**Site Submission**  
*Draft Fenland Local Plan*

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Ordnance Survey 10023778  
Date: 08 Jan 2020

<table>
<thead>
<tr>
<th>Site ID:</th>
<th>40292</th>
<th>Submission type:</th>
<th>Site submission form</th>
</tr>
</thead>
</table>
| **Site name and address:** | Land at Cranfield Farm  
201 Main Road | **Availability:** | Available for development in short term (0 - 5 yrs) |
| **Settlement and parish:** Church End, Parson Drove CP | **Settlement Hierarchy:** Other Village |
| **Current use:** | Other  
Residential, Agricultural & Barns | **Planning History:** | |
| **PDL:** | Greenfield | **Site area | density:** | 1.77 ha | 29.94 dph |

**Site description:**
Open flat landscape. Site fronts onto Main Road and abuts residential dwellings. Land to north and south is Grade 1 & 2 agricultural land.

The site is located in a Limited Growth Village, where small scale housing growth to meet local needs is considered acceptable in principle. It is stated that a small amount of development is encouraged and permitted in order to support their continued sustainability. It is serviced by the essential services such as Alderman Payne Primary School, Parson Drove Surgery, Post Office and village store and employment opportunities.

The settlement is well serviced by public transport with three pairs of bus stops in the village that links to neighboring villages and larger settlements. All bus stops are all at walking/cycling distance.

**Known constraints:**
Grade 1 & 2 Agricultural Land, Flood Zone 3

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**Important:** The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.
Proposal: C3 Dwellinghouses

Proposed infill development of residential units. Layout and density to take into account the current residential units to the east and west of the site. Residential development based on national guidance of 30 dwellings per hectare would equate to 53 units. 30% of these will be affordable, approximately 16.

Proposed development:

| Dwellings: 53 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0 |

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Site Submission
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Site ID: 40297
Submission type: Site submission form

Site name and address:
Land at Woad Mills Farm
300 Main Road
Availability: Available for development in short term (0 - 5 yrs)

Settlement and parish: Church End, Parson Drove CP
Settlement Hierarchy: Other Village

Current use: C3 Dwellinghouses
Planning History:

PDL: Greenfield
Site area | density: 1.85 ha | 29.73 dph

Site description:
Open flat landscape. Site fronts onto Main Road and abuts residential dwellings. Surrounding land is Grade 1 & 2 agricultural land.

The site is located in a Limited Growth Village, where small scale housing growth to meet local needs is considered acceptable in principle. It is stated that a small amount of development is encouraged and permitted in order to support their continued sustainability. It is serviced by the essential services such as Alderman Payne Primary School, Parson Drove Surgery, Post Office and village store and employment opportunities.

The settlement is well serviced by public transport with three pairs of bus stops in the village that links to neighboring villages and larger settlements. All bus stops are all at walking/cycling distance.

Known constraints:
Grade 1 & 2 Agricultural Land, Flood Zone 3

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Proposed infill development of residential units. Layout and density to take into account the current residential units to the east and west of the site. Residential development based on national guidance of 30 dwellings per hectare would equate to 55 units. 30% of these will be affordable, approximately 16.

Proposed development:

| Dwellings: 55 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0 |

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**Site Submission**

**Site ID:** 40148  
**Submission type:** Site submission form

**Site name and address:** Land at Murrow Bank

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

**Settlement and parish:** Murrow, Parson Drove CP  
**Settlement Hierarchy:** Small Village

**Current use:** Agriculture  
**Site description:**
The overall site is in 2 parts separated by a dyke. The southern part is currently glasshouse and the northern part is in agricultural use although currently it is rough grazing. The sites are adjacent to the built form of the village which is identified as a small settlement capable of accommodating limited growth in the adopted local plan. a recent appeal decision confirmed that Murrow is a sustainable and accessible location for housing.

The site is available in whole or in part as necessary to meet local needs.  
Both parts of the site are free from physical constraints to development.  
Vehicular access could be made available from Murrow Bank.

Upto 2ha in the 2 parcels although the parcels are offered individually or as a pair

**Known constraints:**
The EA flood map for planning indicates that the site/s is/ are FZ3, although it is anticipated that sites within FZ3 will

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need to be considered as part of the local plan preparation. The DEFRA magic website indicates no environmental or ecological constraints to development.

**Proposal:**
C3 Dwellinghouses

The site is considered suitable and available in whole or part for residential development in the short term.

**Proposed development:**

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

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Site ID: 40204

Site Submission form

Submission type: Site submission form

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

Settlement and parish: Murrow, Parson Drove CP

Settlement Hierarchy: Small Village

Current use: Derelict greenfield

Planning History: Agriculture

Site area | density: 0.52 ha | 11.54 dph

Site description:
Small piece of land ideal to extend existing traveller site but too small to farm.

Known constraints:
IDB 9M bylaw
Flood Zone 3

Proposal: Gypsy & Traveller Pitches
Possible traveller site adjacent either side with the same so not uncommon in this area. Local need for more sites. Could be council owned or private sites owned individually.

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

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The site is located on the western side of Murrow Bank and to the north of Mill Road, adjoining the existing development along each of these roads. The authorised use of the site is agricultural.

The boundaries are open, with drains positioned towards the eastern and southern edges of the land. The site lies within Flood Zone 3.

**Known constraints:**
No known constraints

**Proposal:**
C3 Dwellinghouses

This site is proposed for residential (C3) use. The site is within a central location within the village with good links to amenities and is immediately available for development.

It is located within flood zone 3 however there is no land available at lower risk of flooding within the village. There is

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sufficient scope within the site to create a high quality development which reflects character the neighbouring built form.

**Proposed development:**

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

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<table>
<thead>
<tr>
<th><strong>Site Submission</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site ID:</strong> 40247</td>
<td><strong>Submission type:</strong> Site submission form</td>
</tr>
<tr>
<td><strong>Site name and address:</strong> Land off The Bank</td>
<td><strong>Availability:</strong> Available for development in short term (0 - 5 yrs)</td>
</tr>
<tr>
<td><strong>Settlement and parish:</strong> Murrow, Parson Drove CP</td>
<td><strong>Settlement Hierarchy:</strong> Small Village</td>
</tr>
<tr>
<td><strong>Current use:</strong> Agriculture</td>
<td><strong>Planning History:</strong></td>
</tr>
<tr>
<td>Grazing Land</td>
<td></td>
</tr>
<tr>
<td><strong>PDL:</strong> Greenfield</td>
<td>**Site area</td>
</tr>
<tr>
<td><strong>Site description:</strong> Agricultural land laid to grass and currently grazed by horses.</td>
<td></td>
</tr>
<tr>
<td><strong>Known constraints:</strong> None</td>
<td></td>
</tr>
<tr>
<td><strong>Proposal:</strong> C3 Dwellinghouses</td>
<td></td>
</tr>
<tr>
<td>10 Houses in two phases</td>
<td></td>
</tr>
<tr>
<td><strong>Proposed development:</strong></td>
<td>Dwellings: 10</td>
</tr>
</tbody>
</table>

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### Site Submission

**Site ID:** 40100  
**Submission type:** Site submission form

**Site name and address:**
222 Glebe Villa

**Settlement and parish:** Parson Drove, Parson Drove CP  
**Settlement Hierarchy:** Limited Growth Villages

**Current use:** Other
Residential / agricultural / retail shop

**PDL:** Greenfield  
**Site area | density:** 0.35 ha | 20 dph

**Site description:**
Mixed use but mainly residential street

**Known constraints:**
- Road classification B
- Flood zone 2-3
- Threshold dwellings at the time of submission

**Proposal:** C3 Dwellinghouses
Proposed residential development for a maximum of 7 dwellings.

**Proposed development:**
- Dwellings: 7
- Non-res floorspace (sqm): 0
- C1/C2/C4 beds: 0
- Pitches: 0

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**Site ID:** 40166  
**Submission type:** Site submission form

**Site name and address:** Farm Yard/Grain store South of Main Road

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

**Settlement and parish:** Parson Drove, Parson Drove CP

**Settlement Hierarchy:** Limited Growth Villages

**Current use:** Agriculture

**Planning History:**

**Site description:** Yard with Agricultural buildings including grain store, also small area of adjoining land which is lay to grass

**Known constraints:** The land falls within flood zone 3

**Proposal:** 9 self-build units

**Proposed development:**

- **Dwellings:** 9  
- **Non-res floorspace (sqm):** 0  
- **C1/C2/C4 beds:** 0  
- **Pitches:** 0

**Site area | density:** 1.12 ha | 8.04 dph

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**Site Submission**

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Date: 08 Jan 2020

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### Site ID: 40203

### Site name and address:
Land rear of The Bank
27 The Bank

### Settlement and parish:
Parson Drove, Parson Drove CP

### Settlement Hierarchy:
Limited Growth Villages

### Current use:
C3 Dwellinghouses
Greenfield / Brownfield

### PDL:
Mix of G/B

### Site area | density:
0.55 ha | 109.09 dph

### Known constraints:
Adjacent to conservation area; Flood zone 1; SSSI Impact Risk Zone; Unclassified Road

### Proposal:
Other

Proposed uses: Houses, Care Home, Retail or Leisure

Entire piece of land could be developed from 10-60+ houses. Applications submitted go back to 2014 for this site with potential for care homes and housing as some fro local school if required.

### Proposed development:

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

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The site is located to the south of Brewery Close and Ingham Hall Gardens. There is dense residential development to the north of the site and there is agricultural land to the east, west and south. The authorised use of the site is agricultural and there is an effluent pond positioned within the north eastern section of the site.

The boundaries around the northern section of the site are formed by landscaping and the boundaries towards the southern section are formed by periphery drains. There are small pockets of landscaping within the northern section.

Access to the site is via Ingham Hall Gardens.

The site lies partly within flood zones 1 and 3 as per the Environment Agency Flood Maps for Planning.

**Known constraints:**
No known constraints
The site adjoins the established settlement of Parson Drove and is located in flood zones 1 and 3. There is no other land reasonably available at lower risk of flooding and therefore the site can be considered as sequentially preferable. The site is within a central location with excellent access to existing amenities including a pub, school and doctors surgery. Access can be gained directly from Ingham Hall Gardens which is an adopted highway. There are no technical constraints which would restrict the allocation of the land and the land is immediately available for development.

**Proposed development:**

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

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Site ID: 40260

**Site name and address:** Land north of Fen Road

**Settlement and parish:** Parson Drove, Parson Drove CP

**Settlement Hierarchy:** Limited Growth Villages

**Current use:** Agriculture

**PDL:** Greenfield

**Site description:** Agricultural land

**Known constraints:** None

**Proposal:** C3 Dwellinghouses

20 Houses

**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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<table>
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<tr>
<th>Site ID:</th>
<th>40261</th>
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<tbody>
<tr>
<td>Submission type:</td>
<td>Site submission form</td>
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<tr>
<td>Site name and address:</td>
<td>Land east of Long Drove</td>
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<tr>
<td>Settlement and parish:</td>
<td>Parson Drove, Parson Drove CP</td>
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<tr>
<td>Settlement Hierarchy:</td>
<td>Limited Growth Villages</td>
</tr>
<tr>
<td>Current use:</td>
<td>Agriculture</td>
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<tr>
<td>PDL:</td>
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<td>Known constraints:</td>
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<td>Proposal:</td>
<td>C3 Dwellinghouses</td>
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<tr>
<td>10 Houses</td>
<td></td>
</tr>
<tr>
<td>Proposed development:</td>
<td>Dwellings: 10</td>
</tr>
</tbody>
</table>

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Site name and address: Land at Swanbridge Farm, Parson Drove, Parson Drove CP

Settlement and parish: Parson Drove, Parson Drove CP

Current use: Agriculture

Site ID: 40302

Submission type: Site submission form

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

Settlement Hierarchy: Limited Growth Villages

Planning History:

PDL: Greenfield

Site area | density: 0.33 ha | 24.24 dph

Site description:

A flat, greenfield site to the south west of Parson Drove village in Flood Zone 1, measuring approximately 0.33 hectares. The site is in a residential area with an existing access from Fen Road.

The site has no significant constraints, located in a Limited Growth Village, where small scale housing growth to meet local needs is considered acceptable in principle. It is stated that a small amount of development is encouraged and permitted in order to support their continued sustainability. It is serviced by the essential services such as Alderman Payne Primary School, Parson Drove Surgery, Post Office and village store and employment opportunities.

The settlement is well serviced by public transport with three pairs of bus stops in the village that links to neighboring villages and larger settlements. All bus stops are all at walking/cycling distance.

Known constraints:

No constraints

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Proposal: C3 Dwellinghouses
Proposal for residential development for approximately 8 dwellings within the village of Parson Drove as a backland development to form a cul-de-sac.

Proposed development:

<table>
<thead>
<tr>
<th>Dwellings</th>
<th>Non-res floorspace (sqm)</th>
<th>C1/C2/C4 beds</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>0</td>
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</table>
### Site Submission

**Draft Fenland Local Plan**

**Site ID:** 40320  
**Submission type:** Site submission form

**Site name and address:** Frontage Land East of Silver Lane Main Road  
**Availability:** Available for development in short term (0 - 5 yrs)

**Settlement and parish:** Parson Drove, Parson Drove CP  
**Settlement Hierarchy:** Limited Growth Villages

**Current use:** Agriculture  
**Planning History:**

**PDL:** Greenfield  
**Site area | density:** 0.9 ha | 10 dph

**Site description:**
Agricultural land

**Known constraints:**
Falls mainly within flood zone 3 with some area within flood zone 2

**Proposal:** C3 Dwellinghouses  
9 self-build residential units

**Proposed development:**

| Dwellings: 9 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0 |

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