



## Site Submission

Draft Fenland Local Plan

### Key

Site submission

Date: 08 Jan 2020

Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

|                               |  |                              |  |
|-------------------------------|--|------------------------------|--|
| <b>Site ID:</b>               | 40308  | <b>Submission type:</b>      | Site submission form                               |
| <b>Site name and address:</b> | Land east of Sixteen Foot Bank, Stonea<br>Stonebridge Farm Sixteen Foot Bank | <b>Availability:</b>         | Available for development in med term (6 - 10 yrs) |
| <b>Settlement and parish:</b> | Open countryside, Wimblington CP   | <b>Settlement Hierarchy:</b> | Open countryside / isolated                        |
| <b>Current use:</b>           | Agriculture  | <b>Planning History:</b>     |  |
| <b>PDL:</b>                   | Greenfield   | <b>Site area   density:</b>  | 12.1 ha   29.75 dph                                |

### Site description:

Relatively flat, greenfield site, measuring approximately 12.1 hectares. The northern section of the site is located in flood zone 1. The site is very rurally located, surrounded by agricultural land, with a small amount of residential and agricultural development immediately west of the site.

The nearest settlements are Wimblington, approximately 4.36 kilometres away; March, approximately 5.60 kilometres north west; and Manea, approximately 4.41 kilometers south west. These are substantial settlements with schools, shops, local services and public transport connections.

The site lies within a broad area of land to the north that has been identified as a potential location for a new settlement within the emerging Fenland Local Plan Issues and Options consultation (Part A, Option 4).

This is a significantly large site that could form part of a new settlement in the Stonea area, which is an option in the emerging Local Plan. The site may come forward in the medium to longer term.

**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.**

**Known constraints:**

Currently within a predominantly rural area, however emerging Local Plan has identified the wider area around Stonea as a potential location for a new settlement.

Parts of the site are in flood zone 3.

In proximity (600 metres) to the following heritage assets;

Name: BARN TO NORTH EAST OF STONEA FARMHOUSE

Designation Type: Listing

Grade: II List UID: 1331682

Name: STONEA FARMHOUSE

Designation Type: Listing In proximity (600 metres) to heritage assets;

Name: BARN TO NORTH EAST OF STONEA FARMHOUSE

Designation Type: Listing

Grade: II List

UID: 1331682

Name: STONEA FARMHOUSE

Designation Type: Listing

Grade: II List

UID: 1126586

**Proposal:** C3 Dwellinghouses

Other use: Public open space; landscaped infrastructure

The site lies within a broad area of land to the north-west that has been identified as a potential location for a new settlement within the emerging Fenland Local Plan Issues and Options consultation. In conjunction with adjoining sites, the site could provide a residential mixed use development involving education, employment and community uses.

**Proposed development:**

Dwellings: 360 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





**Site Submission**  
Draft Fenland Local Plan

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

**Key**

Site submission

Date: 08 Jan 2020

Do not scale

|                               |                                   |                              |   |
|-------------------------------|-----------------------------------|------------------------------|---|
| <b>Site ID:</b>               | 40311                             | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land at Stitches Farm<br>Manea Rd | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Open countryside, Wimblington CP  | <b>Settlement Hierarchy:</b> | Open countryside / isolated                         |
| <b>Current use:</b>           | Agriculture                       | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Greenfield                        | <b>Site area   density:</b>  | 155 ha   22.58 dph                                  |

#### Site description:

A relatively flat, large Greenfield site located to the east side of March, measuring approximately 155 hectares.

The site is located 3.5km from Wimblington which is a 'growth village', for these settlements development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns. Wimblington benefits from a range of service such as Thomas Eaton Community Primary School (PAN of 30), Post Office and a Parkfield Sports Club.

The site is also located 8.5km from March which is identified as a 'market town' in the adopted Local Plan and is therefore capable of providing for an increased population, with considerable local services; including All Saints Inter Church Primary School with a PAN of 30, and the Neale Wade Academy with a PAN of 300. The settlement provides a wide range of services and facilities. March railway station is a well serviced train line, with services to Ely, Peterborough and Cambridge (which also act as connecting stations to London).

The site is central to the broad area of land that has been identified as a potential location for a new settlement within

**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.**

the emerging Fenland Local Plan Issues and Options consultation (Part A, Option 4).

This is a significantly large site that could form part of a new settlement in the Stonea area, which is an option in the emerging Local Plan. The site may come forward in the medium to longer term.

**Known constraints:**

In Flood Zone 3, meaning the site has a high risk of flooding.

The northern parcel of the site comprises of Stonea Camp (scheduled monument).

**Proposal:** Other

Uses: Housing, Employment, Retail and Leisure and new primary school.

Strategic mixed use residential led site allocation comprising residential, education and employment uses.

**Proposed development:**

Dwellings: 3500 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





**Site Submission**  
Draft Fenland Local Plan

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

**Key**

Site submission

Date: 08 Jan 2020

Do not scale

|                               |   |                              |   |
|-------------------------------|---|------------------------------|---|
| <b>Site ID:</b>               | 40312   | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land at Stonebridge Farm<br>Sixteen Foot Bank Road                            | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Open countryside, Wimblington CP  | <b>Settlement Hierarchy:</b> | Open countryside / isolated                         |
| <b>Current use:</b>           | Agriculture<br>In Flood Zone 3, meaning the site has a high risk of flooding. | <b>Planning History:</b>     |   |

In proximity (600 metres) to the following heritage assets;

Name: BARN TO NORTH EAST OF STONEA FARMHOUSE  
Designation Type: Listing  
Grade: II List  
UID: 1331682

Name: STONEA FARMHOUSE  
Designation Type: Listing  
In proximity (600 metres) to heritage assets;  
Name: BARN TO NORTH EAST OF STONEA FARMHOUSE  
Designation Type: Listing  
Grade: II List  
UID: 1331682

**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.**

Name: STONEA FARMHOUSE

Designation Type: Listing

Grade: II List

UID: 1126586

|             |            |                             |                      |
|-------------|------------|-----------------------------|----------------------|
| <b>PDL:</b> | Greenfield | <b>Site area   density:</b> | 147.3 ha   20.37 dph |
|-------------|------------|-----------------------------|----------------------|

#### Site description:

A relatively flat, large Greenfield site located to the east side of March, measuring approximately 147.3 hectares.

The site is located 7.6km from March which is identified as a 'market town' in the adopted Local Plan and is therefore capable of providing for an increased population, with considerable local services; including All Saints Inter Church Primary School with a PAN of 30, and the Neale Wade Academy with a PAN of 300. The settlement provides a wide range of services and facilities. March railway station is a well serviced train line, with services to Ely, Peterborough and Cambridge (which also act as connecting stations to London).

The site lies within a broad area of land to the north that has been identified as a potential location for a new settlement within the emerging Fenland Local Plan Issues and Options consultation (Part A, Option 4).

This is a significantly large site that could form part of a new settlement in the Stonea area, which is an option in the emerging Local Plan. The site may come forward in the medium to longer term.

#### Known constraints:

**Proposal:** Other

Uses: Housing, Employment, Retail or Leisure, New Primary School

Strategic mixed use residential led site allocation comprising residential, education and employment uses.

#### Proposed development:

|                 |  |                             |  |                  |  |            |
|-----------------|--|-----------------------------|--|------------------|--|------------|
| Dwellings: 3000 |  | 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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

**Key**

Site submission

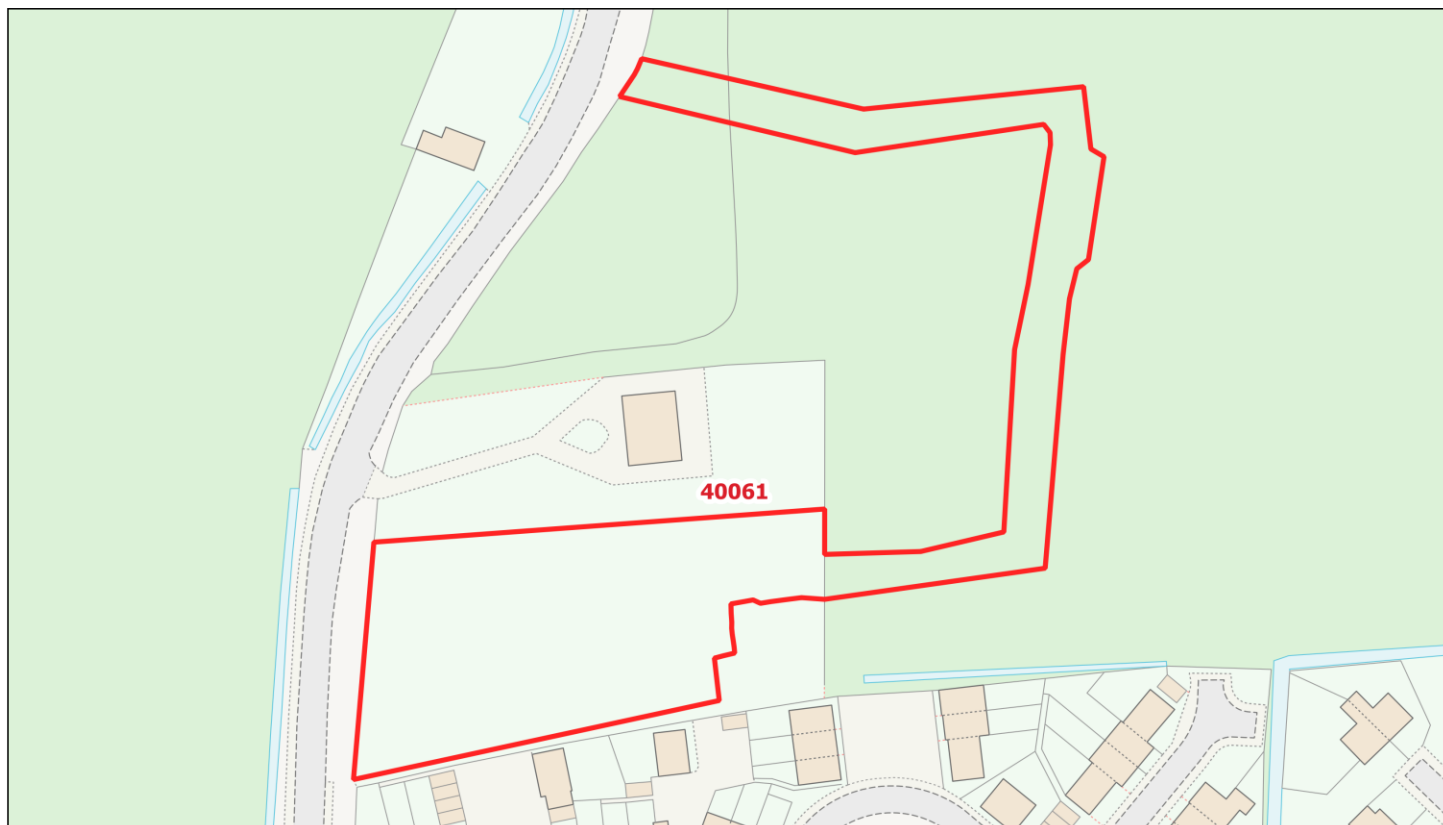
Date: 08 Jan 2020

Do not scale

|   |                             |                              |   |
|---|-----------------------------|------------------------------|---|
| <b>Site ID:</b>   | 40060                       | <b>Submission type:</b>      | Site with planning approval                         |
| <b>Site name and address:</b>   | Land East Of 38 March Road  | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b>   | Wimblington, Wimblington CP | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>   | Agriculture                 | <b>Planning History:</b>     | F/YR17/0039/RM<br>Reserved Matters                  |
| <b>PDL:</b>   | Greenfield                  | <b>Site area   density:</b>  | 3.3 ha   16.67 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/YR14/0232/O) for the erection of 67 x dwellings, comprising of: 6 x single-storey 2-bed, 2 x 2-storey 2-bed, 27 x 2-st |                             |                              |   |
| <b>Proposed development:</b>  |                             |                              |   |
| Dwellings: 55   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

Do not scale

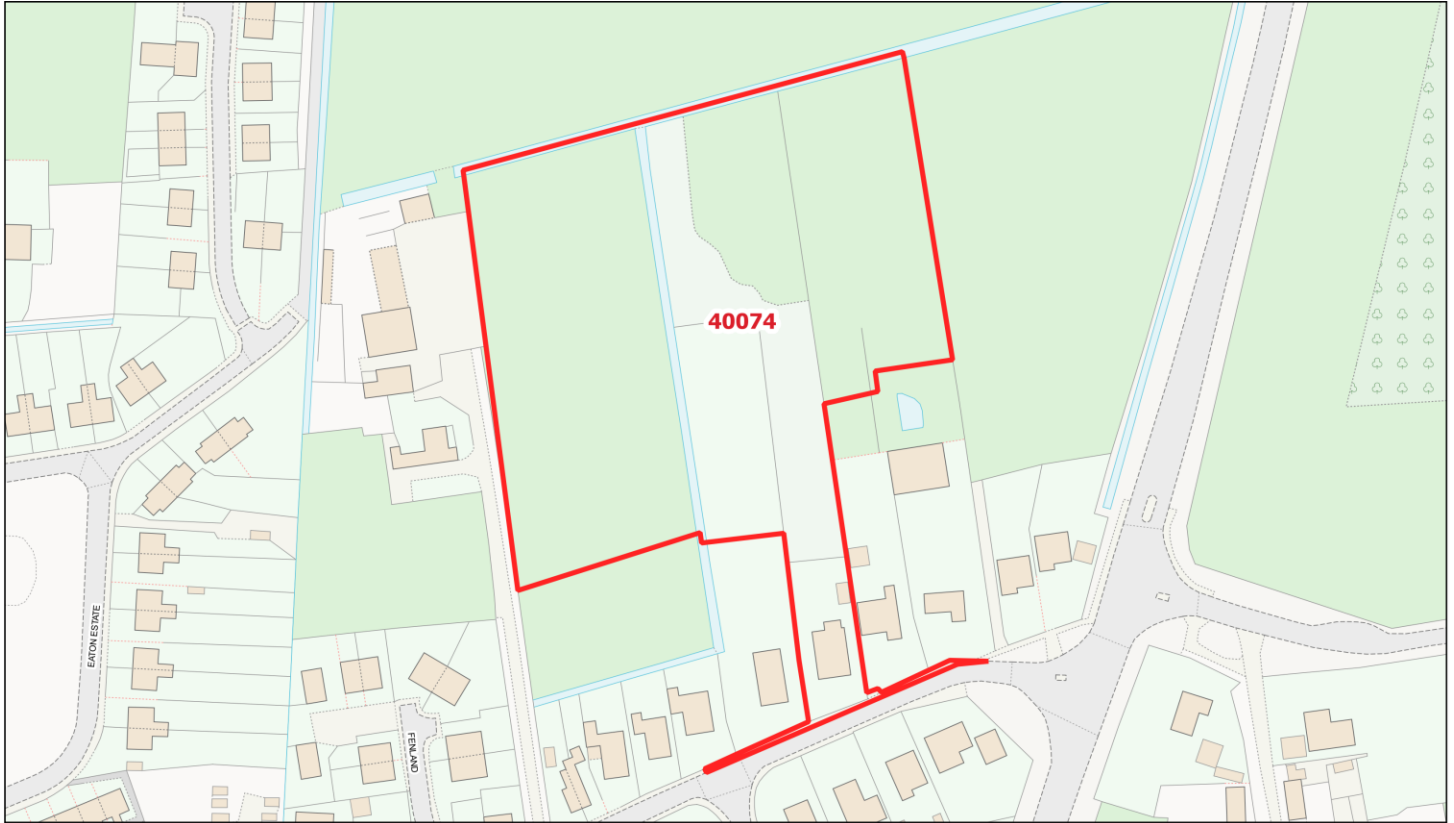
© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

Date: 08 Jan 2020

|   |                             |                              |   |
|---|-----------------------------|------------------------------|---|
| <b>Site ID:</b>   | 40061                       | <b>Submission type:</b>      | Site with planning approval                         |
| <b>Site name and address:</b>   | Land East Of 38 March Road  | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b>   | Wimblington, Wimblington CP | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>   | Agriculture                 | <b>Planning History:</b>     | F/YR17/0043/F<br>Site with full planning permission |
| <b>PDL:</b>   | Greenfield                  | <b>Site area   density:</b>  | 0.63 ha   20.63 dph                                 |
| <b>Site description:</b>  |                             |                              |   |
| <b>Known constraints:</b>   |                             |                              |   |
| <b>Proposal:</b>  | C3 Dwellinghouses           |                              |   |
| Erection of 13 x 2-storey dwellings comprising of: 9 x 3-bed and 4 x 2-bed, involving the formation of a new access |                             |                              |   |
| <b>Proposed development:</b>  |                             |                              |   |
| Dwellings: 13   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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

|                               |                                   |                              |   |
|-------------------------------|-----------------------------------|------------------------------|---|
| <b>Site ID:</b>               | 40074                             | <b>Submission type:</b>      | Site with planning approval                         |
| <b>Site name and address:</b> | Land North Of 37 - 45 King Street | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP       | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | Agriculture                       | <b>Planning History:</b>     | F/YR17/0682/F<br>Site with full planning permission |
| <b>PDL:</b>                   | Greenfield                        | <b>Site area   density:</b>  | 1.7 ha   21.18 dph                                  |

#### Site description:

#### Known constraints:

**Proposal:** C3 Dwellinghouses

Erection of 37 x single-storey dwellings comprising of 25 x 2-bed and 12 x 3-bed with associated garages involving the demolition of existing dwelling and outbuildings and formation of vehicular access

#### Proposed development:

Dwellings: 36 | 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

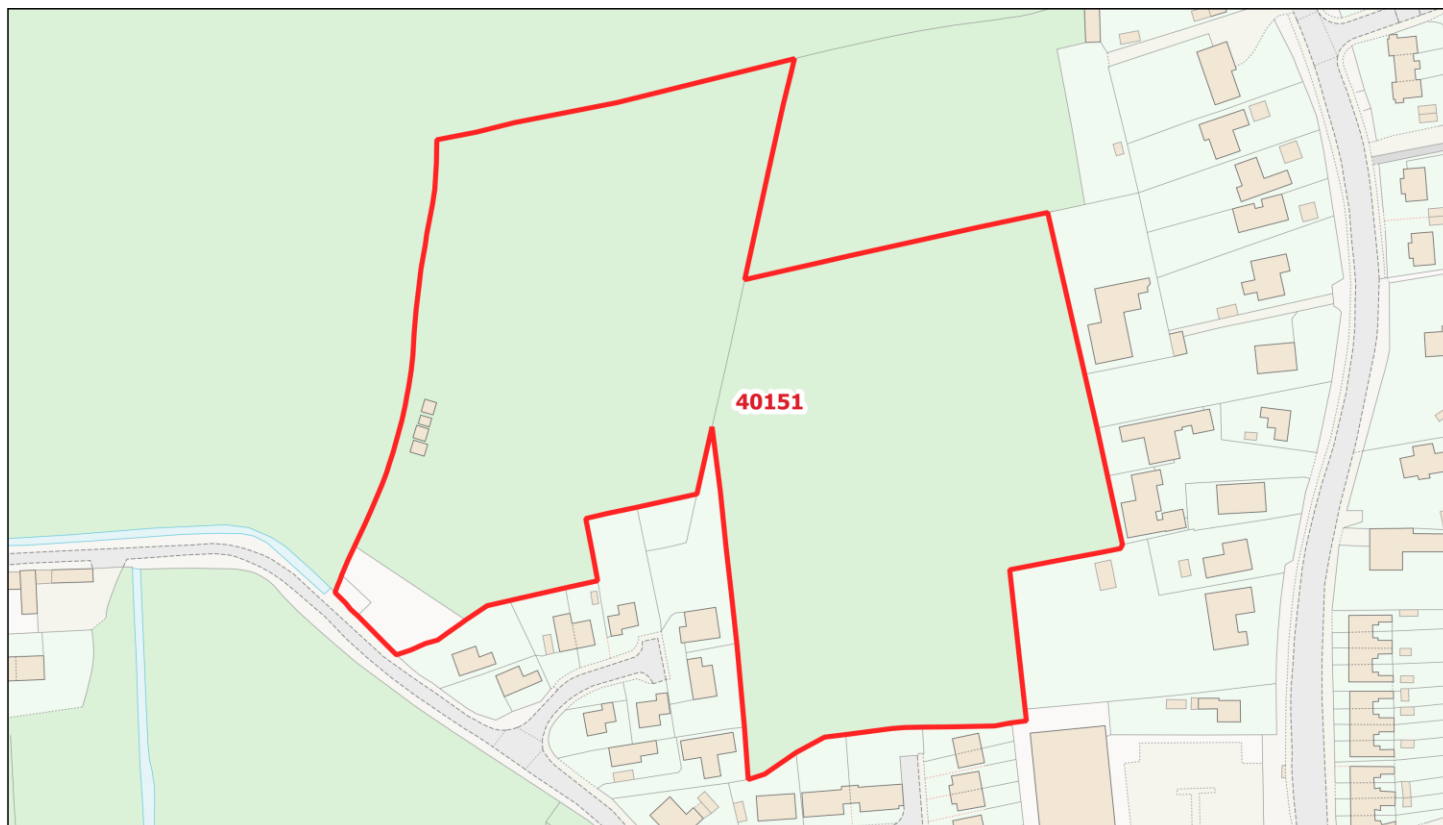
Date: 08 Jan 2020

Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

|   |                                  |                              |   |
|---|----------------------------------|------------------------------|---|
| <b>Site ID:</b>   | 40087                            | <b>Submission type:</b>      | Site with planning approval                         |
| <b>Site name and address:</b>   | Land North Of 3A - 9 Bridge Lane | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b>   | Wimblington, Wimblington CP      | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>   | Sui-generis                      | <b>Planning History:</b>     | F/YR18/0385/O<br>Site has outline permission.       |
| <b>PDL:</b>   | Brownfield                       | <b>Site area   density:</b>  | 1.51 ha   4.64 dph                                  |
| <b>Site description:</b>  |                                  |                              |   |
| <b>Known constraints:</b>   |                                  |                              |   |
| <b>Proposal:</b>  | C3 Dwellinghouses                |                              |   |
| Erection of up to 7 x dwellings involving the demolition of an existing commercial building (Outline application with all matters reserved) |                                  |                              |   |
| <b>Proposed development:</b>  |                                  |                              |   |
| Dwellings: 7   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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

**Key**

Site submission

Date: 08 Jan 2020

Do not scale

|                               |  |                              |   |
|-------------------------------|--|------------------------------|---|
| <b>Site ID:</b>               | 40151  | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land at Blue Lane  | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP  | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | Agriculture<br>3 agricultural fields- one in arable production 2 to grass. | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Greenfield   | <b>Site area   density:</b>  | 9.5 ha   21.05 dph                                  |

#### Site description:

The site is a series of 3 fields located to the west of March road on the edge of built form of the village of Wimblington. Wimblington is identified in the adopted local plan as a rural village capable of accommodating significant new housing growth commensurate with the range of services and facilities it has in itself and it shares with Doddington.

March Road is the main local bus route and has regular services in both directions between March and Chatteris, it also provides access to the village core.

The village has mixed use within it with a large commercial site at Knowles Transport off Blue lane as well as another industrial estate of Manea Road.

The site has an irregular southern and eastern boundary following the edge of the existing village, with the south western and western boundaries following Blue Lane, the northern boundary is not demarked.

There are a series of hedgerows within the site but these can be incorporated into a layout without compromising delivery

**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.**

or viability.

Vehicular access is available from March Road and Blue Lane.

#### Known constraints:

The EA flood map for planning identified the whole site as being with FZ1 with is the lowest risk category and as such the site is sequentially preferable to site at higher risk.

The DEFRA Magic website does not identify any environmental or ecological constraints to development. It is noted that the Magic Map identifies a public right of way crossing the site. This is acknowledged and can be designed into any housing layout without prejudicing delivery or viability.

#### Proposal: C3 Dwellinghouses

Other: Possibly additional community land- open space and playing fields depending on community needs.

Dwellings: Approx. 200 depending on land take for community open space etc.

The site offers an extensive area for development in FZ1, that could deliver a major housing development with care home provision as necessary.

Wimblington is identified in the local plan as a sustainable and accessible village. It is well related to both Chatteris and March and has a bus route linking to both north and south.

The land is sequentially preferable for housing in relation to flood risk and can be available for commencement within the first period of the local plan.

#### Proposed development:

Dwellings: 200 | 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.**



|   |  |  |
|---|--|--|
|  <p>Do not scale</p> | <p><b>Site Submission</b></p> <p>Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020<br/>Ordnance Survey 10023778</p> | <p><b>Key</b></p> <p><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span> Site submission</p> <p>Date: 08 Jan 2020</p> |
|---|--|--|

|                               |                             |                              |   |
|-------------------------------|-----------------------------|------------------------------|---|
| <b>Site ID:</b>               | 40152                       | <b>Submission type:</b>      | Site submission form  |
| <b>Site name and address:</b> | Land north of King St       | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs)   |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP | <b>Settlement Hierarchy:</b> | Growth Village  |
| <b>Current use:</b>           | Agriculture<br>Grass field  | <b>Planning History:</b>     | 17/0682/F<br>No material planning history relation to the site itself however reference is made to 17/0682/F and subsequent condition discharges in respect to site and access. |
| <b>PDL:</b>                   | Greenfield                  | <b>Site area   density:</b>  | 1.65 ha   29.09 dph   |

#### Site description:

The site is rectangular being demarked by mature hedgerows and drainage ditched on each boundary. It is 1.65 ha in area and is access through the recently permitted phase 1 development under F/YR/17/0682/F – a copy of the approved layout is included below showing the availability of the link through to serve the phase 2 site. It is confirmed that there is no ransom on the access.

The site is currently a grass field with no significant features within it to prejudice development.

There is a public right of way along the western boundary- although this can be incorporated into any forthcoming layout without impacting on deliverability.

The site represents a spatially sensible expansion of Wimblington, which is identified in the adopted local plan as a sustainable and accessible village with a range of local services and facilities within it (and shared with Doddington.)

**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.**

The site has good transport links to March and Chatteris and access to the bus service with runs through the village.

**Known constraints:**

The site is entirely shown as FZ1 in the EA maps and as such is sequentially preferable for new housing. The DRFRA Magic website does not identify any material constraints to development- and indeed the local constraints have been rehearsed in respect to the 2017 permission – it is acknowledged that there may be a requirement for an archaeological condition on any subsequent permission.

**Proposal:** C3 Dwellinghouses

The site is suitable and available to deliver approx. 50 dwellings within a relatively short timeframe following from or in conjunction with the development of the access site. There are no known impediments to development.

**Proposed development:**

Dwellings: 48 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





**Site Submission**  
Draft Fenland Local Plan

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

**Key**

Site submission

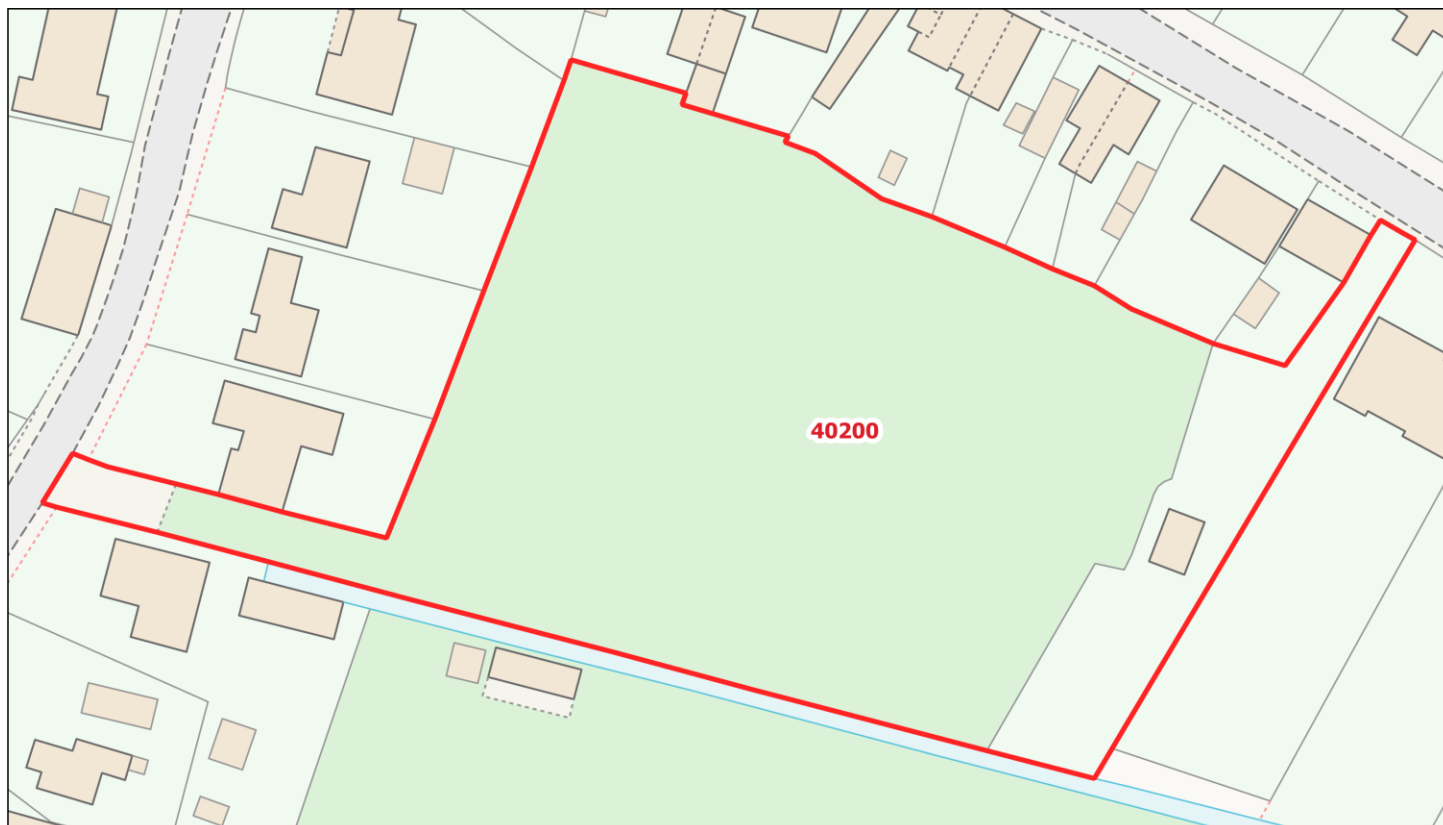
Date: 08 Jan 2020

Do not scale

|   |  |                              |  |
|---|--|------------------------------|--|
| <b>Site ID:</b>   | 40189  | <b>Submission type:</b>      | Site submission form                               |
| <b>Site name and address:</b>   | Land to the rear of 2b and 2c<br>Bridge Lane | <b>Availability:</b>         | Available for development in med term (6 - 10 yrs) |
| <b>Settlement and parish:</b>   | Wimblington, Wimblington CP                  | <b>Settlement Hierarchy:</b> | Growth Village                                     |
| <b>Current use:</b>   | Agriculture<br>Amenity/Paddock Land          | <b>Planning History:</b>     |  |
| <b>PDL:</b>   | Greenfield                                   | <b>Site area   density:</b>  | 3.09 ha   24.27 dph                                |
| <b>Site description:</b><br>Currently Paddock/Amenity/Grazing land set to grass in Flood Zone 1   |  |                              |  |
| <b>Known constraints:</b><br>None   |  |                              |  |
| <b>Proposal:</b><br>C3 Dwellinghouses<br>Up to 75 units as a longer term, future expansion of the village. Access to be from adjoining sites. |  |                              |  |
| <b>Proposed development:</b><br>Dwellings: 75   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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

#### Key

  Site submission

Date: 08 Jan 2020

Do not scale

|                               |                               |                              |   |
|-------------------------------|-------------------------------|------------------------------|---|
| <b>Site ID:</b>               | 40200                         | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land East of 12 Eastwood End  | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP   | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | Agriculture<br>Horse Paddocks | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Greenfield                    | <b>Site area   density:</b>  | 0.64 ha   26.56 dph                                 |

#### Site description:

Accessed to south of No. 12 and or East no. 30  
Land located to rear of 12 to 26 Eastwood End

#### Known constraints:

Access is from Eastwood end which is a narrow carriageway with passing places.

#### Distance to Services

Shop - 0.6miles

School – 0.7miles

Medical - 0.6miles

Public Transport – 0.7mile

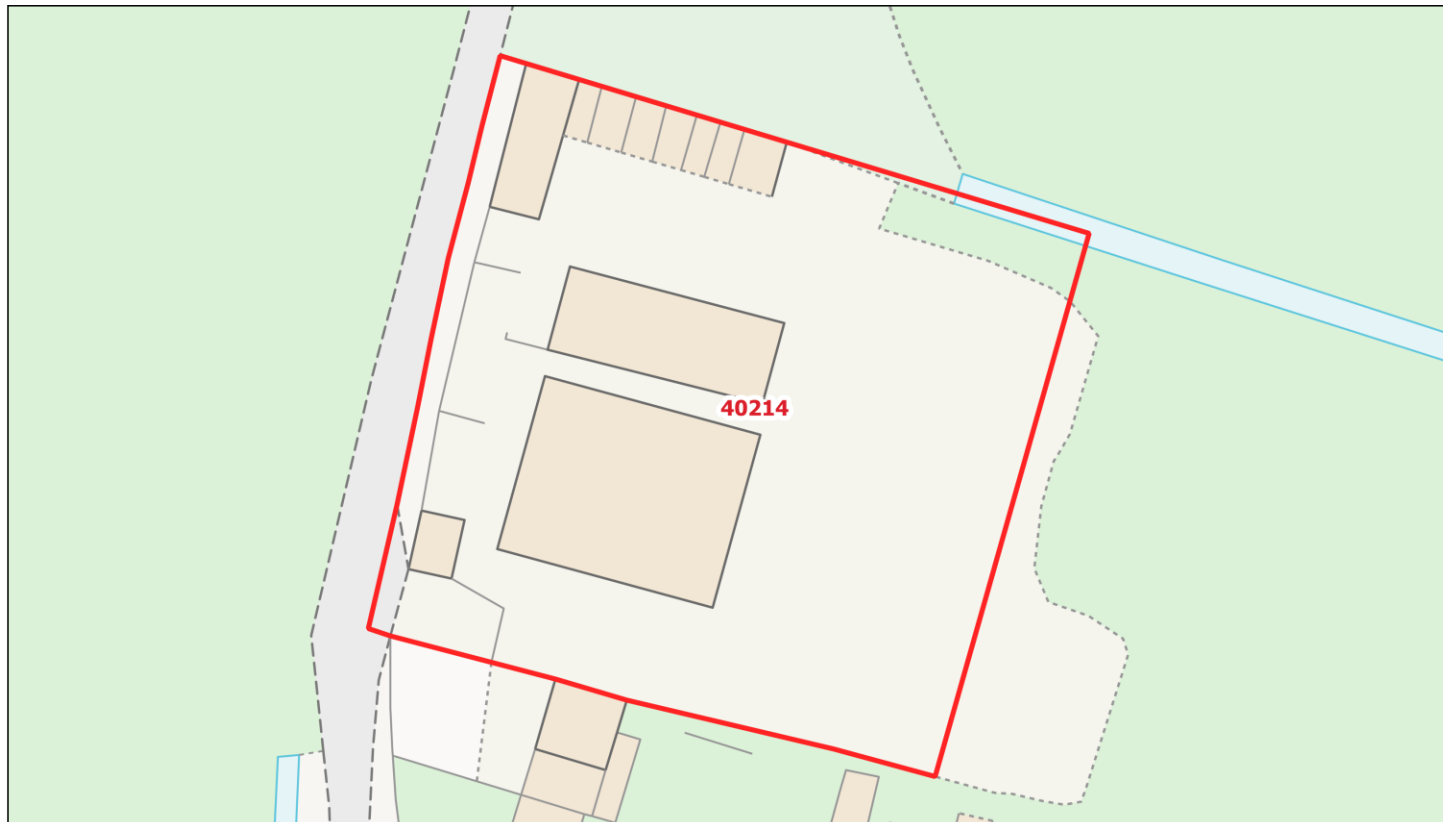
**Proposal:** C3 Dwellinghouses

**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.

Proposed development of dwellings including new access road and up to 17 dwellings

Proposed development:

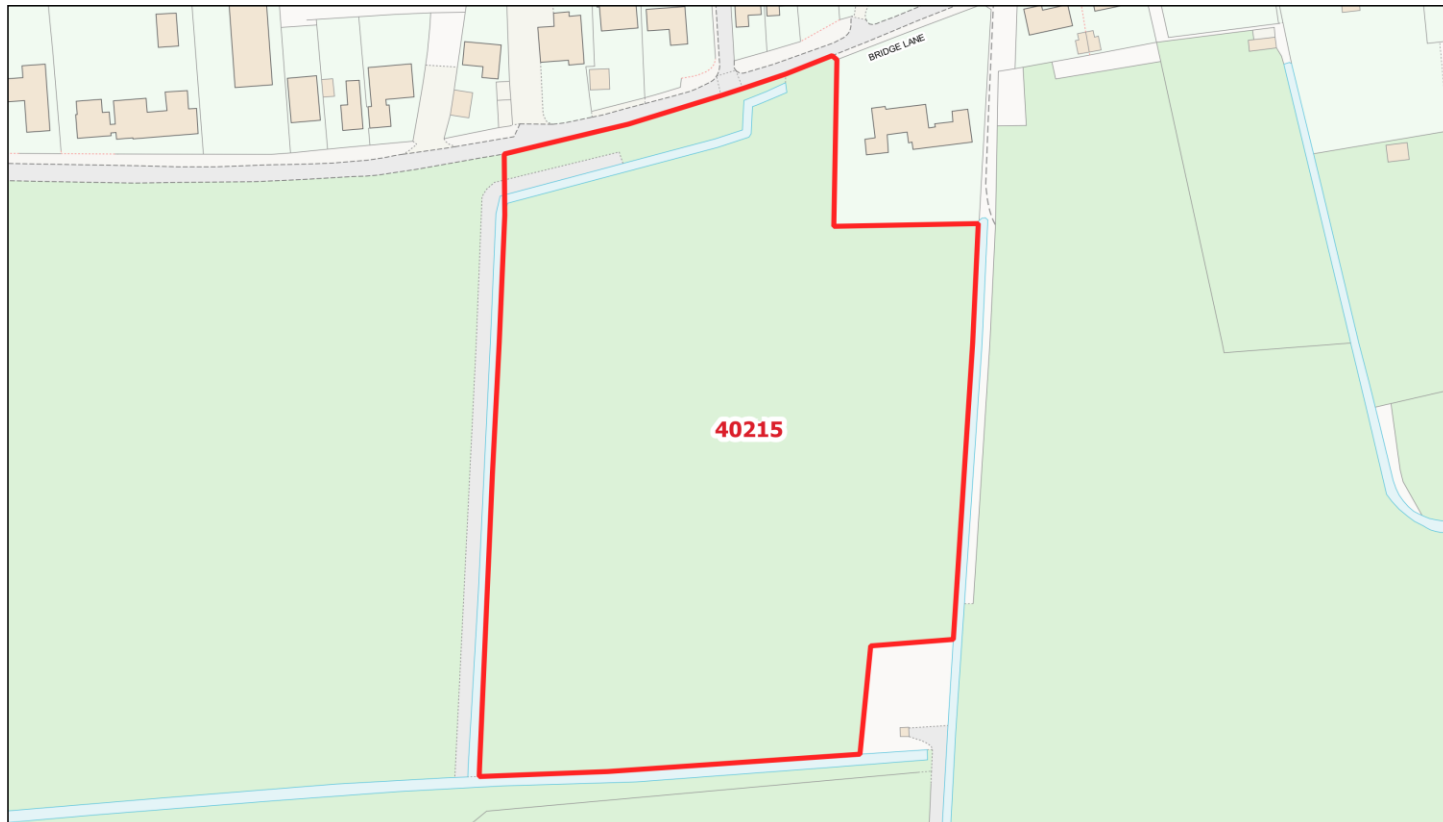
Dwellings: 17 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



|   |  |  |
|---|--|--|
| <br>Fenland District Council<br>Do not scale | <b>Site Submission</b><br>Draft Fenland Local Plan<br>© Crown Copyright and database rights 2020<br>Ordnance Survey 10023778 | <b>Key</b><br> Site submission<br>Date: 08 Jan 2020 |
|---|--|--|

|  |   |
|--|---|
| <b>Site ID:</b> 40214  | <b>Submission type:</b> Site submission form                                |
| <b>Site name and address:</b><br>Nixhill Farm<br>Nixhill Road  | <b>Availability:</b><br>Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> Wimblington, Wimblington CP  | <b>Settlement Hierarchy:</b> Growth Village                                 |
| <b>Current use:</b> Agriculture<br>Agricultural farm   | <b>Planning History:</b> F/YR14/0004/F                                      |
| <b>PDL:</b> Greenfield   | <b>Site area   density:</b> 0.36 ha   0 dph                                 |
| <b>Site description:</b><br>Agricultural Farm with existing traditional farm buildings<br>Previous permission given for offices in F/YR14/0004/F |   |
| <b>Known constraints:</b>  |   |
| <b>Proposal:</b> B1a Office<br>Proposed development of offices   |   |
| <b>Proposed development:</b><br>Dwellings: 0   Non-res floorspace (sqm): 260   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

Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

Date: 08 Jan 2020

**Site ID:** 40215

**Submission type:** Site submission form

**Site name and address:**

Land south of Bridge Lane

**Availability:**

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

**Settlement and parish:** Wimblington, Wimblington CP

**Settlement Hierarchy:** Growth Village

**Current use:** Agriculture

**Planning History:** F/YR17/1201/F

F/YR17/1201/F – Erection of 3 x single-storey 3-bed dwellings with detached single garages and access bridge over existing drain – Refused 01.03.2018;

F/YR15/0281/F – Erection of 3 x single-storey 3-bed dwellings with detached garages – Refused 30.06.2015, appeal dismissed 26.01.2016;

F/YR14/0134/F – Erection of 2 x single-storey 3-bed and 2 x single-storey 4-bed dwellings with attached garages – Refused 04.10.2014;

F/1765/89/O – Erection of a dwelling – Dismissed by Sec of State – 17.01.1991.

Planning permission has not been secured since the adoption of the 2014 Local Plan as previously only frontage development was sought. F/YR17/1201/F was

**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.

refused on the basis that the development would result in ribbon development on open agricultural land.

|             |            |                             |                      |
|-------------|------------|-----------------------------|----------------------|
| <b>PDL:</b> | Greenfield | <b>Site area   density:</b> | 2.339 ha   32.92 dph |
|-------------|------------|-----------------------------|----------------------|

#### Site description:

The site is located on the southern side of Bridge Lane, approximately 190m from the junction with March Road. The current use of the site is agricultural and, apart from the access, is bound on all four sides by drains. There is landscaping on the southern boundary and on a small section of the eastern boundary and fencing and landscaping in the north eastern corner where it meets the existing dwelling at 2a Bridge Lane. The remainder of the land is open.

There is established residential development along the northern highway frontage and along the southern highway frontage to the east of the site. Planning permission for comprehensive residential development has been granted to the south west of the site under F/YR14/0232/O – works relating to this have commenced, and comprehensive residential development is currently being sought on the land to the immediate south of the site under reference F/YR19/0945/O.

The Environment Agency flood maps for planning identify the site as being within flood zone 1.

The site is 2.339ha and, based on the assumptions set out on density calculations set out in the Site Assessment Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 77 dwellings. The site boundaries are set out on the accompanying plan.

#### Known constraints:

No known constraints

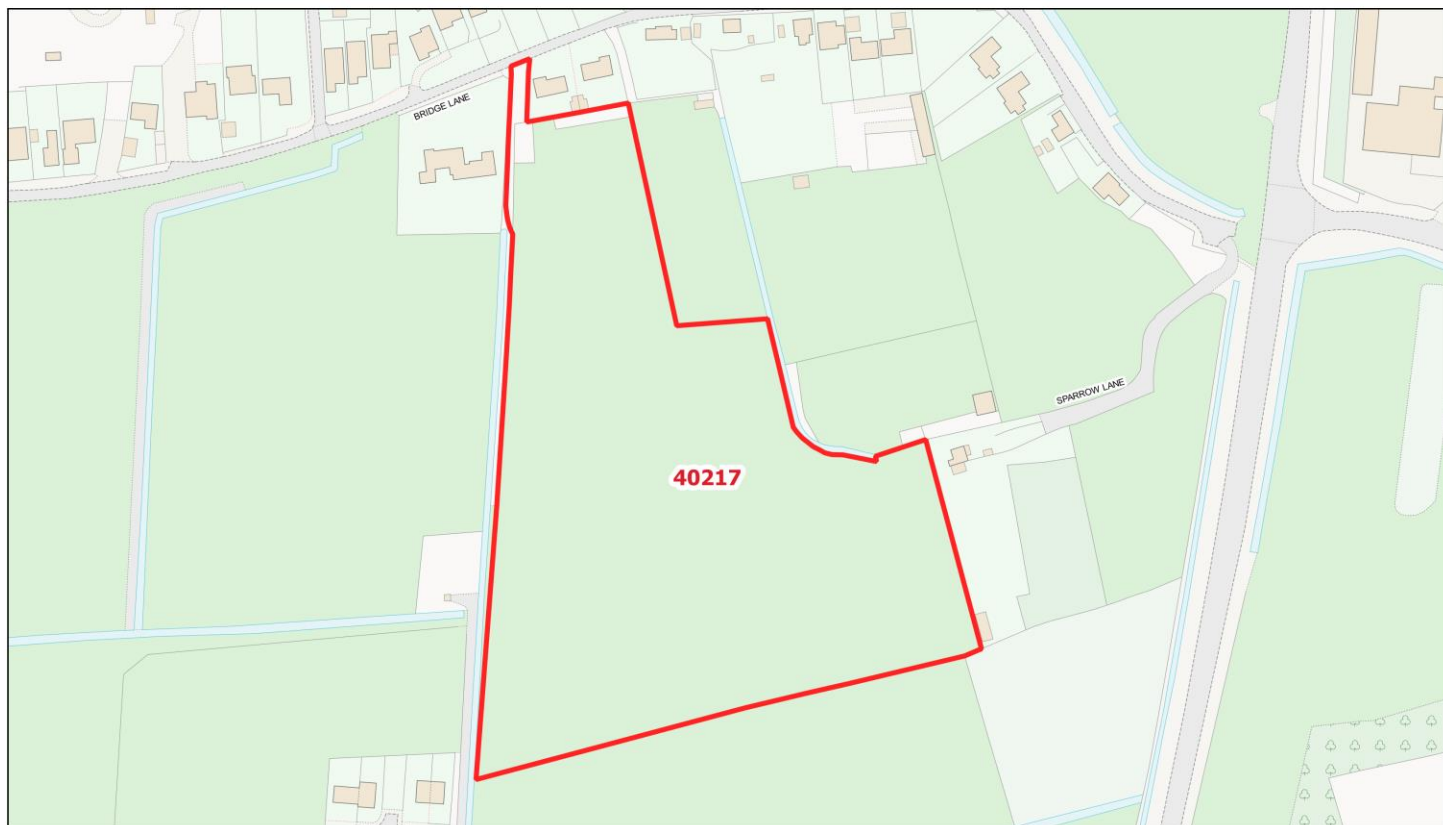
|                  |                   |
|------------------|-------------------|
| <b>Proposal:</b> | C3 Dwellinghouses |
|------------------|-------------------|

The site is 2.339ha and, based on the assumptions set out on density calculations set out in the Site Assessment Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 77 dwellings.

#### Proposed development:

|               |  |                             |  |                  |  |            |
|---------------|--|-----------------------------|--|------------------|--|------------|
| Dwellings: 77 |  | 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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

Do not scale

**Key**

Site submission

Date: 08 Jan 2020

|                               |                             |                              |  |
|-------------------------------|-----------------------------|------------------------------|--|
| <b>Site ID:</b>               | 40217                       | <b>Submission type:</b>      | Site submission form   |
| <b>Site name and address:</b> | Land south of Bridge Lane   | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs)  |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP | <b>Settlement Hierarchy:</b> | Growth Village   |
| <b>Current use:</b>           | Agriculture                 | <b>Planning History:</b>     | <p>F/0446/88/O – Erection of a speedway museum adj 2A Bridge Lane – Refused 11.08.1988;</p> <p>F/0340/83/F – Erection of a stable block – Permitted 14.07.1983</p> <p>Planning permission has not been secured since the adoption of the 2014 Local Plan as up until recent Inspectors decisions, new development along Bridge Lane was not considered favourably by the Local Planning Authority.</p> |
| <b>PDL:</b>                   | Greenfield                  | <b>Site area   density:</b>  | 3.05 ha   32.79 dph  |

**Site description:**

The site is located on the southern side of Bridge Lane, approximately 190m from the junction with March Road. The current use of the site is agricultural and it is bound by landscaping. There are drains on the east and west boundaries.

**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.**

## 40217 | Land south of Bridge Lane | Wimblington, Wimblington CP

There is established residential development along the Bridge Lane northern highway frontage to the west and along the southern highway frontage to the east of the site. Planning permission for comprehensive residential development has been granted towards the south west of the site under F/YR14/0232/O – works relating to this have commenced, and comprehensive residential development is currently being sought on the land to the immediate south west of the site under reference F/YR19/0945/O.

The Environment Agency flood maps for planning identify the site as being within flood zone 1.

### Known constraints:

No known constraints

**Proposal:** C3 Dwellinghouses

The site is 3.05ha and, based on the assumptions set out on density calculations set out in the Site Assessment Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 100 dwellings.

### Proposed development:

Dwellings: 100 | 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



© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

|                               |                                     |                              |   |
|-------------------------------|-------------------------------------|------------------------------|---|
| <b>Site ID:</b>               | 40229                               | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land at Sparrow Lane<br>Bridge Lane | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP         | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | Agriculture<br>Grazing land         | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Greenfield                          | <b>Site area   density:</b>  | 0.423 ha   11.82 dph                                |

### Site description:

The site is located on the southern side of Bridge Lane, off Sparrow Lane, approximately 500 from the Bridge Lane/March Road junction. The current use of the site is informal grazing land and it is bound by landscaping. There is a drain to the east of the site.

There is established residential development along both sides of Bridge Lane. Planning permission for comprehensive residential development has been granted towards the west of the site under F/YR14/0232/O – works relating to this have commenced, and comprehensive residential development is currently being sought on the land to the immediate south west of the site under reference F/YR19/0945/O.

The Environment Agency flood maps for planning identify the site as being within flood zone 1.

### Known constraints:

No known constraints

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


**Proposal:** C3 Dwellinghouses

The site is 0.423ha and, based on the assumptions set out on density calculations set out in the Site Assessment Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 13 dwellings. It is however likely that 5 dwellings would be sought.

**Proposed development:**

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





**Site Submission**  
Draft Fenland Local Plan

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

**Key**

Site submission

Date: 08 Jan 2020

Do not scale

|                               |   |                              |   |
|-------------------------------|---|------------------------------|---|
| <b>Site ID:</b>               | 40232   | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land south of Addison Road, east of Doddington Road | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP                         | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | Agriculture<br>Vacant land                          | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Greenfield  | <b>Site area   density:</b>  | 0.95 ha   21.05 dph                                 |

#### Site description:

The site is located within the established settlement footprint of Wimblington, on the Addison Road/Doddington Road junction. There is built up residential development to the north, east and south of the site (including the Parish Hall to the north) and Knowles Transport is located to the west.

The site is vacant land, currently laid to grass and features periphery landscaping. The trees to the front and back of the site are covered by Tree Preservation Order M/2/465/17. There is a sub station located to the north western corner of the site.

The Environment Agency flood maps for planning identify the site as being within flood zone 1.

#### Known constraints:

No known constraints

**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.**

## 40232 | Land south of Addison Road, east of Doddington Road | Wimblington, Wimblington CP

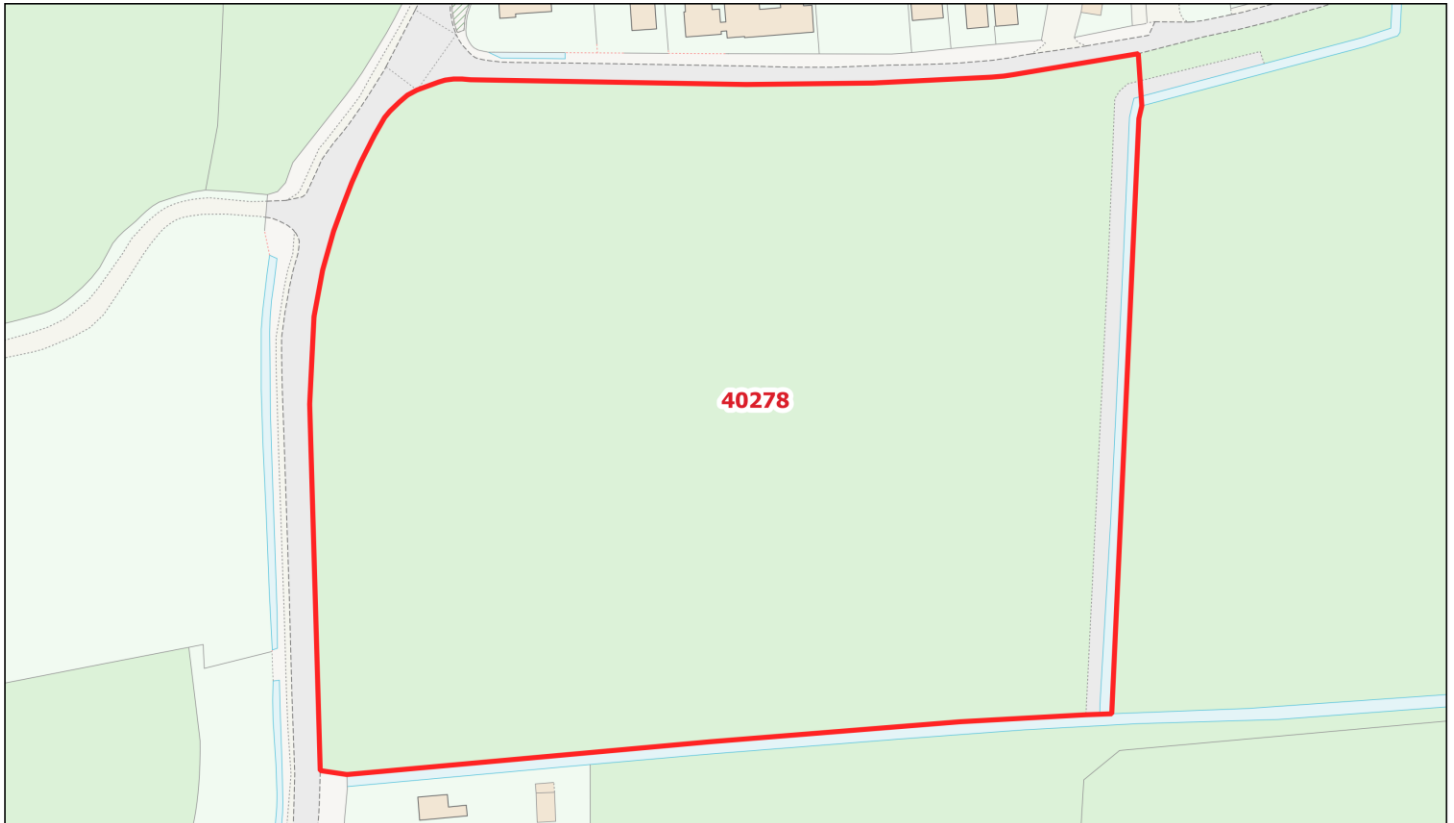
**Proposal:** C3 Dwellinghouses

The site is 0.95ha and, based on the assumptions set out on density calculations set out in the Site Assessment Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 31 dwellings. However on the basis of the character of the surroundings, a lower density would be more appropriate and therefore is it likely that up to 20 dwellings would be sought. The site boundaries are set out on the accompanying plan.

**Proposed development:**

Dwellings: 20 | 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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

**Key**

Site submission

Date: 08 Jan 2020

Do not scale

|                               |  |                              |   |
|-------------------------------|--|------------------------------|---|
| <b>Site ID:</b>               | 40278                                  | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land east of March Road                | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP            | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | C3 Dwellinghouses<br>Agricultural land | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Greenfield                             | <b>Site area   density:</b>  | 3.5 ha   25.71 dph                                  |

#### Site description:

The site is approximately 3.5ha in area, and is roughly square on plan. The field relatively flat, with a hedgerow between the site and the neighbouring dwelling to the South along March Road, the southern and Eastern boundary also features a drainage dyke that form divides between the fields.

To the North of the site are further residential properties, substantial in nature, with properties carrying along to the right of March Road to the North.

#### Known constraints:

No

**Proposal:** C3 Dwellinghouses

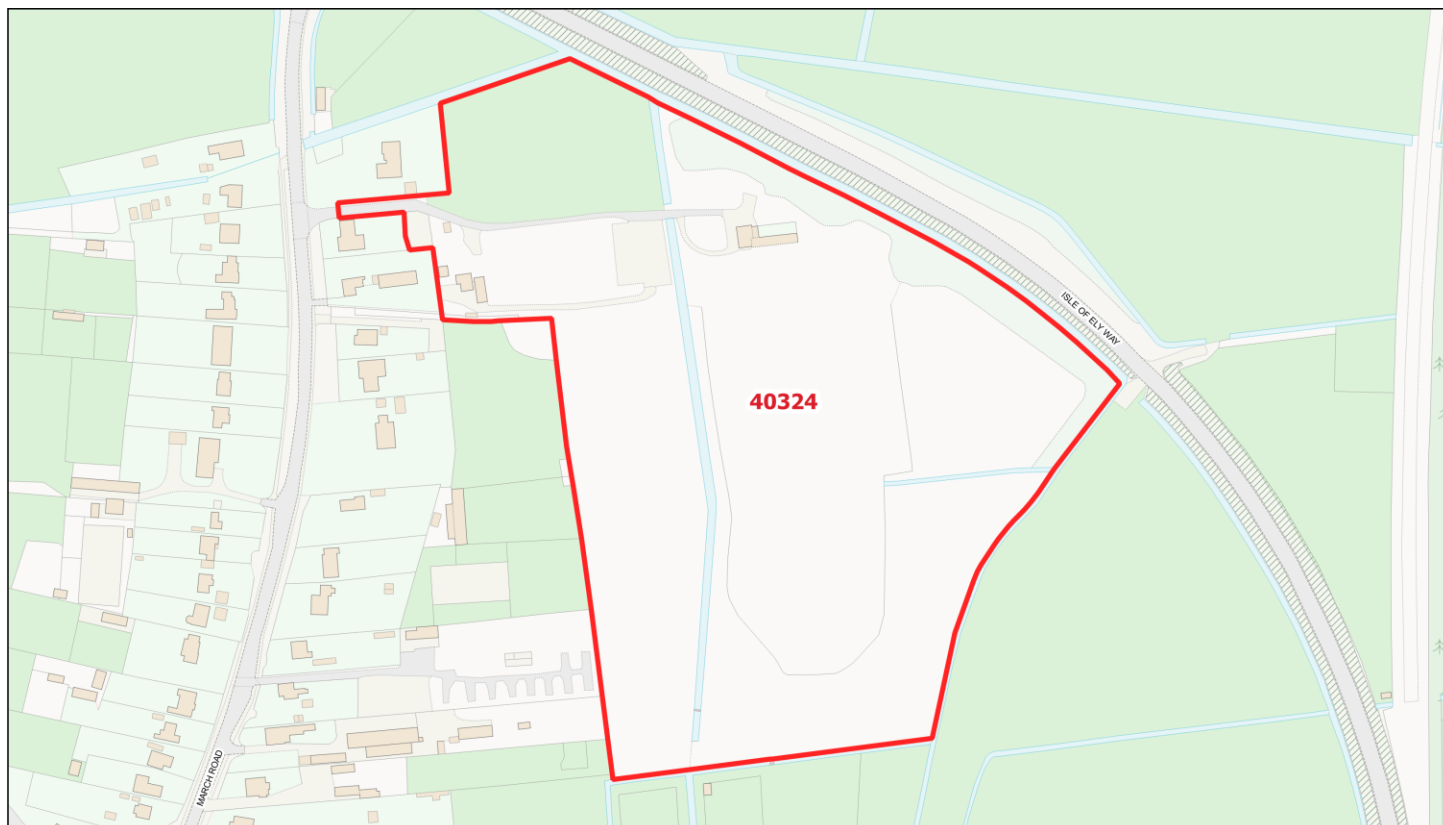
Potential residential development of 80 to 90 dwellings. Please see supporting vision document.

**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.

Potential for upwards of 70% affordable housing.

**Proposed development:**

Dwellings: 90 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0




### Site Submission

Draft Fenland Local Plan

#### Key

Site submission

  
Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

Date: 08 Jan 2020

|                               |  |                              |   |
|-------------------------------|--|------------------------------|---|
| <b>Site ID:</b>               | 40324  | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land at Roundabout Farm<br>South Of Mill Hill Roundabout (A141 Wimblington)<br>Doddington Road | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP  | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | Sui-generis<br>Pitch and Putt Golf Course and ancillary land/buildings                         | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Brownfield   | <b>Site area   density:</b>  | 7.92 ha   12.63 dph                                 |

#### Site description:

The site consists of a pitch and putt golf course lying to the south and west of the A141. It is bordered by trees/hedgerows to the boundaries with the road, and abuts residential properties to its western boundary. The site benefits from an existing access to March Road. The land parcel measures a total of 7.92 hectares, and includes some buildings.

#### Known constraints:

No recognised landscape designations Flood Zone 1 Proximity to A141 Part of site falls in minerals consultation area No listed buildings in proximity of the site

**Proposal:** Other

Uses: Housing, Employment, Retail or Leisure, Care home, Mobile Home park.

**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.



The applicant is flexible to the types of use to which the land can be allocated, subject to economic viability.

The applicant wishes to seek alternative use of the site, and considers that the site lies in an accessible location with good access to the highway network and to the local services in Wimblington itself (Post Office, Public House, Employment Provision etc) and in Doddington. The applicant perceives that the site would be best served by a mixed use of part residential, part employment uses, but is of a size that could accommodate a care facility or include (in part) a retail or leisure use. Whilst a mobile home park is included, care would need to be taken to retain a buffer with the A141. Therefore, permanent buildings are likely to be preferable.

Site submission form indicates site could deliver 50-100+ dwellings, 10,000+ sqm non-residential floorspace, and other residential accommodation dependent on demand.

**Proposed development:**

Dwellings: 100 | Non-res floorspace (sqm): 10000 | 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<br/>Ordnance Survey 10023778</p> | <p><b>Key</b></p> <p><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span> Site submission</p> <p>Date: 08 Jan 2020</p> |
|---|--|--|

|                               |   |                              |   |
|-------------------------------|---|------------------------------|---|
| <b>Site ID:</b>               | 40370   | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b> | Land at 17 Eastwood Road  | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b> | Wimblington, Wimblington CP   | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>           | Agriculture<br>Residential Dwelling, Outbuildings and Amenity Land  | <b>Planning History:</b>     |   |
| <b>PDL:</b>                   | Greenfield  | <b>Site area   density:</b>  | 0.41 ha   24.39 dph                                 |
| <b>Site description:</b>      | Residential & Brownfield Development Land   |                              |   |
| <b>Known constraints:</b>     |   |                              |   |
| <b>Proposal:</b>              | C3 Dwellinghouses<br>Residential development comprising 1 and or 2 storey dwellings with new access road<br><br>Site submission form indicates site could also deliver 1000 sqm of non-residential floorspace, and 20-40 bedrooms of non-residential accommodation. |                              |   |
| <b>Proposed development:</b>  | Dwellings: 10   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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

|  |   |                              |   |
|--|---|------------------------------|---|
| <b>Site ID:</b>  | 40374   | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b>  | Land north of 47 King Street  | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b>  | Wimblington, Wimblington CP   | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>  | Agriculture<br>Paddock and Orchard  | <b>Planning History:</b>     |   |
| <b>PDL:</b>  | Greenfield  | <b>Site area   density:</b>  | 1.54 ha   32.47 dph                                 |
| <b>Site description:</b>   | Proposed residential development  |                              |   |
| <b>Known constraints:</b>  | A141 to the eastern boundary, drain running east to west through site       |                              |   |
| <b>Proposal:</b>   | C3 Dwellinghouses   |                              |   |
| If a purely residential scheme was considered unacceptable, then a mixed use scheme would eb considered with some element of employment use on the land. Proposed residential development with numbers to be agreed with FDC in due course. Up to 50 dwellings. Numbers to be agreed |   |                              |   |
| <b>Proposed development:</b>   | Dwellings: 50   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

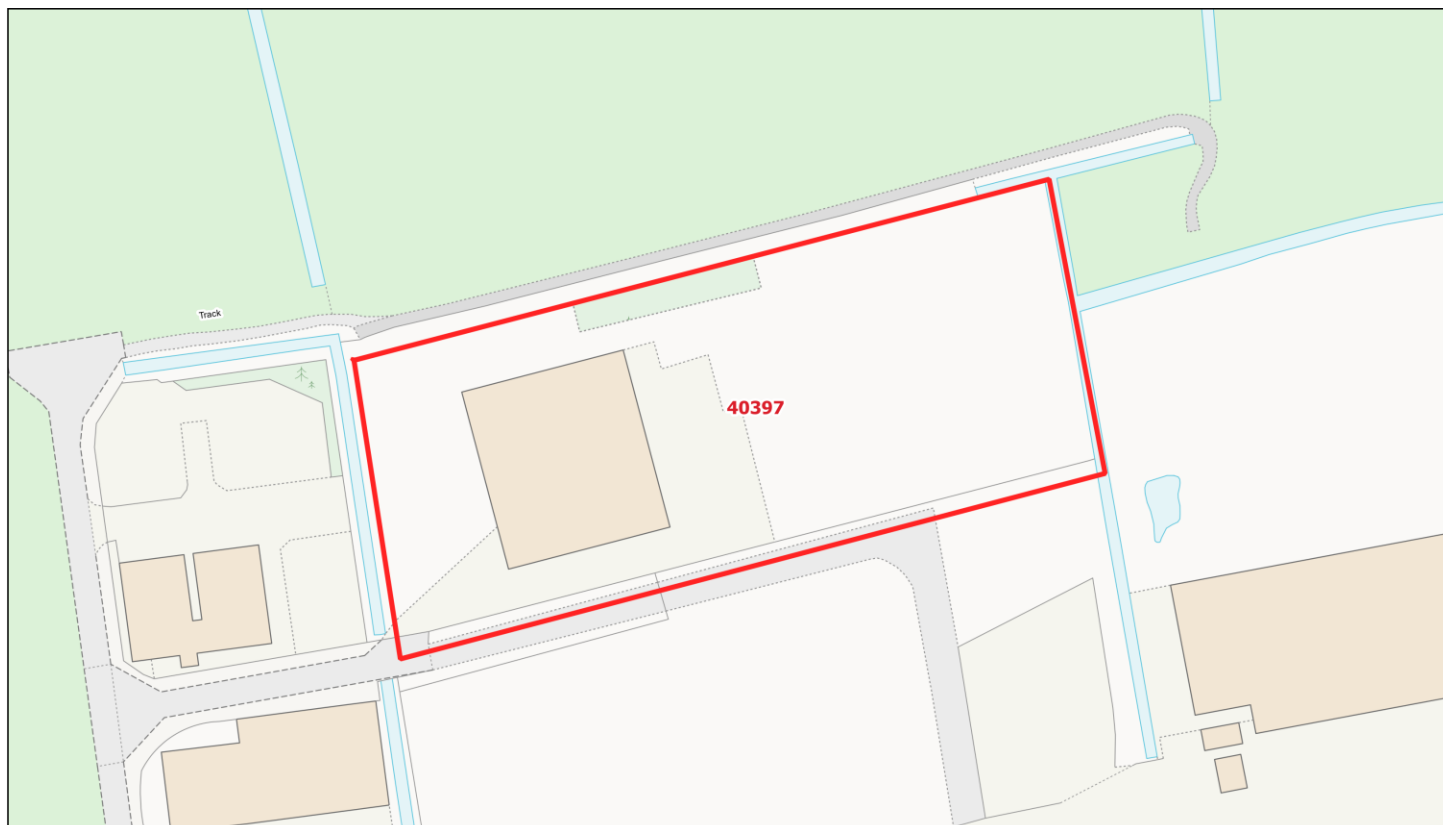
Date: 08 Jan 2020

Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

|  |                                       |                              |   |
|--|---------------------------------------|------------------------------|---|
| <b>Site ID:</b>  | 40380                                 | <b>Submission type:</b>      | Site submission form                                |
| <b>Site name and address:</b>  | Land opposite Coney Walk in Blue Lane | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b>  | Wimblington, Wimblington CP           | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>  | Agriculture                           | <b>Planning History:</b>     |   |
| <b>PDL:</b>  | Greenfield                            | <b>Site area   density:</b>  | 1.27 ha   11.81 dph                                 |
| <b>Site description:</b><br>Triangular field mainly within the 30 mile speed limit restriction.<br>Sewer connection already on site. |                                       |                              |   |
| <b>Known constraints:</b><br>None  |                                       |                              |   |
| <b>Proposal:</b><br>C3 Dwellinghouses<br>Private housing. 3/4 bedroomed dwellings.   |                                       |                              |   |
| <b>Proposed development:</b><br>Dwellings: 15   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

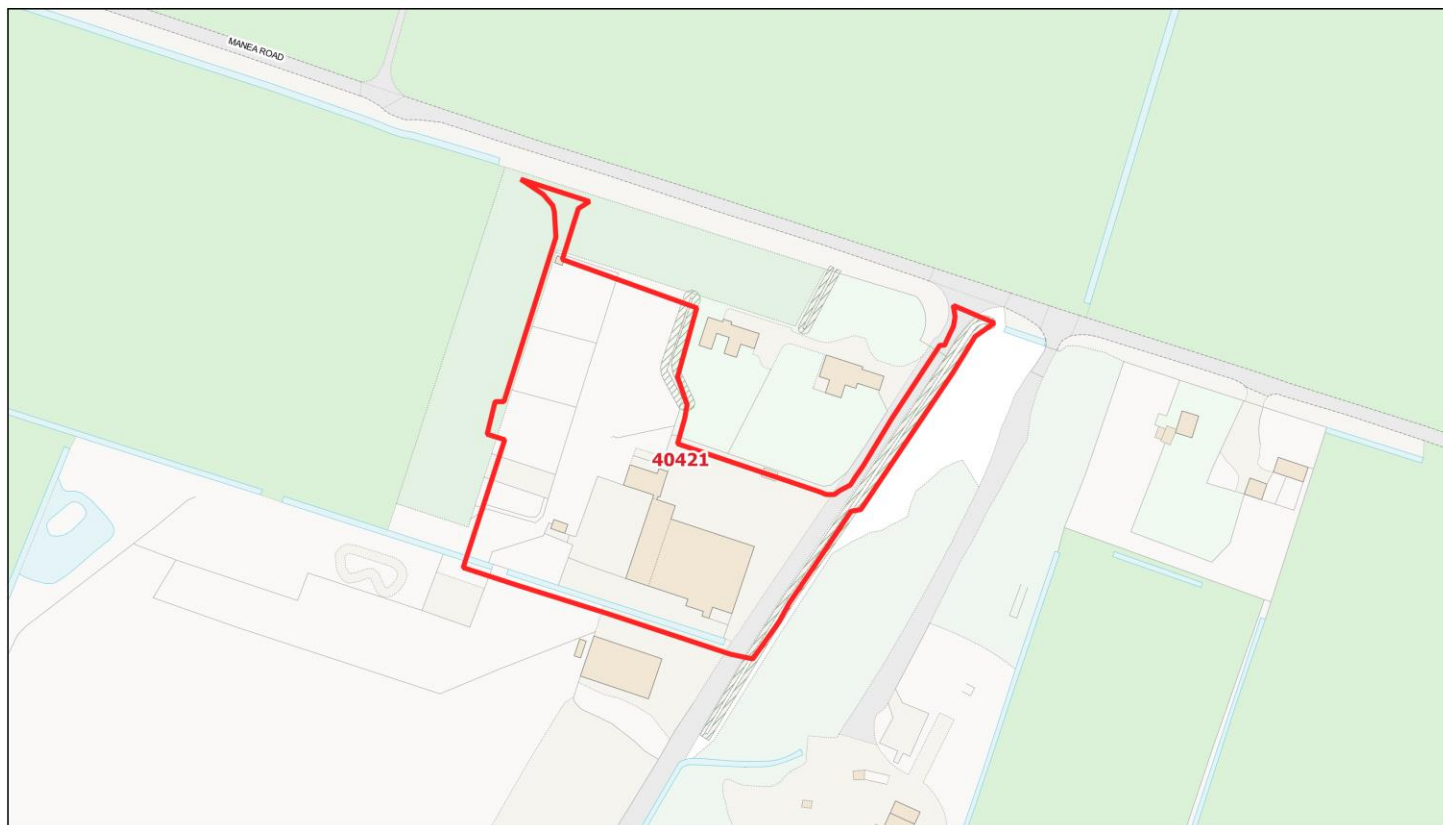
Date: 16 Jan 2020

Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

|  |                                     |                              |   |
|--|-------------------------------------|------------------------------|---|
| <b>Site ID:</b>  | 40397                               | <b>Submission type:</b>      | Site with planning approval                         |
| <b>Site name and address:</b>  | Law Fertilisers Ltd<br>Eastwood End | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b>  | Wimblington, Wimblington CP         | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>  | B2 General industrial               | <b>Planning History:</b>     | F/YR16/0330/F<br>Site with Full planning permission |
| <b>PDL:</b>  | Brownfield                          | <b>Site area   density:</b>  | 1.15 ha   dph                                       |
| <b>Site description:</b>   |                                     |                              |   |
| <b>Known constraints:</b>  |                                     |                              |   |
| <b>Proposal:</b>   | Other                               |                              |   |
| Erection of 2-storey front extension and lean-to side extension to existing storage building. Mix of B1a, B1b, B8. |                                     |                              |   |
| <b>Proposed development:</b>   |                                     |                              |   |
| Dwellings: 0   Non-res floorspace (sqm): 904   C1/C2/C4 beds: 0   Pitches:   |                                     |                              |   |

**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

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

#### Key

  Site submission

Date: 16 Jan 2020

Do not scale

|   |   |                              |   |
|---|---|------------------------------|---|
| <b>Site ID:</b>   | 40421   | <b>Submission type:</b>      | Site with planning approval                         |
| <b>Site name and address:</b>   | Skylark Garden Centre And Country Store<br>Manea Road | <b>Availability:</b>         | Available for development in short term (0 - 5 yrs) |
| <b>Settlement and parish:</b>   | Wimblington, Wimblington CP                           | <b>Settlement Hierarchy:</b> | Growth Village                                      |
| <b>Current use:</b>   | A1 Shops  | <b>Planning History:</b>     | F/YR16/1167/F<br>Site with Full planning permission |
| <b>PDL:</b>   | Brownfield  | <b>Site area   density:</b>  | 1.67 ha   dph                                       |
| <b>Site description:</b>  |   |                              |   |
| <b>Known constraints:</b>   |   |                              |   |
| <b>Proposal:</b>  | B1a Office  |                              |   |
| Alterations to existing garden centre to include: erection of single-storey side and front extensions to existing cafe, change of use of part of existing barn to retail and a single-storey rear extension to existing shop, extend existing canopy to side. |   |                              |   |
| <b>Proposed development:</b>  |   |                              |   |
| Dwellings: 0   Non-res floorspace (sqm): 30   C1/C2/C4 beds: 0   Pitches:   |   |                              |   |

**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.