



Site Submission

Draft Fenland Local Plan

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Ordnance Survey 10023778

Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40292	Submission type:	Site submission form
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

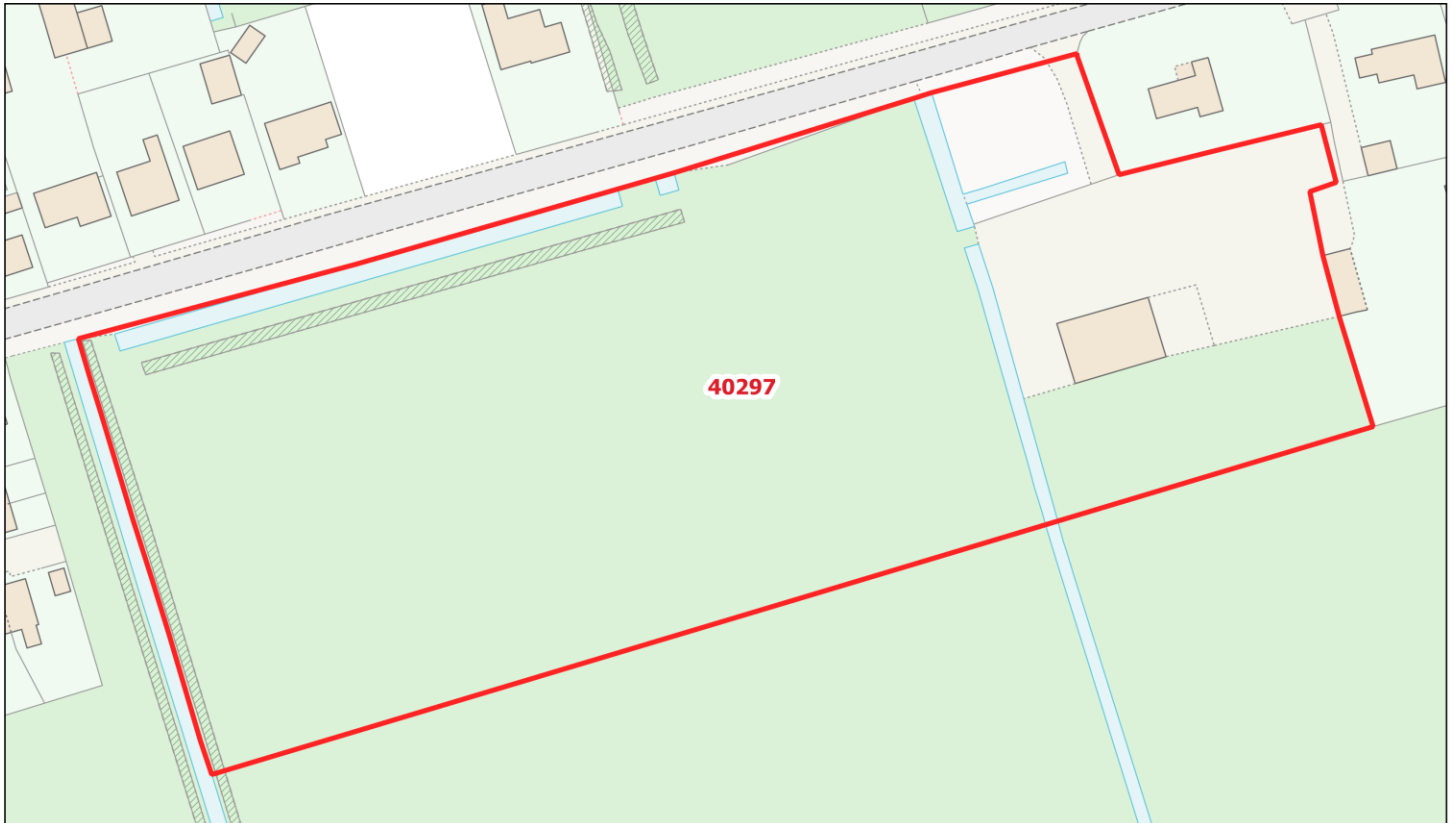
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Proposal: C3 Dwellinghouses

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 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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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 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 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 Glasshouses / agriculture.	Planning History:	
PDL:	Greenfield	Site area density:	2 ha 25 dph

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	Submission type:	Site submission form
Site name and address:	Seadyke Bank Land adjacent Traveller Site (council owned) Seadyke 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 Derelict greenfield	Planning History:	
PDL:	Greenfield	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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Site ID:	40231	Submission type:	Site submission form
Site name and address:	Land west of Murrow Bank North of Mill Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Murrow, Parson Drove CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	7.39 ha 27.06 dph

Site description:

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.

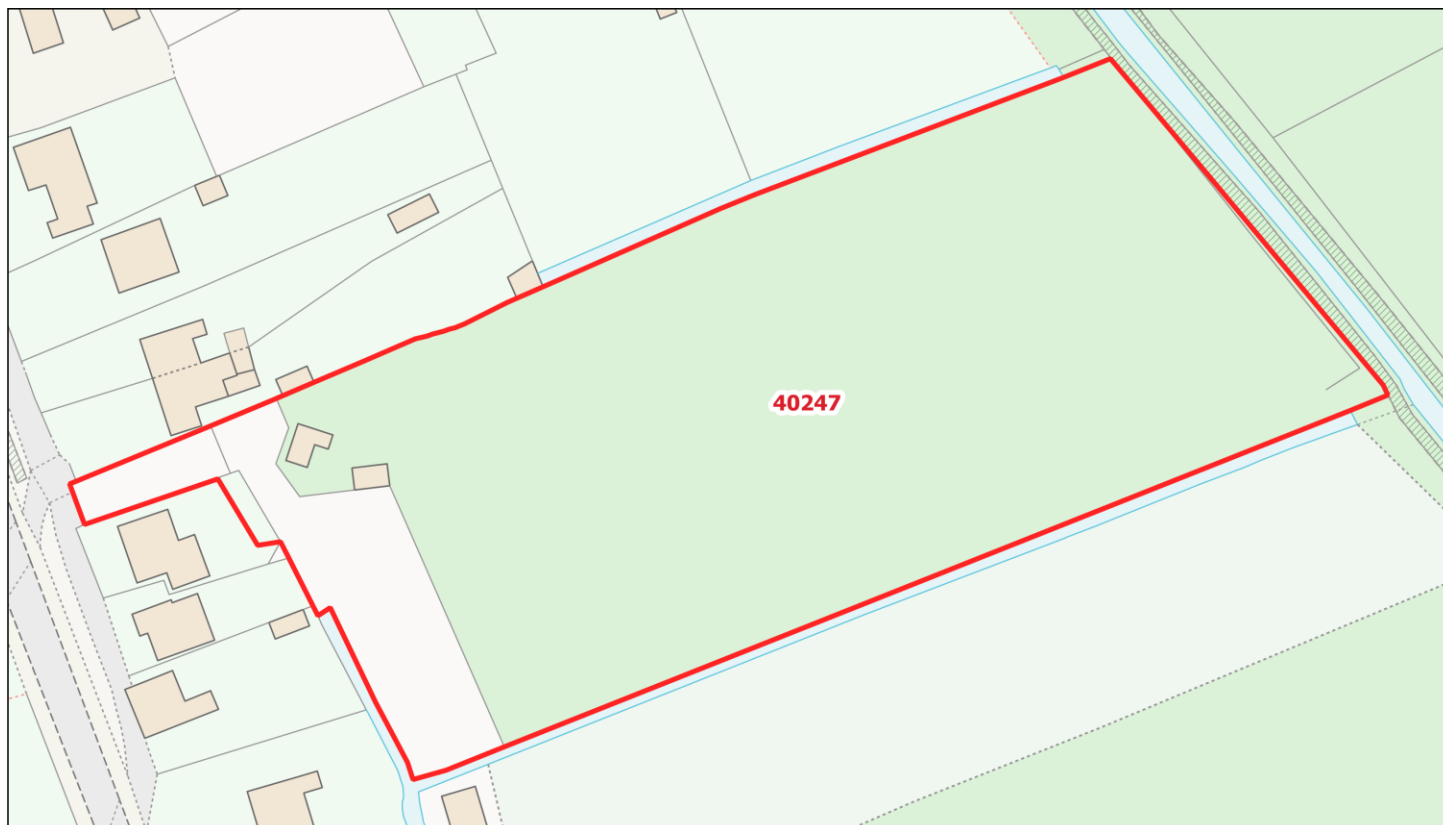
It is located within flood zone 3 however there is no land available at lower risk of flooding within the village. There is


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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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Site ID:	40247	Submission type:	Site submission form
Site name and address:	Land off The 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 Grazing Land	Planning History:	
PDL:	Greenfield	Site area density:	1.17 ha 8.55 dph
Site description: Agricultural land laid to grass and currently grazed by horses.			
Known constraints: None			
Proposal: C3 Dwellinghouses 10 Houses in two phases			
Proposed development: Dwellings: 10 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID: 40100

Submission type: Site submission form

Site name and address:

222 Glebe Villa

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: Other

Residential / agricultural / retail shop

Planning History:

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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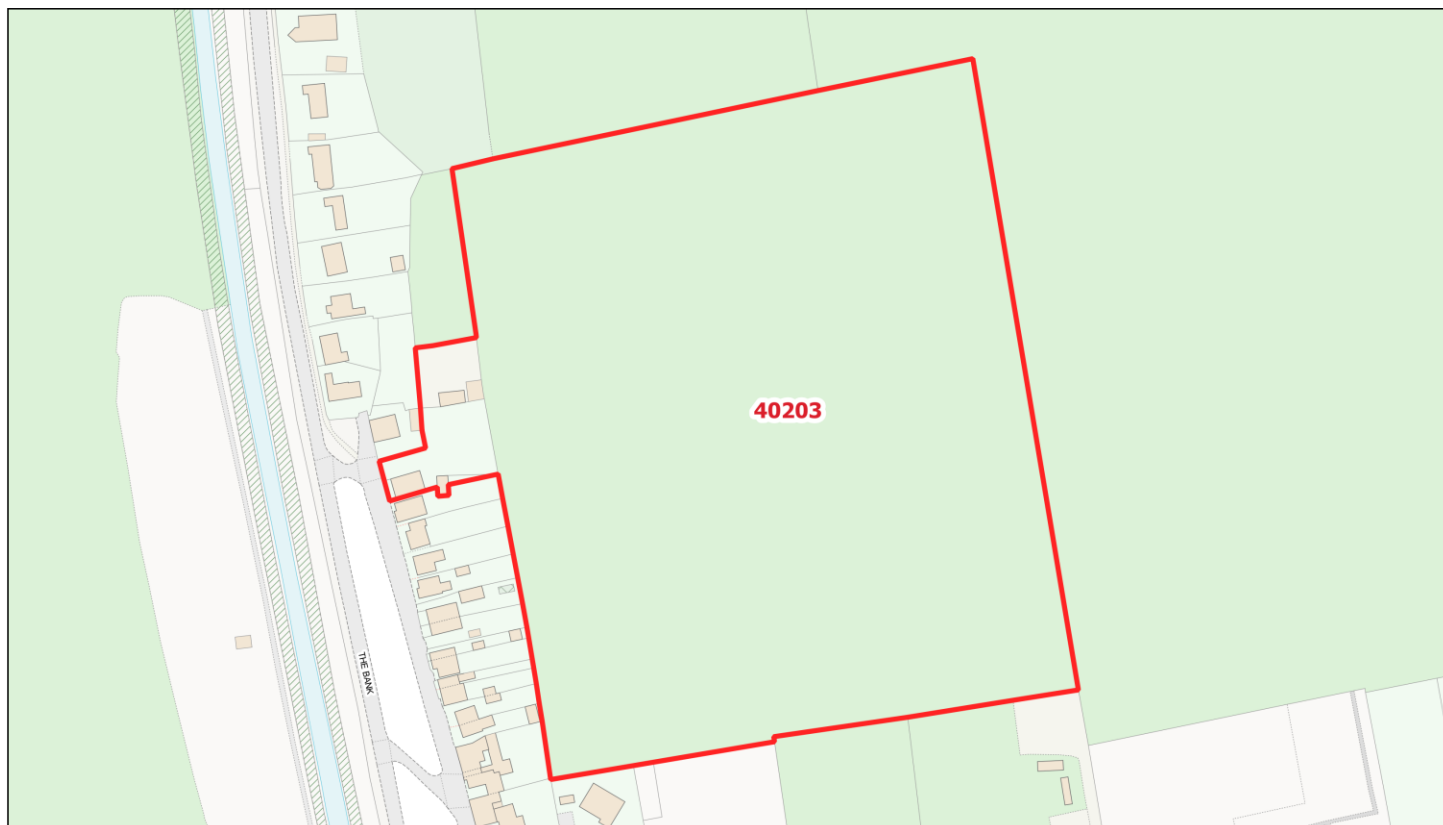
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Site ID:	40166	Submission type:	Site submission form
Site name and address:	Farm Yard/Grain store South of Main Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drove, Parson Drove CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture Grain store, agricultural storage	Planning History:	
PDL:	Greenfield	Site area density:	1.12 ha 8.04 dph
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:	C3 Dwellinghouses 9 self-build units		
Proposed development:	Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Site ID:	40203	Submission type:	Site submission form
Site name and address:	Land rear of The Bank 27 The Bank	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:	C3 Dwellinghouses Greenfield / Brownfield	Planning History:	
PDL:	Mix of G/B	Site area density:	0.55 ha 109.09 dph

Site description:

The site lays behind residential dwellings of The Bank. The site is former Delamore site.

Known constraints:

Adjacent to conservation area; Flood zone 1; SSSI Impact Risk Zone; Unclassified Road

Proposal:

Other

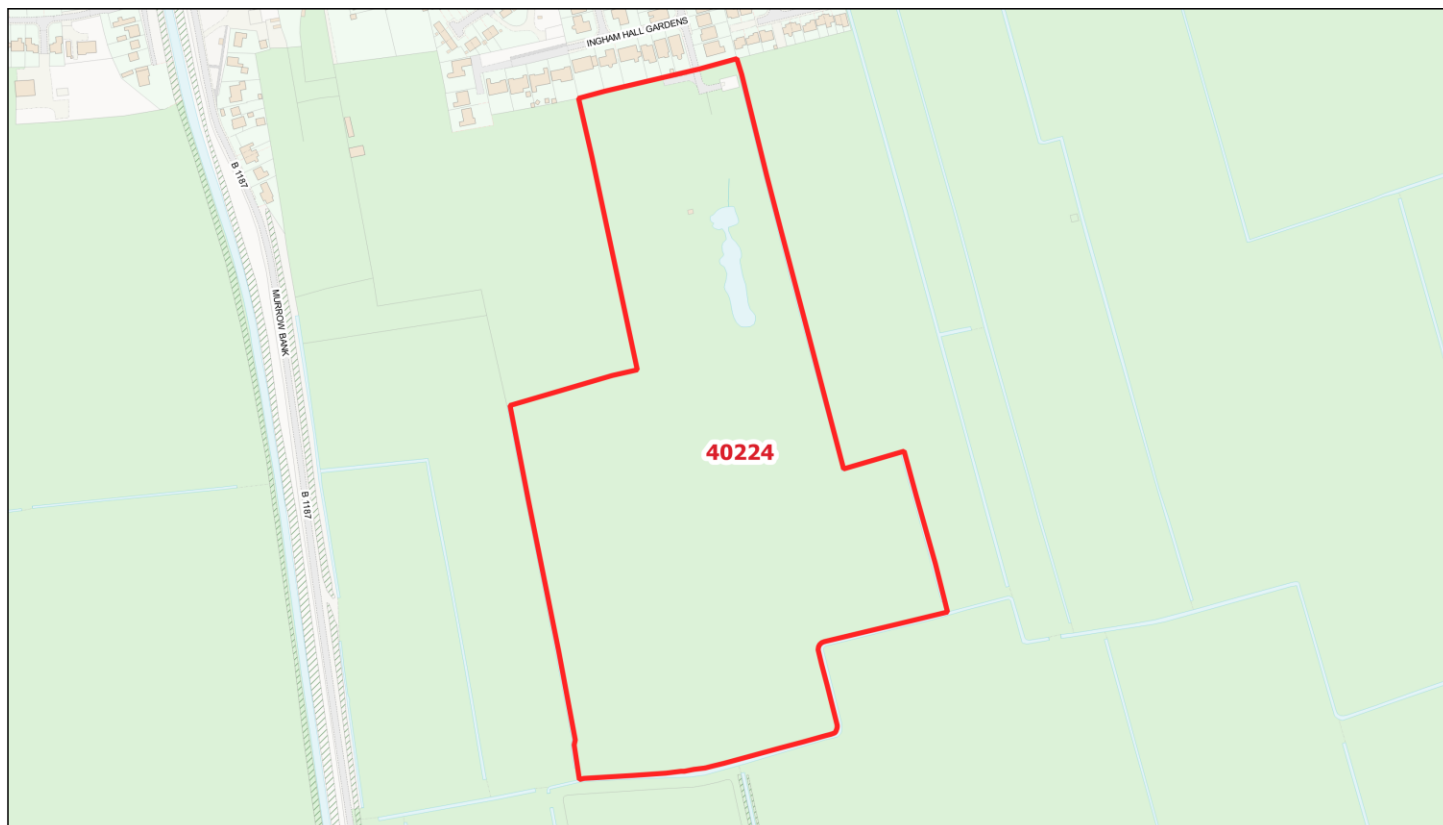
Proposed uses: Houses, Care Home, Retail or Leisure

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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Site ID:	40224	Submission type:	Site submission form
Site name and address:	Land south of Brewery Close and Ingham Hall Gardens	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:	12.613 ha 14.27 dph

Site description:

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

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Proposal: C3 Dwellinghouses

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	Submission type:	Site submission form
Site name and address:	Land north of Fen 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:	1.46 ha 13.7 dph
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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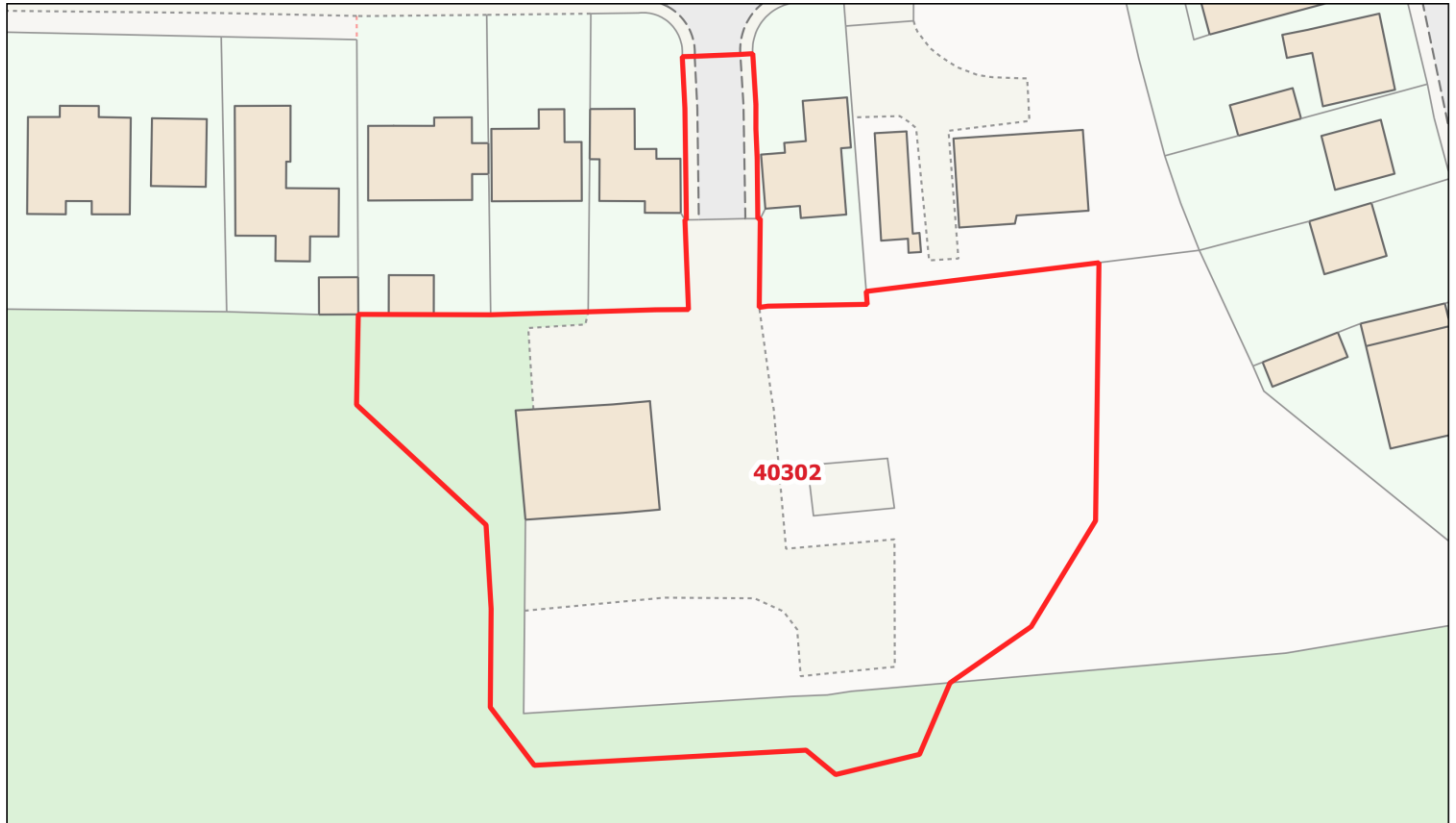

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Date: 14 Jan 2020

Site ID:	40261	Submission type:	Site submission form
Site name and address:	Land east of Long Drive	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drive, Parson Drive CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.1 ha 9.09 dph
Site description:	Agricultural land		
Known constraints:	None		
Proposal:	C3 Dwellinghouses		
	10 Houses		
Proposed development:	Dwellings: 10 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Site ID:	40302	Submission type:	Site submission form
Site name and address:	Land at Swanbridge Farm Fen 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 Farm building and machinery on site.	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

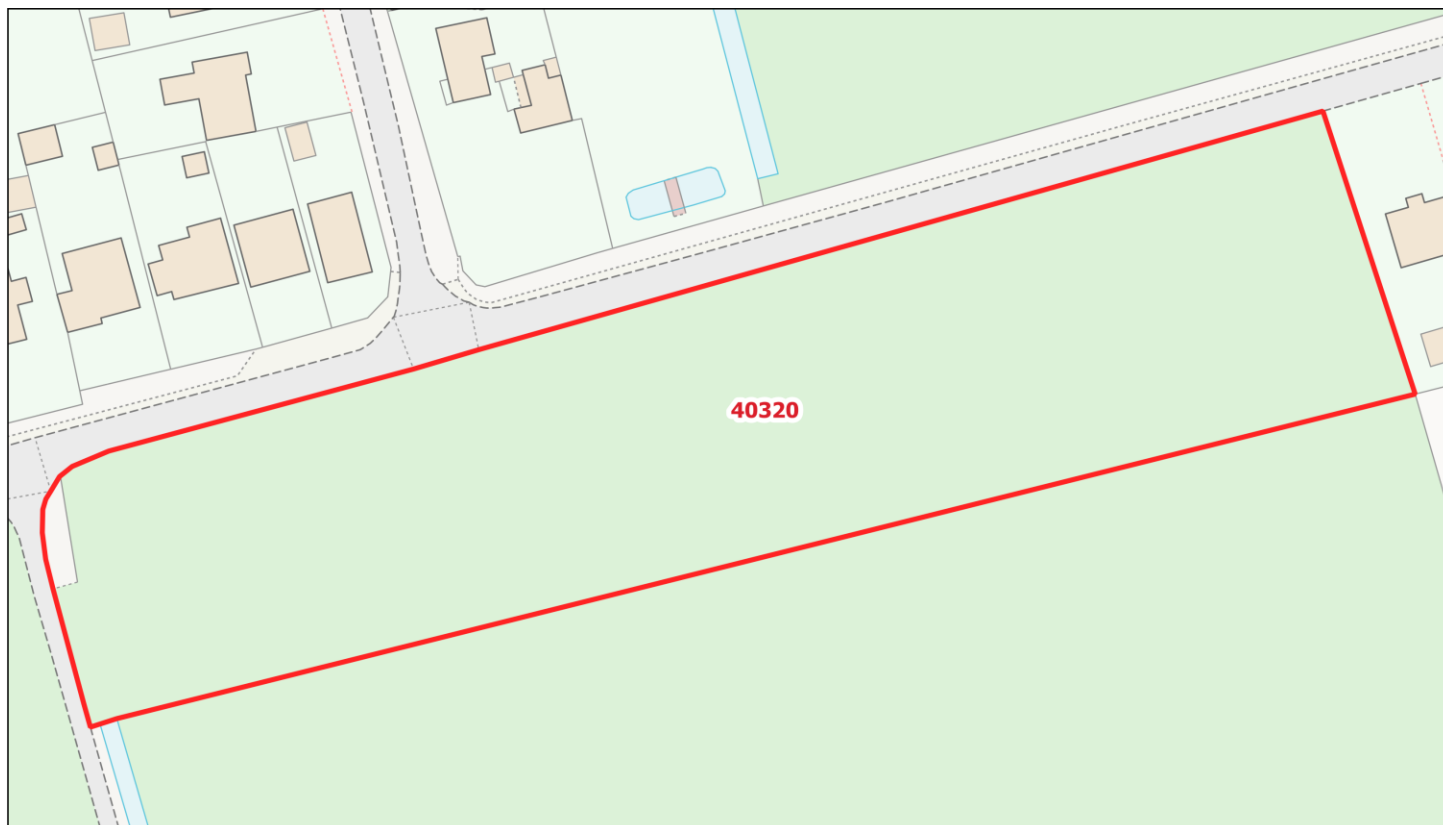
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Proposal: C3 Dwellinghouses

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:

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





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Date: 08 Jan 2020

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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