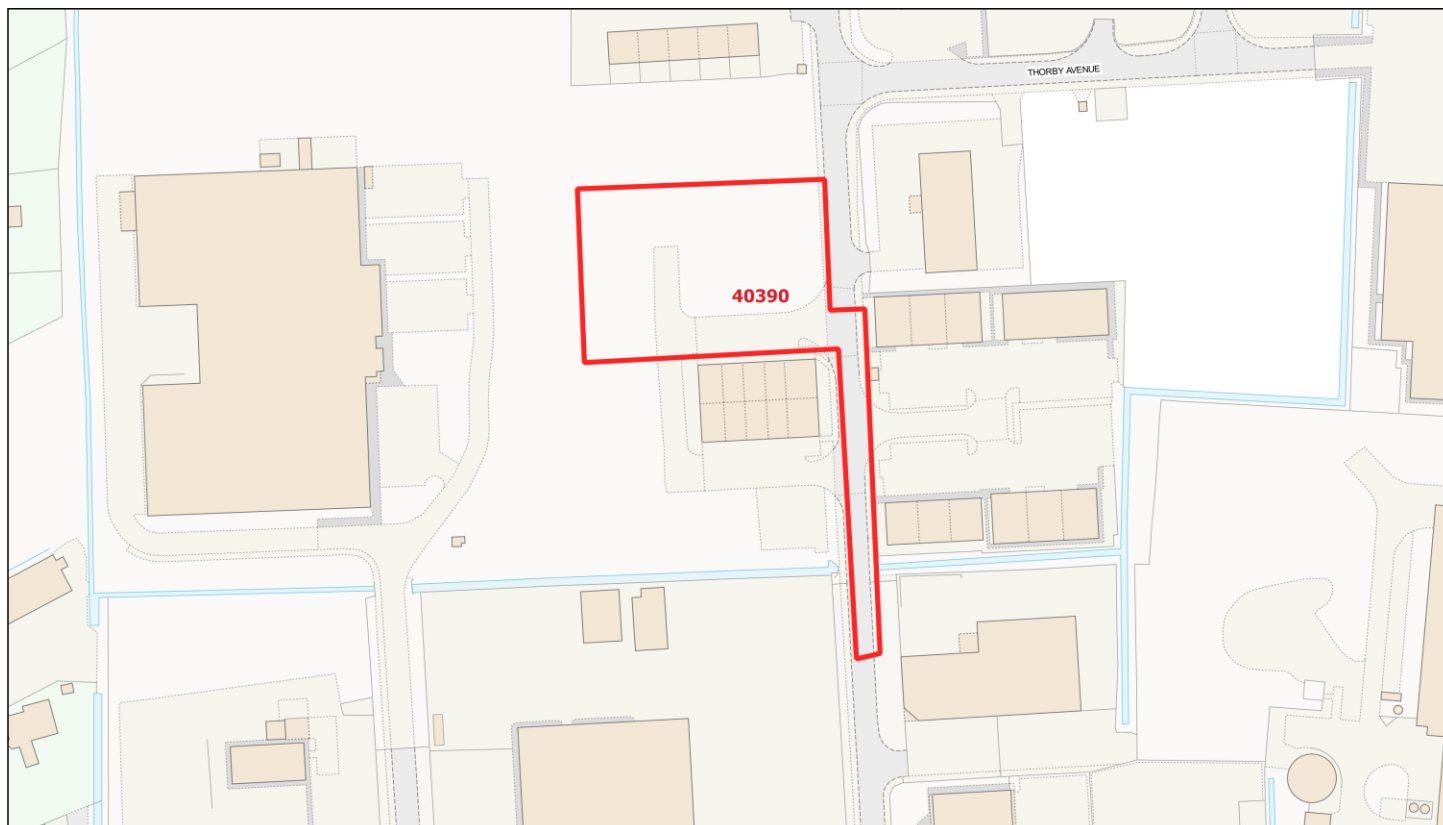
Date: 16 Jan 2020

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Site ID:	40386	Submission type:	Site with planning approval
Site name and address: Freedom Motorcycles, Mill View		Availability: Available for development in short term (0 - 5 yrs)	
Settlement and parish: March, March CP		Settlement Hierarchy: Market Town	
Current use: B8 Storage & distribution		Planning History: F/YR17/0063/F Site with Full planning permission	
PDL: Brownfield		Site area density: 0.19 ha dph	
Site description:			
Known constraints:			
Proposal: B8 Storage & distribution Erection of a 2-storey storage building involving demolition of existing building within a Conservation Area.			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 180 C1/C2/C4 beds: 0 Pitches:			

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Site Submission

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Key

 Site submission

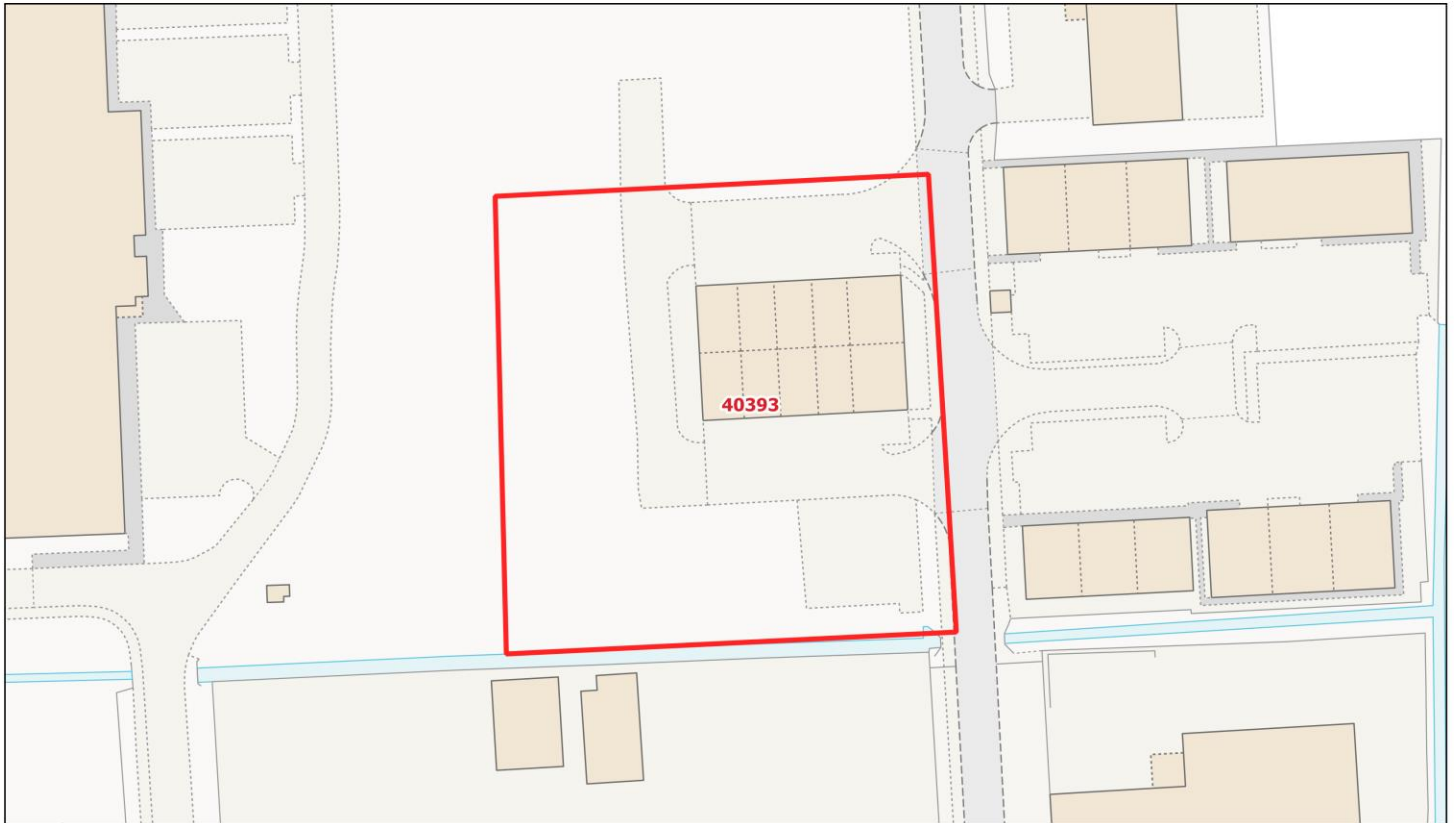
Date: 16 Jan 2020

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Site ID:	40390	Submission type:	Site with planning approval
Site name and address:	Land west of 30, Thorby Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR17/0110/F Site with Full planning permission
PDL:	Greenfield	Site area density:	0.5 ha dph
Site description:			
Known constraints:			
Proposal:	B2 General industrial Erection of 2 x 8.75m high (max height) industrial buildings for B2 (General Ind		
Proposed development:	Dwellings: 0 Non-res floorspace (sqm): 487 C1/C2/C4 beds: 0 Pitches:		

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Site ID:	40393	Submission type:	Site with planning approval
Site name and address:	Land west of Roll out the Red THORBY AVENUE	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B2 General industrial	Planning History:	F/YR07/0147/F Site with Full planning permission
PDL:	Greenfield	Site area density:	0.65 ha dph
Site description:			
Known constraints:			
Proposal:	Other		
Erection of 21 units comprising of block of 5 units, block of 6 units and block of 10 units for B1, B2 and B8 use with counter trade and associated parking (2532 sqm)			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 84 C1/C2/C4 beds: 0 Pitches:			

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Site ID:	40395	Submission type:	Site with planning approval
Site name and address:	Land And Buildings At Glenthorn Farm, 133, Whittlesey Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR18/0231/F Site with Full planning permission
PDL:	Brownfield	Site area density:	3.8 ha dph
Site description:			
Known constraints:			
Proposal:	B8 Storage & distribution Erection of 2 x warehouse extensions to existing building and the erection of a 2.4m high (max height) palisade fence to boundary		
Proposed development:	Dwellings: 0 Non-res floorspace (sqm): 3369 C1/C2/C4 beds: 0 Pitches:		

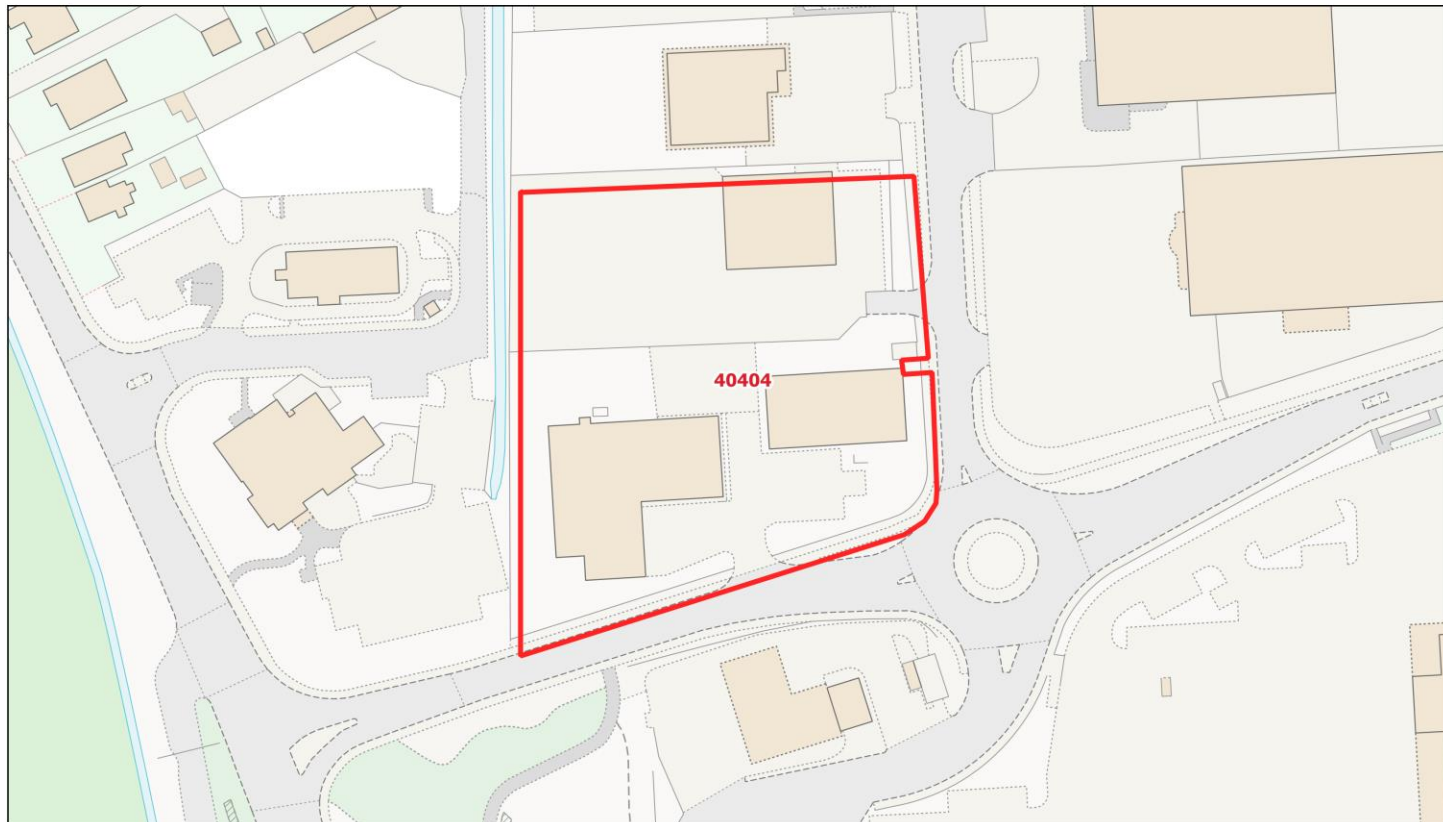
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Site ID:	40396	Submission type:	Site with planning approval
Site name and address:	Land North Of 305 Wisbech Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR17/0251/F Site with Full planning permission
PDL:	Greenfield	Site area density:	0.43 ha dph
Site description:			
Known constraints:			
Proposal:	B2 General industrial		
Erection of a single-storey building for use as 2 x A3 units and 1 x B2 unit including the erection of a 2.1m high acoustic fence			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): C1/C2/C4 beds: 0 Pitches:			

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Site ID:	40404	Submission type:	Site with planning approval
Site name and address:	Agrihold Farm Machinery UK Ltd, 1, Martin Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B8 Storage & distribution	Planning History:	F/YR16/0525/F Site with Full planning permission
PDL:	Brownfield	Site area density:	0.83 ha dph
Site description:			
Known constraints:			
Proposal:	B8 Storage & distribution		
Erection of a building and refurbishment of 1no building for B8 with trade/counter use and refurbishment of 1no building for use as builders merchants and erection of a 2.4 metre high fencing involving the demolition of 1no building			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 696.8 C1/C2/C4 beds: 0 Pitches:			

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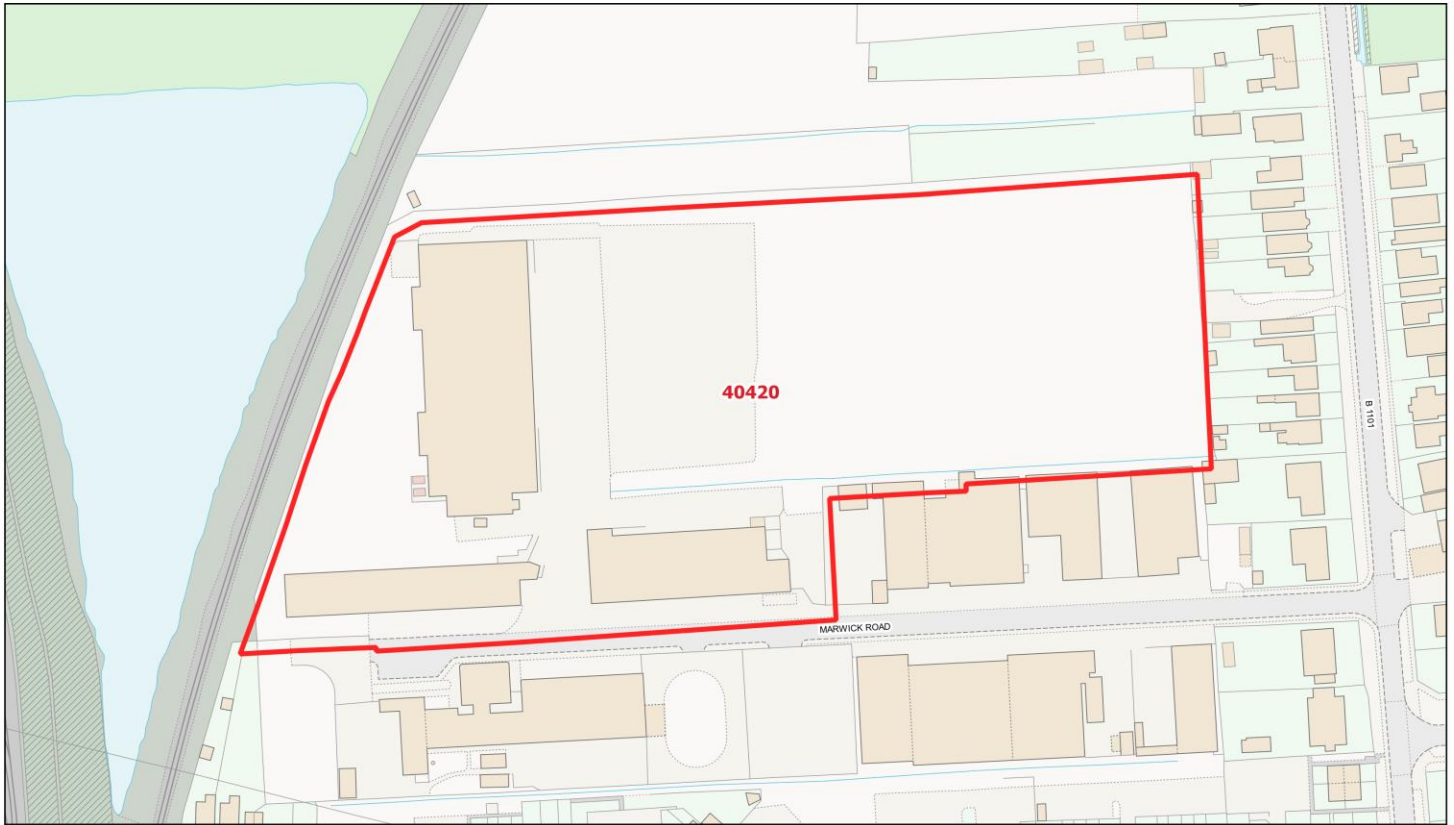
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Date: 16 Jan 2020

Site ID:	40411	Submission type:	Site with planning approval
Site name and address:	Land North Of 57, Thorby Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture	Planning History:	F/YR18/0761/F Site with Full planning permission
PDL:	Greenfield	Site area density:	0.51 ha dph
Site description:			
Known constraints:			
Proposal:	Other		
Erection of 11 x business units (B1, B2 and B8) and 1.8m high palisade fencing and gates			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 1776 C1/C2/C4 beds: 0 Pitches:			

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Site submission

Date: 16 Jan 2020

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Site ID:	40420	Submission type:	Site with planning approval
Site name and address:	March Cold Stores Limited 20 - 24 Marwick Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	March, March CP	Settlement Hierarchy:	Market Town
Current use:	B8 Storage & distribution	Planning History:	F/YR17/1147/F Site with Full planning permission
PDL:	Brownfield	Site area density:	2.99 ha dph
Site description:			
Known constraints:			
Proposal:	B8 Storage & distribution		
Erection of a cold storage building including plant rooms, 6no loading docks, 14no vehicle charging points, 2no condensers and new hardstanding area			
Proposed development:			
Dwellings: 0 Non-res floorspace (sqm): 4451 C1/C2/C4 beds: 0 Pitches:			

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Site ID:	40313	Submission type:	Site submission form
Site name and address:	Land at Trinity Farm Upwell Rd	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, March CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	74.1 ha 21.59 dph

Site description:

A relatively flat, large Greenfield site located to the east side of March, measuring approximately 74.1 hectares.

The site is located 3.5km (cycling distance) from March which is identified as a 'market town' in the adopted Local Plan and is therefore capable of providing for an increased population, with considerable local services; including All Saints Inter Church Primary School with a PAN of 30, and the Neale Wade Academy with a PAN of 300. The settlement provides a wide range of services and facilities. March railway station is a well serviced train line, with services to Ely, Peterborough and Cambridge (which also act as connecting stations to London).

The site lies within a broad area of land to the north-west that has been identified as a potential location for a new settlement within the emerging Fenland Local Plan Issues and Options consultation (Part A, Option 4).

This is a significantly large site that could form part of a new settlement in the Stonea area, which is an option in the emerging Local Plan. The site may come forward in the medium to longer term.

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Known constraints:

In Flood Zone 3, meaning the site has a high risk of flooding.

Proposal: Other

Uses: Housing, Employment, Retail or Leisure, New Primary School

Strategic mixed use residential led site allocation comprising residential, education and employment uses.

Proposed development:

Dwellings: 1600 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID: 40351	Submission type: Site submission form
Site name and address: Land to the north-west of the Mill Hill Roundabout A141 (Isle of Ely Way)	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Open countryside, March CP	Settlement Hierarchy: Open countryside / isolated
Current use: Agriculture	Planning History:
PDL: Greenfield	Site area density: 3.92 ha 0 dph

Site description:

Grid Reference: TL 41277 93998.

Agricultural land located to the north-west of the A141 (Isle of Ely Way) Mill Hill Roundabout. adjacent to the A141 to the west. The site is bounded by the A141 to the south, providing direct access to the site, agricultural land to the north and mature hedgerows and trees to the south and east.

The Mill Hill Garage is located just to the east of the site. The land to the north of the garage was granted planning permission under F/YR15/0961/F for the erection of a two-storey building for use as offices.

Known constraints:

Proposal: B2 General industrial

The site could be made available for commercial development as employment land.

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40351 | Land to the north-west of the Mill Hill Roundabout | Open countryside, March CP

Scale of growth TBC. Site submission form indicates site could be developed form 2024/25 onwards.

Proposed development:

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

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