



 <p>Do not scale</p>	<p><b>Site Submission</b></p> <p>Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020 Ordnance Survey 10023778</p>	<p><b>Key</b></p> <p><span style="border: 2px solid red; padding: 2px;"> </span> Site submission</p> <p>Date: 08 Jan 2020</p>
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<b>Site ID:</b>	40113	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Paddock at Foul Anchor By phonebox	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Foul Anchor, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Other Village
<b>Current use:</b>	Agriculture Pasture, grass	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.57 ha   8.77 dph

**Site description:**

A triangle shaped field with road frontage planted up with hedges around it and has small copses of trees.

**Known constraints:**

None

**Proposal:**

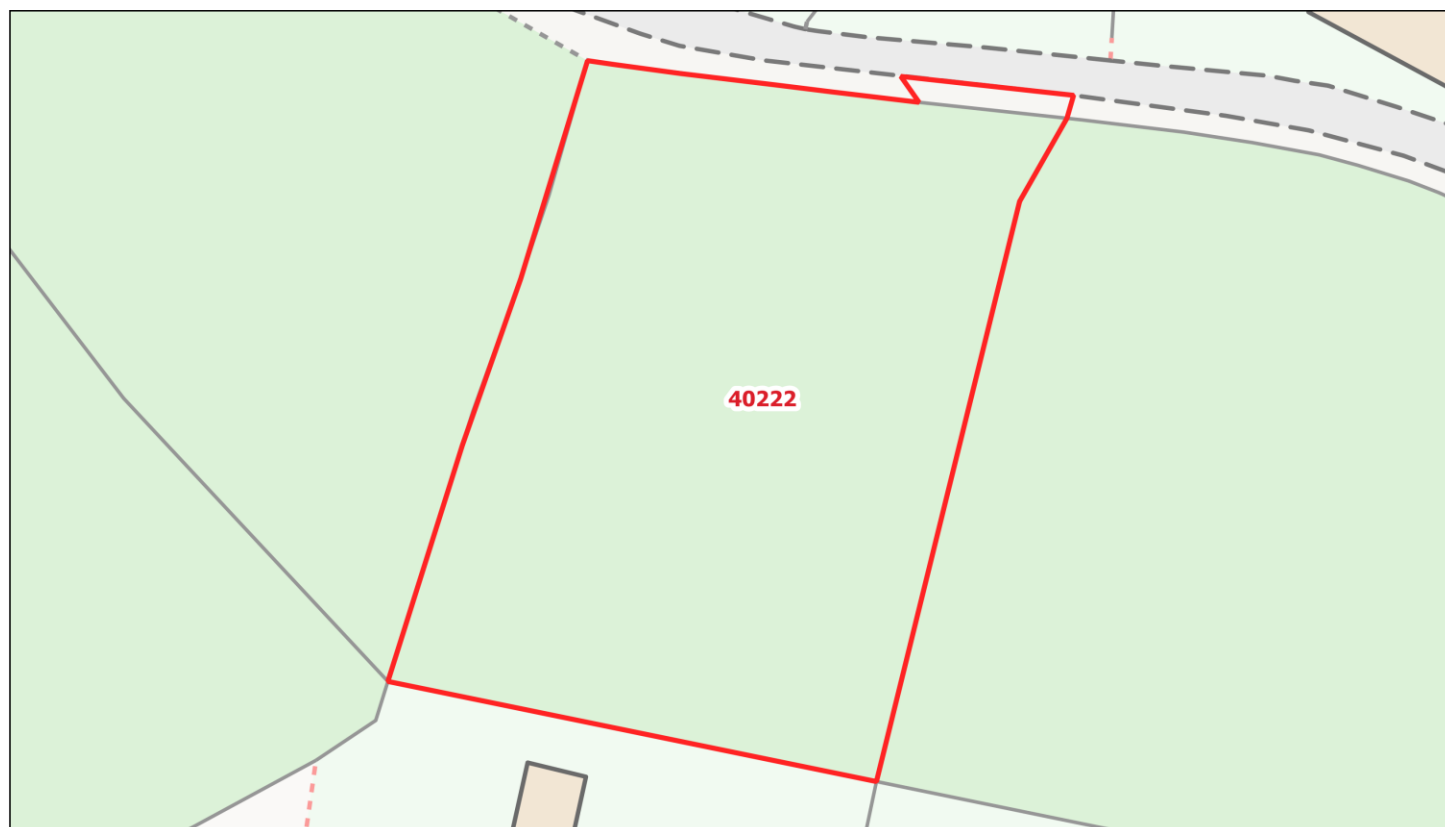
C3 Dwellinghouses

I wish to explore the possibility of building at least 2 family dwellings on this site.  
Site submission form indicates site could provide 2-5 dwellings.

**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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<b>Site ID:</b>	40222	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Site at Salimar, Redgate Road	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b> Foul Anchor, Tydd St Giles CP		<b>Settlement Hierarchy:</b> Other Village	
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.1 ha   10 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
<b>Proposed development:</b>			
Dwellings: 1   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40080	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Parklands Sutton Road Four Gotes Tydd	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Open countryside, Tydd St Giles CP		<b>Settlement Hierarchy:</b> Open countryside / isolated	
<b>Current use:</b>	Sui-generis Holiday park	<b>Planning History:</b>	F/YR18/0063/F Site with full planning permission
<b>PDL:</b>	Mix of G/B	<b>Site area   density:</b>	2.09 ha   2.87 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Siting of 6no static caravans for holiday use (C3) (part retrospective) and variation to period of operation to permit use of the site, in addition to the 6no static units now applied for, by touring caravans and tents between 15th March and 1st November			
<b>Proposed development:</b>			
Dwellings: 6   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40154	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land west of Greenacres Hannath Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd Gote, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Other Village
<b>Current use:</b>	Agriculture Agricultural land on the edge of the village	<b>Planning History:</b>	F/YR13/0445/F F/YR13/0445/F- subsequent appeal dismissed as not infill in accordance with LP.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.65 ha   15.38 dph

#### Site description:

The site is located on the edge of Tydd Gote has good access village centre which is within a 5 minute walk. The site constitutes a strip of land adjacent to Hannath Road and opposite Greenacres, the site is predominantly flat agricultural land- however there is a row of trees on the Hannath Road frontage. It is proposed that these be retained and the site developed around them- given the position of the trees it is not anticipated that they would be a constraint to development.

#### Known constraints:

The site is identified as being mostly within FZ1 with a smaller amount in FZ2 and FZ3 and as such this is sequentially a preferable location for rural housing. DEFRA Magic website does not identify any environmental or ecological constraint to development. It is noted that the site is not within agricultural use.

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**Proposal:** C3 Dwellinghouses

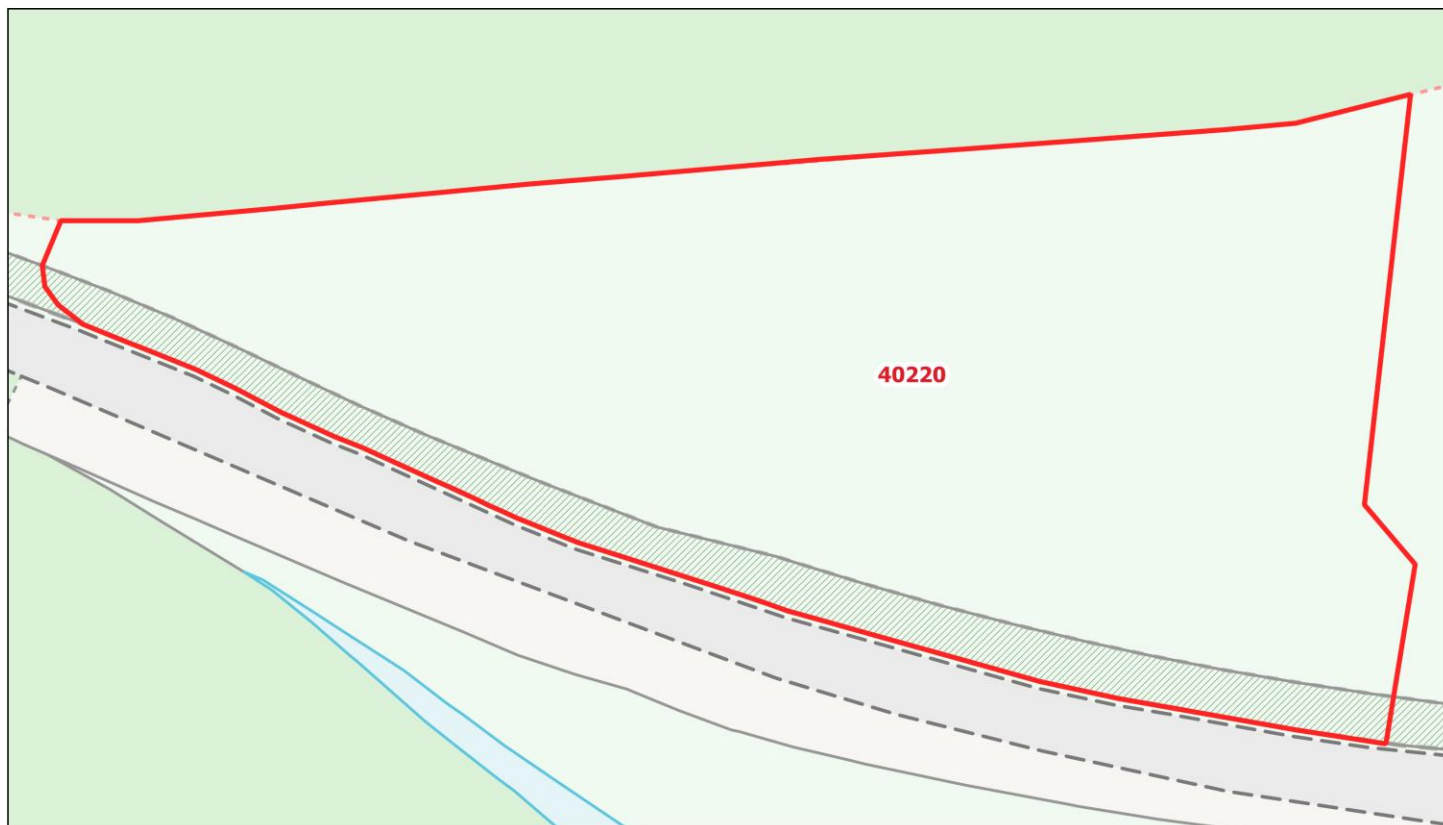
The site is considered suitable and available to deliver a relatively small number of larger bespoke rural family dwellings possibly incorporating selfbuild.

The dwellings could be located on the FZ1 land to the northern part of the site.

Dwellings: 6- 10- although having regard to the prevailing built form a lesser number may be more appropriate.

**Proposed development:**

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



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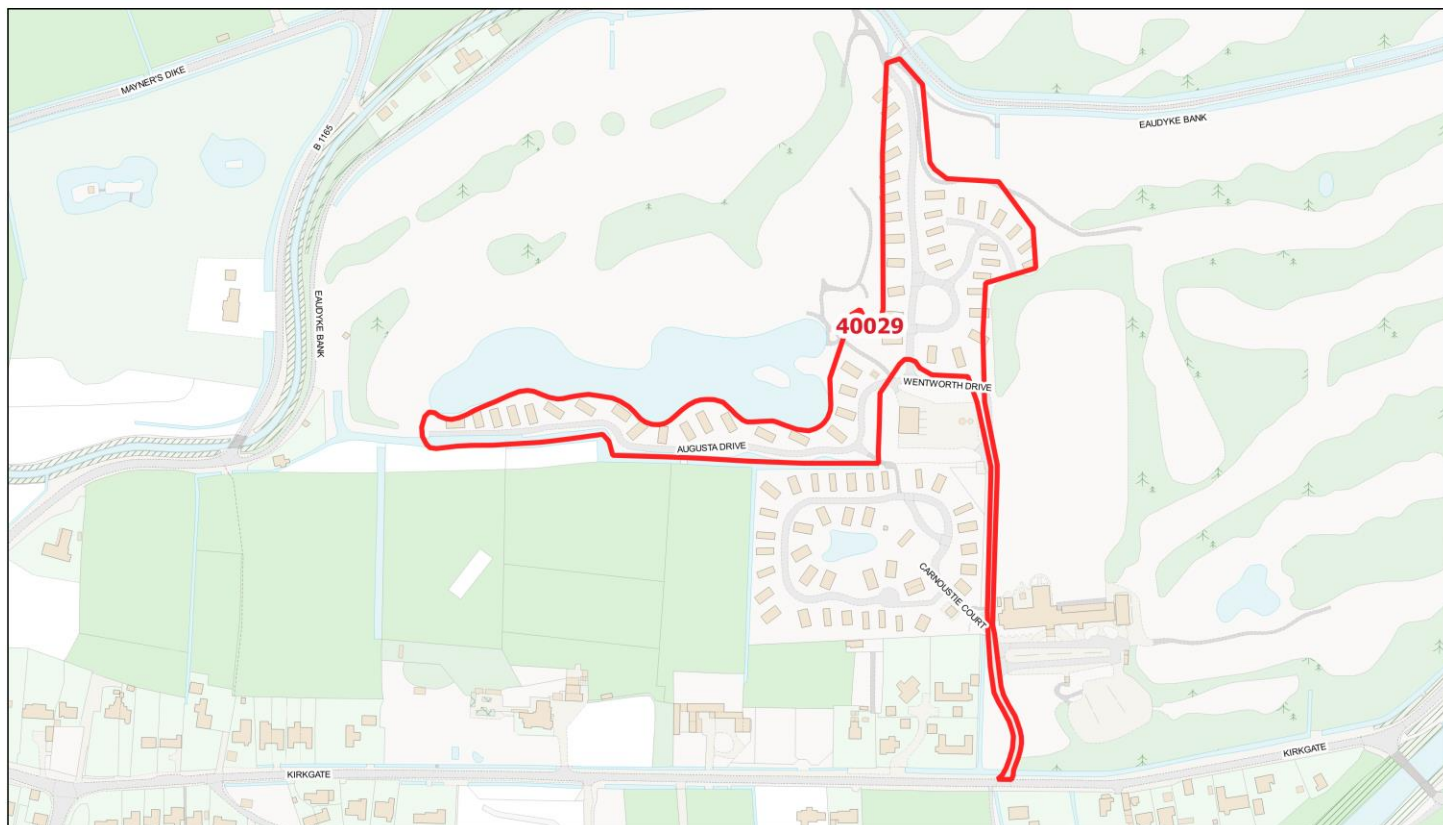
#### Key

Site submission

Date: 08 Jan 2020

<b>Site ID:</b>	40220	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Site adj. Fruit Lodge Hannath Road	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Tydd Gote, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Other Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.26 ha   34.62 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Dwelling capacity estimated by locla plan Team using standard method.			
<b>Proposed development:</b>			
Dwellings: 9   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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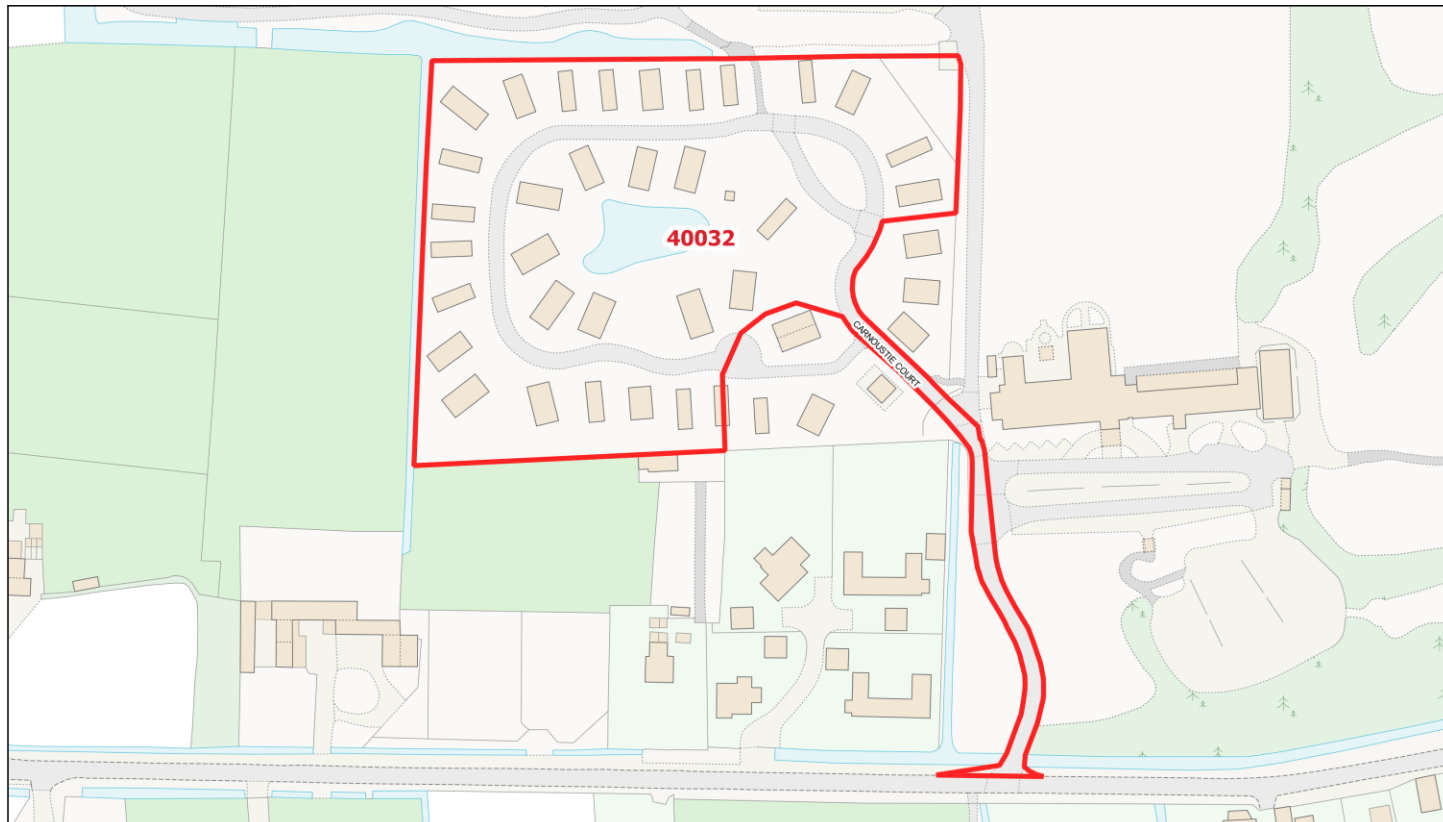
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Date: 08 Jan 2020

<b>Site ID:</b>	40029	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Phase 2 Land North Of Potential House Tydd St Giles Golf And Leisure Centre Kirkgate	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	D2 Assembly and leisure Golf course	<b>Planning History:</b>	F/YR12/0731/F Site with full planning permission and under construction. 2 dwelling remianing to be completed.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.7 ha   0.37 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Change of use from golf course to siting of 50no single storey leisure homes (Part Retrospective)		
<b>Proposed development:</b>			
Dwellings: 1   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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Date: 08 Jan 2020

<b>Site ID:</b>	40032	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Tydd St. Giles Golf & Leisure Centre Kirkgate	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Sui-generis	<b>Planning History:</b>	F/YR13/0729/F Site has full planning permission and under construction. 4 dwellings remaining to be built.
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	1.67 ha   2.4 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Change of use from golf course to siting of 37no single-storey leisure homes		
<b>Proposed development:</b>			
Dwellings: 4   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40047	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Tydd St Giles Golf And Leisure Centre Kirkgate	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Sui-generis Holiday park	<b>Planning History:</b>	F/YR15/1119/F Site has full planning permission and is therefore considered deliverable within five years
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.53 ha   20.16 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Change of use from golf driving range to siting of 51no Leisure Homes and formation of a lake		
<b>Proposed development:</b>			
Dwellings: 51   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40098	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land adj housing development Broad Drove East	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.56 ha   17.86 dph

### Site description:

A small enclosure with road frontage to Broad Drove East, Tydd St Giles.

### Known constraints:

None. The site is too small for agricultural use with modern machinery.

### Proposal:

C3 Dwellinghouses

An infill site which offers potential for development for residential use close to village amenities.

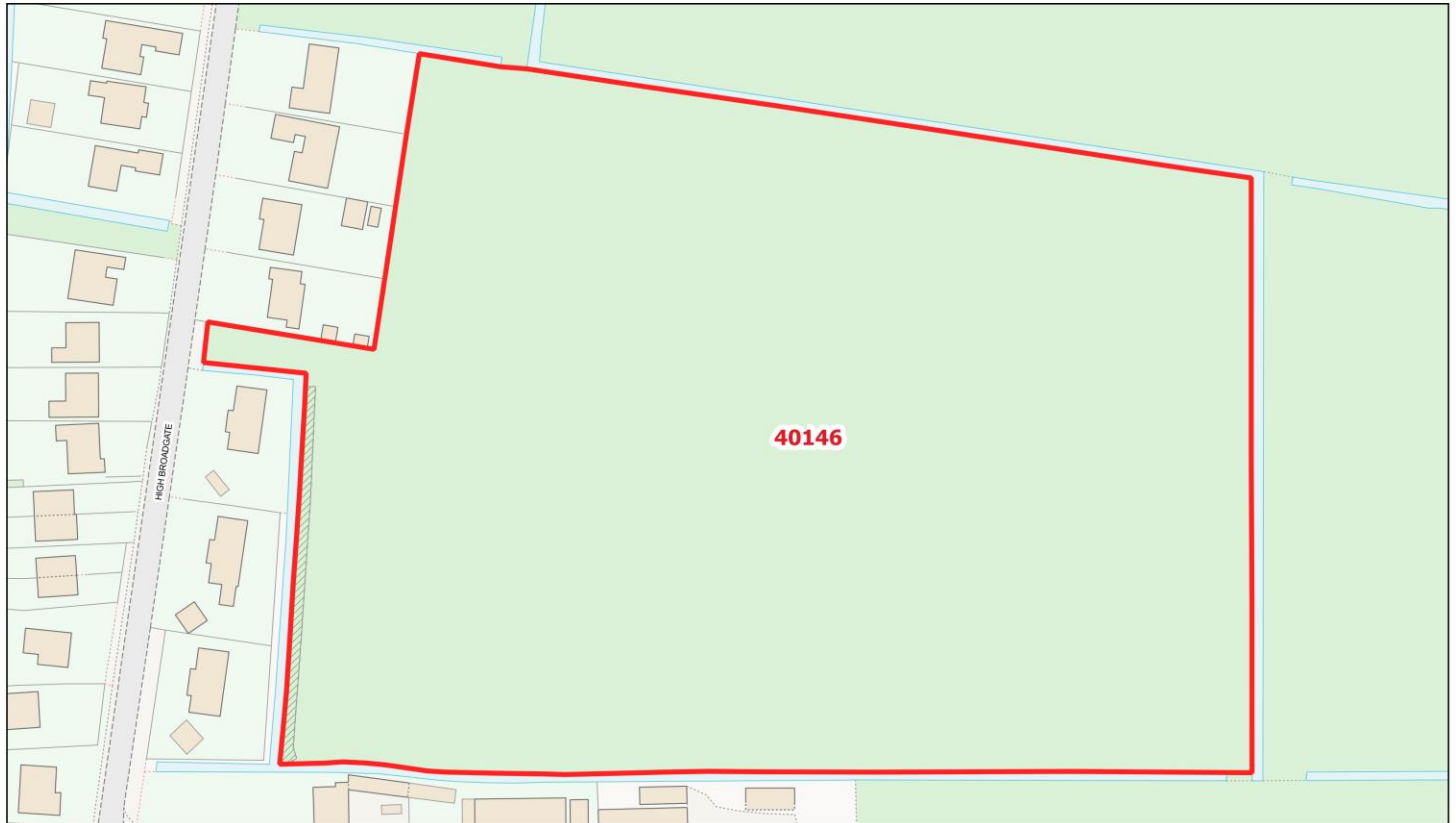
Respondent indicates site could deliver 5 to 10 dwellings.

Respondent indicates site could deliver dwellings over short and medium term. Therefore assumed 5 in short term and 5 in med term.

### Proposed development:

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

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<b>Site ID:</b> 40146	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land off High Broadgate	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b> Small Village
<b>Current use:</b> Agriculture Arable agriculture	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 4.1 ha   20.73 dph

**Site description:**

4.1 hectares of land accessed from High Broadgate Tydd St Giles, central village location close to local amenities, mixture of Flood Zone 1 & 2, adjacent to an Internal Drainage Board Maintained Drain, no known Hazardous Apparatus or Tree Preservation Orders.

**Known constraints:**

None

**Proposal:** C3 Dwellinghouses

Residential development not yet designed; however other similar sized sites indicate a potential 85 dwellings could be built.

A mixed development with 2, 3 and 4 bed houses would be suitable however this can be flexible. Site can be made available at any time (short, medium and long term if required) subject to planning permission and design.

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Proposed development:

Dwellings: 85 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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<b>Site ID:</b>	40153	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Carveley's Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Paddock adjacent to the golf course	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.8 ha   5.36 dph

#### Site description:

The site is triangular measuring approx. 2.8ha. It is located adjacent to the golf course at the eastern side of Tydd St Giles. It is bounded to the west by the golf course and the north by Carveley's Lane (public Byway). The south of the site fronts Hannath Road giving good access to Tydd St Giles and Tydd Gote.

The site is flat grassland currently used as paddocks and contains a stable block.

There are some boundary hedges around the site and along a drain within it but no other impediments to development. The site has access to local services and facilities in both Tydd Gote and Tydd St Giles within a 15 minute walk.

#### Known constraints:

The site is identified as being within FZ3- however it is anticipated that the council will have to look beyond FZ1 and 2 for additional housing land within the plan period.

DEFRA Magic website does not identify any environmental or ecological constraint to development.

It is noted that the site is not within agricultural use.

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**Proposal:** C3 Dwellinghouses

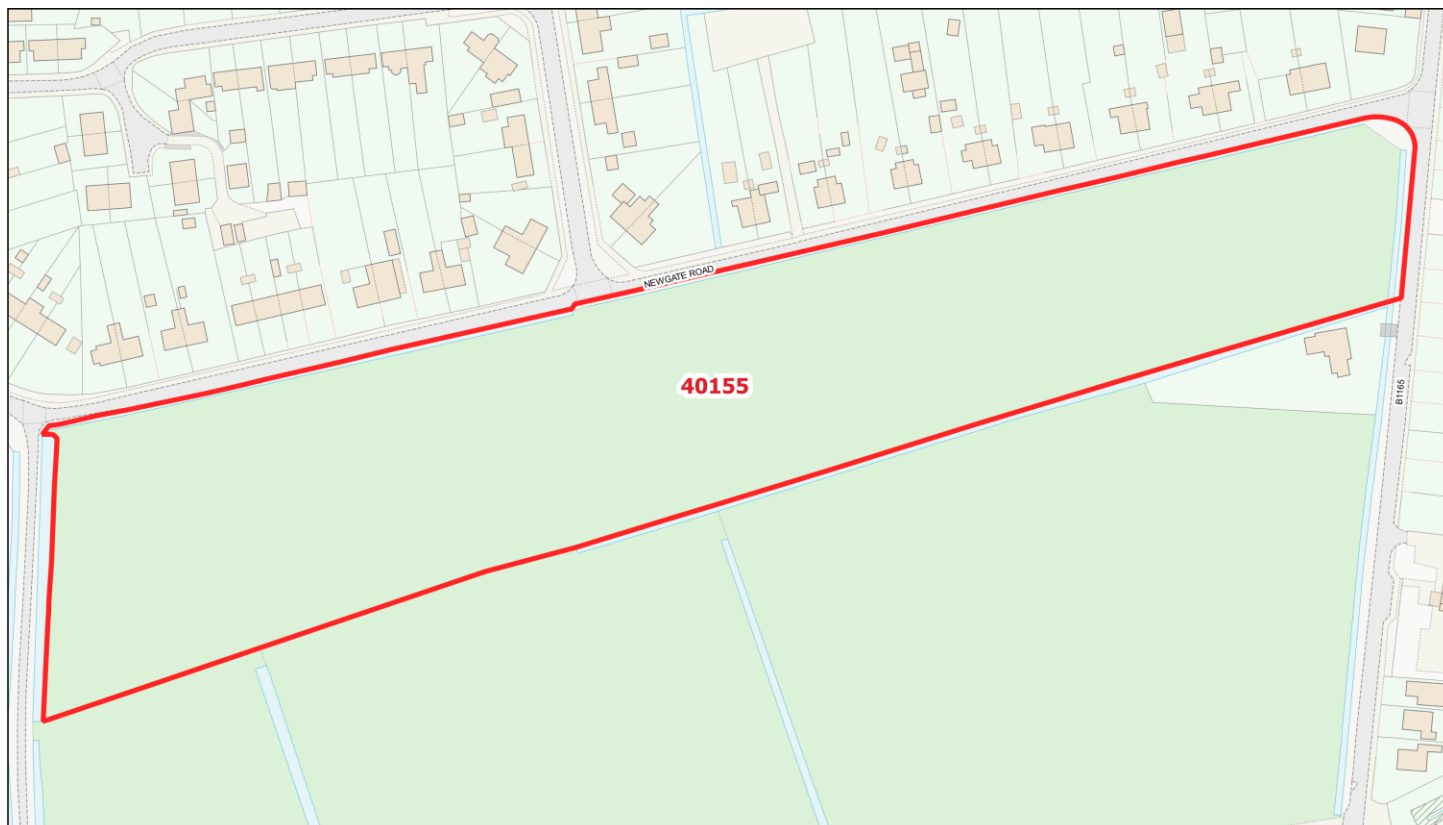
Nominal density according to FDC methodology 68- however it is considered having regard to the site and its characteristics that a significantly lower density of bespoke homes including self build would be appropriate. Possibly up to 15.

The site is considered suitable and available to deliver a relatively small number of larger bespoke rural family dwellings possibly incorporating selfbuild.

**Proposed development:**

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





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Date: 08 Jan 2020

<b>Site ID:</b>	40155	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land south of Newgate/ west of Church Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Agricultural land on the southern edge of the village.	<b>Planning History:</b>	F/YR13/0003/F F/YR13/0003/F part of site
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	3.9 ha   17.95 dph

#### Site description:

The site is located on the edge of Tydd St Giles and has good access village centre which is within a 5-minutewalk. The site constitutes a linear field adjacent to Newgate Road with Bees Lane to the west and Church lane to the east. The site is entirely flat agricultural land- with no impediments to development.

#### Known constraints:

The site is identified as being partly within FZ2 with the remainder in FZ3. It is noted that there are no significant available sites in or adjacent to the village in FZ1. DEFRA Magic website does not identify any environmental or ecological constraint to development.

#### Proposal:

C3 Dwellinghouses

Other: The site is large enough to offer additional public open space or community facilities if required.

Dwellings: Upto 80- using the FDC assumptions – although in practice a lower number would appear more appropriate.

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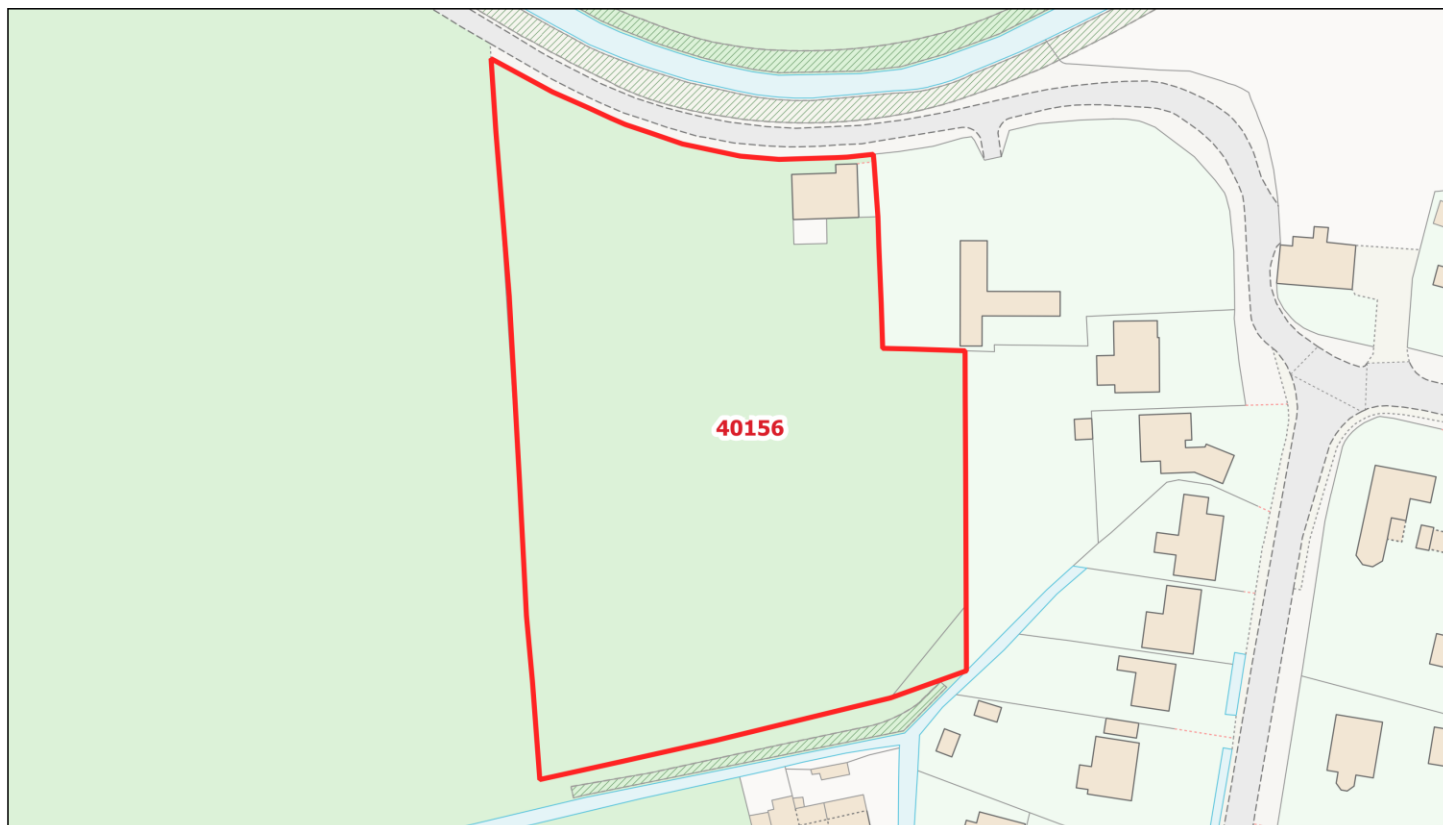
## 40155 | Land south of Newgate/ west of Church Lane | Tydd St Giles, Tydd St Giles CP

The site is considered suitable and available to deliver a significant expansion to the village providing rural family dwellings- including affordable homes and possibly incorporating selfbuild.

### Proposed development:

Dwellings: 70		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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<b>Site ID:</b> 40156	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land at Hall Lane	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b> Small Village
<b>Current use:</b> Agriculture Paddock with stables	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 1 ha   27 dph

**Site description:**

The site lies to the north eastern edge of the village close to the junction of High Broadgate and Hockland Road. It is a paddock for domestic use associated with the adjacent property.

The site is bounded to the south east and east by existing residential development as part of the village form.

The site is flat and grassed- there are no physical impediments to development. There are trees on adjacent sites but none within the site itself.

Vehicular and pedestrian access is available onto Hall Bank and it would be proposed to extend the footpaths and lighting from High Broadgate to the site entrance.

**Known constraints:**

FZ2 and 3.

The DEFRA magic website indicates no environmental or ecological constraints to development.

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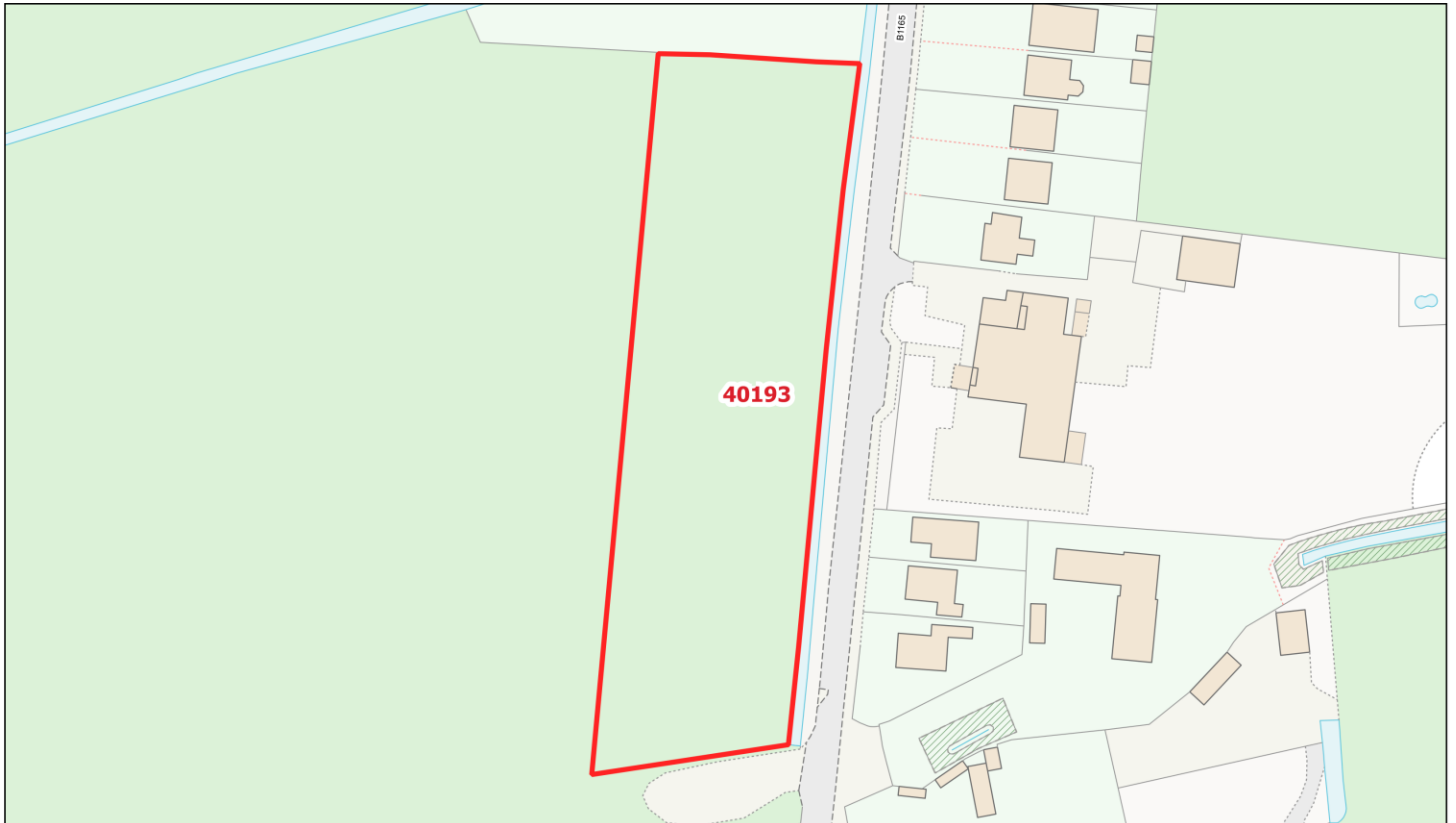
**Proposal:** C3 Dwellinghouses

Dwellings: Using FDC assumptions approx. 27- although having regard to the prevailing built character a smaller number of plots may be more appropriate

The site is considered suitable and available to deliver a significant expansion to the village providing rural family dwellings- including affordable homes and possibly incorporating selfbuild.

**Proposed development:**

Dwellings: 27 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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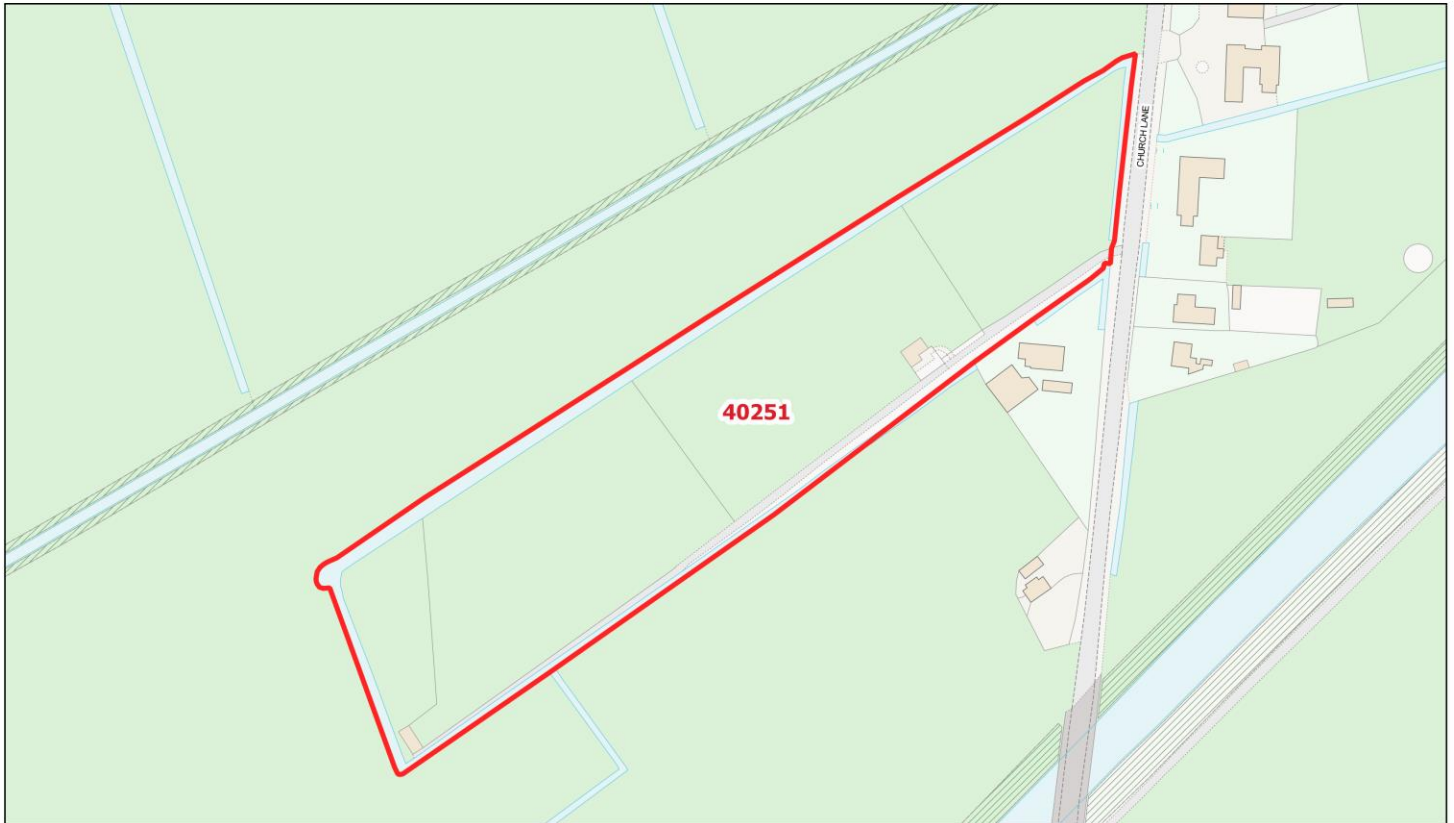
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<b>Site ID:</b>	40193	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land East of Church Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.5 ha   20 dph
<b>Site description:</b>	Currently agricultural land opposite Kinderley Community Primary School		
<b>Known constraints:</b>	Flood Zone 3		
<b>Proposal:</b>	C3 Dwellinghouses Development site for up to 10 Frontage dwellings on Church Road Well related to the village and opposite existing development. In close proximity to school.		
<b>Proposed development:</b>	Dwellings: 10   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0		

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<b>Site ID:</b>	40251	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land west of Church Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Agriculture- former small holding- see Google earth aerial view.	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.8 ha   16.67 dph

#### Site description:

The site is a linear field (former smallholding) located to the west of Church Lane, towards the southern end of the village of Tydd St Giles.

The site is adjacent to the built form of the village which extends south in a linear form from Newgate Road. It is noted that the site is particularly well related to the village primary school.

The site is flat open land with no physical impediments to development within it and it is surrounded by existing drainage ditches.

#### Known constraints:

FZ3 although covered by defences.

The DEFRA magic website indicates no environmental or ecological constraints to development.

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**Proposal:** C3 Dwellinghouses

The site is underused former agricultural land and is now suitable and available for residential development in the first period of the local plan.

Dwellings: Using FDC assumptions approx. 44- however regard to prevailing built form suggest that a lower number of dwellings would be more appropriate.

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**Proposed development:**

Dwellings: 30 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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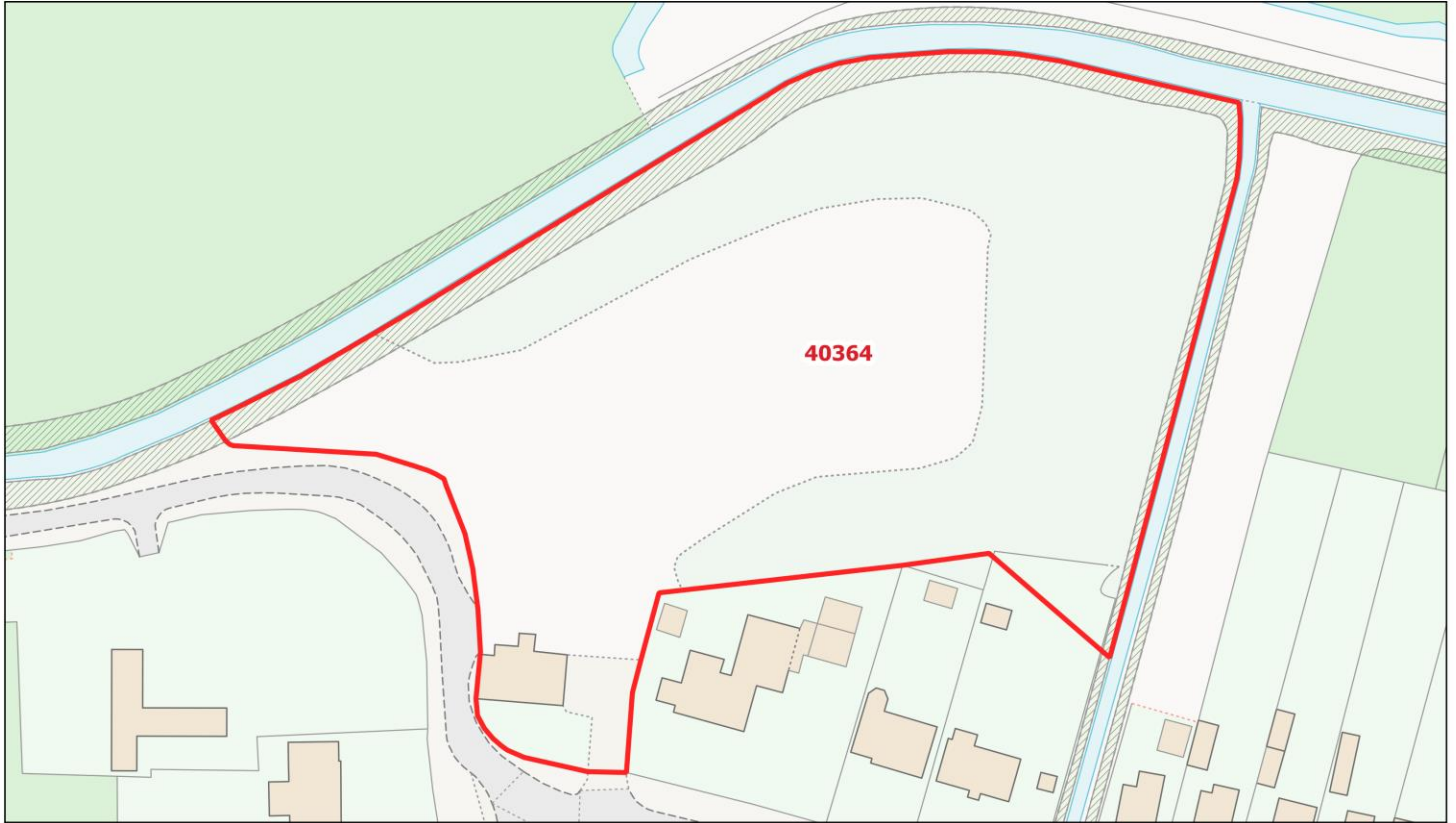
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<b>Site ID:</b>	40363	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Church Lane plot	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	C3 Dwellinghouses derelict	<b>Planning History:</b>	
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	0.16 ha   31.25 dph
<b>Site description:</b> Derelict former school & house			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses	Should be considered as a possible location for some infill house building. I expect that some infrastructure (water, sewer, electricity) is present. And the buildings, as they stand, are an eyesore.  Site submission form indicates site could provide 5 small homes.	
<b>Proposed development:</b>			
Dwellings: 5   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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





### Site Submission

Draft Fenland Local Plan

#### Key

Site submission

Date: 08 Jan 2020

Do not scale

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<b>Site ID:</b>	40364	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Hockland Road plot	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b> Tydd St Giles, Tydd St Giles CP		<b>Settlement Hierarchy:</b> Small Village	
<b>Current use:</b>	Agriculture not sure	<b>Planning History:</b>	F/YR11/3072/COND
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.159 ha   4.31 dph
<b>Site description:</b> Large irregular-shaped plot			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Not my site, but I believe that planning has been approved for a number (5?) of executive homes. Why not build more, smaller homes?			
5 currently planned. More is possible			
<b>Proposed development:</b>			
Dwellings: 0   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

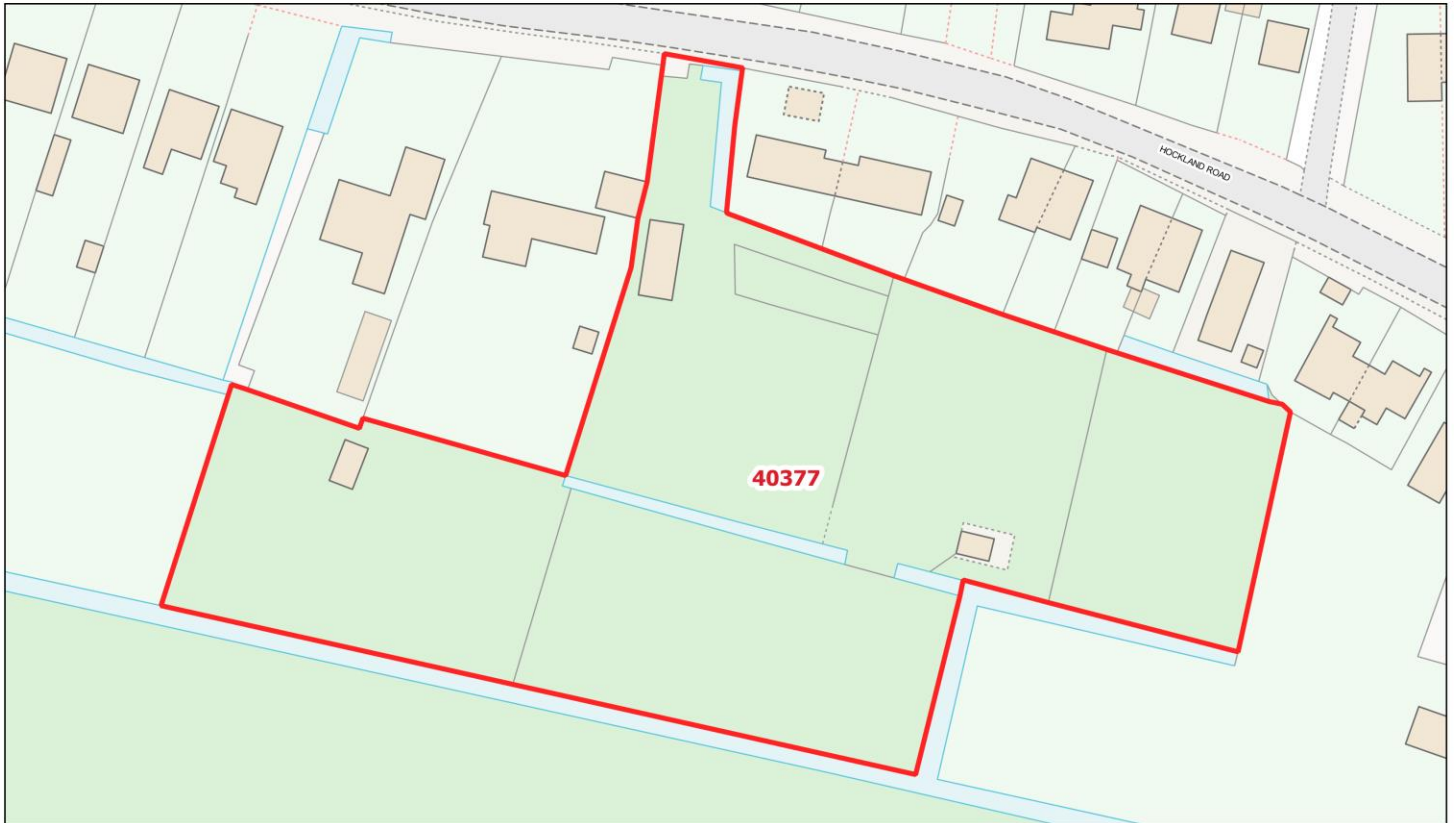
Do not scale

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Date: 08 Jan 2020

<b>Site ID:</b>	40365	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Broad Drove East plot	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.639 ha   15.65 dph
<b>Site description:</b>	Flat rectangular space		
<b>Known constraints:</b>	unknown		
<b>Proposal:</b>	C3 Dwellinghouses		
	Not my site, but a suggestion for consideration under the new local plan.		
<b>Proposed development:</b>	Dwellings: 10   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

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Date: 08 Jan 2020

<b>Site ID:</b>	40377	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land South of Hockland Road Land East of Field House, Hockland Road, Tydd st Giles	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Tydd St Giles, Tydd St Giles CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Building Plot and paddock	<b>Planning History:</b>	FYR/19/0560RM
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1 ha   15 dph

#### Site description:

approx 2.5 acres, divided into paddock and an existing building plot which was previously a derelict Commercial Nursery with existing dropped kerb access onto Hockland Road. situated to the South of Hockland Road with Fields to the South of the site and a single row of houses to the North

#### Known constraints:

Single row of houses on the North Boundary adjacent to Hockland Road

**Proposal:** C3 Dwellinghouses

Other proposed use: possible use for solar panel ground installation as land is south facing and without obstruction

we would propose the site could be considered for a variety of purposes to include up to approx 15 houses or acre home or solar panel ground installation

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Site submission form indicates site could deliver 15 dwellings or a 40-bed care home.

**Proposed development:**

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