

Site Submission

Draft Fenland Local Plan

Key

Site submission

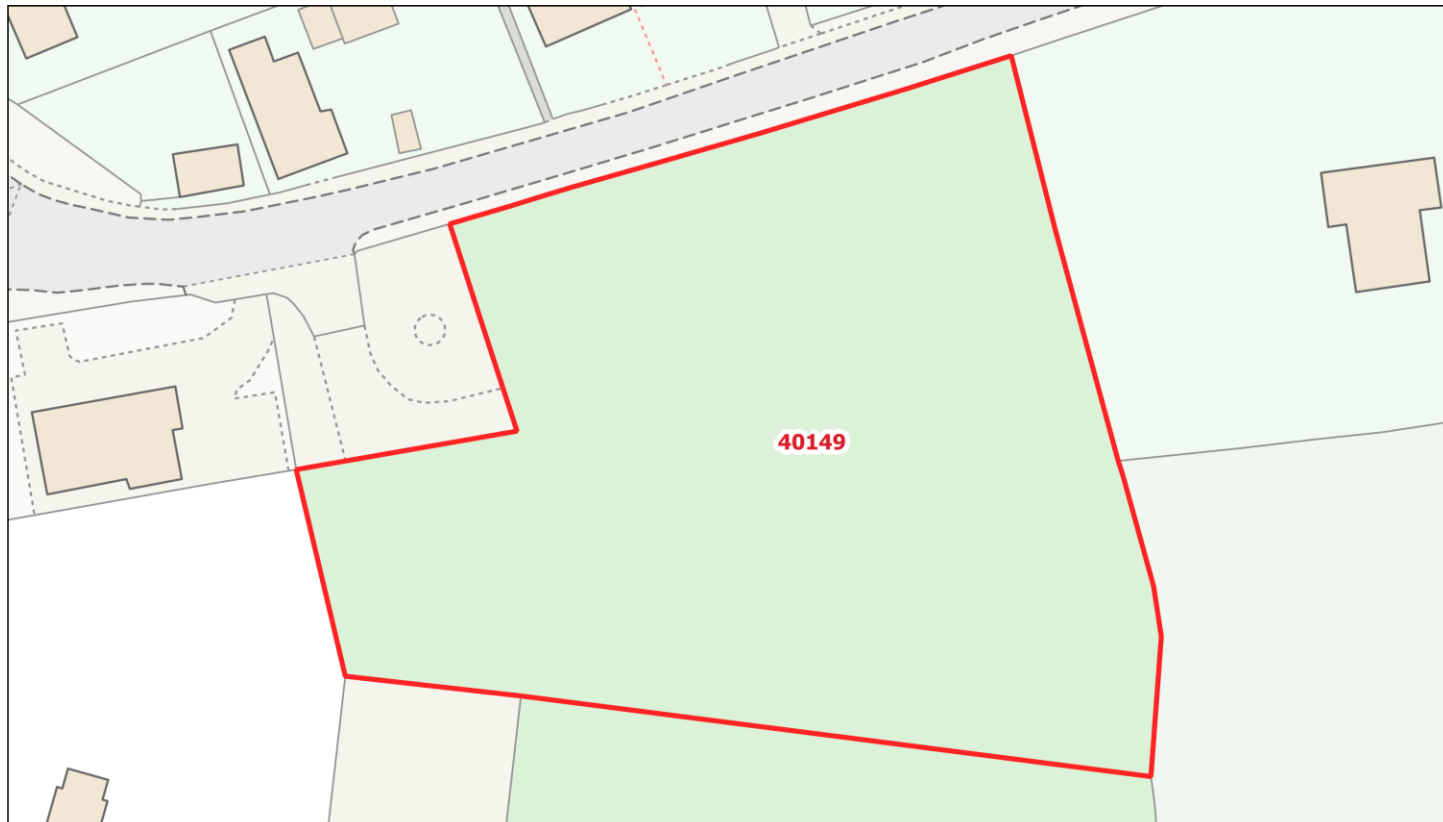
Date: 08 Jan 2020

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Site ID:	40102	Submission type:	Site submission form
Site name and address:	Land adjacent High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Newton, Newton-in-the-Isle CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Agricultural farm land	Planning History:	
PDL:	Greenfield	Site area density:	6.5 ha 23.08 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Proposed residential dwellings		
Proposed development:			
Dwellings: 150 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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40149

Key

Site submission

Date: 08 Jan 2020

Site ID:	40149	Submission type:	Site submission form
Site name and address:	Land at High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Newton, Newton-in-the-Isle CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Paddock.	Planning History:	
PDL:	Greenfield	Site area density:	0.5 ha 34 dph

Site description:

The site in total measures approx. 0.5 ha and is available in whole or part.

The north of the site abuts established residential development along High Road
The site is open flat land with no physical constraints to development.

The site sits adjacent to the built form of the village and is on the main road (B1165) between Wisbech and Tydd St Giles.

Known constraints:

Most of the wider site is FZ 1 and 2.
The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal:

C3 Dwellinghouses

Other: The site is large enough to make provision for community open space if required.

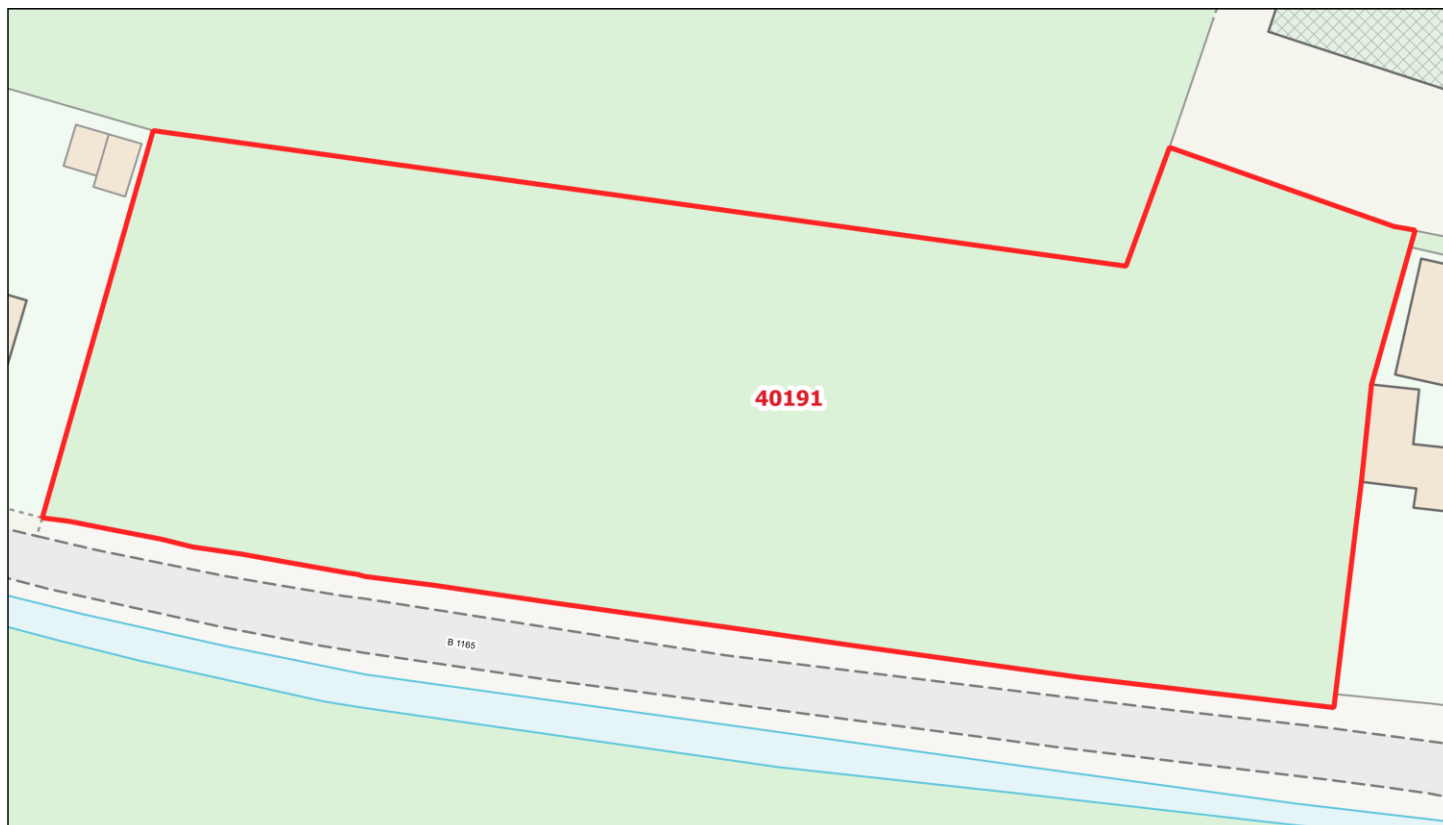
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Dwellings: Using FDC assumptions approx. 17, however a lower number is considered more appropriate given the built character of the area, and setting of the adjacent listed building.

The site is suitable and available for residential development, with the possibility of providing public open space/ facilities for the village.

Proposed development:

Dwellings: 17 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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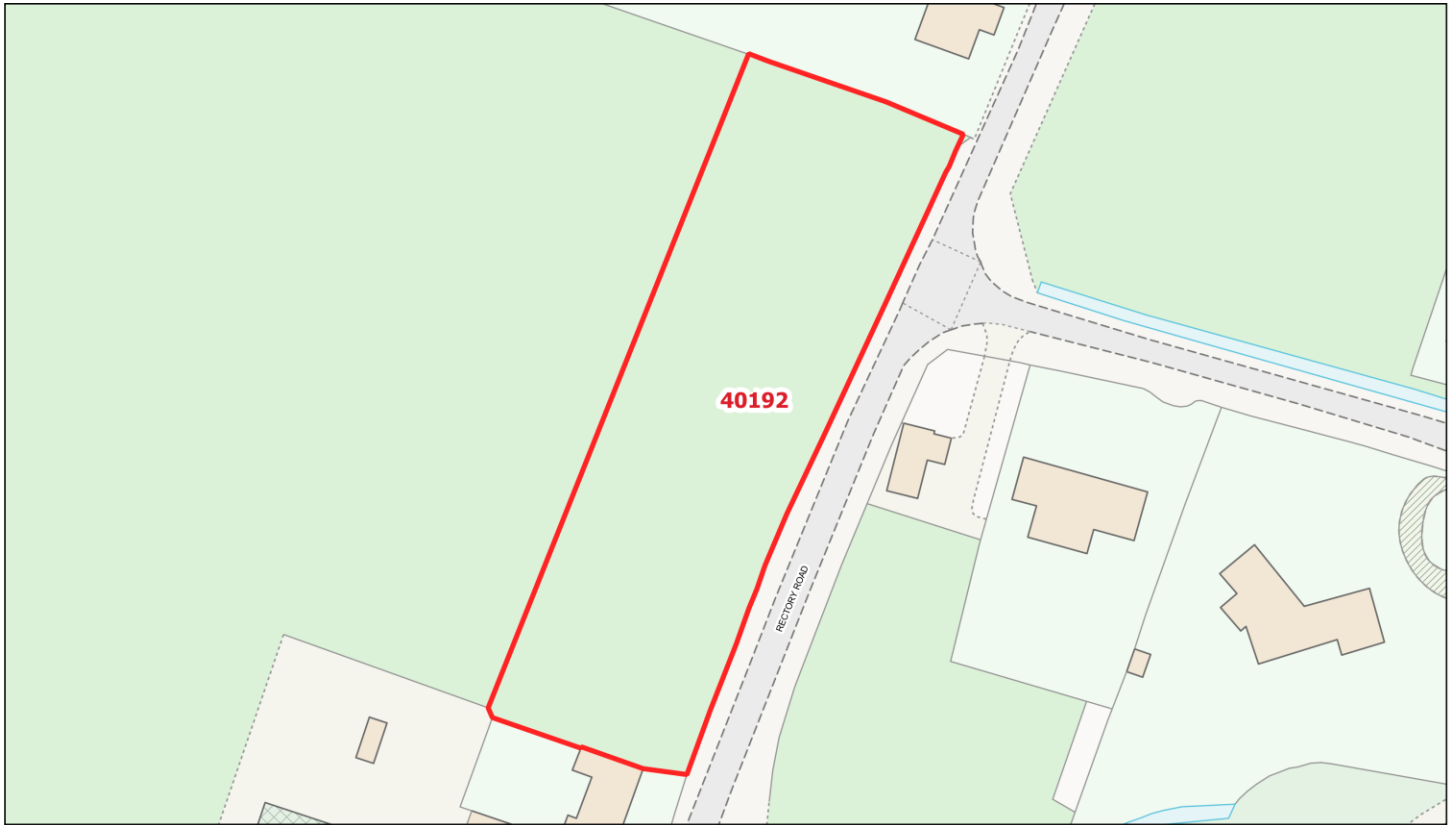
Site submission

Date: 08 Jan 2020

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Site ID:	40191	Submission type:	Site submission form
Site name and address:	Land adjacent to 156 High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Newton, Newton-in-the-Isle CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.57 ha 14.04 dph
Site description: The land is currently used for horticulture			
Known constraints: Flood Zone 2 & 3			
Proposal: C3 Dwellinghouses Infill development of 8 self-build frontage plots on High Road.			
Proposed development: Dwellings: 8 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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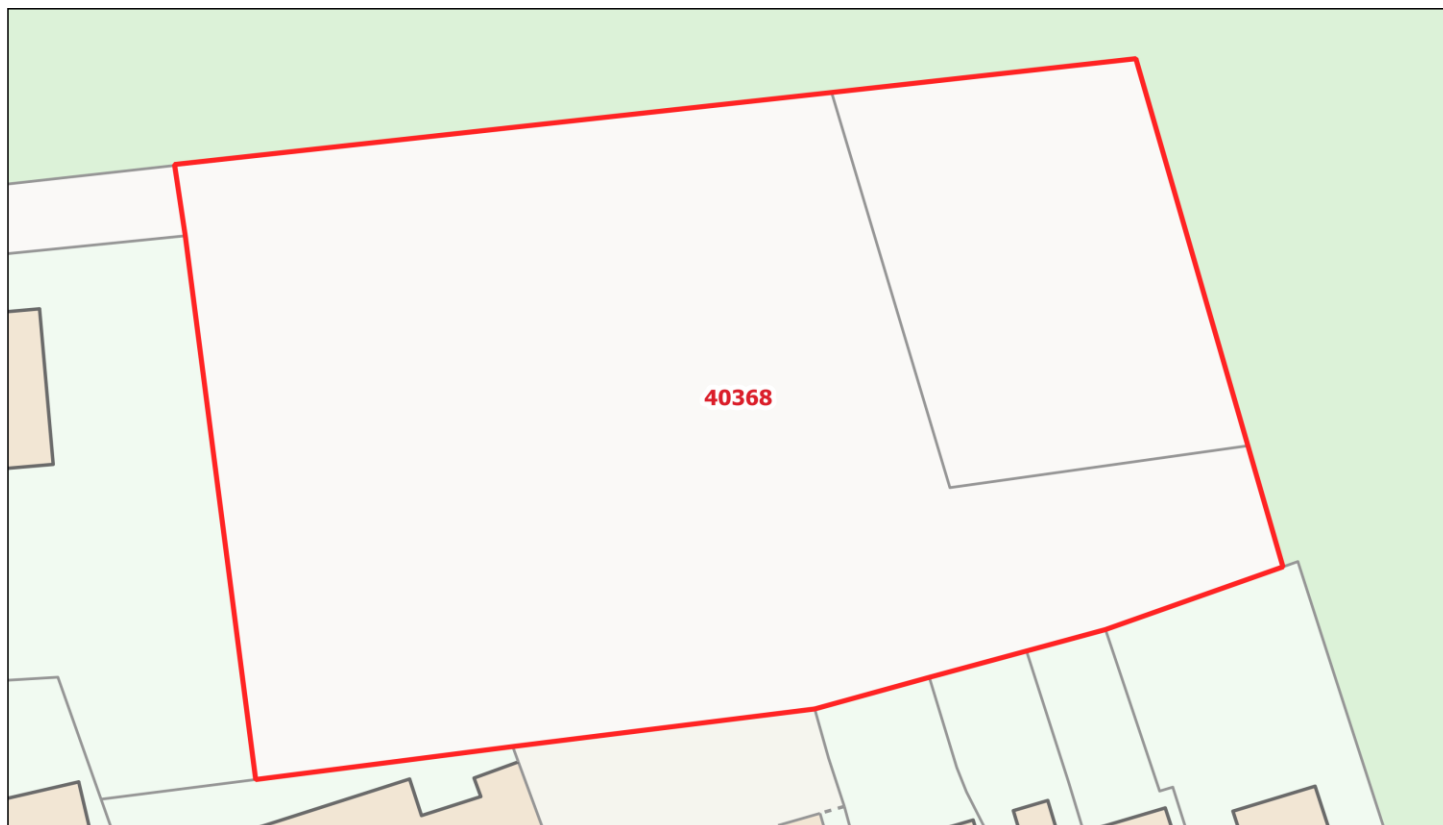
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Site ID:	40192	Submission type:	Site submission form
Site name and address:	Land adjacent to High Trees Rectory Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Newton, Newton-in-the-Isle CP	Settlement Hierarchy:	Small Village
Current use:	C3 Dwellinghouses	Planning History:	
PDL:	Greenfield	Site area density:	0.4 ha 20 dph
Site description:	The land is currently used for Horticulture and is in Flood Zone 1		
Known constraints:	None		
Proposal:	C3 Dwellinghouses Infill Development site for 8 Frontage, self-build plots on Rectory Road		
Proposed development:	Dwellings: 8 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

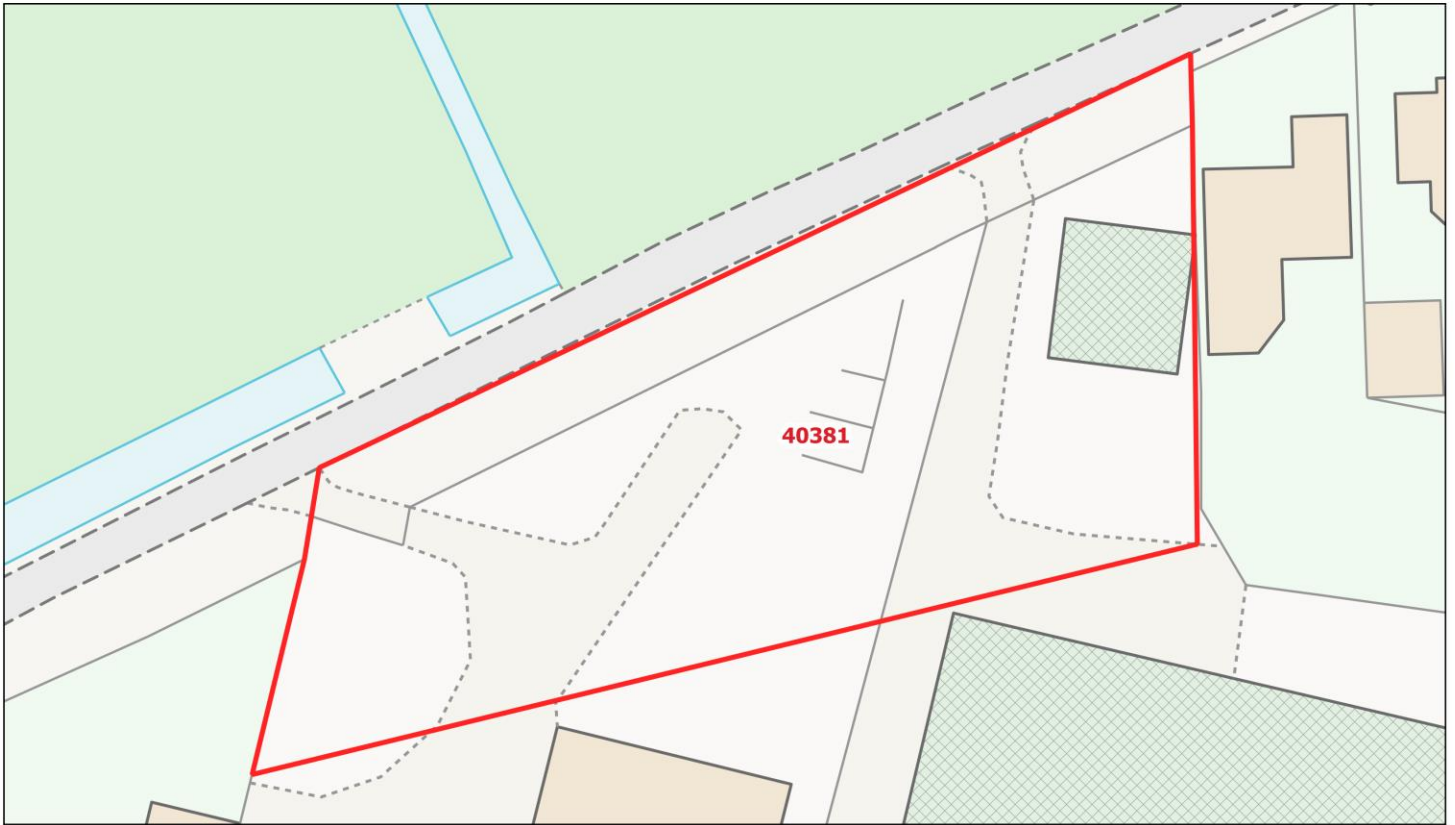
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Site ID:	40368	Submission type:	Site submission form
Site name and address:	Land adjoining Parrock View 358 High Road	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	Newton, Newton-in-the-Isle CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Unused	Planning History:	
PDL:	Greenfield	Site area density:	0.3 ha 20 dph
Site description:	Overgrown land		
Known constraints:	None		
Proposal:	C3 Dwellinghouses		
	Development of up to six dwellings on this site, possibly as part of a larger development including adjoining unused land owned by others.		
Proposed development:	Dwellings: 6 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Site ID:	40381	Submission type:	Site submission form
Site name and address:	Land east of Sorrento Fen Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Newton, Newton-in-the-Isle CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Disused glasshouse and agricultural machinery storage	Planning History:	
PDL:	Greenfield	Site area density:	0.18 ha 27.78 dph

Site description:

Agricultural land situated between Sorrento bungalow/farmyard and buidlings to the west and residential property Stepping Stones to the east and commercial glasshouse to the southern edge.

Known constraints:

None known

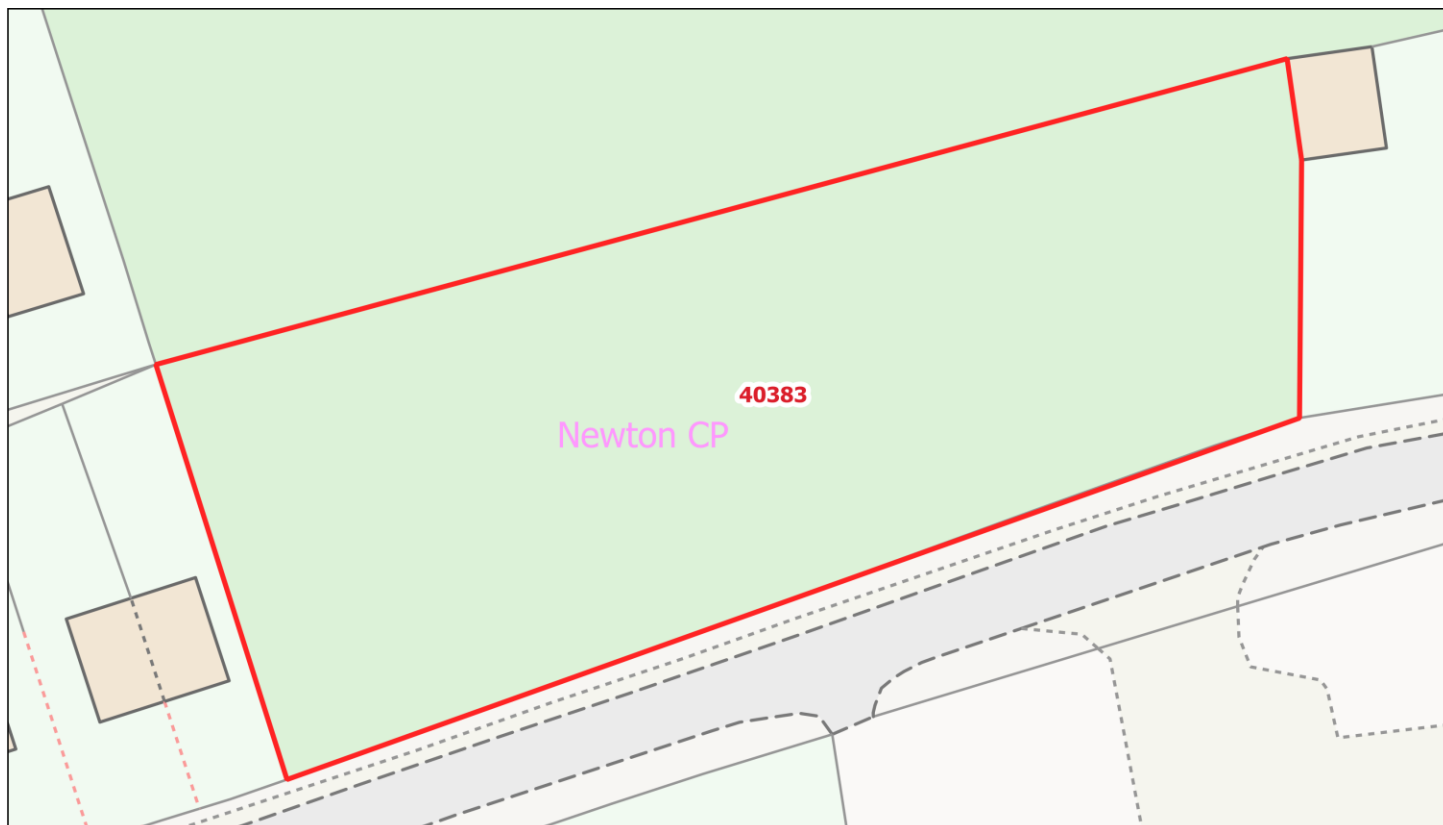
Proposal: C3 Dwellinghouses

To be considered under the Fenland Local Plan

Proposed development:

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

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Date: 09 Jan 2020

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Site ID:	40383	Submission type:	Site submission form
Site name and address:	Land to the north of the B1165 High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Newton, Newton-in-the-Isle CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.3 ha 16.67 dph

Site description:

Grid Reference: TF 43044 14589

Agricultural land located fronting the B1165 to the south, residential development to the east and west and agricultural land to the north. Access to the site can be taken directly off the B1165, a public highway.

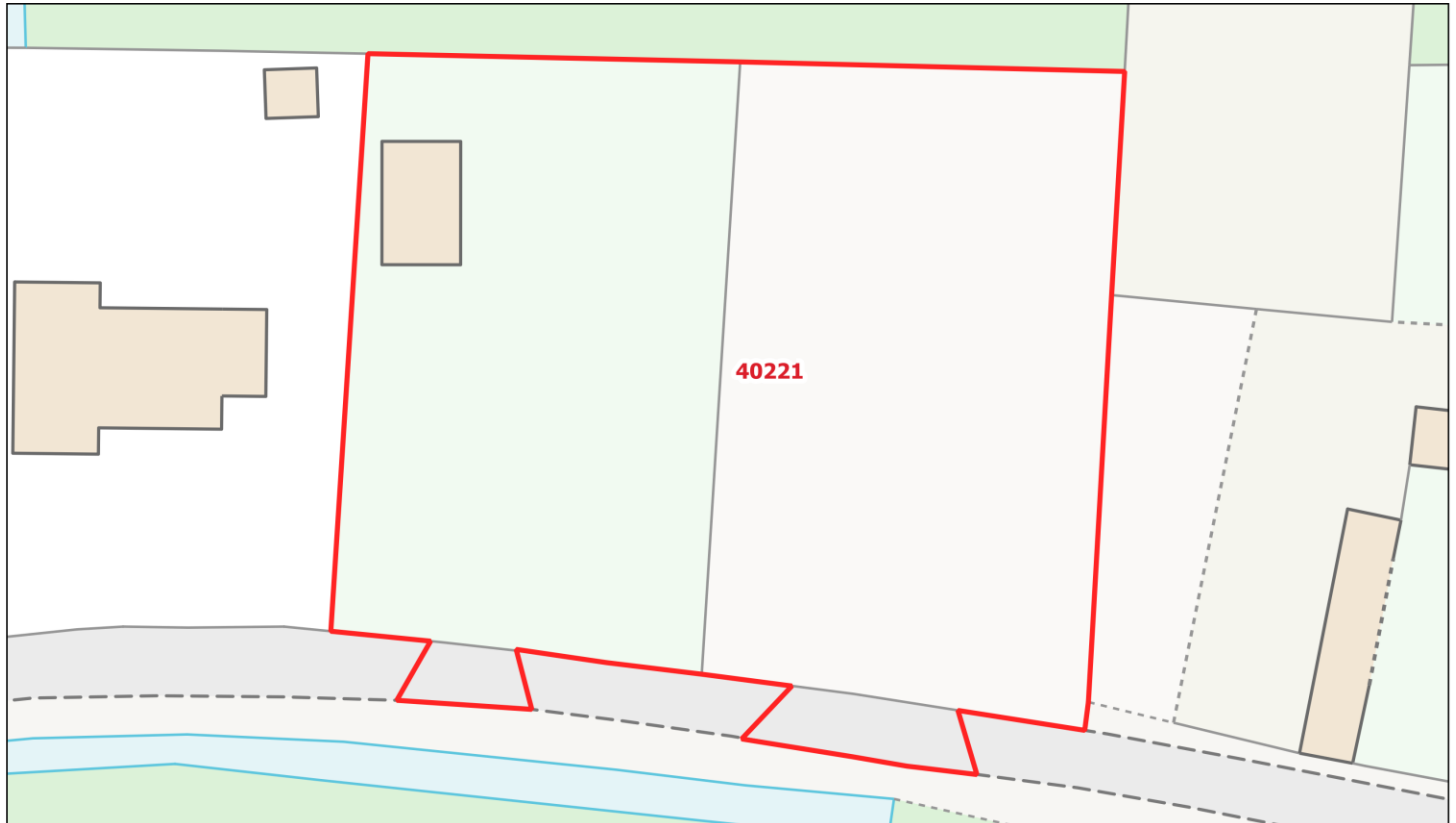
Known constraints:**Proposal:** C3 Dwellinghouses

The erection and construction of 5 two storey dwellings.

Proposed development:

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

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Site ID:	40221	Submission type:	Site submission form
Site name and address:	Site adj Charity Farm Goredike Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Newton-in-the-Isle CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.3 ha 10 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Proposed development:	Dwellings: 3 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Site ID:	40358	Submission type:	Site submission form
Site name and address:	Land West of Cross Drove	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Newton-in-the-Isle CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.51 ha 17.88 dph
Site description: Agricultural land fronting part of Cross Drove and Goredike Bank.			
Known constraints:			
Proposal:	C3 Dwellinghouses The construction of up to 27 dwellings.		
Proposed development:			
Dwellings: 27 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40360	Submission type:	Site submission form
Site name and address:	Seaford Farm Cross Drove	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Open countryside, Newton-in-the-Isle CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.2 ha 28.33 dph
Site description: Former agricultural farmyard with former dwelling			
Known constraints: None			
Proposal:	Other		
Proposed uses: Housing and Employment.			

The site could be made available for either residential or commercial development, or a mixed use, including the reuse and/ or conversion of the existing buildings, if appropriate.

Site submission form does not specify amount of development site could provide. However, form trajectory shows site could deliver development from 2021/22 onwards.

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Dwelling capacity estimated by Local Plan team using standard method, and assuming site developed solely for housing.

Proposed development:

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