

### Site Submission

Draft Fenland Local Plan

#### Key

  Site submission

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Date: 08 Jan 2020

<b>Site ID:</b>	40066	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land North West Of 162 Coates Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Coates, Whittlesey CP	<b>Settlement Hierarchy:</b>	Limited Growth Villages
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR17/0283/RM Reserved Matters
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.85 ha   3.53 dph

#### Site description:

#### Known constraints:

**Proposal:** C3 Dwellinghouses

Reserved Matters application relating to detailed matters of scale, appearance, layout and landscaping pursuant to outline permission F/YR13/0360/O for the erection of 12 x 2/3 storey dwellings

#### Proposed development:

Dwellings: 3 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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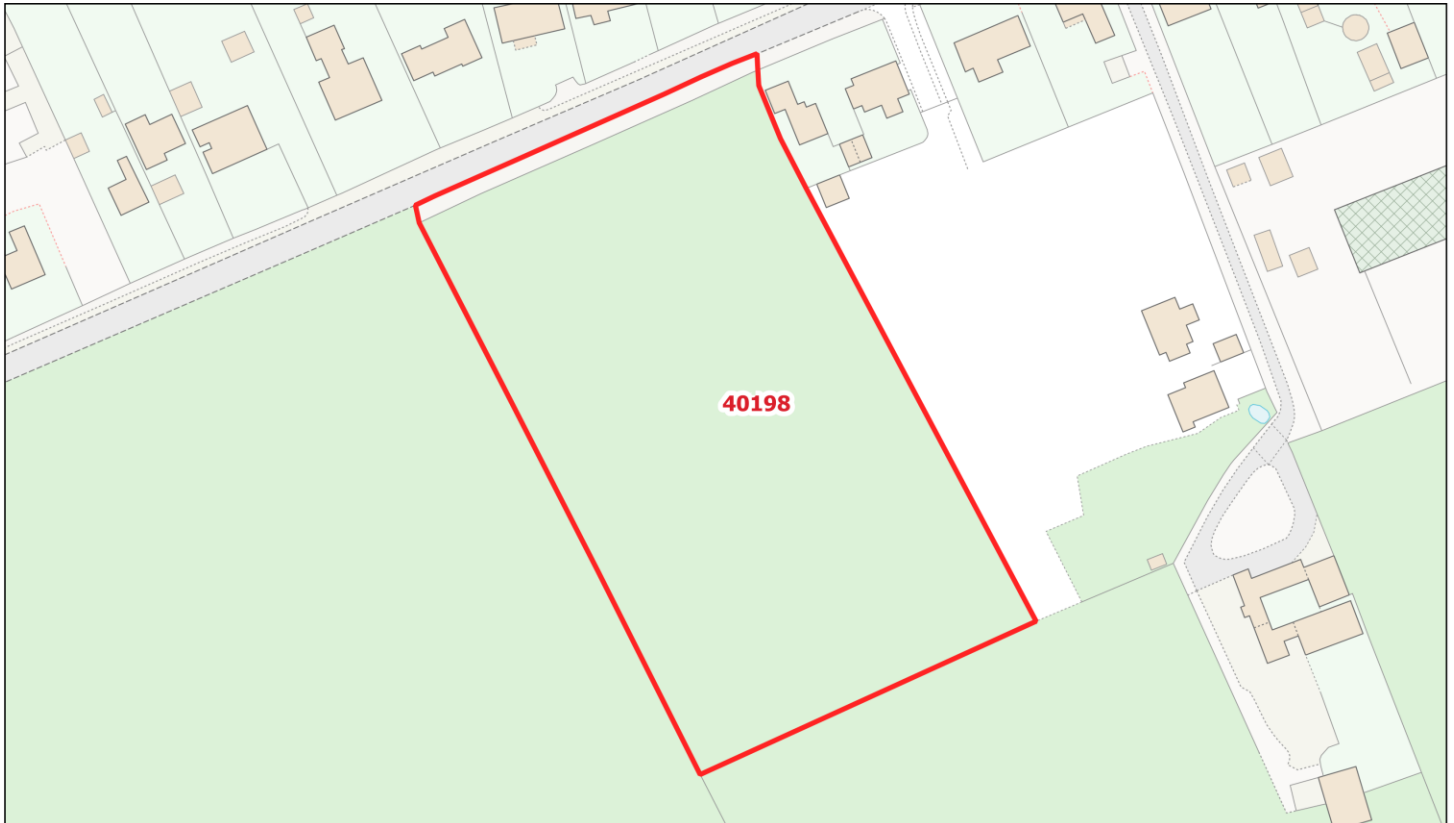
  
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Date: 08 Jan 2020

<b>Site ID:</b>	40070	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land South East Of 208 Coates Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Coates, Whittlesey CP	<b>Settlement Hierarchy:</b>	Limited Growth Villages
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR17/0507/O Planning Committee has resolved to grant outline planning permission, subject to signing s106 agreement.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.73 ha   21.98 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
<b>Proposed development:</b>			
Dwellings: 60   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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Date: 08 Jan 2020

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<b>Site ID:</b>	40198	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Minuet Phase 2 Land south of Coates Road (opposite Nos. 125- 141)	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Coates, Whittlesey CP	<b>Settlement Hierarchy:</b>	Limited Growth Villages
<b>Current use:</b>	Agriculture  Field	<b>Planning History:</b>	FNR18/0405/0 and 19/0114/PREAPP
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.16 ha   17.24 dph

#### Site description:

Size: 1.16ha. The application site is a field to the west of Coates. It has a frontage along Coates Road of approximately 90m, which is part of a 380m separation between the existing edge of the built-up part of the settlement and the Eastrea, to the west. The two settlements are connected by continuous built form to the north side of the road opposite the site. Immediately to the east is located a residential development that is currently under construction, comprising 12 dwellings. To the west boundary is a field hedge, with further agricultural land to the west and south of the site.

#### Known constraints:

None

The application site is located within flood zone 1, the area designated as being at the lowest level of flood risk equivalent to a 1 in 1000 year event.

**Proposal:** C3 Dwellinghouses

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Other use: Open space

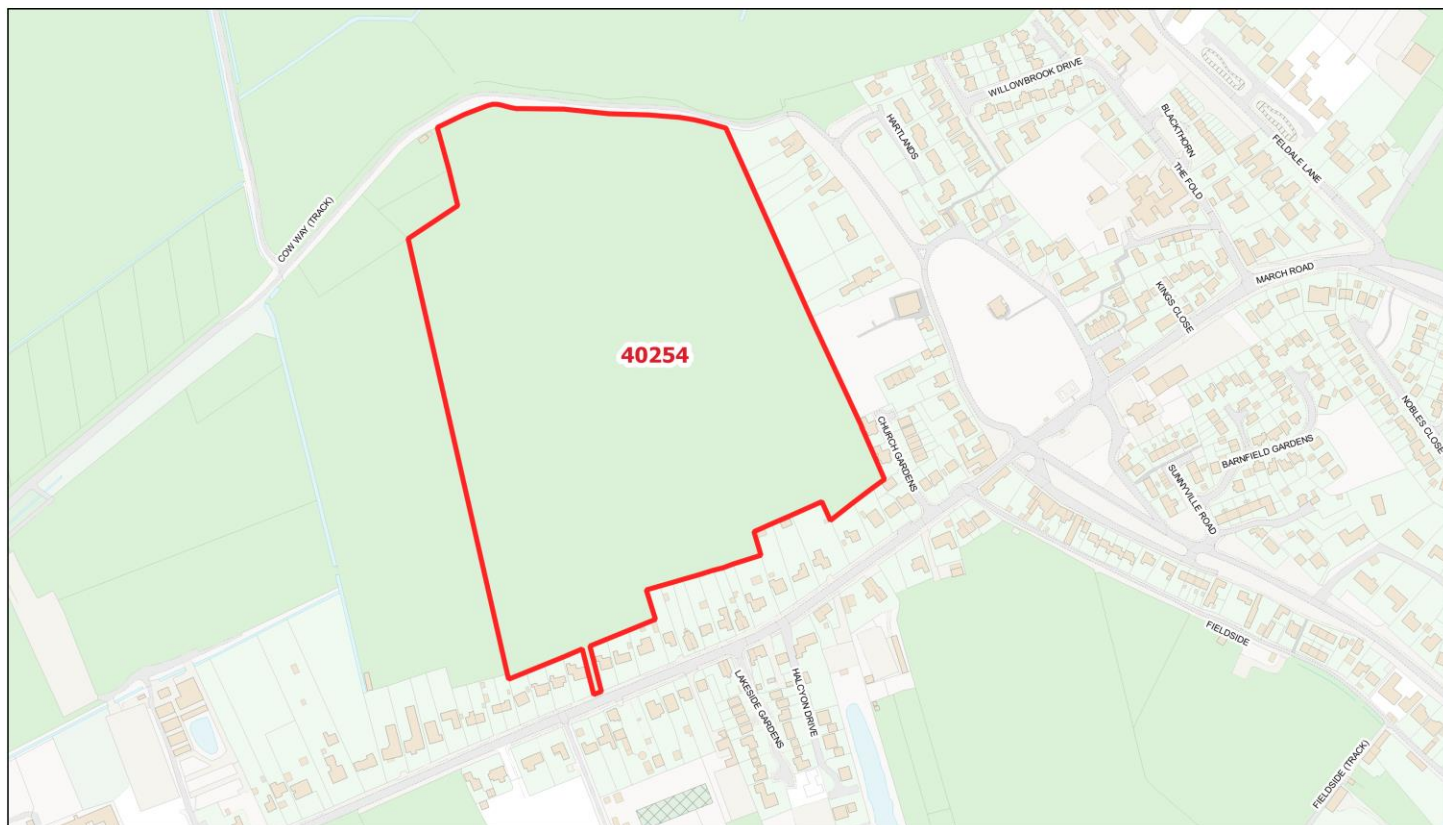
1.16ha@33hpa= potential for 38 houses, but only 20 will be proposed. It will be an extension to Minuet Village 1 (under construction) with substantial open space forming a new western edge to the village of Coates. Key features will be:

- the development will present a new defensible landscaped edge to Coates;
- a layout will be provided that clearly marks the new settlement entrance, with an attractive ‘stepped’ or graduated approach into the village;
- houses facing onto the new open space to clearly show this is a village edge scheme; and
- scope for promotion of biodiversity with our new open space.

**Proposed development:**

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





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#### Key

Site submission

Date: 14 Jan 2020

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<b>Site ID:</b>	40254	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to north of 161-213 Coates Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Coates, Whittlesey CP	<b>Settlement Hierarchy:</b>	Limited Growth Villages
<b>Current use:</b>	Agriculture Agriculture- single field	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	11.5 ha   21.74 dph

#### Site description:

The site (known as Coates Field) lies adjacent to the built form of the village and abuts the existing development to the south and east.

The northern boundary of the site adjoins Cow Way which is a public right of way joining Coates with Eastrea. This seems to mark the ridge of higher land and the edge of the flood zone to the north- see Flood map.

Access to the site is available from Coates road via the existing field access as shown below. Pedestrian and cycle access is also available via Cow Way.

Coates forms part of a line of settlements linking March and Whittlesey and has good services within as well as good access to complementary services in adjacent settlements.

Coates is identified in the adopted local plan as a limited growth village recognising its range of services and accessibility.

It is clear that as some allocations in the adopted local plan are in land at risk from flooding- and as such will need

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to be reviewed. It is requested that consideration should be given to a more significant expansion of the Village as a linear chain of settlements (in FZ1) along the main route between Chatteris and March to make use of the public transport route.

There is a good regular bus service along Coates Road between March and Peterborough via Whittlesey.

**Known constraints:**

FZ1 and as such is a sequentially preferable location for new development.

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

**Proposal:** C3 Dwellinghouses

Uses: Housing, Care Home, Possible community open space.

The site could provide a large strategic extension to the village of Coates. It is located in FZ1 and is on the main transportation route between March and Whittlesey.

There are no constraints to development within the site.

The site is both suitable and available for development of housing- possibly care home and community open space.

Dwellings: Using FDC assumptions approx. 250

**Proposed development:**

Dwellings: 250 | 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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<b>Site ID:</b>	40265	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land north of March Road	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Coates, Whittlesey CP	<b>Settlement Hierarchy:</b>	Limited Growth Villages
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	10.83 ha   0.46 dph

#### Site description:

#### Known constraints:

#### Proposal:

C3 Dwellinghouses

J Bates & Sons has already entered in to pre-application discussions with Fenland District Council Planning Department for 5 x dwellings (19/0132/ PREAPP), with a proposal to extend the existing development granted for Rose Homes (Planning Application: F/YR19/0978/F), subsequently sold as individual self-build plots.

Following our pre-application discussions with Fenland District Council Planning Officers, we would like to submit the five dwellings along the frontage of March Road, continuing the building line of the individual plots at present being built-out and in keeping with the street scene.

We would also like to submit as an alternative and possibly better use of land, the complete site for a larger development to include community benefits for the Village of Coates.

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**Proposed development:**

Dwellings: 5 | 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

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<b>Site ID:</b>	40321	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land East of Ben Burgess Eldernell Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Coates, Whittlesey CP	<b>Settlement Hierarchy:</b>	Limited Growth Villages
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	4.75 ha   0 dph

**Site description:**

Currently used for agricultural cropping. The land is located next to existing commercial units.

**Known constraints:**

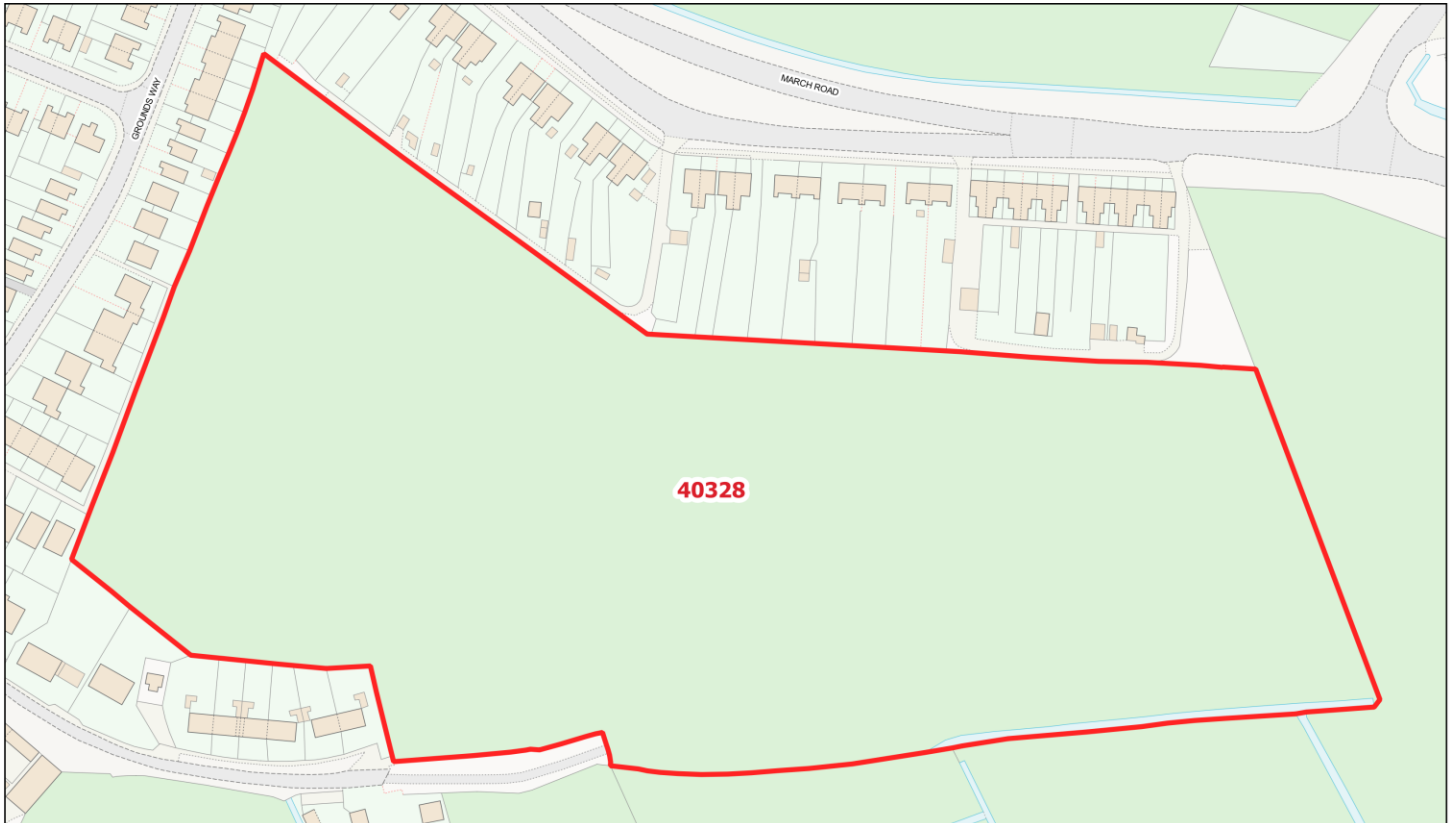
The land falls mainly in flood zone 1, however a small section to the west falls in flood zones 2 and 3.

**Proposal:** B2 General industrial  
Commercial/industrial development

**Proposed development:**

Dwellings: 0 | Non-res floorspace (sqm): 10000 | C1/C2/C4 beds: 0 | Pitches: 0

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## Site Submission

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### Key

Site submission

Date: 08 Jan 2020

<b>Site ID:</b>	40328	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land South of 104-178 March Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Coates, Whittlesey CP	<b>Settlement Hierarchy:</b>	Limited Growth Villages
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	None
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	6.07 ha   50.74 dph

### Site description:

Large area of uncultivated agricultural land adjoining residential properties on three sides.

### Known constraints:

Small portion of the southern tip of the site is in Flood Zone 3. A pipe crosses the site approximately north to south. Access to agricultural land is via southern entrance. A public right of way crosses the southern

**Proposal:** C3 Dwellinghouses

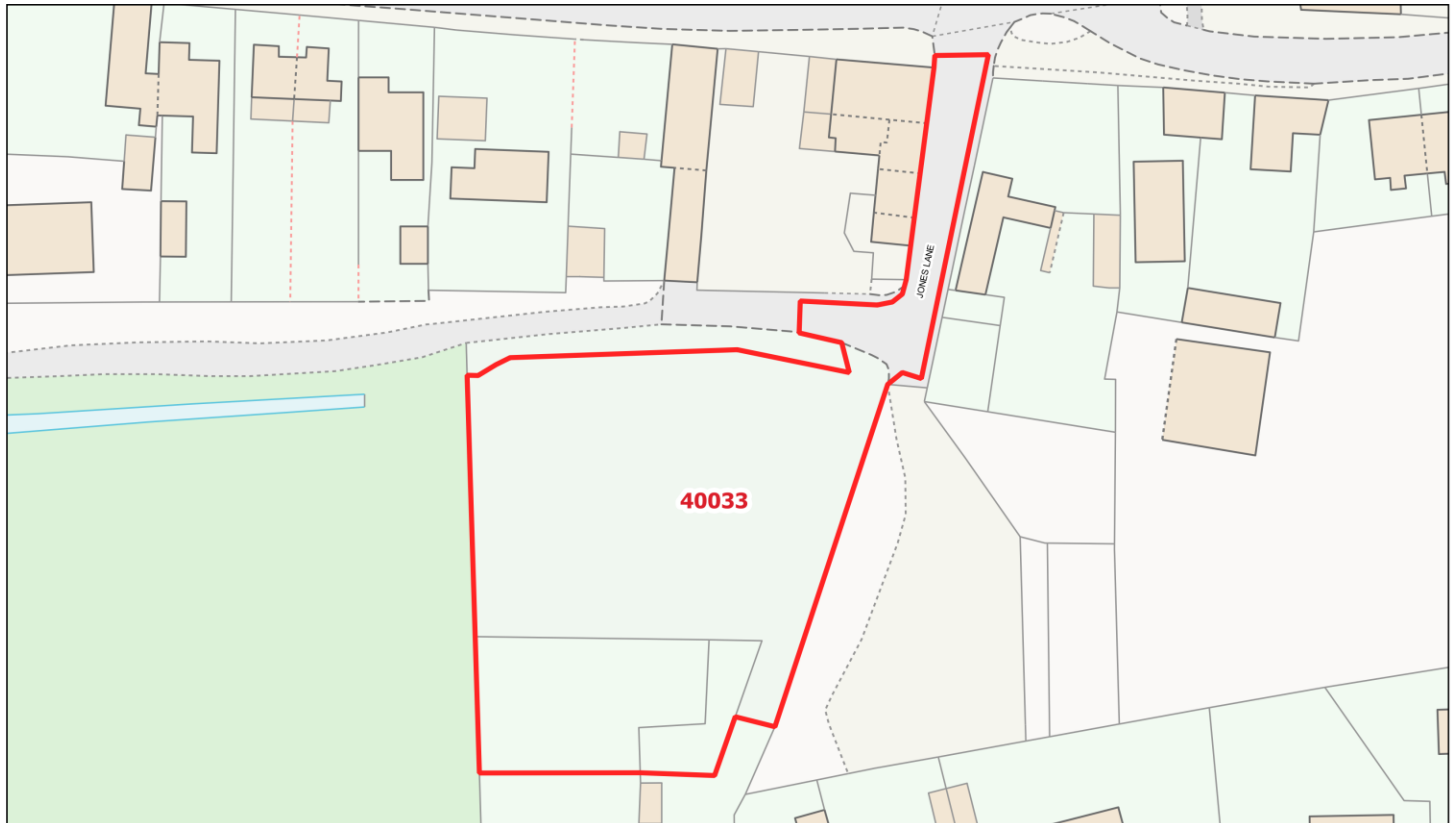
Scope to develop a medium density scheme and include open space provision.

Site submission form indicates site could deliver 308 dwellings from 2023/24 onwards.

### Proposed development:

Dwellings: 308 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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<b>Site ID:</b>	40033	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land South Of Jones Lane Eastrea	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Eastrea, Whittlesey CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR13/0804/O Site has outline permission.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.29 ha   20.69 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Erection of 6no dwellings		
<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>	40117	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Lake Drove adj to Mayfield Road	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Eastrea, Whittlesey CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Agriculture - arable	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	6.87 ha   17.47 dph

### Site description:

16.987 acre field with access off Mayfield Road Eastrea

### Known constraints:

None known

### Proposal:

C3 Dwellinghouses

The field has been passed to the current owners through 2 generation since the field was farmed by the Brown family in Whittlesea up until the 1950s. The land has been managed by Carter Jonas on our behalf and has been farmed under a farm tenancy.

If the local plan required land in the area to be used for development we would like the field to be considered.

I have not filled in details below as at this stage I believe a developer would have a better idea of what would fit within

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the requirements of the local plan.

Proposed development:

Dwellings: 120 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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<b>Site ID:</b>	40145	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land at Wype Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Eastrea, Whittlesey 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>	5.2 ha   21.15 dph

#### Site description:

Large flat field on the south western edge of Eastrea. It is bounded to the north by established residential development and to the east by new linear frontage development along Wype Road. There are no hedges or trees within the site.

Eastrea is defined as a 'small village' in the adopted local plan however it is well served by local services and has good access to Whittlesey and it is clear that it can accommodate significantly more growth on land that is not at flood risk.

#### Known constraints:

The EA flood map for planning indicates that the site is in FZ1 – lowest risk and as such is sequentially a priority site for new housing development.

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

**Proposal:** C3 Dwellinghouses

Other: Possibly extension to play area/ public open space in the north eastern corner; the southwestern corner of the

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site- shown as blue land (outside the LP submission area) is proposed to be retained as a wildlife area.

The site offers a significant amount of development adjacent to the village of Eastrea which is close to and accessible to the higher order services and facilities in Whittlesey. In addition to the houses the site could provide an extension to the children's play area off Thornham Way.

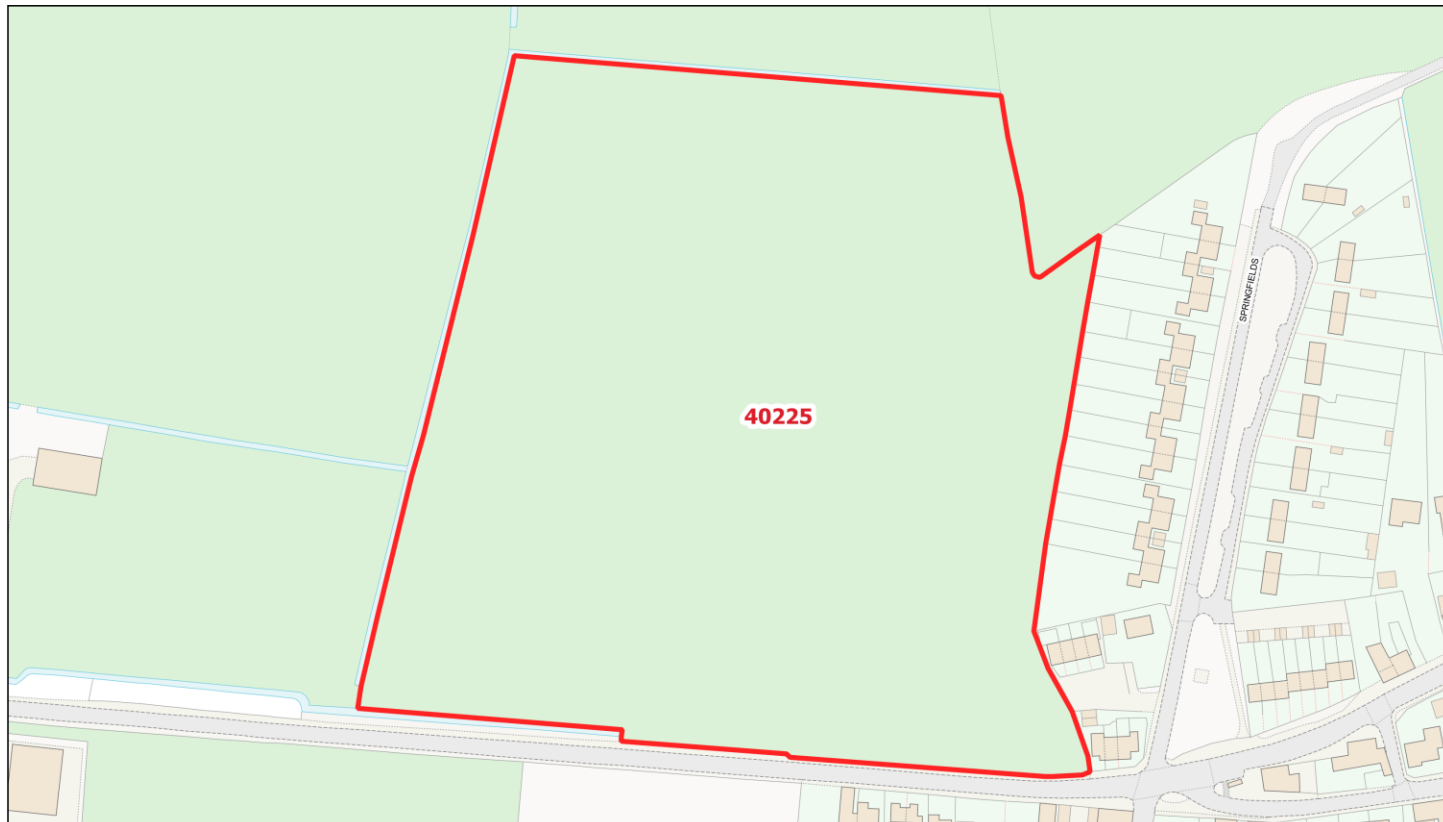
The site is also large enough to make a significant contribution to meeting local affordable housing needs.

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**Proposed development:**

Dwellings: 110 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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<b>Site ID:</b> 40225	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land north of Eastrea Road	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Eastrea, Whittlesey CP	<b>Settlement Hierarchy:</b> Small Village
<b>Current use:</b> Agriculture Agricultural land (arable)	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 5.77 ha   21.32 dph

**Site description:**

The proposed development site is located immediately adjacent to the western boundary of Eastrea Village, off the A605 Eastrea Road.

The proposed development site is currently used as arable farmland, with residential development to the east, south, and open farmland to the north and west.

**Known constraints:**

The proposed development site predominantly lies within Flood Zone 1, with some smaller areas of Flood Zones 2 and 33 on the western, and north-western fringes.

The proposed development site is shown on the Agricultural Land Classification Map (East Region) as Grade 2.

Some small parts of the proposed development site lies within a Mineral Safeguarding Area for sand and gravel.

An Anglian waterpipe runs parallel to the eastern boundary of the proposed development site.

The proposed development site falls within the SSSI Impact Risk Zone for the Nene Washes SSSI.

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There are 2 no. listed buildings located in the vicinity of the proposed development site.

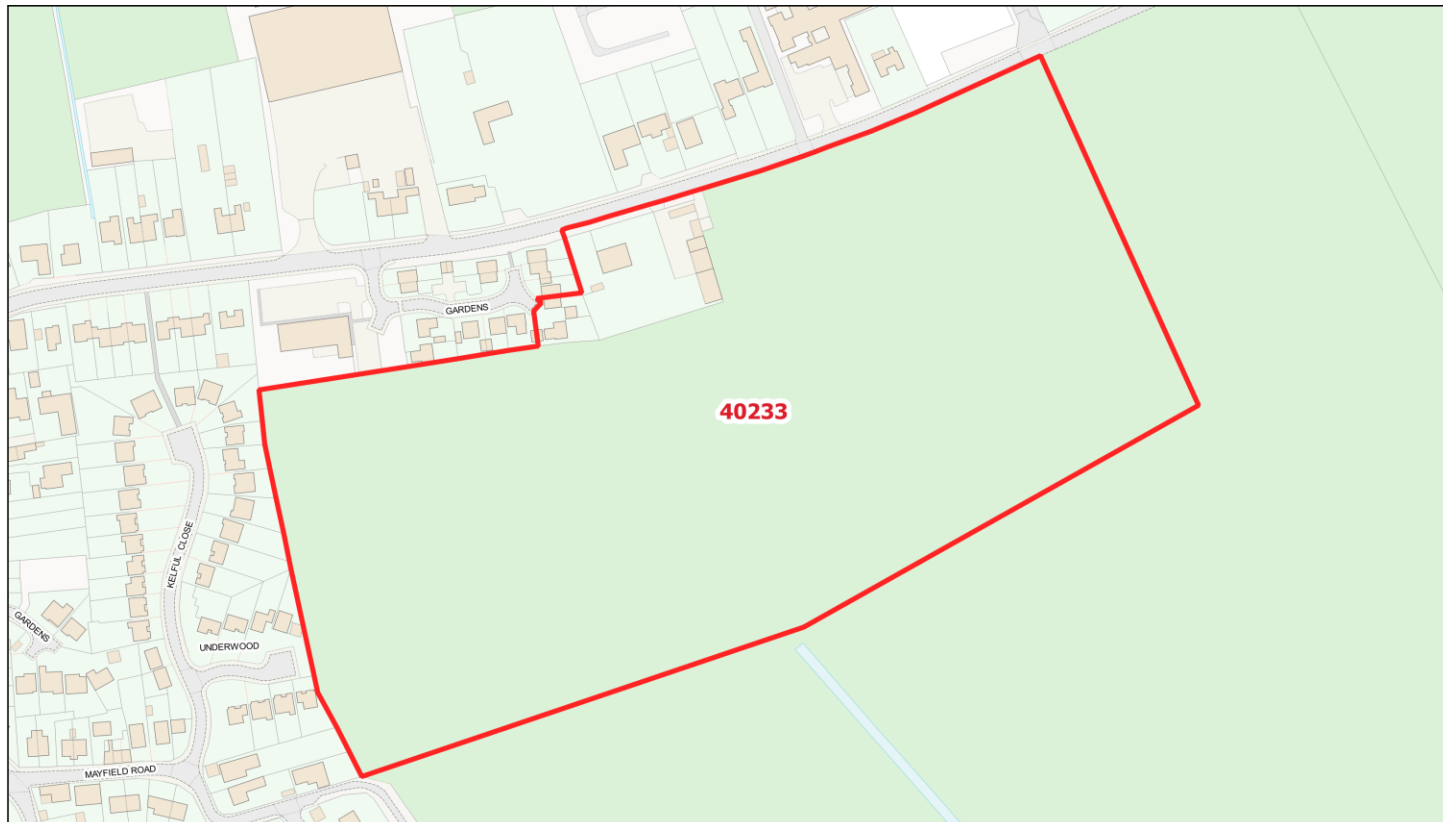
**Proposal:** C3 Dwellinghouses

Residential development for up to 123 dwellings with associated veicular and pedestrian access, public open space and landscaping areas, as a logical extension of Eastrea Village.

If Planners were reluctant to designate the whole of the proposed site due to the flood risk designation of the land on the western/north-western side of the site; it is considered that allocation of that land within the site designated as EA Flood Zone 1 for say circa 85 dwellings (deliverable between say 2021/22 and 2023/24) would also be viable and deliverable.

**Proposed development:**

Dwellings: 123 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Date: 08 Jan 2020

<b>Site ID:</b>	40233	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land south of 80 Coates Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Eastrea, Whittlesey 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>	7.85 ha   31.85 dph

#### Site description:

The site is located to the south of Coates Road, and adjoins the established settlement of Eastrea. It is positioned to the immediate south of The Eastrea Centre and the established Roman Gardens development and to the immediate east of the established Kelful Close development.

The authorised use of the site is agricultural land. Apart from where the meet existing residential curtilage, the boundaries to the site are open.

The Environment Agency flood maps for planning identify the site as being within flood zone .

#### Known constraints:

No known constraints

**Proposal:** C3 Dwellinghouses

The site is 7.85ha and, based on the assumptions set out on density calculations set out in the Site Assessment

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Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 259 dwellings. The site boundaries are set out on the accompanying plan.

**Proposed development:**

Dwellings: 250 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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<b>Site ID:</b>	40258	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land South of Coates Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Eastrea, Whittlesey 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>	10.8 ha   18.52 dph

#### Site description:

Land South of Coates Road Eastrea

#### Known constraints:

Flood Zone 1  
Mineral Safeguarding Area

#### Proposal:

C3 Dwellinghouses

A proposed residential development site of 200+ new homes together with associated external works, open space and landscaping buffers.

The site is well related to the built up settlement of Eastrea and Coates and allows for continued expansion of the Village. The proposed site will be able to utilize the existing facilities of Post office, Church, School, Public Houses together with the newly constructed Eastrea Centre.

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As shown on the attached location plan the access will be gained from Coates Road only and the exact location will be determined at the detailed application stage.

Proposed development:

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





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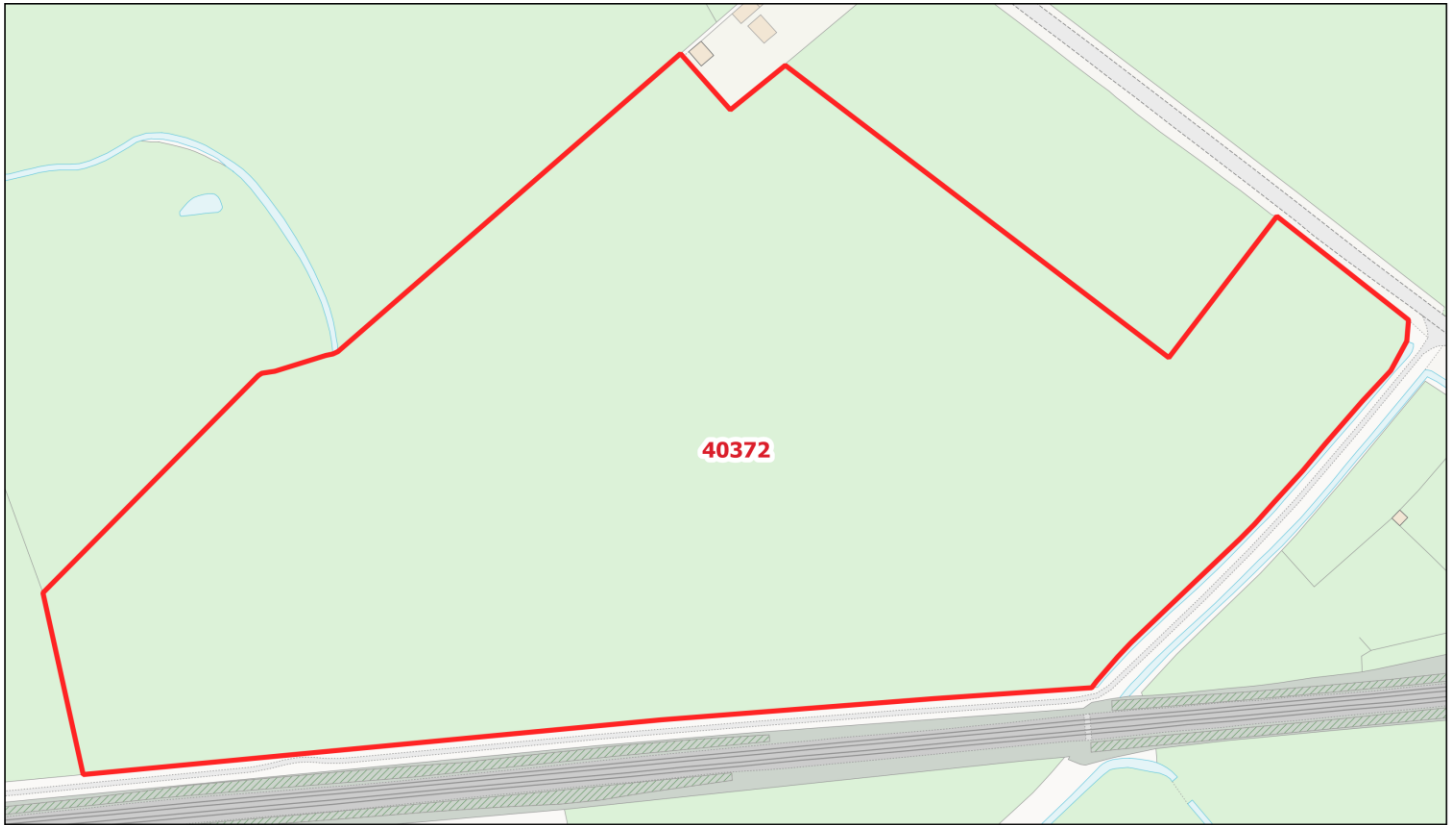
**Key**

Site submission

Date: 08 Jan 2020

<b>Site ID:</b>	40259	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land rear of 127 Wype Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Eastrea, Whittlesey 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>	4.99 ha   20.04 dph
<b>Site description:</b> Land North East of Wype Road Eastrea bounding 99 to 127 Wype Road and 45 to 75 Mayfield Road Eastrea			
<b>Known constraints:</b> Flood Zone 1; Mineral Safeguarding Area			
<b>Proposal:</b> C3 Dwellinghouses A proposed residential development site of up to 100 new homes together with associated external works, open space and landscaping buffers. The site is well related to the built up settlement of Eastrea and provides a logical and natural extension to the village running south. As shown on the attached location plan the access will be gained from Wype Road only and the exact location will be determined at the detailed application stage.			
<b>Proposed development:</b> Dwellings: 100   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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Date: 08 Jan 2020

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<b>Site ID:</b>	40372	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land south west of Wype Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Eastrea, Whittlesey CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Farmland	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	6.64 ha   0 dph

**Site description:**

Proposed mixed use scheme of housing and employment

**Known constraints:**

Railway line to the south, small section of south eastern corner is in flood zone 3

**Proposal:**

Other

Proposed use: Housing and Employment

The site is proposed to be a mixture of housing and employment to provide a sustainable solution.

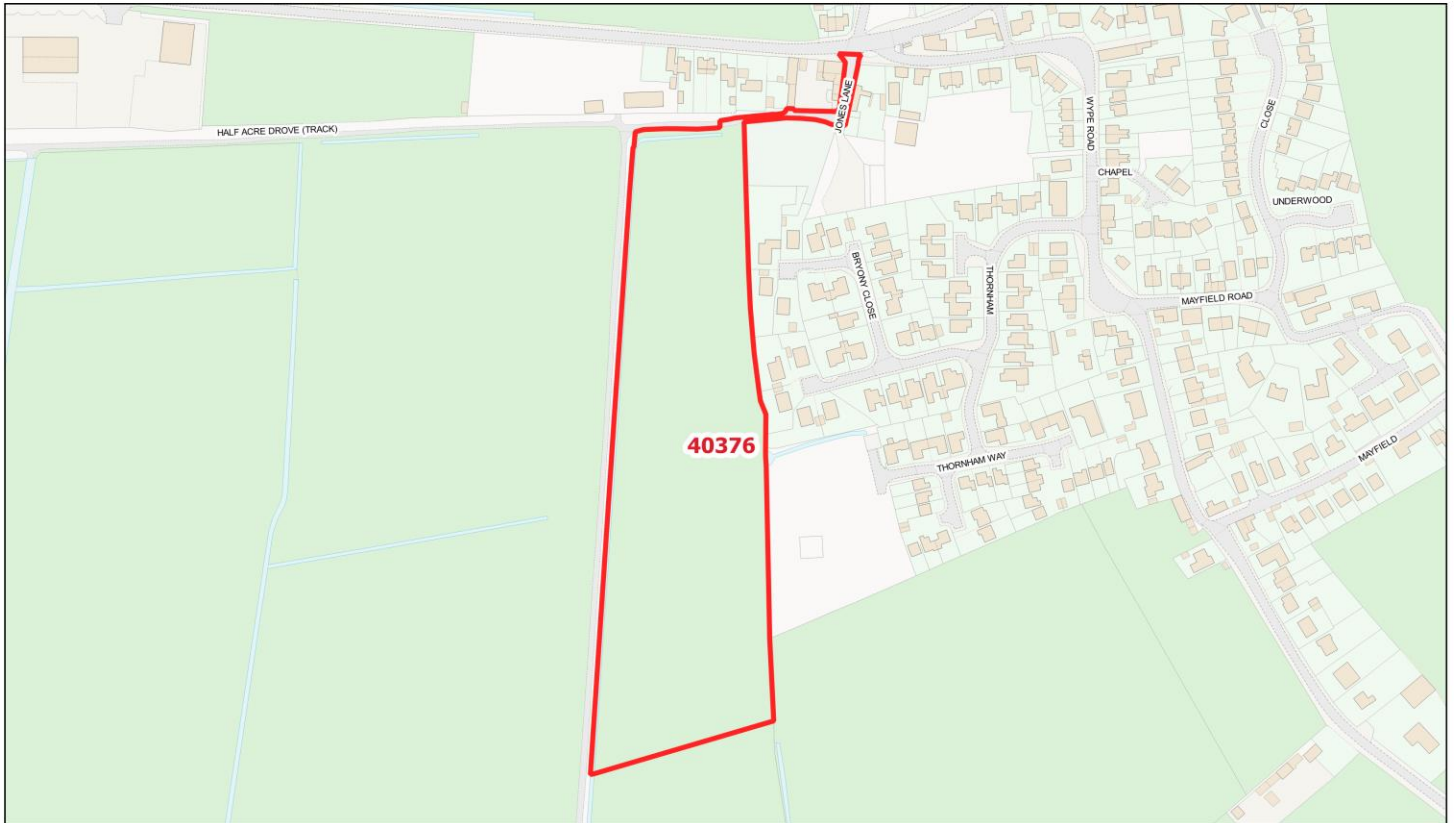
Site submission form indicates number of units to be agreed as part of future discussions. Amount of non-residential floorspace unknown at this stage.

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Site available from 2023/24 - This is likely to be the earliest that any delivery could start and given the size of the site a phased delivery would be agreed.

**Proposed development:**

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



 <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; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site submission</p> <p>Date: 08 Jan 2020</p>
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<b>Site ID:</b>	40376	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land South of Jones Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Eastrea, Whittlesey 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>	2.97 ha   13.47 dph
<b>Site description:</b>			
Land South of Jones Lane, Eastrea			
<b>Known constraints:</b>			
N/A			
<b>Proposal:</b>	C3 Dwellinghouses		
It is proposed that the development will consist of an array of house types and tenures in accordance with the Council's objectively assessed need.			
The design of the dwellings will be of high standard and provision will also be made for affordable units. We also anticipate an area of open space will be provided to enhance the existing village green adjacent to the site.			
Proposed dwellings: 30-40			

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**Proposed development:**

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





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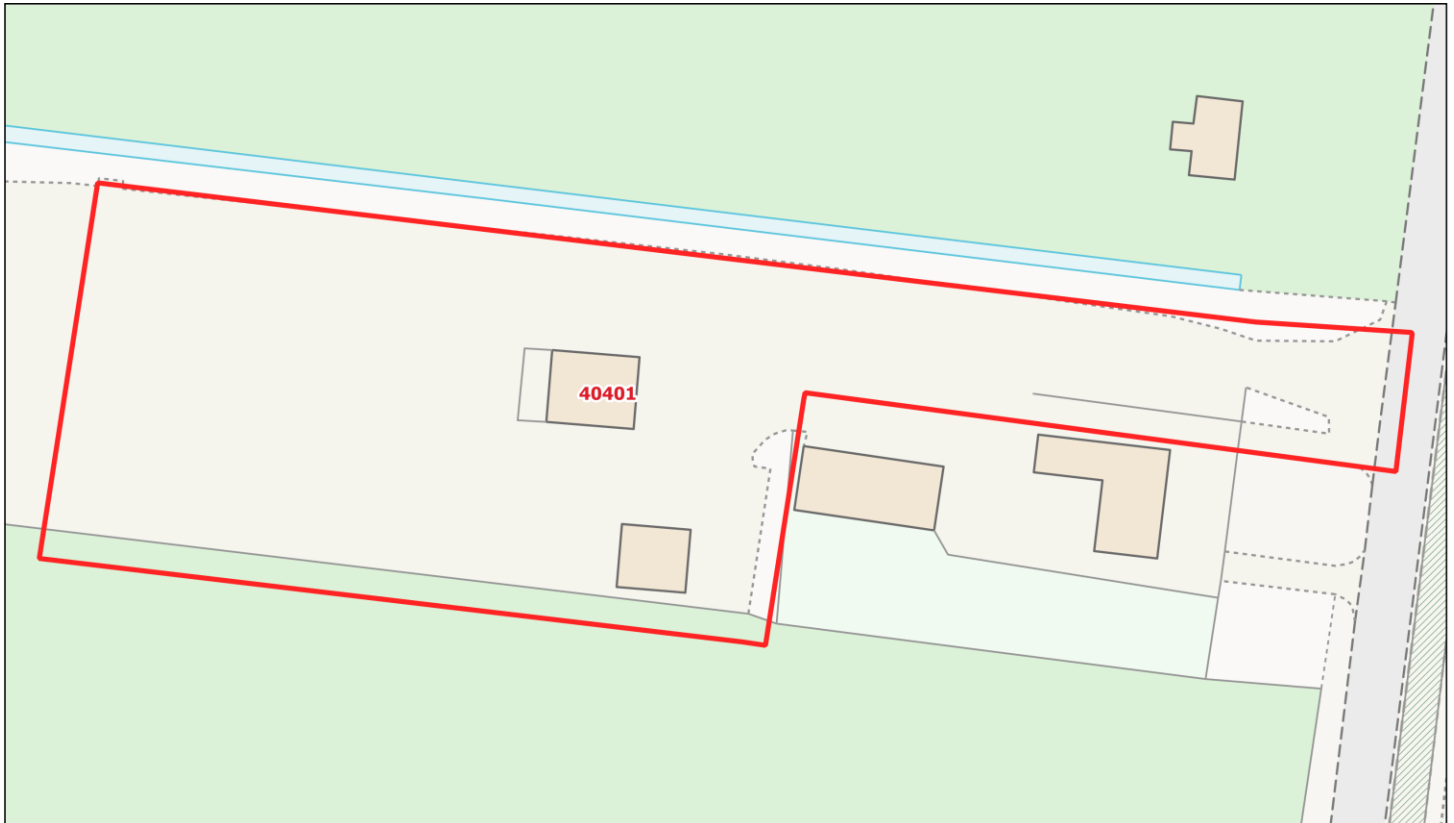
Date: 16 Jan 2020

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<b>Site ID:</b>	40389	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Unit 2 Benwick Road Industrial Estate 35 Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Open countryside, Whittlesey CP	<b>Settlement Hierarchy:</b>	Open countryside / isolated
<b>Current use:</b>	B1a Office	<b>Planning History:</b>	F/YR19/0091/F Site with Full planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	0.51 ha   dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	B1a Office Erection of a single-storey extension to existing office block		
<b>Proposed development:</b>			
Dwellings: 0   Non-res floorspace (sqm): 36   C1/C2/C4 beds: 0   Pitches:			

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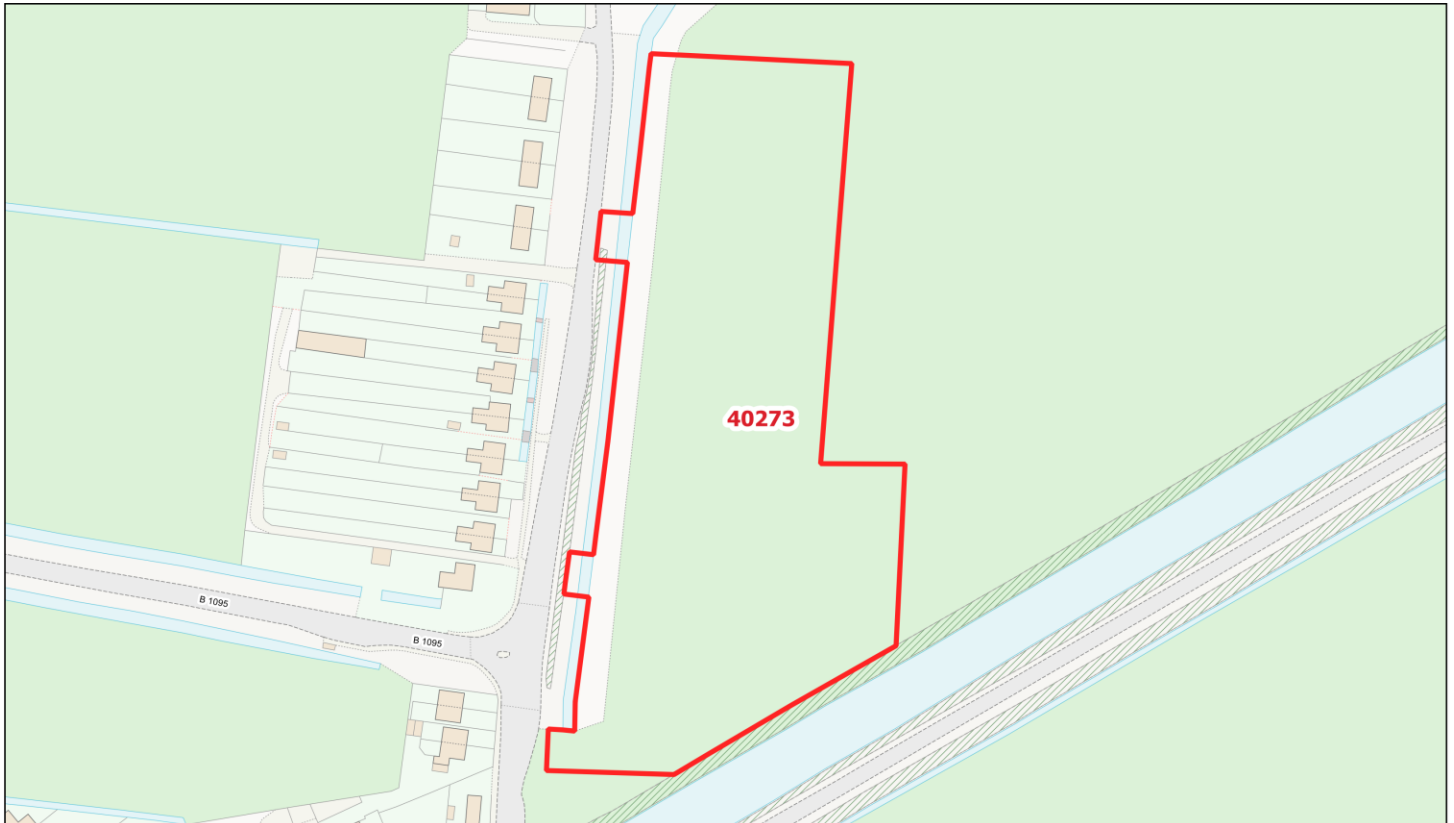
Date: 16 Jan 2020



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<b>Site ID:</b>	40401	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	100, Ramsey Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Open countryside, Whittlesey CP	<b>Settlement Hierarchy:</b>	Open countryside / isolated
<b>Current use:</b>	B8 Storage & distribution	<b>Planning History:</b>	F/YR17/0482/F Site with Full planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	0.44 ha   dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	B1c Light industry Erection of a garage/workshop building in association with existing haulage business		
<b>Proposed development:</b>			
Dwellings: 0   Non-res floorspace (sqm): 360   C1/C2/C4 beds: 0   Pitches:			

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<b>Site ID:</b>	40273	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land east of 216-226 Ramsey Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Pondersbridge, Whittlesey 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>	1.738 ha   11.51 dph

### Site description:

Road frontage site with houses opposite, near to the centre of the village

### Known constraints:

EA flood zone 3. Taking into account flood defences, IDB drainage, mitigation measures, such as building up on semi-basement garages, and no history of flooding, the flood risk is low. FDC's local plan review must amend their flood risk and sequential testing policies to stop the many sites like this being blighted without good reason. This will provide deliverable housing on small sites quickly to meet the targets while larger, slow sites, are being worked up.

### Proposal:

C3 Dwellinghouses

Market housing of approximately 10 units at the south end of the site plus a minimum of 10 affordable units but could be more, subject to demand, which could include nearby Whittlesey.

### Proposed development:

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

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<b>Site ID:</b>	40110	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to the rear 460 March Road	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Turves, Whittlesey CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	C3 Dwellinghouses Garden	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.24 ha   33.33 dph
<b>Site description:</b>	Garden area with access from Shaw's Drove		
<b>Known constraints:</b>	None known		
<b>Proposal:</b>	C3 Dwellinghouses Suitable for housing, including low cost housing. Dwelling capacity estimated by Local Plan team using standard method.		
<b>Proposed development:</b>	Dwellings: 8   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0		

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<b>Site ID:</b>	40111	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to the rear of 464 March Road	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Turves, Whittlesey CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	C3 Dwellinghouses Garden	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.45 ha   28.89 dph
<b>Site description:</b>	Garden		
<b>Known constraints:</b>	Not known		
<b>Proposal:</b>	C3 Dwellinghouses Housing (low cost housing). Dwelling capacity estimated by Local Plan team using standard method.		
<b>Proposed development:</b>	Dwellings: 13   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0		

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Date: 08 Jan 2020

<b>Site ID:</b>	40112	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land at rear of 462 March Road	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b>	Turves, Whittlesey CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	C3 Dwellinghouses Garden area with access from Shaw's Drove.	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.24 ha   16.67 dph
<b>Site description:</b>	Domestic garden		
<b>Known constraints:</b>	None		
<b>Proposal:</b>	C3 Dwellinghouses Suitable for housing (including low cost housing)		
<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>	40362	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land South of 464 March Road Turves	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Turves, Whittlesey CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	C3 Dwellinghouses Unused former smallholding/ curtilage	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.2 ha   30 dph

#### Site description:

Linear site to rear of residential property on edge of village of Turves. No longer in agricultural use- see Google Earth image below.

Could form part of a larger site if developed with neighbouring sites. No physical constraints to development. Access available to March Road.

#### Known constraints:

FZ3 although it is noted that the whole village is FZ3 and as such if development is to be permitted in Turves then some sites will have to be allowed pursuant to a strategic FRA / sequential / exception exercise as part of the plan preparation. The DEFRA magic website indicates no environmental or ecological constraints to development.

**Proposal:** C3 Dwellinghouses

The site is suitable and available for limited residential development.

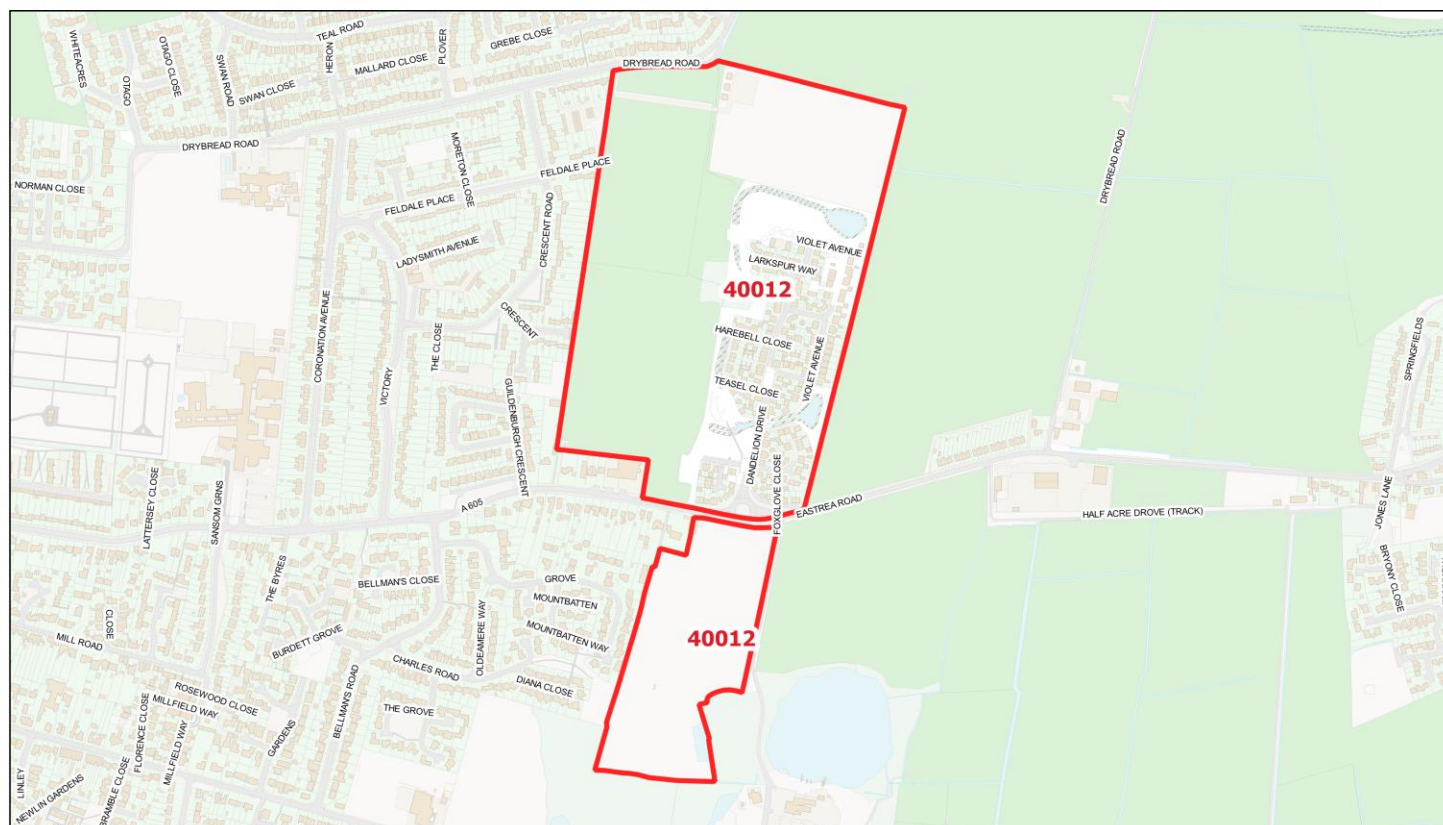
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Proposal excludes existing residential dwelling at site frontage.

**Proposed development:**

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





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<b>Site ID:</b>	40012	<b>Submission type:</b>	Existing Local Plan allocated site
<b>Site name and address:</b>	North and south of Eastrea Road (strategic allocation)	<b>Availability:</b>	Availability unknown
<b>Settlement and parish:</b> Whittlesey, Whittlesey CP		<b>Settlement Hierarchy:</b> Market Town	
<b>Current use:</b>	Agriculture	<b>Planning History:</b> Land south of Eastrea Rd has extant planning permission (F/YR16/1017/O); Land north of Eastrea Rd has extant planning permissions covering parts of the site, and is partly under construction. See planning applications: F/YR15/0877/F, F/YR18/0331/F, F/YR16/0316/F, F/YR17/0711/F.	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	29.82 ha   16.77 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
North and south of Eastrea Road (strategic allocation): this area is indicated on the Policies Map. The area to the north of the A605 will be predominantly residential. The area to the south will be subject to detailed masterplanning, and could accommodate a mix of uses including residential. The strategic allocation as a whole is expected to deliver around 500 dwellings. Any development will need to take into account the proximity to the internationally protected Nene			

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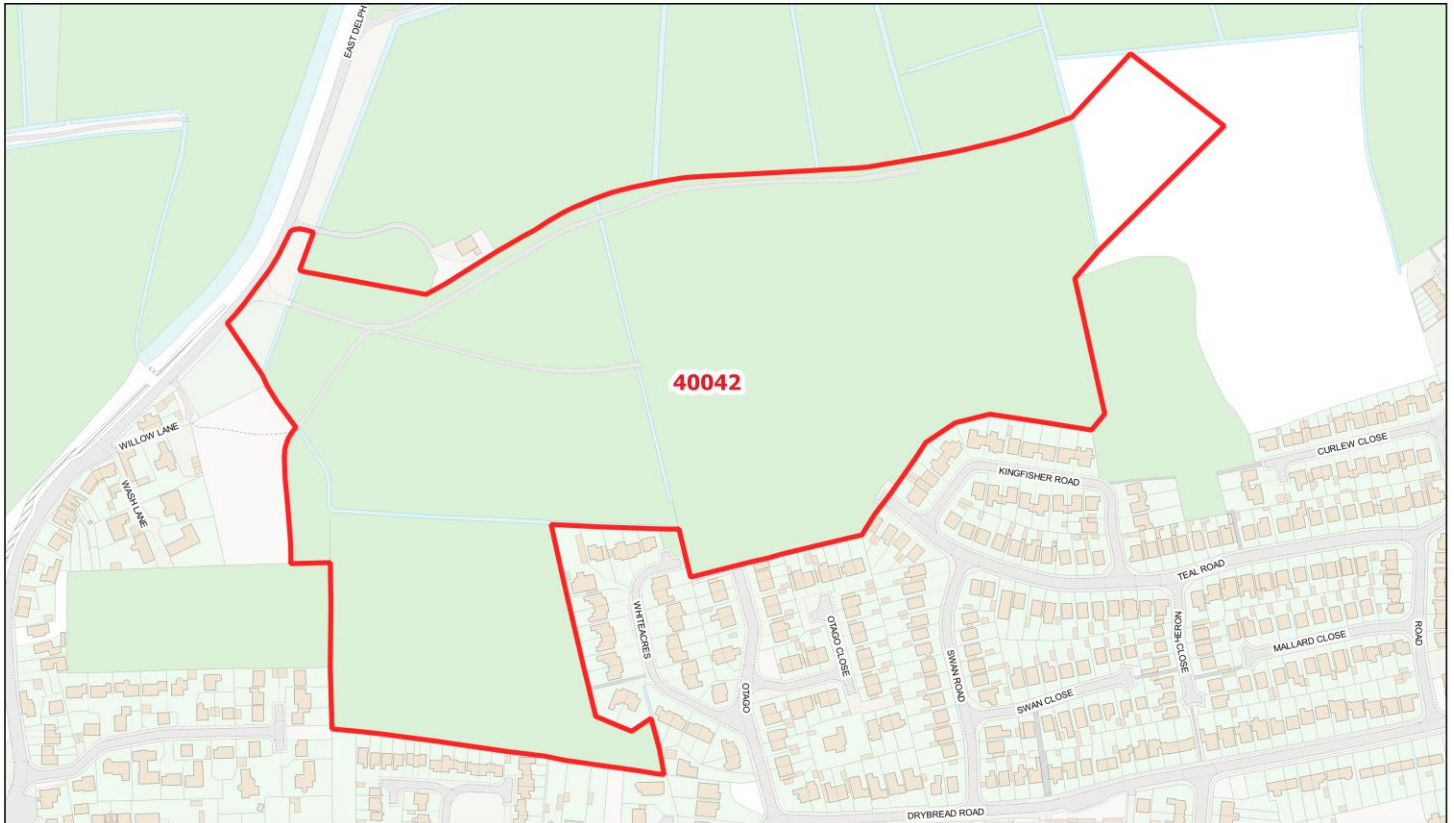
**40012 | North and south of Eastrea Road (strategic allocation) | Whittlesey, Whittlesey CP**

Washes, Bassenhally Pit Site of Special Scientific Interest (SSSI) and Lattersey Field Local Nature Reserve, and will be required to demonstrate that there will be no adverse effect on the features of interest for which each site is designated, as a result of the development. Opportunities should be taken to enhance the open space provision adjacent to the area and fully exploit foot and cycleway links to the town. The design of the development at the eastern end of the area and along the A605 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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<b>Site ID:</b>	40042	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land North Of Whittlesey East Of East Delph	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Whittlesey, Whittlesey CP		<b>Settlement Hierarchy:</b> Market Town	
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR15/0134/O Hybrid application - outline for dwellings, full for vehicular access. Reserved Matters application approved (F/YR19/0158/RM). Applicant is a national housebuilder.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	14.98 ha   14.69 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Hybrid application: Outline application for the erection of 220 dwellings (max) with access, public open space and associated works/infrastructure. Full application for the engineering works associated with the formation of the vehicular access road off B			
<b>Proposed development:</b>			
Dwellings: 220   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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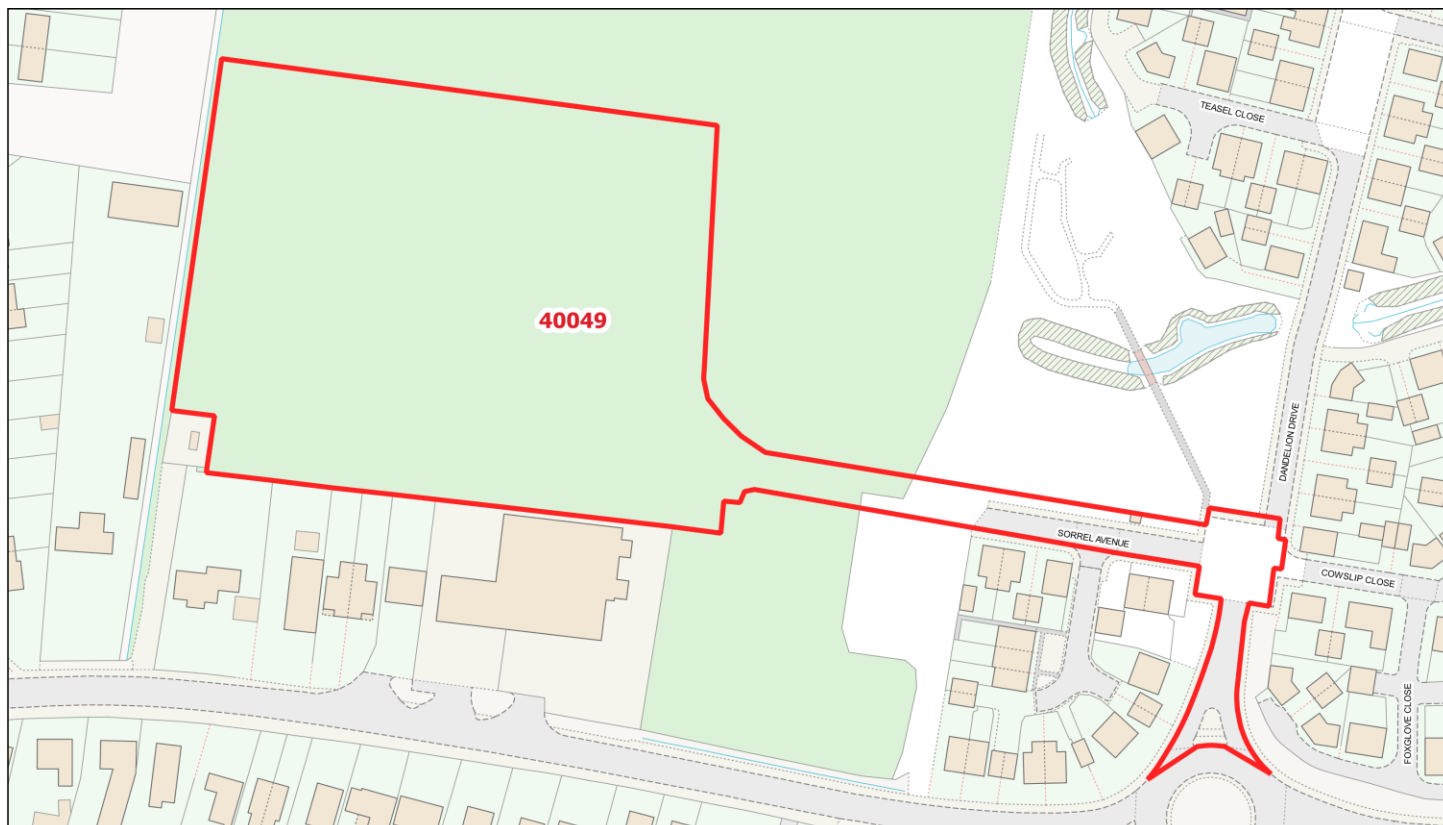
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<b>Site ID:</b>	40046	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	289 Eastrea Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Whittlesey, Whittlesey CP		<b>Settlement Hierarchy:</b> Market Town	
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR15/0877/F Site with full planning permission, under construction. 20 dwellings remaining to be completed.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	3.5 ha   5.71 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of 93 residential dwellings with associated garages and infrastructure to form Phase 2 of Whittlesey Green			
<b>Proposed development:</b>			
Dwellings: 20   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40049	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land At Bassenhally Farm Eastrea Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR16/0316/F Site has detailed planning permission and is therefore considered deliverable within five years
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.57 ha   29.94 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of 47 x 2-storey dwellings (Phase 2a) comprising of 6 x 1-bed apartments, 10 x 2-bed, 26 x 3-bed, 1 x 4-bed and 4 x 5-bed with garages			
<b>Proposed development:</b>			
Dwellings: 47   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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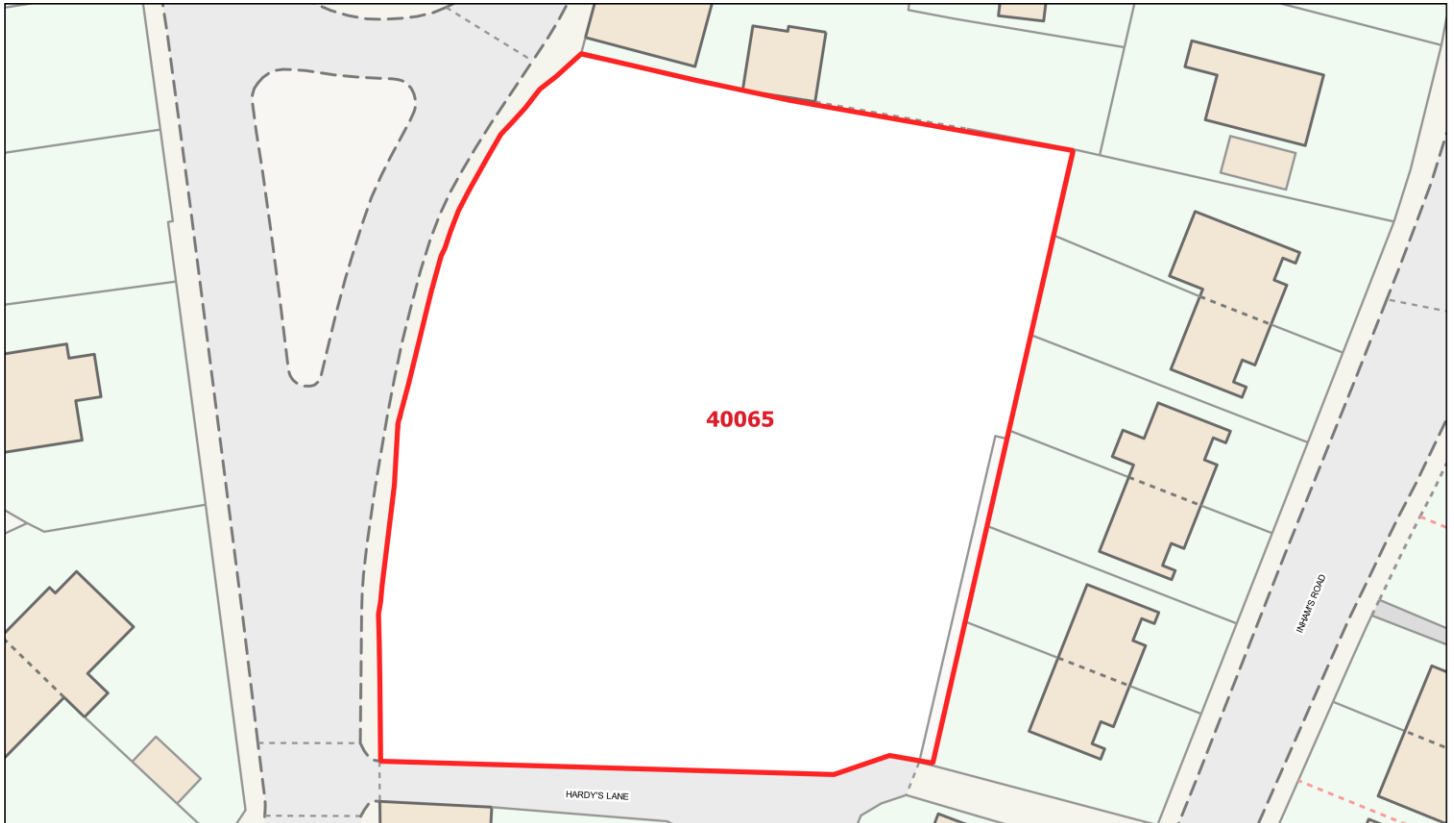
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<b>Site ID:</b>	40058	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Site Of Former Eastfield Nursery Eastrea Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Other Site of former nurserery and vacant land	<b>Planning History:</b>	F/YR16/1017/O Site has outline permission.
<b>PDL:</b>	Mix of G/B	<b>Site area   density:</b>	5.74 ha   29.44 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses Erection of 169 x dwellings (max) (Outline with matters committed in respect of access only)		
<b>Proposed development:</b>	Dwellings: 169   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0		

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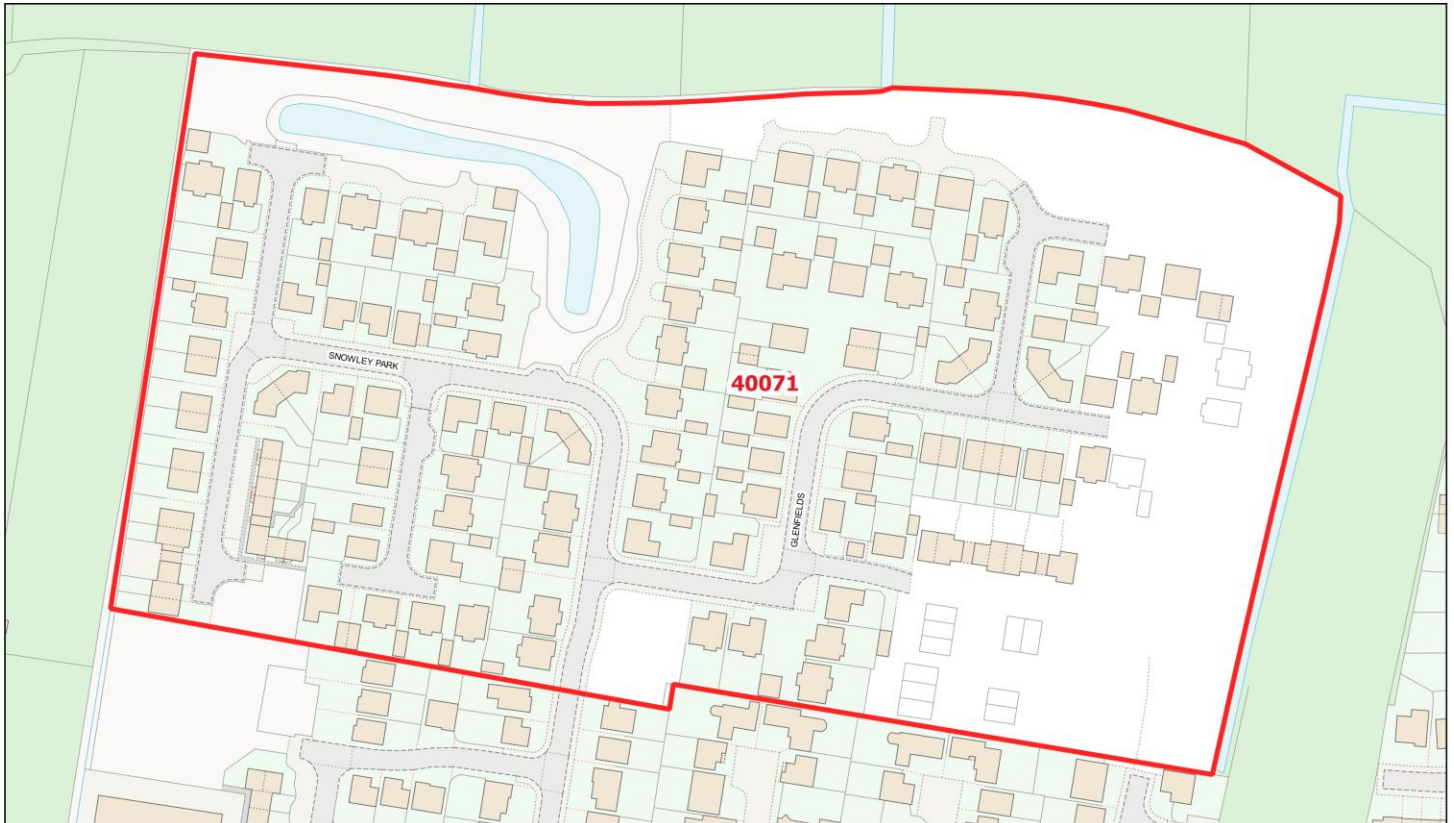
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<b>Site ID:</b>	40065	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Bricklayers Arms 9, Station Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	A4 Drinking establishments	<b>Planning History:</b>	F/YR17/0252/F Site with full planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	0.31 ha   106.45 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of a block of flats (maximum 3-storey) comprising of 14 x 1-bed and 19 x 2-bed and refuse store involving the demolition of existing building within a Conservation Area			
<b>Proposed development:</b>			
Dwellings: 33   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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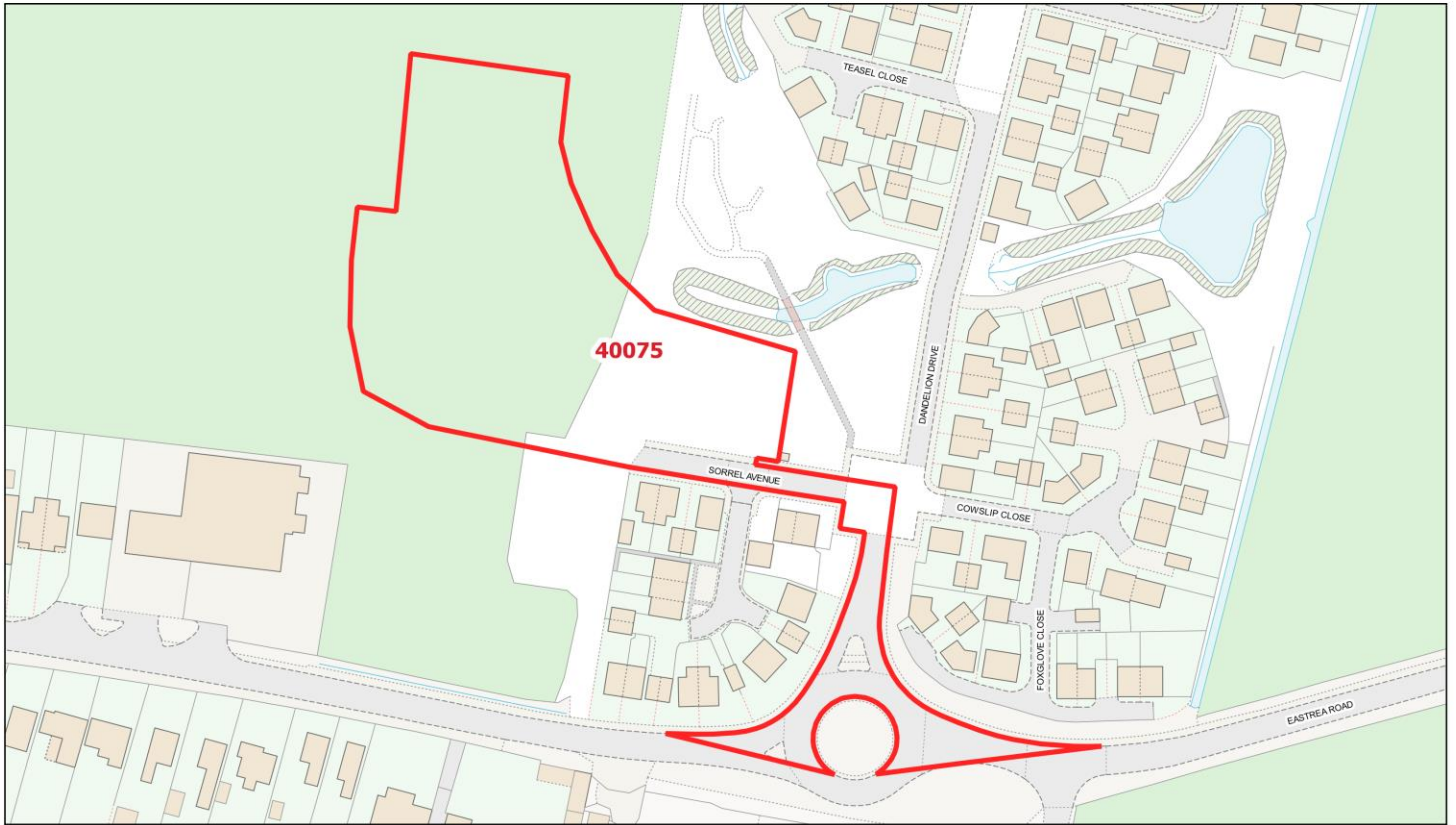
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<b>Site ID:</b>	40071	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land North Of Snowley Park And Glenfields	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR17/0544/RM Reserved Matters
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	5.72 ha   2.27 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Reserved matters application relating to the detailed matters of layout, scale, appearance, and landscaping pursuant to outline permission F/YR14/0365/O (Residential development (150 dwellings max) with associated infrastructure)			
<b>Proposed development:</b>			
Dwellings: 13   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40075	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land North Of Sorrel Avenue	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR17/0711/F Site with full planning permission
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.94 ha   63.83 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of a 3-storey Extra Care Housing Scheme comprising of 13 x 2-bed and 47 x 1-bed; communal facilities (lounge, bistro, laundry, beauty room, scooter and cycle stores etc); offices and external works			
<b>Proposed development:</b>			
Dwellings: 60   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b>	40081	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Westhaven Nursery Peterborough Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR18/0128/RM Reserved Matters
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.66 ha   25.56 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR14/0183/O - Erection of 68 x 2-storey dwellings comprising of 4 x 1-bed; 20 x 2-bed			
<b>Proposed development:</b>			
Dwellings: 68   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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### Site Submission

Draft Fenland Local Plan

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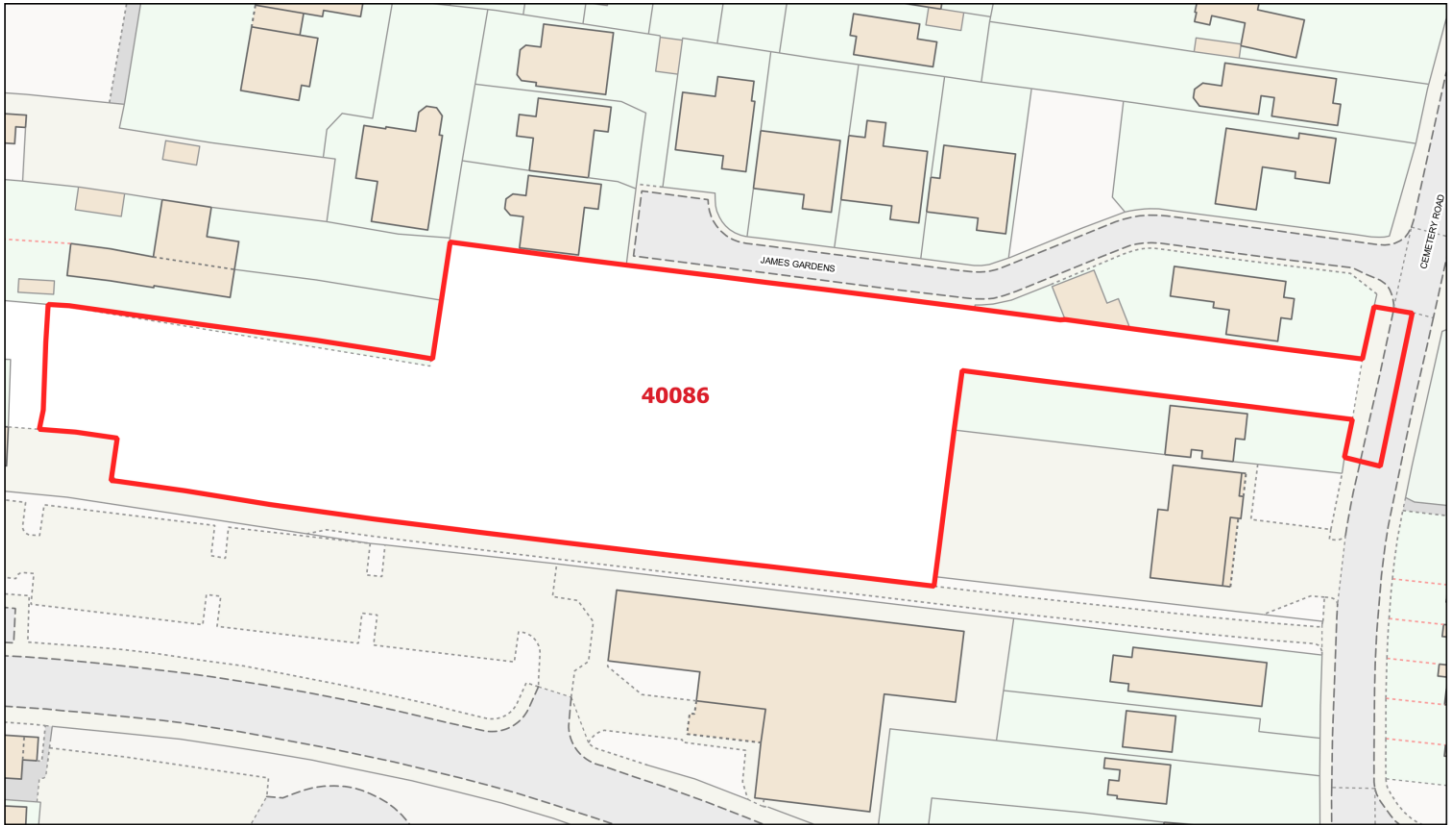
#### Key

  Site submission

Date: 08 Jan 2020

<b>Site ID:</b>	40085	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Phase 3 Land At Bassenhally Farm Eastrea Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR18/0331/F Site with full planning permission
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	4.36 ha   25.23 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of 110 x dwellings comprising of: 5 x 2-storey 5-bed, 19 x 2-storey 4-bed, 73 x 2-storey 3-bed, 11 x 2-storey 2-bed and 2 x 2-bed flats with associated garages, parking and landscaping			
<b>Proposed development:</b>			
Dwellings: 110   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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<b>Site ID:</b>	40086	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land West Of 27 - 31 Cemetery Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR18/0353/RM Reserved Matters
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.57 ha   21.05 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Reserved Matters application relating to detailed matters of appearance, landscaping and scale pursuant to outline permission F/YR16/0704/O for the erection 20 dwellings			
<b>Proposed development:</b>			
Dwellings: 12   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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<b>Site ID:</b> 40157	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land adjacent to Snoots Road	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b> Market Town
<b>Current use:</b> Agriculture Scrub/ woodland at edge of brick pit.	<b>Planning History:</b> No relevant planning history in relation to housing. The last history indicates that the site was operational land in conjunction with the brickworks.
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 1.5 ha   26.67 dph

#### Site description:

The site is 1.5 acres of scrub/ woodland on the western edge of Whittlesey, it is bounded on the east and north by existing commercial / residential development. The southern and western boundaries of the site abut the operational land of the Saxon Brickworks.

The site is/ was operation land from the brickworks and as such is previously developed land which is sequential preferable for new development.

Whittlesey is identified in the local plan as one of the 4 core settlements for significant new growth in Fenland recognising its scale, range of services and facilities and accessibility by both road and rail.

The site is within walking / cycling distance of the station and has access to Peterborough Road which is a main bus route between Peterborough and March.

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Access is available to both Peterborough Road and to Snoots Road.

Known constraints:

The site is FZ1 and as such is a sequentially preferable site for new development.  
DEFRA Magic notes that the site is currently woodland (indicate by the green infill)

Proposal: C3 Dwellinghouses

The site is well related to Whittlesey with is identified as one of the most sustainable and accessible locations for new development in the District. It is noted that Whittlesey is the only town that has delivered in relation to the strategic housing allocations indicating a stronger market due to its proximity to Peterborough.  
The planned upgrade to the rail crossing/ flyover will further increase accessibility to Peterborough.  
Recent growth in Whittlesey has taken place to the east of the town and it is considered that there is merit in balancing this through the use of a brownfield site with good access to the west.

Proposed development:

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



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<b>Site ID:</b> 40209	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land parcel east of Ramsey Road	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b> Market Town
<b>Current use:</b> Agriculture Arable field	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 10.11 ha   25.72 dph

#### Site description:

The development site is located approximately 0.8km to the south of the existing settlement of Whittlesey and immediately east of the B1040, Ramsey Road.

The Briggate River (Drain) and existing residential development off Braemar Gardens form the site's northern boundary, whilst the southern boundary is defined by the railway line and its associated embankment.

To the east there is an existing field boundary formed by mature trees and hedgerow beyond which lies an area identified as priority habitat for Coastal and Floodplain Grazing Marsh (Grassland) incorporating a foul pumping station and residential property known as the Toll Keepers Cottage.

Beyond the site's western boundary, over the B1040, is existing residential development off The Limes and Briggate Crescent.

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The site is currently used as arable farmland.

**Known constraints:**

- The site lies within Flood Zones 2 and 3 as defined by the Environment Agency;
- The land comprises Grade 2 agricultural land;
- The site lies within the National Character Area (46) – The Fens;
- The site lies within a Mineral Safeguarding Area for Sand and Gravel;
- The site lies within a Mineral Extraction, Waste Management and Transport Safeguarding Area;
- An existing railway track runs along the site's southern boundary;
- An existing Public Right of Way (256/4) runs along the site's northern boundary; • There is an existing foul pumping station to the north-eastern boundary of the site with the foul sewer connection/mains pipe running along the northern boundary of the site;
- Overhead power lines run across the site.

For further information, please refer to the submitted Opportunities and Constraints Plan (Dwg. No. SK01 Revision A).

**Proposal:** C3 Dwellinghouses

Residential development for up to 260 dwellings with associated areas of public open space, landscaping and vehicular and pedestrian access.

**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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<b>Site ID:</b>	40226	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land east of Drybread Road	<b>Availability:</b>	Available for development in long term (11 – 15 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture Agricultural land (arable)	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	10.56 ha   21.4 dph

#### Site description:

The land proposed for inclusion in the Local Plan is located approximately 1.8 kilometres to the north east of the centre of Whittlesey, and lies to the north and east of Drybread Road.

The land extends to 10.56 hectares in total. Of this, some 9.21 hectares comprise predominantly flat agricultural land used for arable production. The remaining 1.35 hectares comprises former gravel workings which now form a Spinney.

#### Known constraints:

The proposed site lies within Flood Zone 1.

The Agricultural Land Classification Map (East Region) shows the proposed site as being predominantly Grade 3, with a small area of Grade 2 in the south west corner.

The proposed site in part lies within a mineral safeguarding area for sand and gravel.

The proposed site in part falls within the SSSI Impact Risk Zone for the Bassenhally Pits SSSI,

The site falls within the SSSI Impact Risk Zone for the Nene Washes SSSI.

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The spinney on the site is designated as a County Wildlife Site/Local Nature Reserve.

**Proposal:** C3 Dwellinghouses

There may be potential for the improvement of The Spinney area (1.35 hectares) for use as public open space and/or ecological benefit as part of any development.

Residential development for up to 226 units with associated vehicular and pedestrian accesses, landscaping, and public open space, including the potential improvement of the spinney for the purpose of public access and/or environmental benefit.

It is considered that the proposed site represents a logical continuation of the development currently being undertaken by Larkfleet Homes, and proposed by Rose Homes as part of this Call for Sites exercise, to the South/West of Drybread Road. The proposed timing for the delivery of this site has therefore been put towards the back end of the plan period , to allow these other sites to come forward and be developed in advance of this.

**Proposed development:**

Dwellings: 226 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



## Site Submission

Draft Fenland Local Plan

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### Key

  Site submission

Date: 08 Jan 2020

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<b>Site ID:</b>	40237	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land off Eastrea Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	27 ha   25.93 dph

### Site description:

The application site is essentially flat and rectangular in shape, consisting of three agricultural fields which are immediately adjacent to the built-up eastern edge of Whittlesey. The northern boundary is characterised by a dyke, beyond which is Drybread Road. The eastern boundary is defined by Drybread Road with Eastrea Road and frontage terrace housing south of the application site. The western boundary is characterised by residential development, playing fields and an agricultural field.

### Known constraints:

Views from dwellings off Drybread Road, Eastrea Road and Springfields in Eastrea would need to be carefully considered.

**Proposal:** C3 Dwellinghouses

Uses: Proposal includes housing and a care home

The proposal is for a large-scale residential scheme on land which borders the eastern built up edge of Whittlesey. Assuming an approximate housing density of 27 dwellings per hectare, the application site would have a capacity of up

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to 700 dwellings in addition to an assisted care facility for the elderly.

The primary access will be located east of the approved roundabout off Eastrea Road. The scheme is based on a design speed of 60kph, which requires the 30mph speed limit to be extended eastwards along the site frontage (the existing speed limit is 40mph). DMRB design standards were adopted for the scheme, given that Eastrea Road is an “A” class road. Accordingly, the scheme provides 2.4m x 90m visibility splays.

An upgraded crossing of Eastrea Road has been included. The Sainsbury’s scheme includes an uncontrolled crossing, but the additional pedestrian and cycle crossing movements that the residential scheme could generate are likely to justify provision of a signal-controlled “Toucan” crossing facility.

It is proposed a secondary access would serve the development from Drybread Road. This would be in the form of a compact urban roundabout utilising land under the applicant’s ownership whilst ensuring the land use to the south would still be accessible. The roundabout would act as a gateway to the extended Whittlesey urban area and would reinforce the speed limit reduction to 30mph that is being proposed along the site frontage

A masterplan accompanies this submission to demonstrate how the site could be developed. Throughout the site, connectivity has been considered, with the road layout trying to ensure ease of movement where possible. Rather than there being several dead ends on site, footpaths have been shown to provide further linkages through the site. A designated footpath and cycle path are demonstrated on the plan to promote sustainable transport.

Planting has been proposed throughout the site in addition to boundary treatments, helping provide screening whilst providing green infrastructure on site. Large green spaces have been provided to act as focal points throughout the proposal, whilst appropriate attenuation provision is demonstrated and confirmed by an outline drainage strategy which accompanies this application.

To clarify, the following information accompanies this call for sites submission:

- Supporting Statement
- Outline Drainage and Maintenance Strategy
- Access Plans
- Designation Plans
- Connectivity Plan
- Location Plan
- Masterplan
- Photo Viewpoints
- Opportunities and Constraints Plan

Having liaised with the Fenland District Council Local Plan team, it was agreed the additional information could be submitted no later than two weeks after the deadline, as long as it was clearly outlined what the information was and when it would be submitted. The information will be submitted no later than the 5th December and includes:

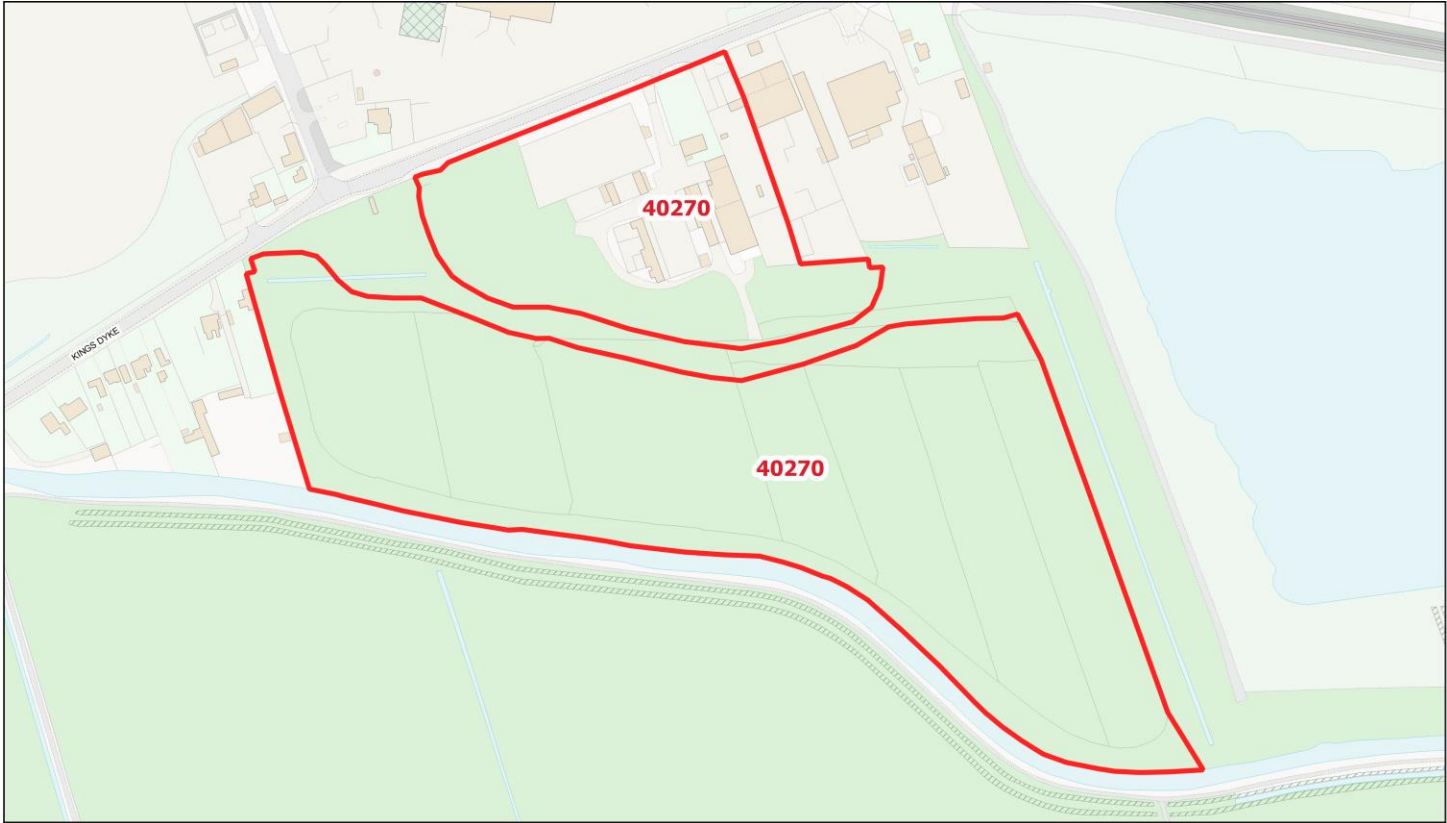
A technical note that supports access to the scheme and includes the following:

- Brief review of existing transport network (taking into account committed developments and those in progress).
- Assessment of road safety records using Crashmap database).
- Preliminary assessment of traffic generation.
- Preliminary trip distribution estimate.
- Preferred vehicle access strategy including drawings
- Illustrative plans to show site access strategy in terms of: - Vehicles - Pedestrians - Cyclists - Public transport
- Traffic forecasts and capacity assessments.

#### Proposed development:

Dwellings: 700 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 50 | Pitches: 0

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**Site Submission**

Draft Fenland Local Plan

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**Key**

 Site submission

Date: 08 Jan 2020

<b>Site ID:</b> 40270	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land to the southwest of the proposed realignment of the A605 at Kings Dyke	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b> Market Town
<b>Current use:</b> Agriculture Grazing land previously associated with Churchfield Farm Equestrian Centre	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 8.18 ha   0 dph

**Site description:**

The site is located to the south of the present alignment of the A605 with existing commercial uses to the northeast. Detailed proposals for the realignment of the A605 have been approved (LPA ref. F/YR15/2010/CCC) and will result in the new carriageway that will form a northern boundary of the site. Our applicant is also in pre-application discussions about delivering an employment site to the north, immediately south of the existing A605. To the west of the site there are residential properties with large curtilages extending southwards towards Kings Dyke. A number of these residential properties include commercial uses of the land to the south of their curtilages. The meandering route of Kings Dyke forms the southern boundary of the proposed site as it extends eastwards. The market town of Whittlesey is approximately 2km to the east of the site and the city of Peterborough is approximately 5km to the west, both are accessed by the A605.

The site was last used as grazing paddocks in association with Churchfield Farm Equestrian Centre that is located to the

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3 | Land to the southwest of the proposed realignment of the A605 at Kings Dyke | Whittlesey, Whittlesey CP

north. As such the land is presently subdivided by fencing into a number of paddocks and is relatively clear of any significant trees or vegetation. The western boundary of the site is defined by mature vegetation that extends southwards from the A605 and has open sections along the boundary with the neighbouring property. The eastern boundary is also vegetated, though with less mature vegetation. The site is flat and, subject to approval, will be accessed by an additional arm to the approved roundabout that will be located to the northwest of the site prior to development commencing.

Known constraints:

Whilst all the site falls within flood zone 3 all the proposed uses other than the hotel would be classed as uses that are ‘less vulnerable’. The Flood Risk Vulnerability Classification in the Planning Practice Guidance acknowledges that uses that are ‘less vulnerable’ are permissible in flood zone 3. The hotel use is classified as a ‘more vulnerable’ use, which are also permissible in flood zone 3 subject to the exception test being applied in accordance with paragraph 159 of the National Planning Policy Framework 2019. As a result of the detailed planning process it will be possible to demonstrate that the hotel can be successfully accommodated on the site without it being at risk of flooding. The detailed planning of the site will also demonstrate that the development of the site will reduce flood risk overall and will result in an increase in flood risk elsewhere. The development of this site to accommodate uses that are permissible in the flood plain will also result in the efficient use of land in a sustainable location near to the populations of both Whittlesey and Peterborough.

The site is identified as a Flood Plan Grazing Marsh Priority Habitat. The retention of part of the site for water attenuation features will ensure that this habitat is still retained on site. This particular Priority Habitat is not unique to the site, with large areas to the north of Whittlesey also being Flood Plan Grazing Marsh. Any loss of this Priority Habitat, and the extent to which the net biodiversity value can be enhanced as a result of the development proposals, will form part of the planning balance when taking into account other material considerations. These material considerations include the need to support the economic development and housing growth of the District by accommodating new employment uses in sustainable locations, near to Peterborough and the higher order settlement of Whittlesey and the need to locate employment uses, and roadside services, alongside existing established employment areas and the strategic road network. There is no evidence to suggest that any ecological constraints that may be identified as a result of detailed surveys cannot be suitably mitigated through the determination of a planning application for the site and the use of appropriately worded conditions.

The site lies downstream of Must Farm Bronze Age Settlement and there is the potential for it to contain areas of archaeological interest. The site will be subject to a geophysical survey work prior to the submission of any planning application and where appropriate trial trenching and the recording of any material found can be secured by standard planning conditions. There is no evidence that the site would contain a site of such archaeological interest that it would need to be retained ‘in situ’, which would render the site, or part of the site, unsuitable for development.

Proposal: Other

Proposed uses: Employment (B1, B2 and B8), Retail (A1, A3, A4 and A5), and C1 – hotel

The proposed development would be a mixed-use employment site with predominantly B1, B2 and B8 uses. There would also be complementary A1, A3 A4 and A5 uses that would serve the needs of people employed on the site and people accessing site from the A605. In addition to these employment and retail uses there would also be a hotel (C1 use).

The first phase of the development would be to accommodate a roadside services with A1, A3 and A5 uses, which would be anchored by the hotel. The site has been identified as a gap in the provision of roadside services in the strategic road network and the proposed uses would meet the needs of users of the strategic road network, which still being within easy reach by foot or cycle of the populations of both Whittlesey and Peterborough. The proximity of the site to Must Farm Bronze Age Settlement and the sporting facilities at Stanground would help to establish an existing clientele base to support the early provision of the proposed hotel.

The proposed uses would also be complementary to the B1, B2 and B8 uses that are proposed on the 2.39ha area of land to the north of the site, which is alongside existing established employment areas. The proposals for the land to the north are presently the subject of pre-application discussions and an application is being prepared for submission shortly. Both this proposed allocation and the forthcoming planning application for the land to the north have been

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3 | Land to the southwest of the proposed realignment of the A605 at Kings Dyke | Whittlesey, Whittlesey CP

discussed informally with Whittlesey Town Council, which supports the principle of both developments.

Given that the site to the south is reliant on the delivery of the realigned A605 our client is seeking a phased approach for the delivery of the two sites. The first (to the north) will come forward as a planning application in due course and the larger area of land (to the south) is hereby being proposed as an allocation in the emerging Local Plan. Subject to the allocation of the southern site, its delivery would be phased along with the delivery of the land to the north and the works to construct the realignment of the road.

Our client has had discussions with Cambridgeshire County Council about accommodating a fourth arm onto the approved roundabout. It has been confirmed that the approved design could accommodate an additional arm to serve the site. Whilst the delivery of the proposed allocation site is dependent on the timing of the realignment of the A605 it is likely that the entire site would be delivered within the first five years of the new Local Plan.

The final mix of different employment uses will be detailed in the planning application that is submitted once the site has been allocated. Notwithstanding this, there is an identified shortage in the availability of B8 sites in the Peterborough area. Given the location of the site alongside the strategic road network with an access that can be achieved off the new roundabout, it would be an appropriate site to accommodate B8 and other compatible uses.

The development of this site will help achieve the Council’s objectives of attracting new businesses, jobs and opportunities to the District whilst supporting existing businesses. The minor constraints that have been identified can be successfully mitigated through the planning process to ensure the efficient use of land in this demonstrably sustainable location. The provision of new job opportunities and services near to Whittlesey will also support any proposed growth of this higher order settlement through the emerging Local Plan, which will ultimately promote and enable economic growth and regeneration across Fenland.

**Proposed development:**

Dwellings: 0 | Non-res floorspace (sqm): 28584 | 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

<p><b>Site ID:</b> 40291</p>	<p><b>Submission type:</b> Site submission form</p>
<p><b>Site name and address:</b> Land to the south of Eastrea Road, Whittlesey (north of Gildenburgh Water)</p>	<p><b>Availability:</b> Available for development in short term (0 - 5 yrs)</p>
<p><b>Settlement and parish:</b> Whittlesey, Whittlesey CP</p>	<p><b>Settlement Hierarchy:</b> Market Town</p>
<p><b>Current use:</b> Agriculture Agricultural land. Part of the site is covered by an extant planning permission for retail development– please refer supporting information</p>	<p><b>Planning History:</b> There are a number of historic applications relating to the site, those of particular relevance are set out below: Land North Of Gildenburgh Water Eastrea Road Whittlesey Cambridgeshire Reference: F/YR15/0054/O (expired)  This proposal for the “erection of Mixed Use Business Park to include Employment (B1), Community (D1) and Retail/Professional Uses (A2/A3/A5)” was granted in June 2015. With no occupiers forthcoming following the grant of planning permission, the application has since expired without implementation.  Land South And West Of 300 Eastrea Road Whittlesey Cambridgeshire F/YR14/0991/F – extant  This application, which was linked to F/YR15/0054/O</p>

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above for the “erection of a food store with cafe, petrol filling station and car wash with associated parking, landscaping and highway works including formation of roundabouts and change of use of agricultural land to form Country Park with associated landscaping” was granted in June 2015.

It is understood that necessary works have been undertaken to secure this permission, which is considered to therefore be extant and capable of implementation at a future date, if required.

This application followed a previous permission, reference: F/YR11/0930/F for “erection of a food store with cafe, petrol filling station and car wash with associated parking, landscaping and highway works including formation of roundabouts and change of use of agricultural land to form Country Park with associated landscaping” granted in February 2014.

<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	7.37 ha   27.14 dph
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**Site description:**

The land is located to the east of the market town of Whittlesey and to the south of Eastrea Road (A605). The land is generally flat and is bounded by trees and hedgerows. The Gildenburgh Water site to the south has a number of buildings from which the various leisure activities such as diving and paintballing are operated. Some of these buildings have been purpose built while others remain from when the site was in its former use as a brick works. The Gildenburgh Water site has its own tarmac access road which runs along the western edge of the land, while access to the agricultural land is from an existing field access, from Eastrea Road which is the principle route into the town from the east.

**Known constraints:**

None known – please refer to supporting information

**Proposal:** Other

Uses: Dwellings, and Retail or Leisure

The land at Eastrea Road is put forward for consideration within the emerging Local Plan as a site for housing and retail, as indicated on the accompanying plan.

The land to the north east of the site comprises the area with an extant planning permission for a food store with cafe. There are ongoing matters in relation to the potential occupier of the retail site and therefore a different approach is being considered. It is proposed that part of this area would be retained for a retail use, but of a smaller scale (0.8ha/2 acres). The remainder of the retail site and the land to the south and west are put forward for consideration for housing. It is suggested that around 200 dwellings could be achieved on this area (6.4 ha/18.2 acres). This site was granted permission in 2015 for a mixed use commercial scheme and therefore the principle of this land being developed was established at that time. However, demand for these uses in the period following the grant of permission was not forthcoming and without this, the permission has since expired.

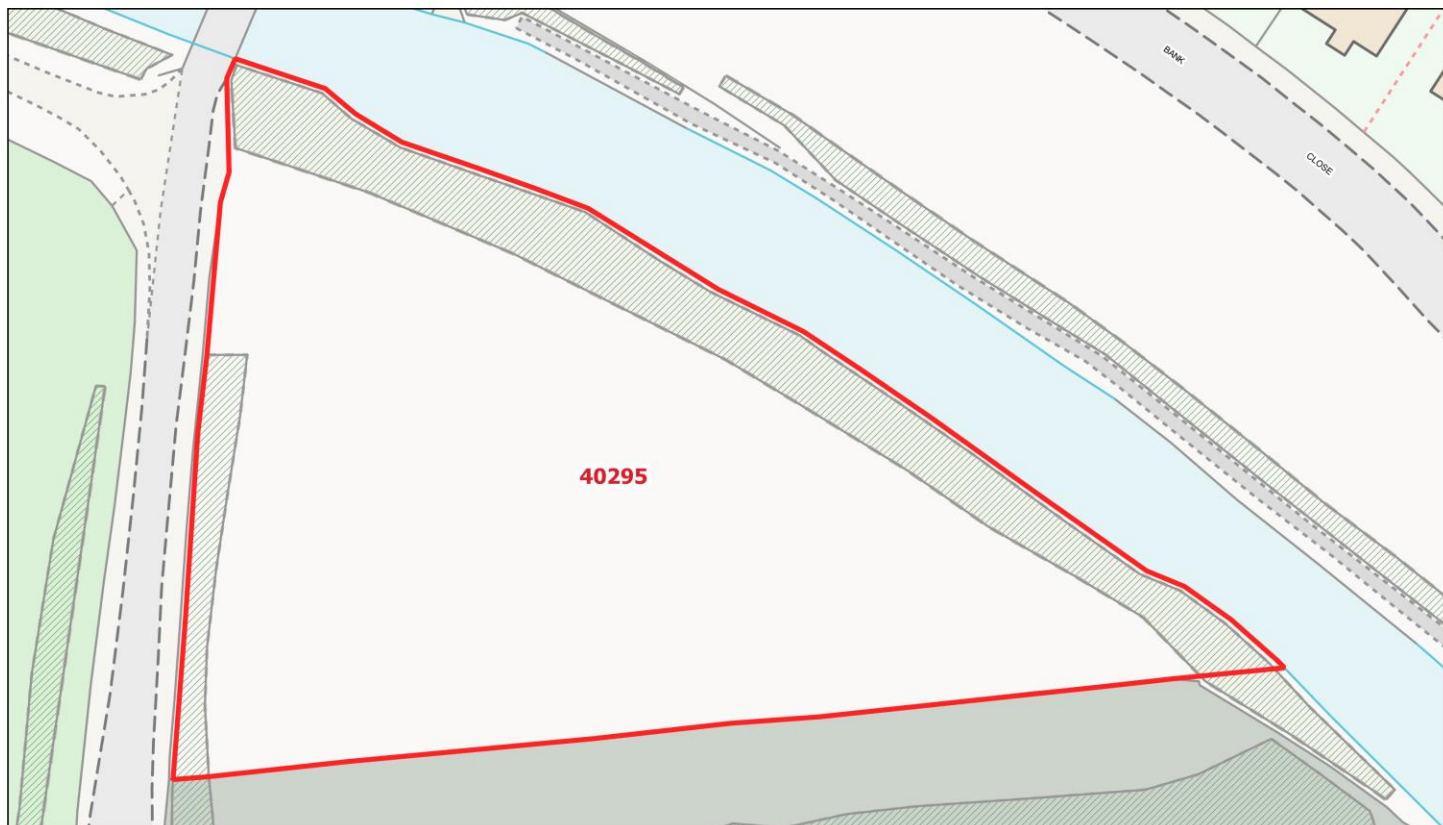
The changing local context as a result of the ongoing implementation of the nearby Strategic Allocations for housing, including the former nursery which immediately adjoins the site to the west, means that the land north of Gildenburgh Water forms the next natural extension to Whittlesey.

There are no known technical constraints to the site coming forward and a full roster of technical documents was prepared to accompany the previous applications which confirm that this is the case.

**Proposed development:**

Dwellings: 200		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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**Site Submission**  
Draft Fenland Local Plan

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**Key**

Site submission

Date: 08 Jan 2020

Do not scale

<b>Site ID:</b>	40295	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Part Manor Farm Aliwal Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.348 ha   28.74 dph
<b>Site description:</b> Land between Briggate River and railway line. Flat landscape. Site fronts onto Aliwal Road and stand opposite residential dwellings. Land to the south is Grade 1 agricultural land			
<b>Known constraints:</b> Grade 1 Agricultural Land, Flood Zone 3			
<b>Proposal:</b> Other Uses: Housing and Employment			
<b>Proposed development:</b> Dwellings: 10   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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 <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; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Site submission</p> <p>Date: 08 Jan 2020</p>
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<b>Site ID:</b>	40300	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land at Eastrea Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture The site currently comprises a field (i.e. open countryside).	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	7.25 ha   30.34 dph

#### Site description:

The site at Eastrea Road currently comprises an open field with a trucking company to the north east and Gildenburgh Water and Dive Centre to the south. The site is served by the A605 and is 1.4 miles from Whittlesea Train Station. The site benefits from surface water drains to the east, minimizing any flood risk (0.1 miles to the east of the site is in FR22 & FR23). Gildenburgh Water poses no risk of flooding and the entirety of the site is not in any Flood Risk Zone.

#### Known constraints:

There is an SSSI 0.7 miles to the north of the site.

#### Proposal:

C3 Dwellinghouses

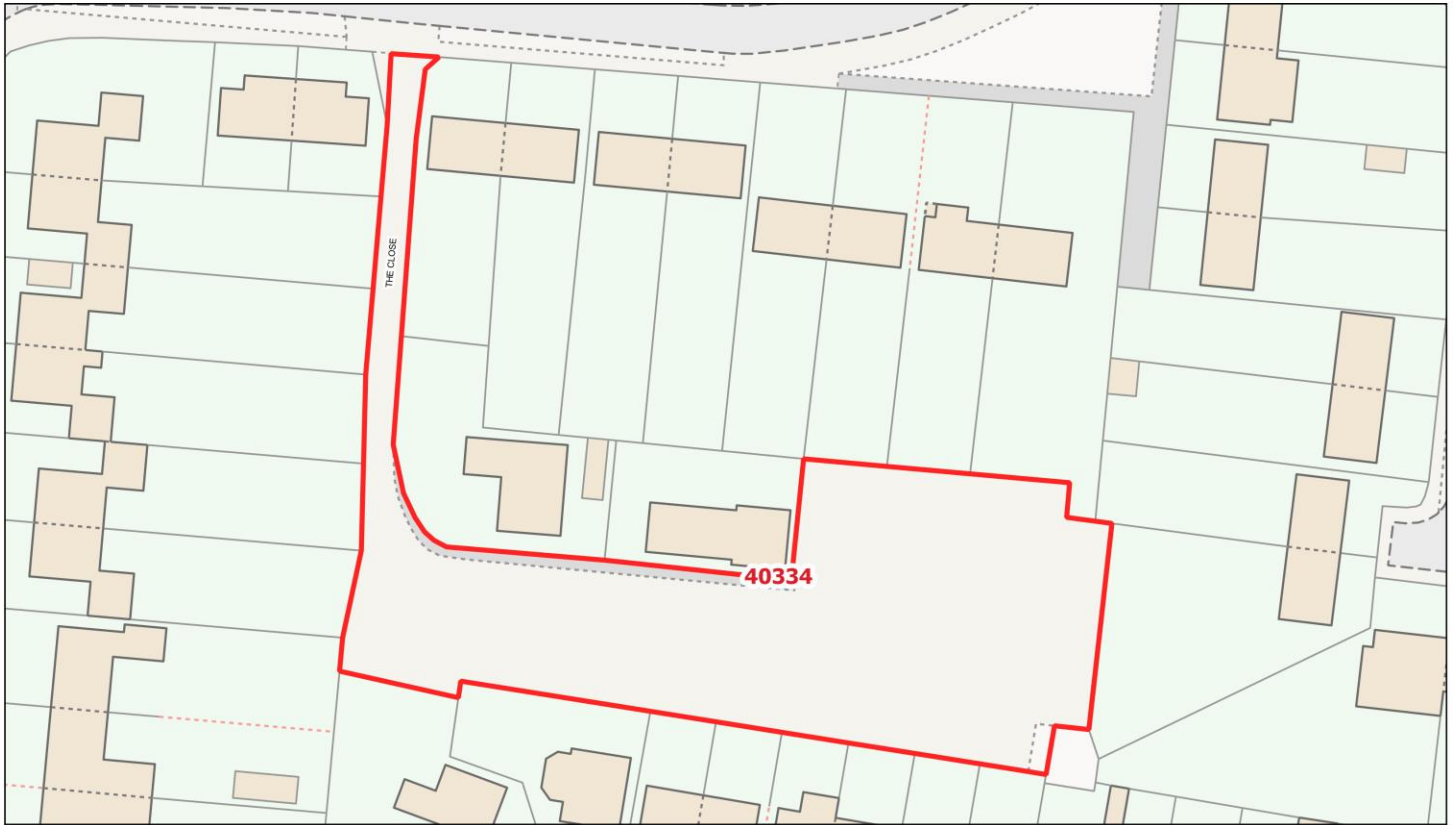
The proposal is for the development of the site to provide approximately 220 residential units. Previous planning approvals which are relevant to commercial development have not been taken forward by the market and these are not being pursued as part of this site promotion.

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The development would take its access directly from Eastrea Road and at an average density of 30 dwellings per ha there is a sufficient quantum land to provide landscaping, SUDs and recreational open space. It is proposed to take the development forward immediately with full delivery completed by 2024/25. The site promoter will provide at least the policy compliant level of affordable housing

Proposed development:

Dwellings: 220		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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<b>Site ID:</b>	40334	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land rear of 2-16 Crescent Road	<b>Availability:</b>	Available for development in med term (6 - 10 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	B2 General industrial Former garage site	<b>Planning History:</b>	F/YR19/0859/FDC F/YR19/0859/FDC Erect up to 3 x dwellings
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	0.22 ha   22.73 dph

**Site description:**

Former garage site with garages all removed. Two existing dwellings are located on this site, resulting in the principle of development being acceptable.

**Known constraints:**

Access is not ideal. Acquisition of 3rd party land would improve access.

**Proposal:** C3 Dwellinghouses

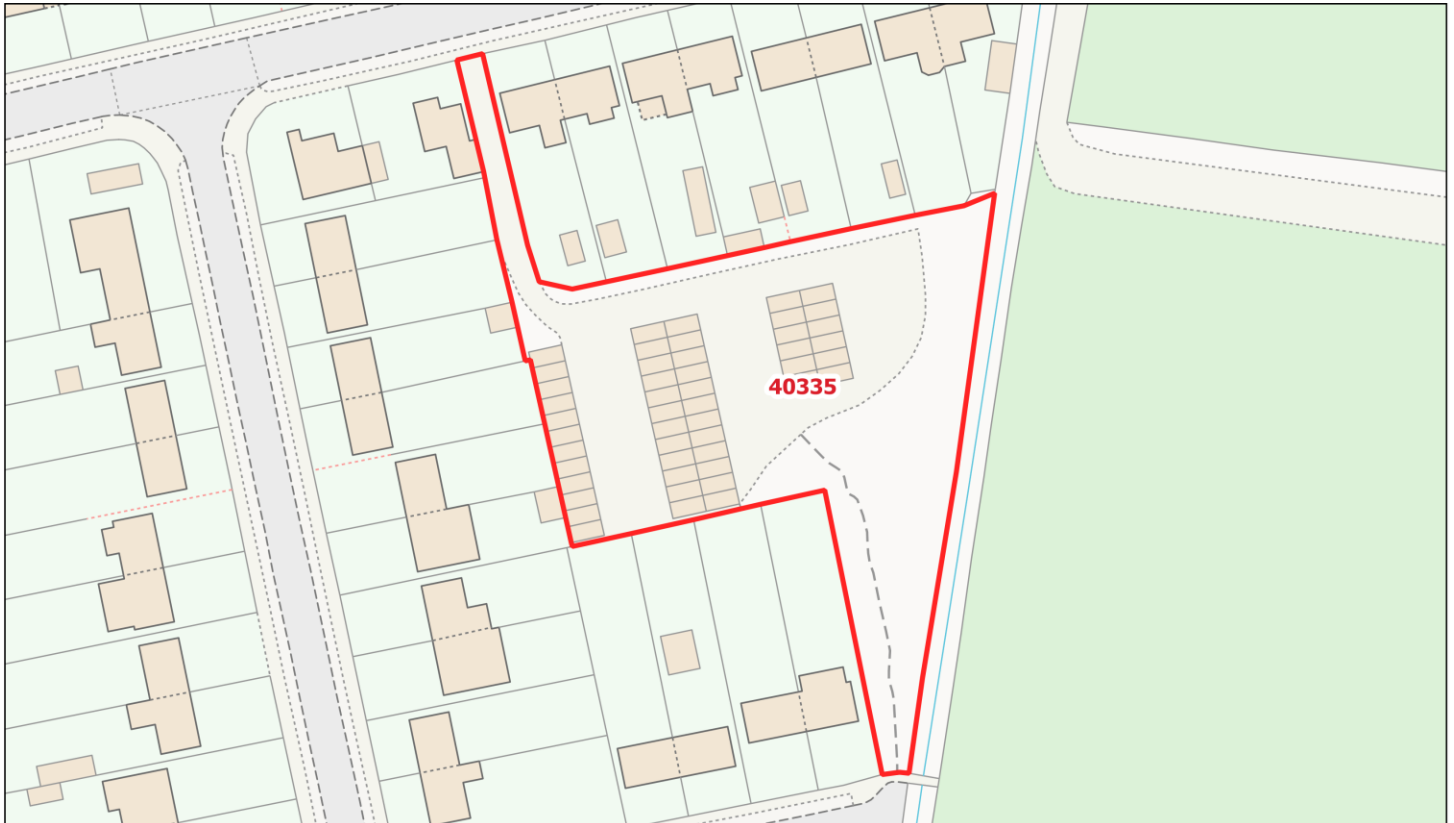
Scope to develop up to 5 units. FDC have submitted an outline Planning application for 3 units buoyed by the fact that 2 dwellings already exist on the adjoining site

**Proposed development:**

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

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<b>Site ID:</b>	40335	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land rear of 98-112 Drybread Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	B2 General industrial 3rd party accesses can be accommodated with a sympathetic design. Access is via an narrow access road.	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.32 ha   31.25 dph
<b>Site description:</b>	Disused garage site with a history of ASB. Site provides rear access to a number of properties.		
<b>Known constraints:</b>	Former garage site		
<b>Proposal:</b>	C3 Dwellinghouses		
Scope to develop up to 10 dwellings with a sympathetic design that will accommodate existing 3rd party accesses.			
<b>Proposed development:</b>			
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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<b>Site ID:</b>	40336	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land adjacent Household waste recycling centre New Road	<b>Availability:</b>	Available for development in med term (6 - 10 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	D2 Assembly and leisure Allotment Garden (Non-Statutory)	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.66 ha   43.98 dph

#### Site description:

Allotment land operated by Whittlesey Town Council. Area forms natural extension to existing built environment. Good highway access onto New Road.

#### Known constraints:

Lead-in time for development to reflect potential need to re-provide allotment land. Adjacent site was former landfill.

#### Proposal:

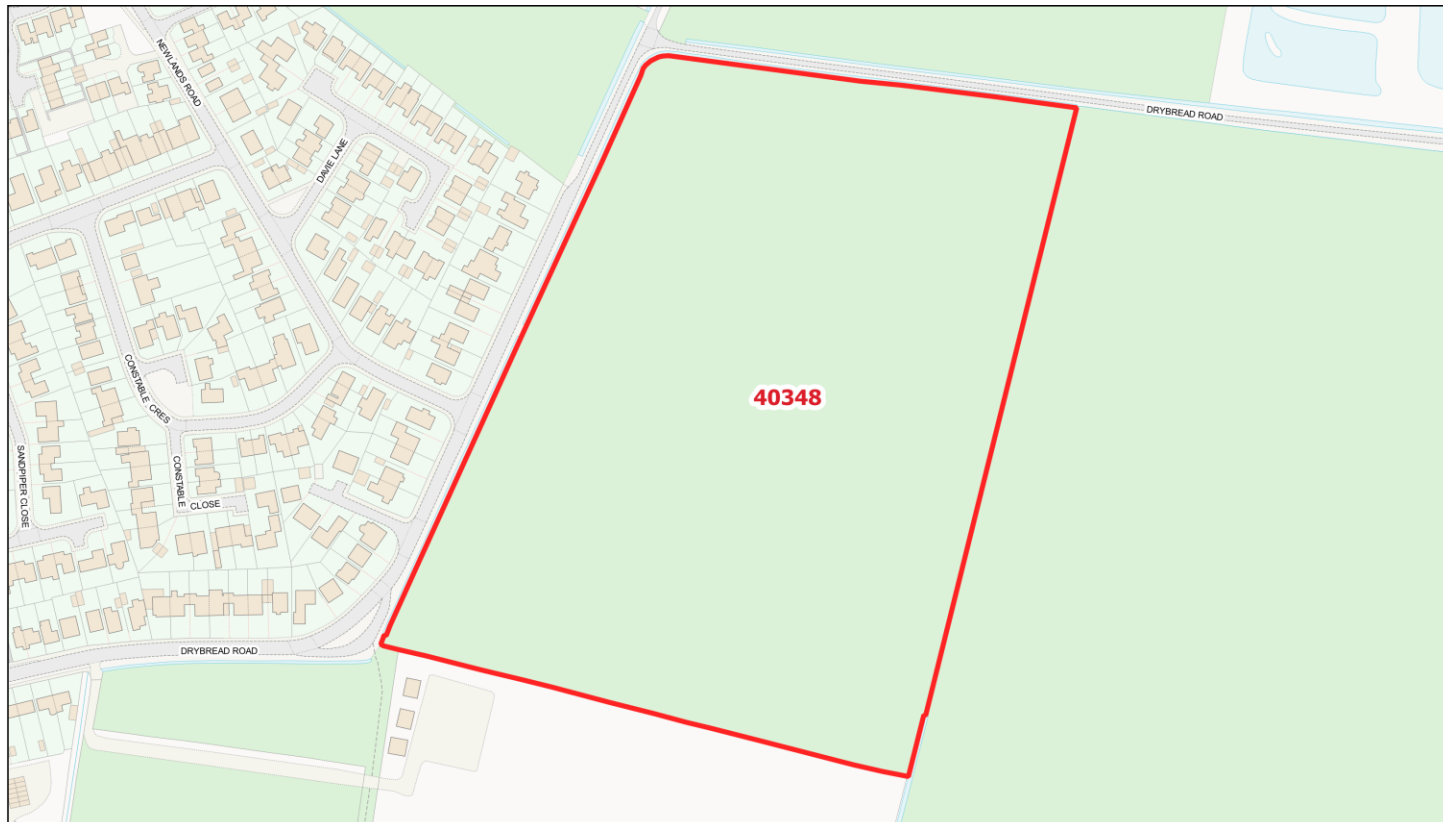
C3 Dwellinghouses

Site capable of accommodating up to 117 units.

#### Proposed development:

Dwellings: 117 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Date: 08 Jan 2020

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<b>Site ID:</b>	40348	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to the East and South of Drybread Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	8.37 ha   23.89 dph

#### Site description:

The site in question is bound to the south by Whittlesey Athletic FC football pitches and bound to the west and north by Drybread Road and hedgerows. To the east and north of the site are open field used for agricultural purposes. The proposed site is essentially flat. Further south of the site is the phased Whittlesey Green development delivered by Larkfleet Homes. To the west of the site is the existing settlement of Whittlesey.

#### Known constraints:

No known constraints

#### Proposal:

C3 Dwellinghouses

Larkfleet Homes believe this site is a suitable location for residential development of up to 200 new homes and appropriate levels of open space. The site has the potential to unlock agricultural land on the periphery of the existing settlement of Whittlesey to meet local housing need.

The proposed site is a suitable sustainable location not only for its geographical location but also for its relationship to the existing settlement. Whittlesey has already seen large scale growth to the east, through the 5 phases of the

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## 40348 | Land to the East and South of Drybread Road | Whittlesey, Whittlesey CP

Whittlesey Green Development being built out by Larkfleet Homes. Phases 1 and 2 of the scheme have been completed. Phase 2a is currently being built out. Phase 3 has been approved by the authority and phase 4 is awaiting submission. This combined phased development has formed a new edge of settlement boundary for Whittlesey. The eastern edge of the proposed site would continue along the line of existing built form. As detailed in the original masterplan, this scheme will also provide a local centre which will be able to serve this site.

Policy LP3 of the adopted Local Plan (2014) identifies the most sustainable settlements within the district. As per this policy we agree Whittlesey is a sustainable location for future growth. The proposed site is in an ideal location as in addition to the proposed local centre, the town centre is located 2km to the west and is accessible by bike or foot. The town has multiple facilities and services including a train station located within 2.5km of the proposed site. The market town has strong transport connections, a wide range of facilities and services. This means there is little need to commute out of the town.

Proposals for the site would need to sensitively assimilate with the adjoining neighborhood through considerate design. This includes ensuring the proposals contribute positively to the existing local character through the use of similar materials and material colours. Sensitive design can also be achieved by enhancing soft and hard boundary landscaping and careful plotting in the design stages.

### Proposed development:

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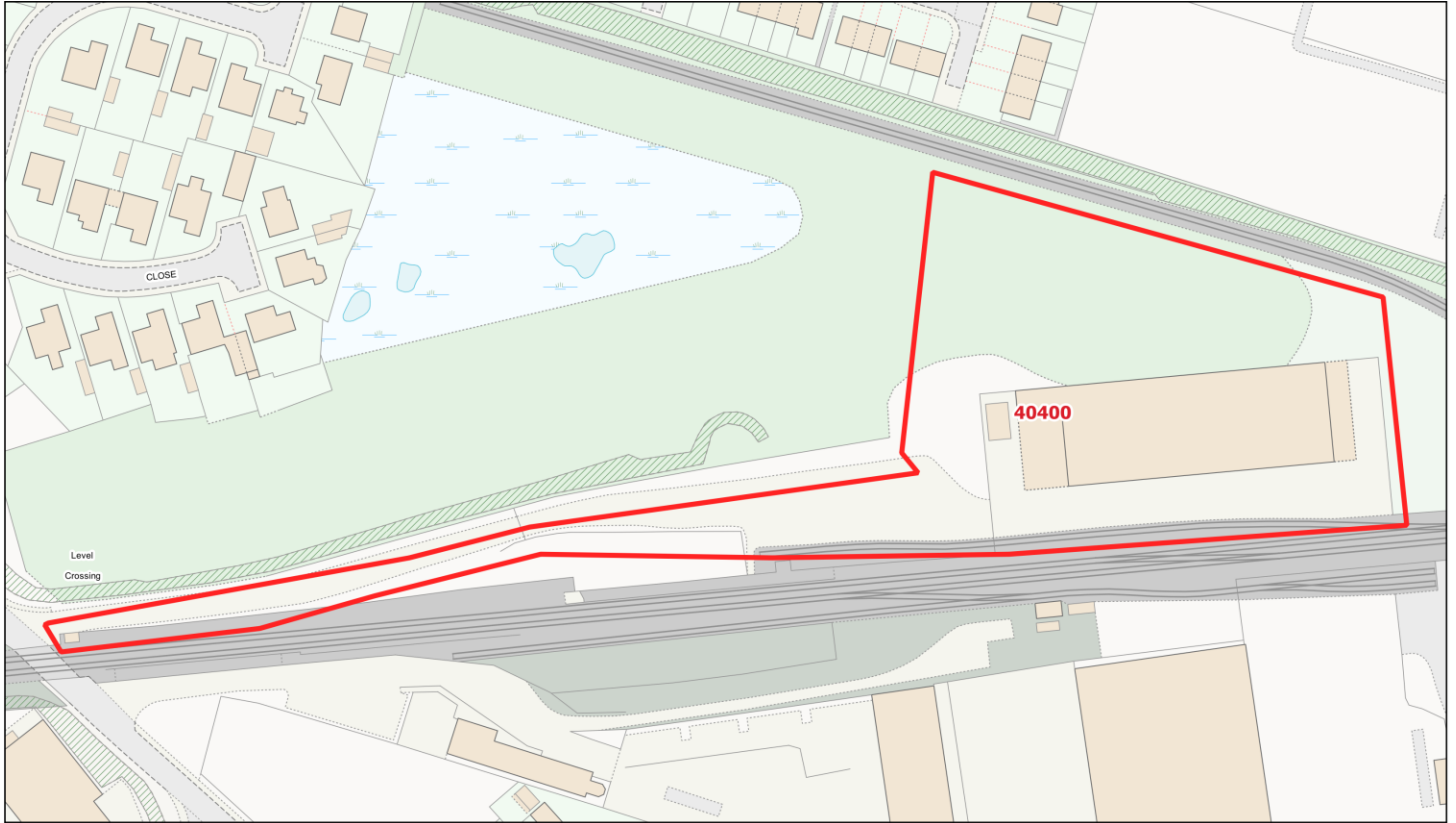
  Site submission

Date: 16 Jan 2020

Do not scale

<b>Site ID:</b>	40399	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	R G E Engineering, 153 Station Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	B2 General industrial	<b>Planning History:</b>	F/YR15/0428/F Site with Full planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	2.77 ha   0.72 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	Other		
Erection of an industrial building, formation of open storage area, alterations to existing bunding and demolition of existing shed (part retrospective). Mix of B1, B2, B8.			
<b>Proposed development:</b>			
Dwellings: 2   Non-res floorspace (sqm): 3330   C1/C2/C4 beds: 0   Pitches:			

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<b>Site ID:</b>	40400	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	3, Station Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	B8 Storage & distribution	<b>Planning History:</b>	F/YR16/0447/O Site with Outline planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	1.36 ha   dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	B8 Storage & distribution Erection of an extension to existing warehouse (Outline with matters committed in respect of layout and access only).		
<b>Proposed development:</b>			
Dwellings: 0   Non-res floorspace (sqm): 26   C1/C2/C4 beds: 0   Pitches:			

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<b>Site ID:</b>	40406	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Ashley Industrial Estate 241 Station Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	B2 General industrial	<b>Planning History:</b>	F/YR18/0552/F Site with Full planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	1.28 ha   dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	Other		
Erection of an industrial building (use class B2 with ancillary office space) involving the formation of parking areas and hard-standing, and installation of 9 x flood lights. Mix of B1 & B2.			
<b>Proposed development:</b>			
Dwellings: 0   Non-res floorspace (sqm): 1386   C1/C2/C4 beds: 0   Pitches:			

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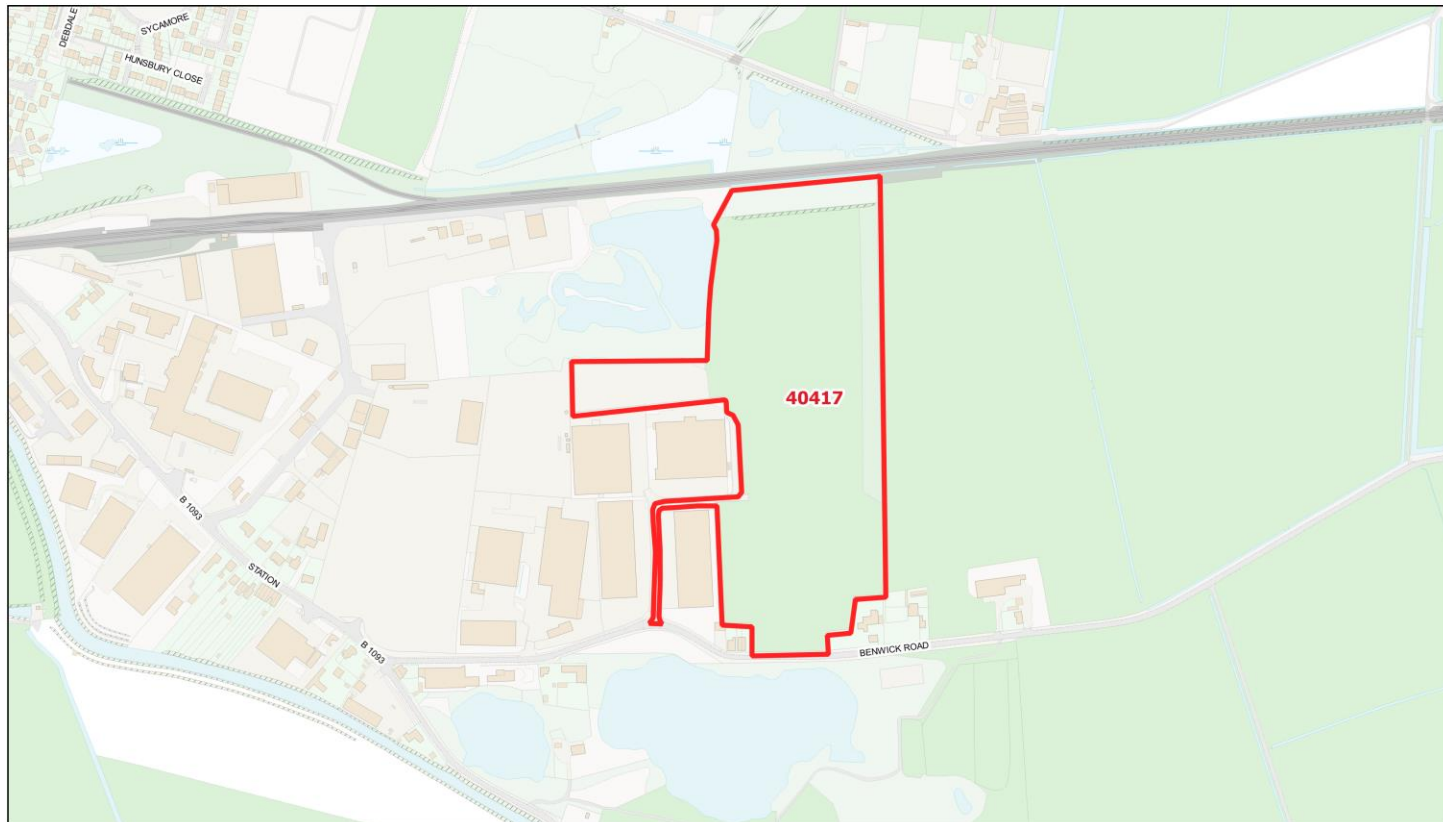
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<b>Site ID:</b>	40413	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Mccain Foods Gb Ltd, Funthams Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	B2 General industrial	<b>Planning History:</b>	F/YR18/0883/F Site with Full planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	5.41 ha   dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	B2 General industrial Erection of 2 x extensions to existing building (for potato jacketing and grading) involving the demolition of existing receiving office, silo and training cabin		
<b>Proposed development:</b>			
Dwellings: 0   Non-res floorspace (sqm): 900   C1/C2/C4 beds: 0   Pitches:			

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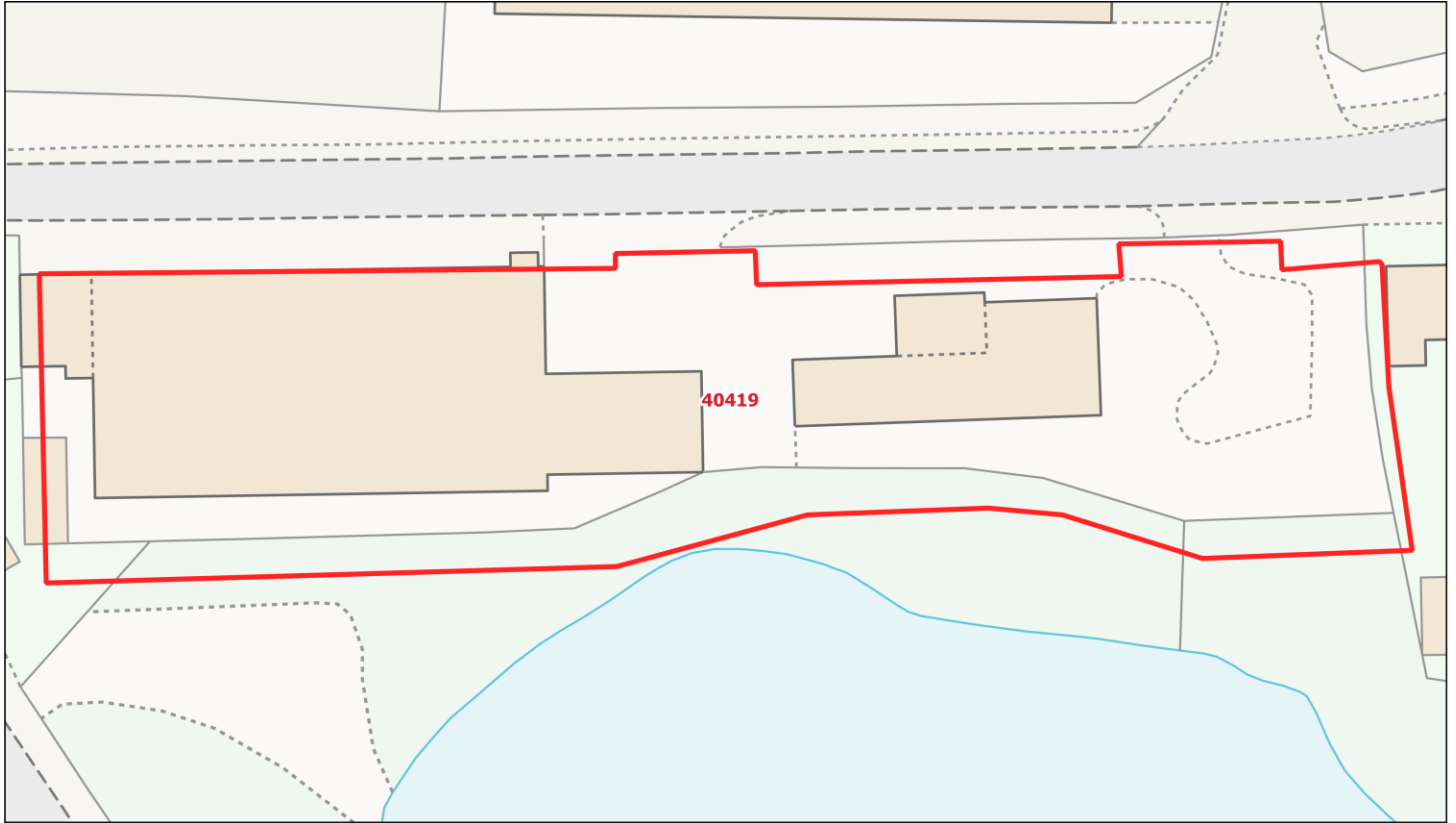
Date: 16 Jan 2020

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<b>Site ID:</b>	40417	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Lattersey Field, Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR15/0997/O Site with Outline planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	9.27 ha   dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	Other		
Hybrid application: Full planning permission for the remediation and levelling of the land and Outline planning permission for erection of 23no industrial and commercial units (B1, B2 and B8) (Outline with matters committed in respect of access and layout			
<b>Proposed development:</b>			
Dwellings: 0   Non-res floorspace (sqm): 26000   C1/C2/C4 beds: 0   Pitches:			

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<b>Site ID:</b>	40419	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	30, Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Whittlesey, Whittlesey CP	<b>Settlement Hierarchy:</b>	Market Town
<b>Current use:</b>	Sui-generis	<b>Planning History:</b>	F/YR17/1112/F Site with Full planning permission
<b>PDL:</b>	Brownfield	<b>Site area   density:</b>	0.35 ha   dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	B2 General industrial		
Change of use from car sales (sui generis) to mixed use of MOT and servicing (B2) and car sales (sui generis)			
<b>Proposed development:</b>			
Dwellings: 0   Non-res floorspace (sqm): 129.5   C1/C2/C4 beds: 0   Pitches:			

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