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|  <p>Site Submission Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020 Ordnance Survey 10023778</p> | <p>Key</p> <p> Site submission</p> <p>Date: 08 Jan 2020</p> |
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|-------------------------------|--------------------------------------|------------------------------|---|
| Site ID: | 40301 | Submission type: | Site submission form |
| Site name and address: | Land at Cranwell Farm Gadd's Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Leverington, Wisbech CP | Settlement Hierarchy: | Limited Growth Village |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 6.5 ha 23.08 dph |

Site description:

A relatively flat, greenfield site located in the southern part of the village of Leverington in Flood Zone 1, but bordered by Flood Zone 3. The land consists of two separate parcels, one 4 hectares and the other 2.5 hectares, adjacent to each other, just south of the B1169, which can both be accessed from Gadd's Lane.

Although Leverington is currently a 'limited growth village', the site is located in a highly sustainable location, in close proximity to Wisbech town centre with good access via public transport. Leverington also has local facilities, including Leverington Primary School, pubs, shops and recreational facilities, as well a bus service connecting the village to Wisbech. Additionally, the site is located just 2.26 kilometres north west of Wisbech, a market town with significant facilities and services.

Known constraints:

Land at Cranwell Farm adjoins Flood Zone 2 and 3.

Proposal: C3 Dwellinghouses

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A proposal for residential development on agricultural land to the south of Leverington, 2.26 kilometres from Wisbech in an area described as a “broad location for growth” in the current Local Plan (West Wisbech). Land consists of 2 sites, totaling 6.5 hectares which could accommodate approximately 150 dwellings, 30% of which would be affordable.

Proposed development:

Dwellings: 150 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|-------------------------------|---------------------------------------|------------------------------|---|
| Site ID: | 40118 | Submission type: | Site submission form |
| Site name and address: | Land east of Rosebrook Barton Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Open countryside, Wisbech CP | Settlement Hierarchy: | Open countryside / isolated |
| Current use: | Agriculture Agricultural Use. | Planning History: | |
| PDL: | Greenfield | Site area density: | 2.02 ha 9.9 dph |

Site description:

5 acres of land fronting Barton Road, Wisbech with a frontage of 36.8 m.

Known constraints:

None known.

Proposal:

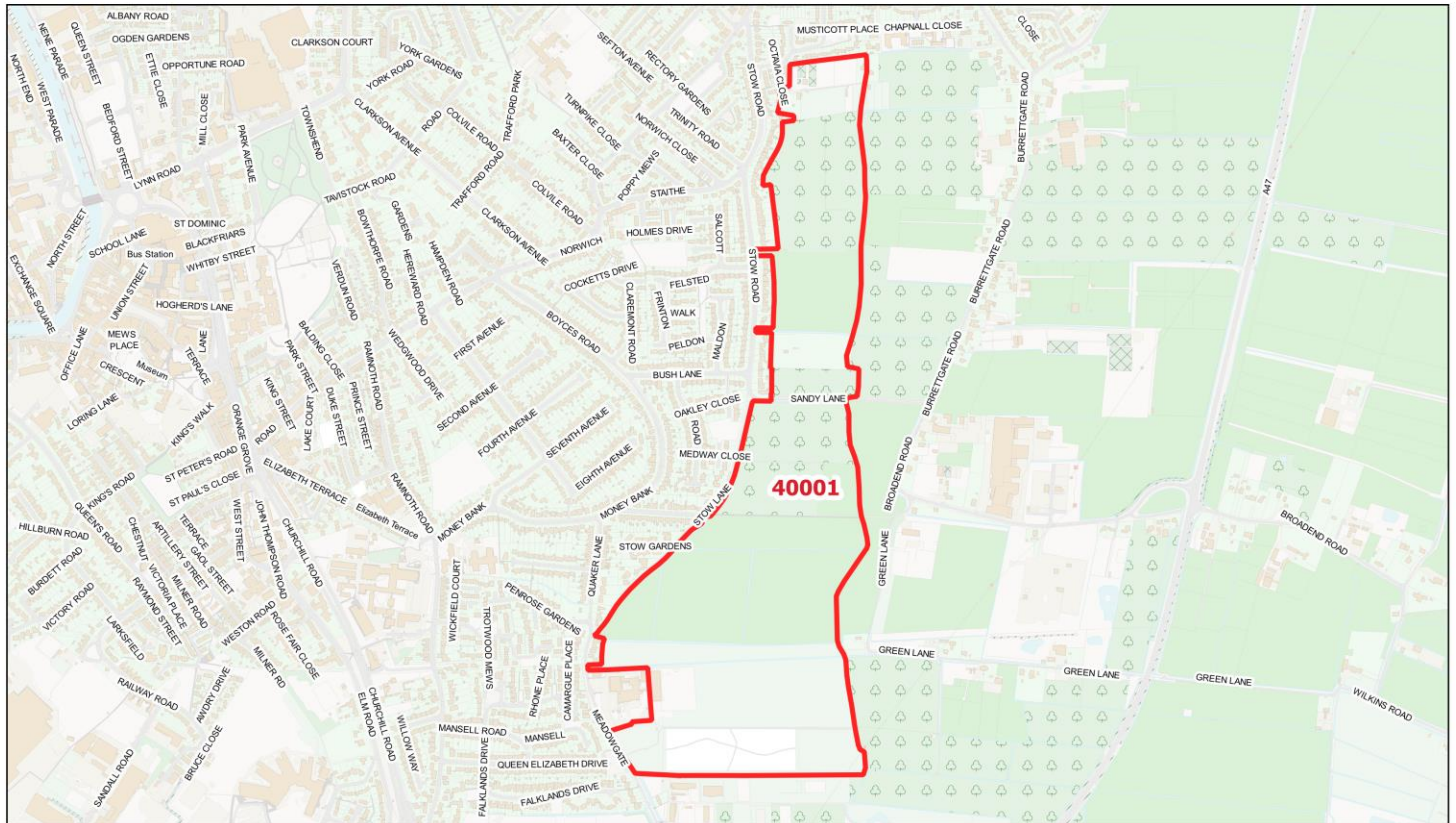
C3 Dwellinghouses

The land lends itself to a variety of uses as is on a main bus route, so residential, either for permanent housing or Mobile Home park or Gypsy & Traveller pitches. Alternatively, could be used for Retail or Leisure. The site submission form suggests the site is principally promoted for housing, but alternatively could accommodate other uses, 4,046sqm of non-residential floorspace or circa 10-15 Gypsy & Traveller pitches.

Proposed development:

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

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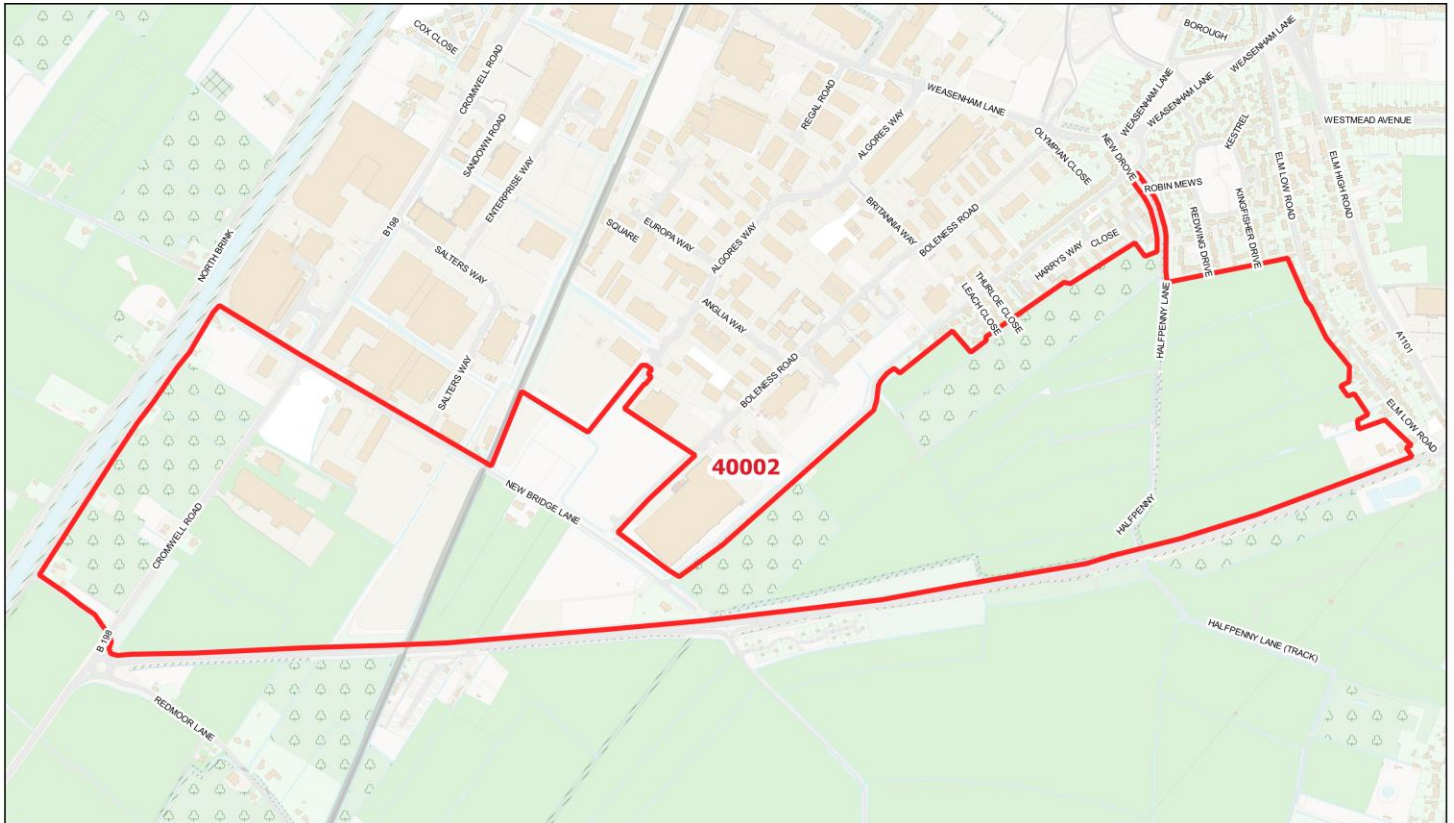
Key

 Site submission

Date: 08 Jan 2020

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|---|-------------------------------------|------------------------------|--|
| Site ID: | 40001 | Submission type: | Existing Local Plan allocated site |
| Site name and address: | East Wisbech (strategic allocation) | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | LP8 Identified by Local Plan 2014 as a Broad Location for Growth. |
| PDL: | Greenfield | Site area density: | 47.77 ha 18.84 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: C3 Dwellinghouses East Wisbech (strategic allocation): this area is identified on the Policies Map and is proposed to be of a predominantly residential nature. Prior to the consideration of detailed planning applications, a broad concept plan for the area will need to be a | | | |
| Proposed development: | | | |
| Dwellings: 900 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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|-------------------------------|---|------------------------------|--|
| Site ID: | 40002 | Submission type: | Existing Local Plan allocated site |
| Site name and address: | South Wisbech (broad location for growth) | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Other Agriculture and some employment | Planning History: | LP8 Identified by Local Plan 2014 as a Broad Location for Growth. |
| PDL: | Mix of G/B | Site area density: | 91.3 ha 1.1 dph |

Site description:**Known constraints:**

Proposal: Other

South Wisbech (broad location for growth): this area is located broadly to the north of the A47, south-east of New Drove, north and south of Newbridge Lane, and along Cromwell Road between Newbridge Lane and the A47/B198 roundabout. Provided all significant transport implications can be overcome (which is very likely to require improved east-west road links to relieve pressure on Weasenham Lane, with the arrangements for delivering such improved east-west links being agreed as part of the broad concept plan for the broad location), the area will be predominantly for business purposes, though there is some potential for residential development in the eastern half (very approximately, around 100). Existing areas of high quality woodland, including some mature orchards, should be retained and enhanced to serve as multifunctional public open space areas with amenity, biodiversity and community food value. Noise

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mitigation and screening measures should be provided along the A47, and between the residential and business areas as appropriate.

Proposed development:

Dwellings: 100 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|-------------------------------|--|------------------------------|--|
| Site ID: | 40003 | Submission type: | Existing Local Plan allocated site |
| Site name and address: | West Wisbech (broad location for growth) | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | LP8 Identified by Local Plan 2014 as a Broad Location for Growth. |
| PDL: | Greenfield | Site area density: | 302.05 ha 0 dph |

Site description:

Known constraints:

Proposal: C3 Dwellinghouses

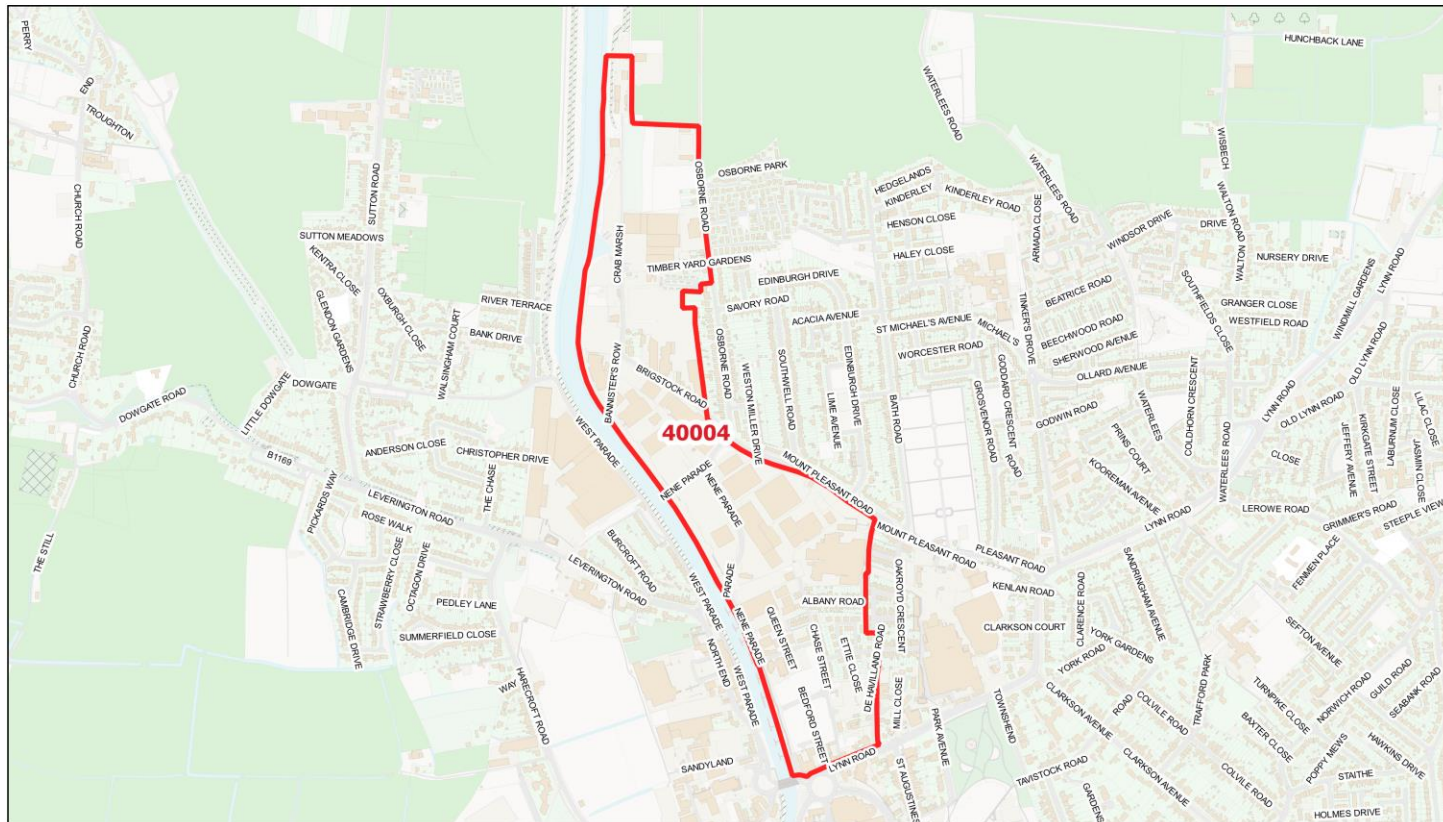
West Wisbech (broad location for growth): this area is located broadly to the north of Mile Tree Lane, south of the B1169, and east of Gadd's Lane and Barton Road. The area will provide a high quality living environment and be predominantly open space and residential although there may be opportunities for some business use.

The area indicated on the Wisbech Key Diagram for this broad location for growth is very indicative, with the final extent subject to the preparation of a broad concept plan for the area. This scheme should be informed in particular by an assessment of flood risk and transport issues.

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Proposed development:

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





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Site ID: 40004 **Submission type:** Existing Local Plan allocated site

Site name and address: Nene Waterfront and Port (broad location for growth) **Availability:** Availability unknown

Settlement and parish: Wisbech, Wisbech CP **Settlement Hierarchy:** Market Town

Current use: B2 General industrial **Planning History:** LP8
Identified by Local Plan 2014 as a Broad Location for Growth.

PDL: Brownfield **Site area | density:** 40 ha | 7.5 dph

Site description:

Known constraints:

Proposal: Other

Nene Waterfront and Port (broad location for growth): this area is located to the east of the River Nene and north of the town centre and its continuing development is key to the regeneration of the town. The southern most part of the area (Nene Parade), to include sites around the Boathouse will be a mix of residential (around 300 new homes), leisure and retail uses. To the north of this, the area (Crab Marsh) will be predominantly for business uses with sites along the river frontage retained for marine and port related activities. All proposals will be required to make developments safe from the risk of flooding, not result in an increase in flood risk, and where possible reduce the risk of flooding overall. The area is designated as a Transport Safeguarding Area under the Minerals and Waste Development Plan and the expansion of the marine sector and the port area northwards into the KLWNBC administrative area is supported in principle. An

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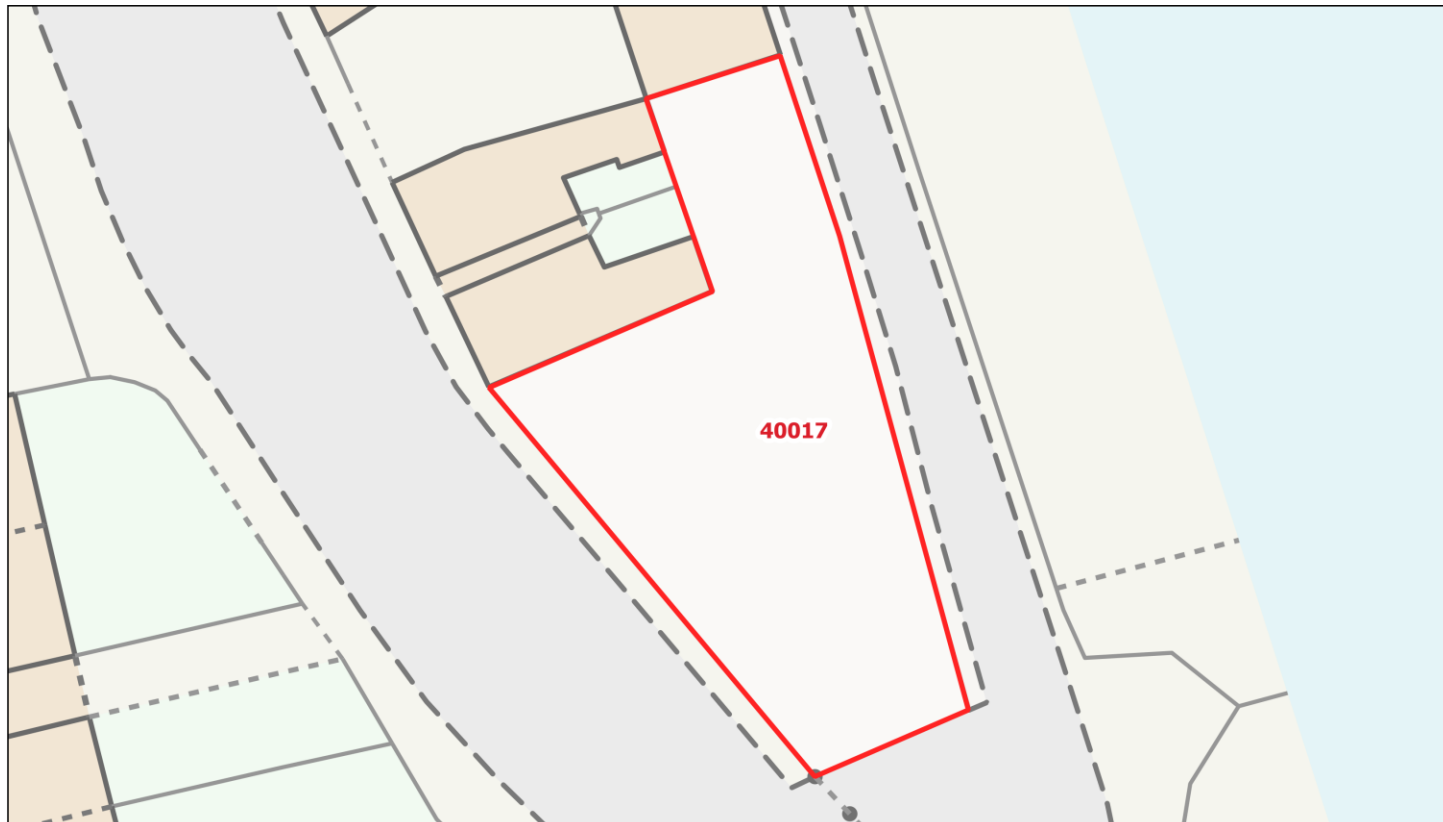
40004 | Nene Waterfront and Port (broad location for growth) | Wisbech, Wisbech CP

adopted Supplementary Planning Guidance (SPG) document for the Nene Waterfront (July 2004) currently remains part of the planning policy framework, though it was prepared under very different economic circumstances than exist today. Therefore, an updated guidance document will be prepared, covering a larger area (i.e. the whole of the broad location for growth, rather than just the southern half as per the current SPG) and, if it includes land in the KLWNBC area, it will be jointly agreed between the two Councils. In the meantime, whilst the policy requirements set out in the existing SPG remain relevant, they will be applied flexibly and take into account current market conditions.

Proposed development:

Dwellings: 300 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

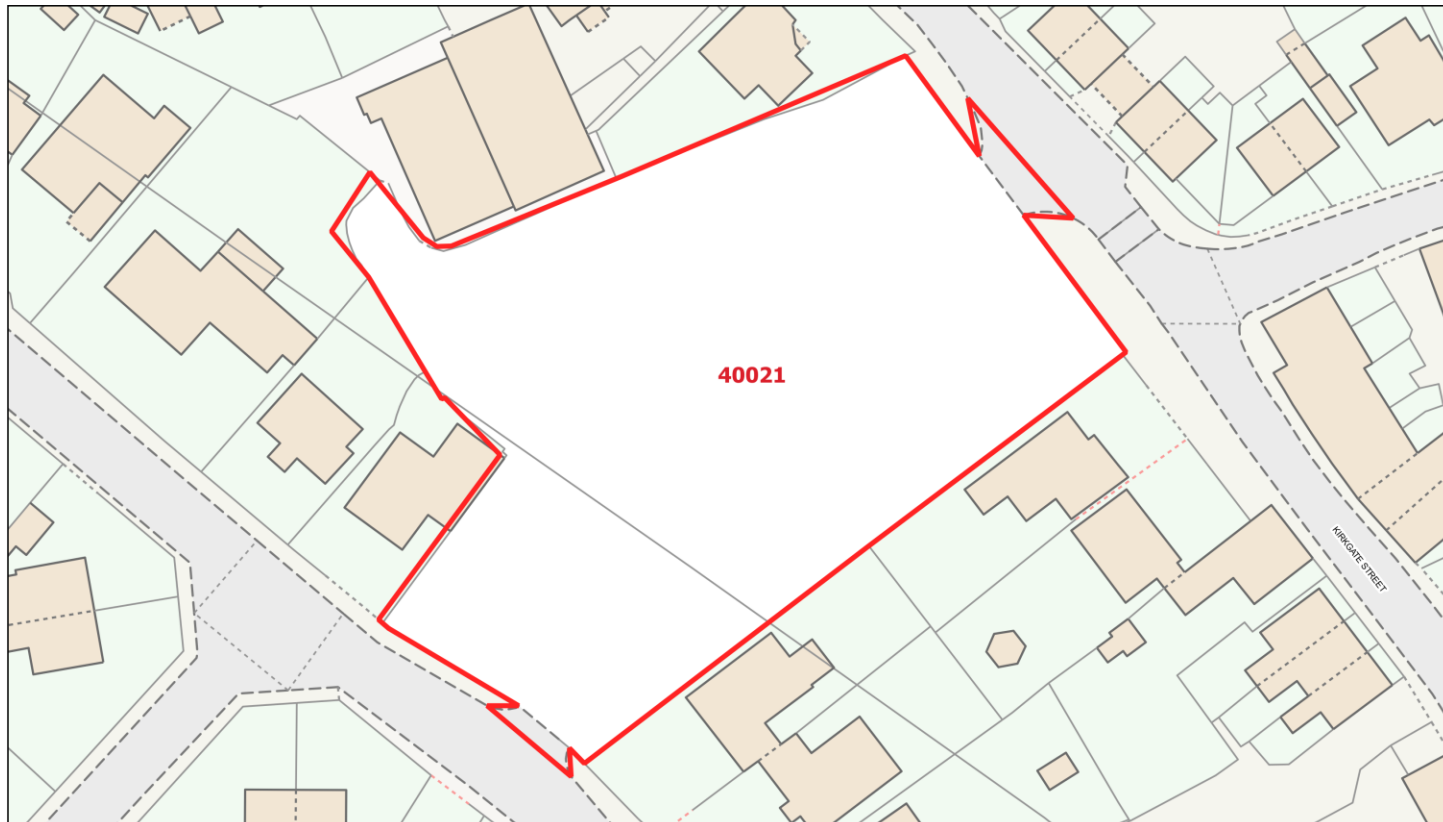
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|--|---------------------------|------------------------------|--|
| Site ID: | 40017 | Submission type: | Site with planning approval |
| Site name and address: | Land at 35 North End | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B8 Storage & distribution | Planning History: | F/YR07/0228/F Full permission granted 12/09/07. Demolition of B8 unit implements permission. |
| PDL: | Brownfield | Site area density: | 0.04 ha 275 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of 2x2 bed houses and 9 flats with balconies comprising of 1x3 bed, 3x2 bed and 5x1 bed with parking under, involving demolition of existing building | | | |
| Proposed development: | | | |
| Dwellings: 11 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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| Site ID: | 40021 | Submission type: | Site with planning approval |
| Site name and address: | The Bell 35 Kirkgate Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | A4 Drinking establishments Public house | Planning History: | F/YR09/0778/F Site with full planning permission and under construction. 6 units remaining to be completed. |
| PDL: | Brownfield | Site area density: | 0.4 ha 15 dph |

Site description:

Known constraints:

Proposal:

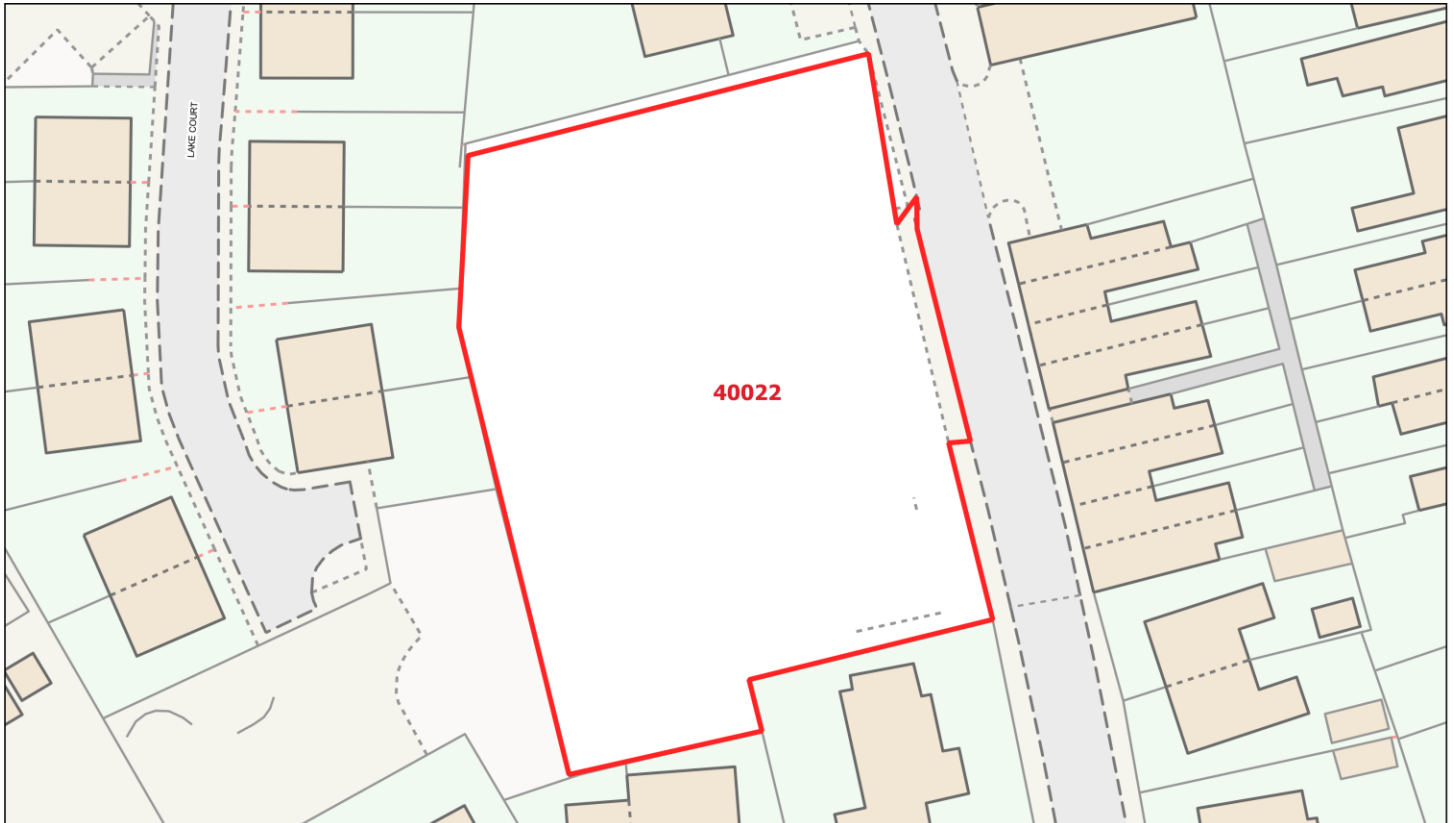
C3 Dwellinghouses

Erection 14 houses comprising; 2 x 4-bed detached, 4 x 3/4-bed semi-detached, 4 x 3-bed semi-detached, 2 x 3-bed semi-detached 2 and a half-storey and 2 x 2/3-bed semi-detached with associated garages, parking, bin store and landscaping, alterations to ex

Proposed development:

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

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| Site ID: | 40022 | Submission type: | Site with planning approval |
| Site name and address: | Aware House Learning Development Aids Ltd Duke Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B8 Storage & distribution Former warehouse, since demolished | Planning History: | F/YR11/0636/EXTIME Site with full planning permission and under construction. 10 units remaining to be completed. |
| PDL: | Brownfield | Site area density: | 0.21 ha 47.62 dph |

Site description:**Known constraints:****Proposal:** C3 Dwellinghouses

Erection of 10 houses comprising; 4 x 2-bed semi-detached, 4 x 3-bed semi-detached and 2 x 3/4-bed semi-detached with integral car port, associated parking and landscaping including 1.8 metre high walls and close boarded fencing involving demolition of ex

Proposed development:

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

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| Site ID: | 40023 | Submission type: | Site with planning approval |
| Site name and address: | Fenland Park Lerowe Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | D2 Assembly and leisure Formerly site of Wisbech Football Club | Planning History: | F/YR11/0976/EXTIME Site with full planning permission and under construction. 10 dwellings remaining to be completed. |
| PDL: | Greenfield | Site area density: | 1.68 ha 5.95 dph |

Site description:

Known constraints:

Proposal:

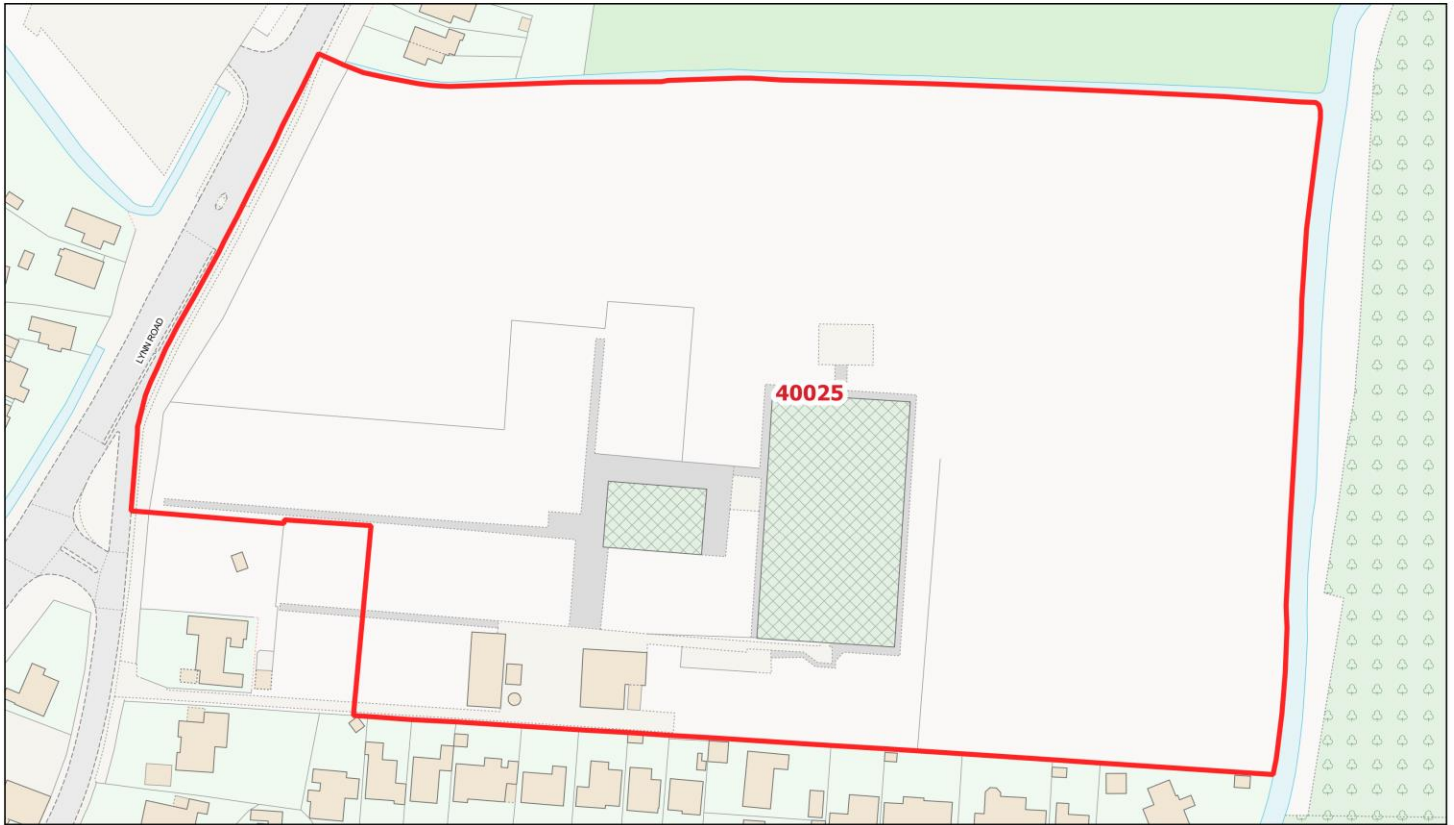
C3 Dwellinghouses

Erection of 83 houses comprising; 19 x 4-bed houses, 35 x 3-bed houses 18 x 2-bed houses, 6 x 2-bed apartments and 5 x 1-bed apartments including Public Open Space involving demolition of existing football stands and buildings (Renewal of planning permiss

Proposed development:

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

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| Site ID: | 40025 | Submission type: | Site with planning approval |
| Site name and address: | Land East Of 46 Old Lynn Road | Availability: | Available for development in med term (6 - 10 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Nursery and agriculture | Planning History: | F/YR12/0569/O Planning committee has resolved to grant outline planning permission, subject to signing s106 agreement. However negotiations on s106 have stalled. |
| PDL: | Greenfield | Site area density: | 5.63 ha 26.47 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses Residential development of up to 149 dwellings; retail development of up to 910 sq.m.; open space; landscaping; and pedestrian, cycle and vehicular access off Lynn Road | | |
| Proposed development: | Dwellings: 149 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | |

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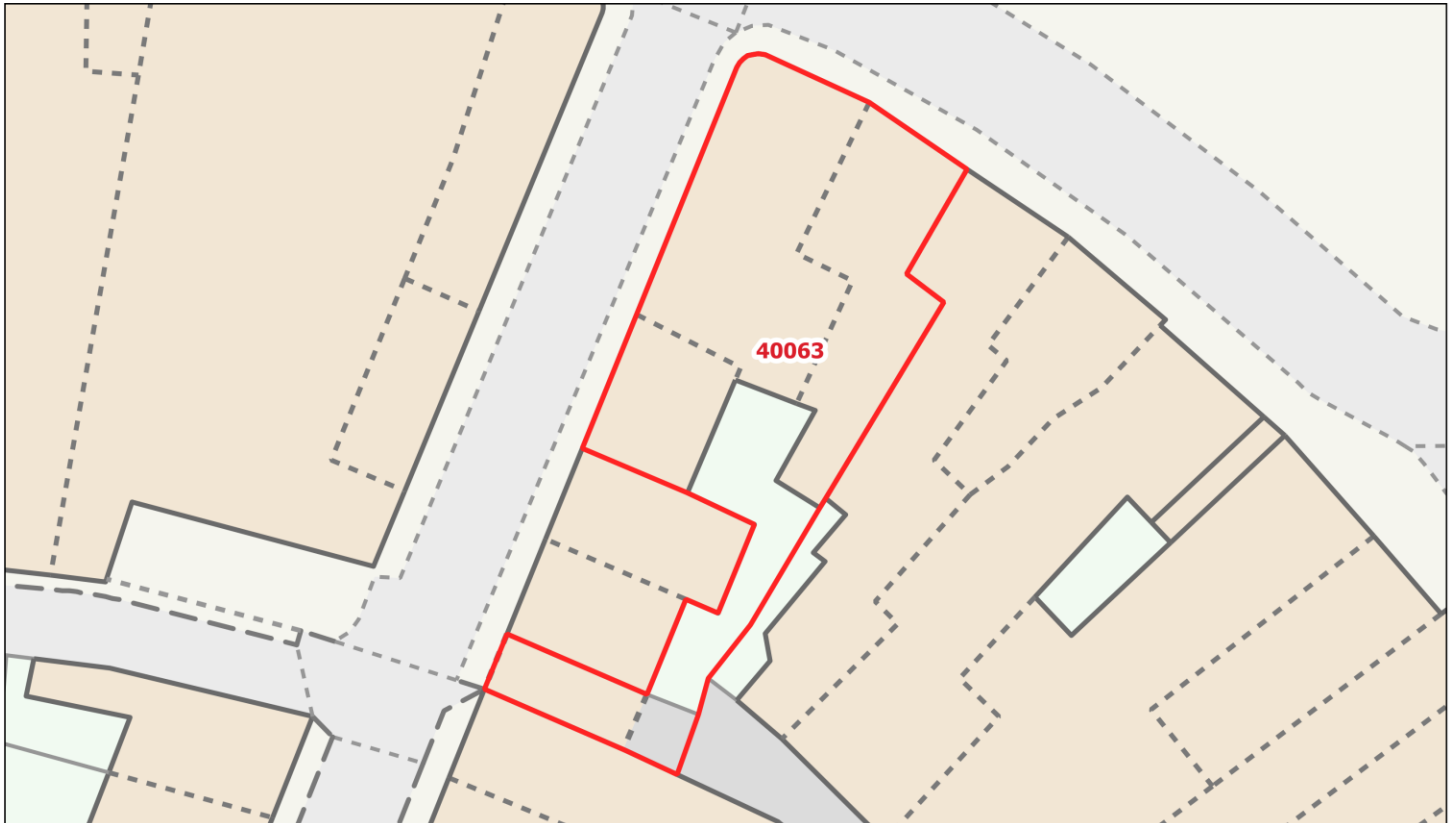
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Date: 08 Jan 2020

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|--|---|------------------------------|--|
| Site ID: | 40056 | Submission type: | Site with planning approval |
| Site name and address: | The College Of West Anglia Elm High Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | D1 Non-residential institutions | Planning History: | F/YR16/0792/F Planning committee has resolved to grant full planning permission, subject to signing s106 agreement. |
| PDL: | Greenfield | Site area density: | 6.11 ha 22.42 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Proposed development: | | | |
| Dwellings: 137 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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| Site ID: | 40063 | Submission type: | Site with planning approval |
| Site name and address: | First Floor And Second Floor 2 Market Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | C3 Dwellinghouses | Planning History: | F/YR17/0209/F Site with full planning permission |
| PDL: | Brownfield | Site area density: | 0.03 ha 166.67 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Change of use from 1 x 2-bed flat to 2 x 1-bed and 3 x 2-bed flats including new mansard roof; external staircase and internal and external alterations | | | |
| Proposed development: | | | |
| Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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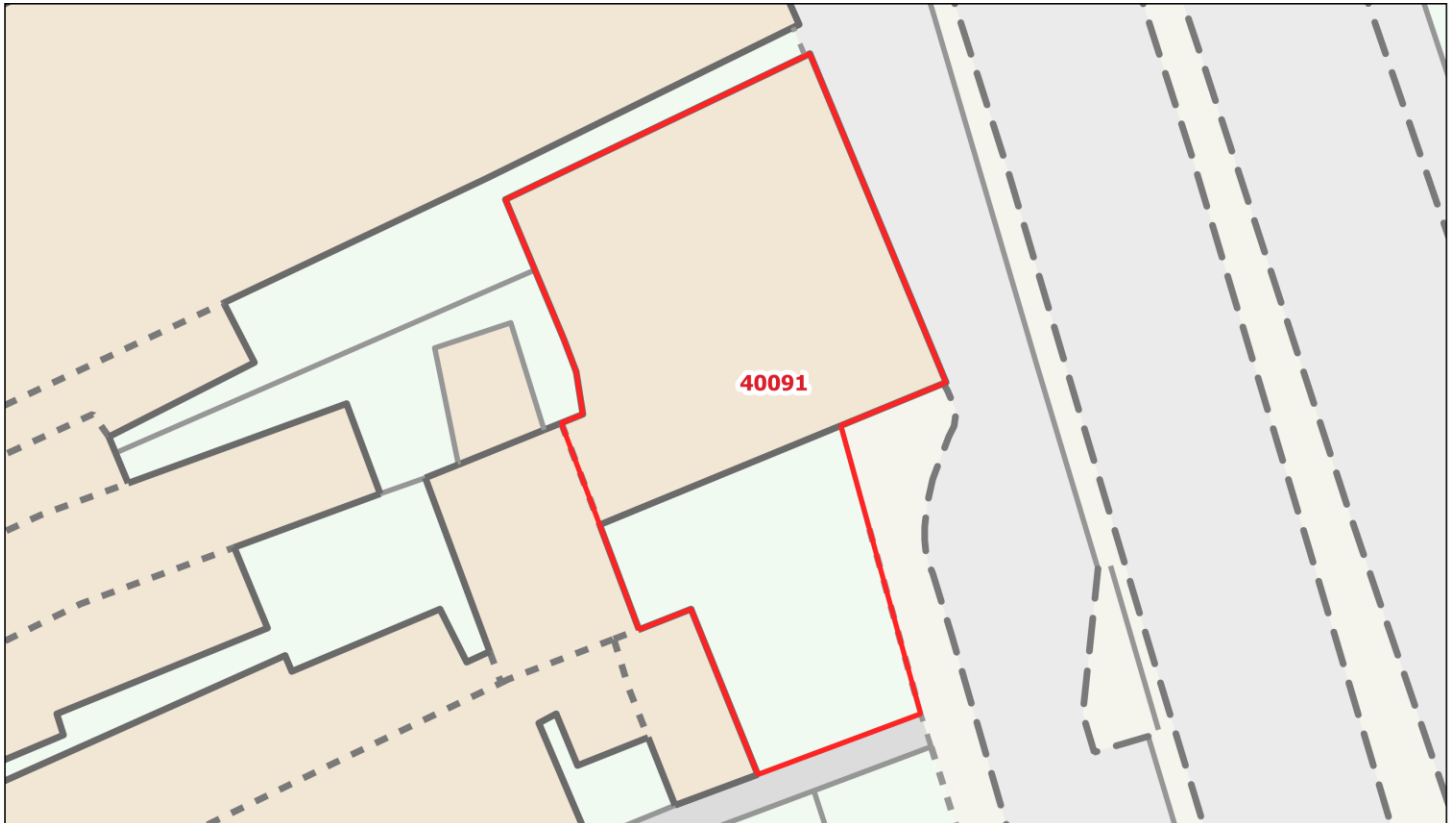
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| Site ID: | 40089 | Submission type: | Site with planning approval |
| Site name and address: | Land West Of 114 - 116 Elm Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | F/YR18/0526/F Site with full planning permission, and under construction. |
| PDL: | Greenfield | Site area density: | 0.51 ha 9.8 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of 10 x 2-storey dwellings comprising of 8 x 4-bed with garages and 2 x 3-bed and detached bin store involving removal of swimming pool | | | |
| Proposed development: | | | |
| Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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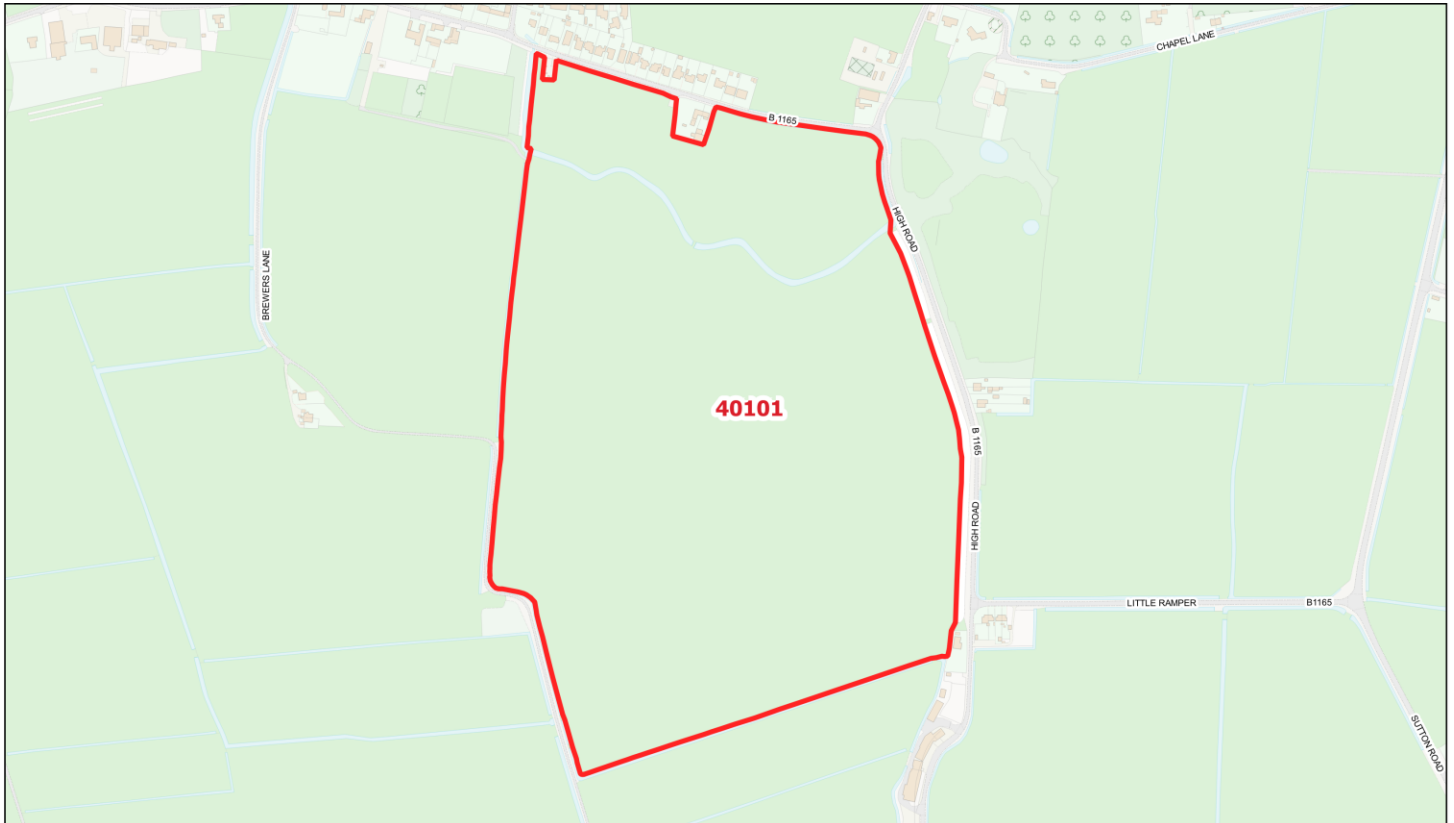
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|---|---------------------|-----------------------|---|
| Site ID: | 40091 | Submission type: | Site with planning approval |
| Site name and address: | 9 - 15 Orange Grove | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | C3 Dwellinghouses | Planning History: | F/YR18/0615/F Site with full planning permission |
| PDL: | Brownfield | Site area density: | 0.03 ha 300 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of an additional storey to existing flats to form 1 x 2-bed and 2 x 1-bed flats and retention of external insulation and render (part retrospective) | | | |
| Proposed development: | | | |
| Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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| Site ID: | 40101 | Submission type: | Site submission form |
| Site name and address: | Rookery Farm Maltmas Drove | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Agricultural farm land | Planning History: | |
| PDL: | Greenfield | Site area density: | 42 ha 19.05 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | Other | | |
| Proposed residential dwellings, care home, and non-residential floorspace comprising of schools, retail shops and commercial units. | | | |
| Proposed development: | | | |
| Dwellings: 800 Non-res floorspace (sqm): 50000 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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|-------------------------------|---|------------------------------|----------------------|
| Site ID: | 40116 | Submission type: | Site submission form |
| Site name and address: | Harecroft Farm, Harecroft Road Harecroft Farm (land north of Barton Road) Harecroft Road | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture The site is currently in agricultural use with a number of farm buildings including the farmhouse. The site forms part of the West Wisbech Broad Location for Growth established in the adopted Local Plan. It is identified for approximately 750 homes within the Plan period and significantly more in the longer term. | Planning History: | |
| PDL: | Greenfield | Site area density: | 30 ha 12.83 dph |

Site description:

The site is located to the west of Wisbech town centre, with an access road leading from Harecroft Road an agricultural track from Barton Road. The eastern boundary of the site abuts a number of development uses including residential properties, the Hudson leisure centre, an elderly care home, the playing fields of Wisbech Grammar School and an agricultural field. Beyond the site's southern boundary are both residential properties and Barton Road. To the west of the site are agricultural fields and to the north, allotment gardens and houses on Cambridge Drive. The site, which covers approximately 30 hectares, is currently in agricultural use and a number of farm buildings, including the farmhouse, are located on the eastern side of the site, accessed via Harecroft Road. The topography is largely flat. The District Council's Strategic Flood Risk Assessment (SFRA) confirms that the site is

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located in (defended) flood zone 3.
The Site would represent a logical extension to the western side of Wisbech.

Known constraints:

There are no apparent constraints to the suitability of the Site for housing.
The site is located within Flood Zone 3 on the Environmental Agency flood map. The River Nene to the east is the potential main source of flooding. However the river has a series of raised defences to provide protection up to a 1 in 200-year flood event. The potential flood risks to the development site could be managed through the design of a comprehensive surface water drainage system.

Proposal: C3 Dwellinghouses

A series of technical work has previously been undertaken to support the allocation of the site in the adopted Local Plan. A masterplan has been prepared for the site proposing 385 homes, a local centre and land for a primary school. Please refer to the enclosed masterplan.
Site submission form indicates proposal would also include a local centre (on 0.56ha of land) and a primary school (1.57ha).
Site submission form does not provide a site trajectory.

Proposed development:

Dwellings: 385 | 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

Do not scale

| | | | |
|--|-------------------------|------------------------------|---|
| Site ID: | 40119 | Submission type: | Site submission form |
| Site name and address: | Land at 241 North Brink | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 3.23 ha 21.67 dph |
| Site description: 7 acres of Agricultural land with Access onto North Brink and Mile Tree Lane. | | | |
| Known constraints: None known. | | | |
| Proposal: C3 Dwellinghouses To be included in Wisbech Local Plan and the land lends itself to several uses. Site submission form indicates site is principally for housing development (60-70 dwellings in short term), and also indicates site could provide retail or leisure, or a mobile home park. | | | |
| Proposed development: Dwellings: 70 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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Key

Site submission

Date: 08 Jan 2020

| | | | |
|--|----------------------------------|------------------------------|---|
| Site ID: | 40120 | Submission type: | Site submission form |
| Site name and address: | Land to the north of Barton Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 1.4 ha 10.71 dph |
| Site description: The site comprises an irregularly shaped parcel of agricultural land to the north of Barton Road. It is bounded in part by existing residential development. | | | |
| Known constraints: None. | | | |
| Proposal: C3 Dwellinghouses Erection of up to 15 dwellings | | | |
| Proposed development: Dwellings: 15 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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Date: 08 Jan 2020

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|-------------------------------|----------------------------------|------------------------------|---|
| Site ID: | 40121 | Submission type: | Site submission form |
| Site name and address: | Land to the south of Barton Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Former orchard | Planning History: | |
| PDL: | Greenfield | Site area density: | 1.7 ha 4.71 dph |

Site description:

The site comprises an irregularly shaped parcel of former orchard land to the south of Barton Road. It is bounded in part by existing and proposed residential development.

Known constraints:

Part of the site is identified as being at risk of flooding on the Environment Agency's Flood Risk maps.

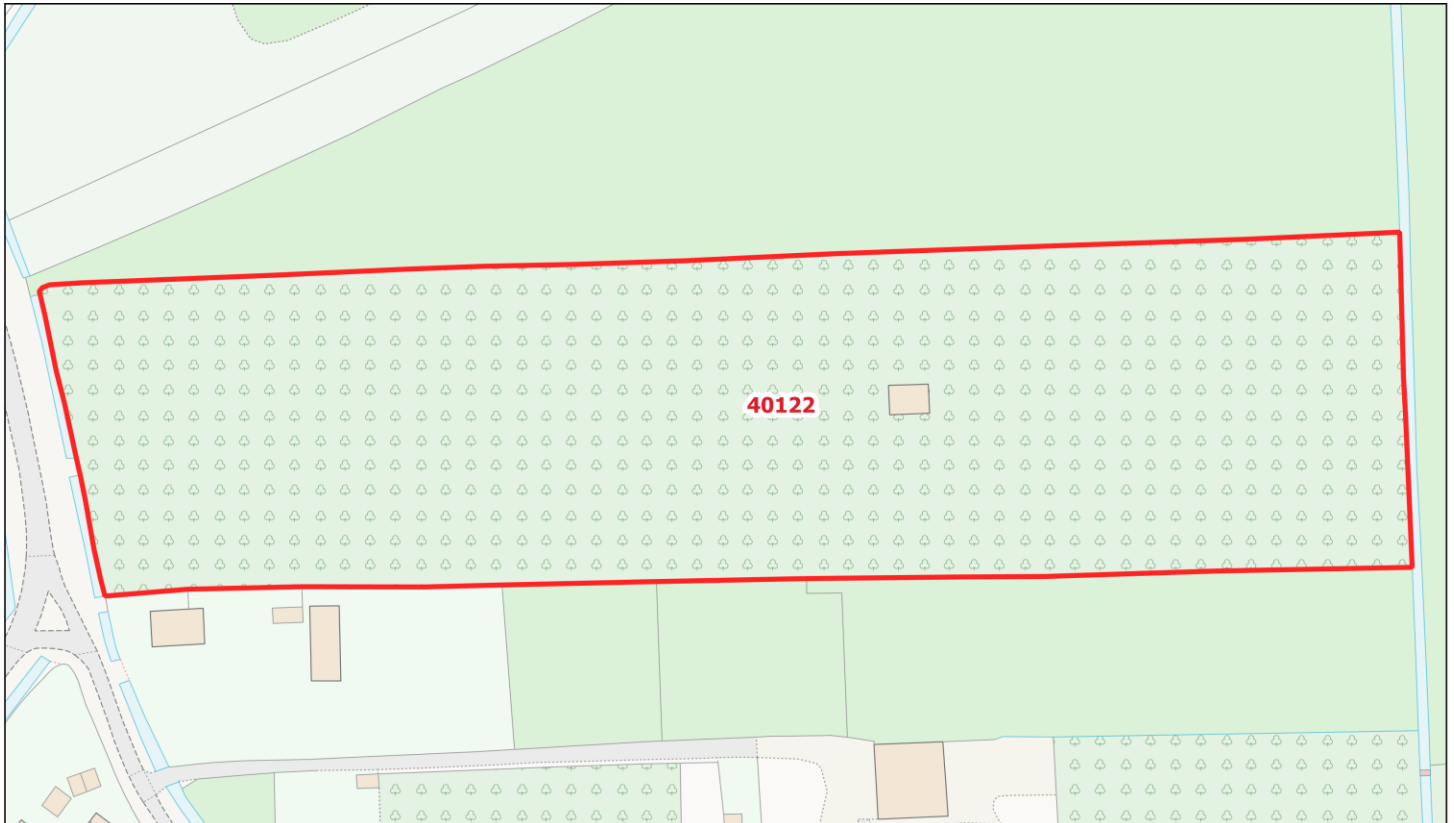
Proposal:

C3 Dwellinghouses
Erection of up to 8 dwellings

Proposed development:

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

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| | | | |
|-------------------------------|--|------------------------------|--|
| Site ID: | 40122 | Submission type: | Site submission form |
| Site name and address: | Land to the east of Barton Road/Mile Tree Lane | Availability: | Available for development in med term (6 - 10 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Orchard | Planning History: | |
| PDL: | Greenfield | Site area density: | 2.7 ha 14.81 dph |

Site description:

The site comprises a rectangular parcel of the land to the east of Barton Road, just to the north of its junction with Mill Tree Lane. The site is bounded to the south by residential development. The site extends to 2.7 hectares.

Known constraints:

A small part of the site adjacent to the northern and western boundaries is identified as being at low risk of surface water flooding on the Environment Agency's Flood Risk Maps.

Proposal: C3 Dwellinghouses
Erection of up to approximately 40 dwellings

Proposed development:

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

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Key

Site submission

Date: 08 Jan 2020

Site ID: 40158

Submission type: Site submission form

Site name and address:

Land at Meadowgate

Availability:

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

Settlement and parish: Wisbech, Wisbech CP

Settlement Hierarchy: Market Town

Current use: Agriculture

Undeveloped open land adjacent to the poplar plantation to the east.

Planning History:

The site lies within the Wisbech East BCP area. The BCP was approved by FDC and KLWN in 2019.

PDL: Greenfield

Site area | density: 1 ha | 10 dph

Site description:

The site is roughly rectangular with the western boundary fronting Meadowgate Lane which provided vehicular access to the local road network.

The north of the site abuts the southern boundary of Meadowgate School which shares Meadowgate as an access.

The site is bounded to the south by the former ARC equestrian centre and these are separated by a substantial drain. Recently planning permission has been granted by KLWN for 2 new dwellings on the frontage of Meadowgate within the grounds of the former ARC.

The eastern boundary of the site is contiguous with the poplar tree plantation to the east and can be developed without harm to the trees therein.

The site is flat and has no known impediments to development within it; the site is not in agricultural use and has been unused for many years.

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The site, as part of the wider Wisbech Est BCP, has been subject to comprehensive technical and environmental studies as part of the BCP preparation process and within the EIA screening/scoping opinion process. There are no known impediments to development.

Reference is made to the recent appeal design in respect to Stow Lane, APP/D0515 /W/18/3219243 which, whilst it was dismissed on other matters, confirmed that parts of a BCP can come forward independently provided that they do not prejudice the strategic aims of the BCP.

The character of the area and capacity on Meadowgate Lane are such that it is proposed to develop the site for a limited number of bespoke executive homes – possibly including self-build, and a capacity of approx. 10 dwellings is considered appropriate to this form of development.

The site is adjacent to the eastern boundary of the built form of Wisbech which is the largest and most sustainable location for new development in the district, -as confirmed the adopted local plan. In addition, matters of accessibility and sustainability have been previously addressed in the BCP and EIA. This is reflected in the allocation in the adopted local plan.

Overall this is an available and deliverable site in a sustainable and accessible location with good access to the higher order services and facilities in Wisbech town centre. The access along Meadowgate is considered acceptable having regard to the view limited amount of traffic that now uses it (now a cul de sac) and the hedgerows are being trimmed to improve visibility.

It is also noted that the previous lawful use of the site to the south as the ARC equestrian centre generated a significantly greater amount of traffic than the current development situation/ proposal.

Known constraints:

None

The site is identified within the EA flood map for planning as not being at flood risk (FZ1)- approx. site area shown on map.

The DEFRA Magic map does not identify any ecological or environmental constraints to development

For ease of understanding apex site are shown on map

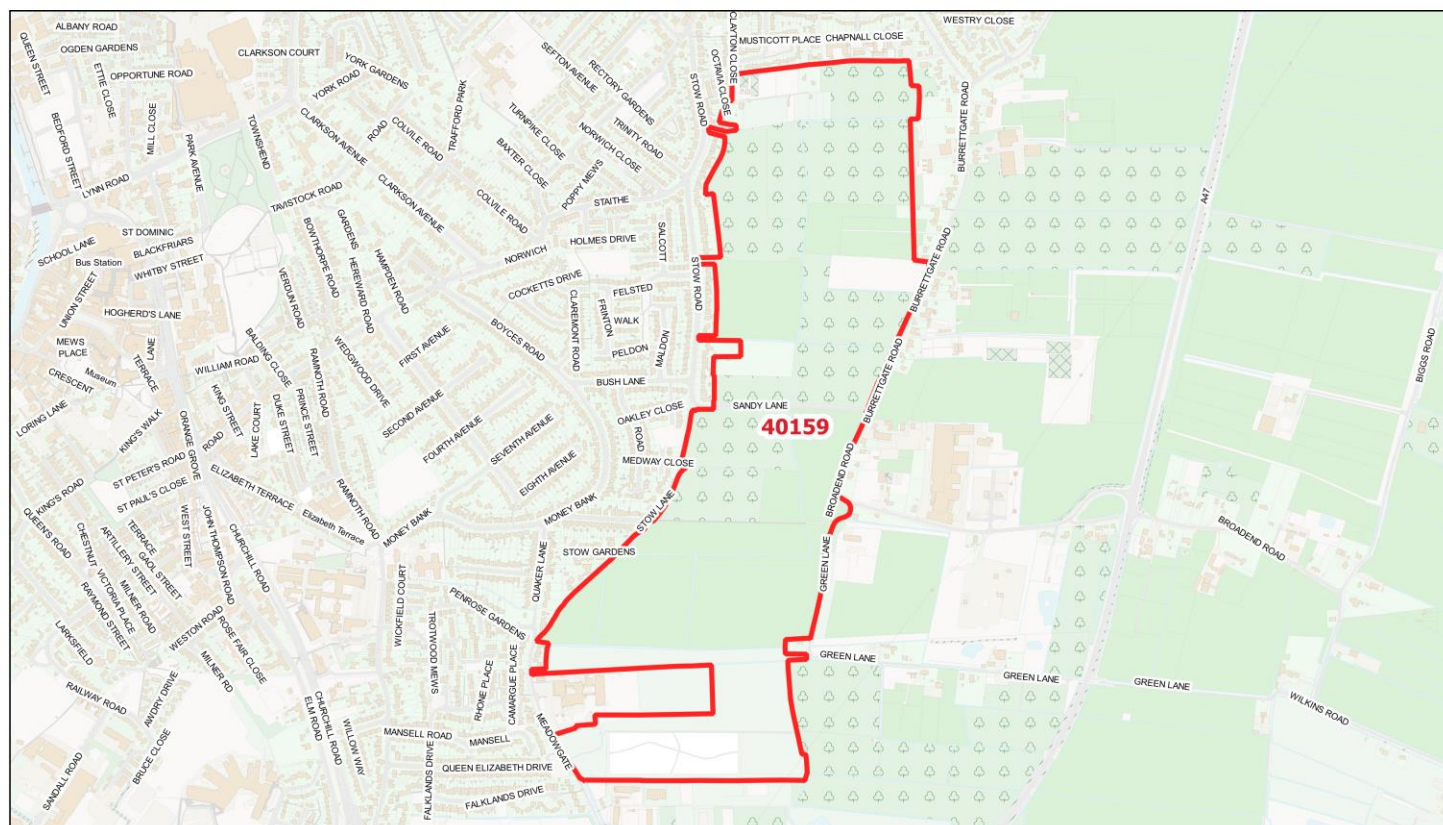
Proposal: C3 Dwellinghouses

It is considered that the site can come forward independently of the wider BCP designation without harming the planning principles or integrity of the BCP. It is proposed that given its surroundings the site should be for a limited number of larger/ executive homes- possibly selfbuild.

Proposed development:

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

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Key

Site submission

Date: 08 Jan 2020

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| | | | |
|--|---------------------|------------------------------|----------------------|
| Site ID: | 40159 | Submission type: | Site submission form |
| Site name and address: | Wisbech East BCP | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | LP8 |
| The site is in multiple ownerships and uses but is predominantly orchard and arable agriculture- a full description is set out in the BCP supporting statement and the EIA scoping report. | | | |
| PDL: | Greenfield | Site area density: | 73 ha 22.6 dph |

Site description:

The site as a whole measures approx. 73 ha and is located to the east of Wisbech and south of Walsoken. The Wisbech East BCP allocation is contained in the adopted Fenland local plan and the adopted West Norfolk local plan as the strategic allocation crosses the mutual boundary- in total the allocation is approx. 1550 of which approx. 900 - 1000 were to be located in Fenland.

The site is identified as being a highly sustainable and accessible site with the potential to deliver significant number of homes, a local centre and open space. Critically the site is mostly in FZ1 indicating that it is sequential preferable to land identified as being at higher risk of flooding. It is of course noted that a great deal of land around Wisbech is identified by the EA as being at higher risk of flooding.

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A full description is set out in the BCP supporting statement and the EIA scoping report/ response.

Known constraints:

The site / allocation has been through 2 local plan inquiries and the councils have prepared and adopted a BCP- Broad Concept Plan to further guide development opportunities and constraints.

Through 2017 and 2018 Peter Humphrey and John Maxey undertook a land assembly exercise on behalf of East Anglian Property Developments Ltd. in order to bring together all the necessary landowners and have an equalisation agreement in place to enable the strategic aims of the allocation and BCP to be realised.

The whole site / BCP area was subject to an EIA screening and scoping submission in 2018/9 and the Councils joint response was dated 29 April 2019.

This confirmed that the site required an EIA and provided guidance as to which matters needed to be further considered within it.

Significantly it did not highlight any overriding constraints to development.

From the receipt of the Screening and scoping opinion formal pre app discussions commenced with the councils- with FDC taking the lead- however these were halted in Summer 2019 with financial uncertainties in relation to Brexit leading to investors taking a more cautious approach.

Significant background work had been undertaken in relation to a number of the key EIA topics including transportation and ecology.

The delivery of the BCP was being discussed with the councils in terms of the access and affordable housing aspirations and it is anticipated that these discussions will continue once the economic uncertainty has settled.

The site has therefore been subject to extensive scrutiny over a number of years and has been identified as a large strategic housing/ mixed use allocation in 2 local plans.

All matters pertinent to the constraints on site are contained within the BCP documents and the Screening/ scoping submission made by the application and assessed by FDC. Whilst these documents are available on the council's website- should you need additional copies /information to support this submission I can of course provide this.

Relationship to KLWN local plan review- the KLWN local plan is undergoing a review- rather than preparing a new plan and it is understood that all existing allocations are to be retained and the review will only look at making additional allocations to meet revised housing targets; therefore the status of the overall BCP will not change from a KLWN point of view.

Proposal: Other

Proposed uses: Housing; Local centre ancillary to housing; Care home, possibly as part of wider allocation; School and local services within the local centre.

The site is the only major housing allocation/ BCP in Wisbech to make any significant progress towards implementation. It represents a sustainable and accessible form of development that will deliver significant numbers of new homes in Wisbech.

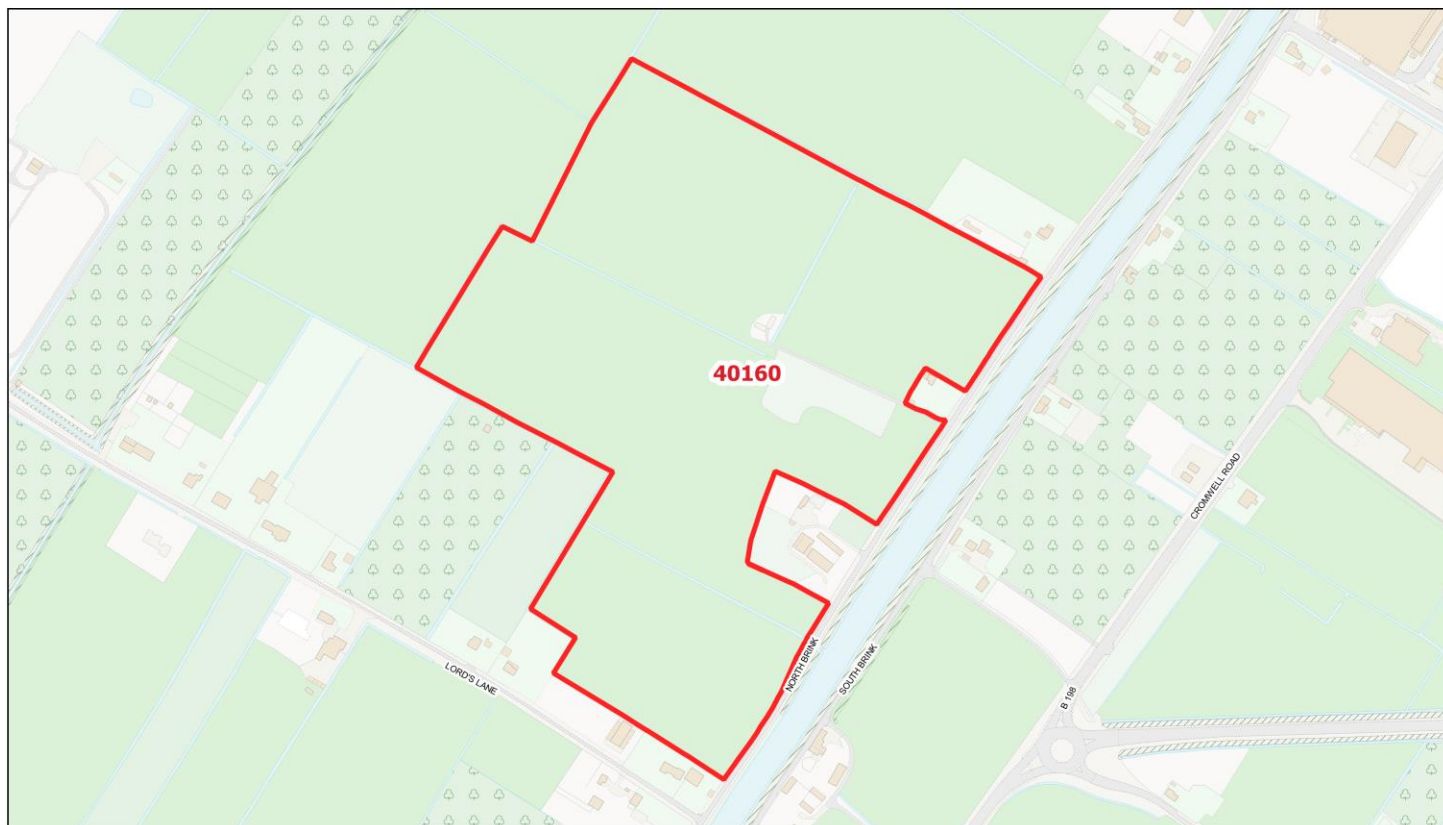
Currently the trajectory is difficult to predict however once underway it is anticipated that the site will yield 80-120 plots per year.

Amount of non-residential floorspace unknown at present – school and local centre

Proposed development:

Dwellings: 1650 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Date: 08 Jan 2020

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| | | | |
|-------------------------------|---|------------------------------|----------------------|
| Site ID: | 40160 | Submission type: | Site submission form |
| Site name and address: | Land at White Hall North Brink | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Agricultural land in a series of fields. | Planning History: | |
| PDL: | Greenfield | Site area density: | 16 ha 21.25 dph |

Site description:

The site is an area of 42 acres (16 ha) of agricultural land surrounding White Hall on North Brink Wisbech. The site is flat and is sub divided into a number of smaller fields by existing hedges and drainage ditches.

There are considered to be no fundamental constraints to development of the site in conjunction with the wider strategic site of Wisbech West and this site is likely to be important in terms of access from the Cromwell Road / A47 roundabout as part of a new river crossing.

Known constraints:

FZ3 although covered by defences (yellow lines) and it is also noted that much of the land within Wisbech West and indeed the other areas of search for strategic housing sites around Wisbech are FZ3 and as such a planning balance will need to be engaged.

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

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Proposal: C3 Dwellinghouses

Other use: The site is large enough to contain a mix of land uses and may be strategically important if a bridge is to be created from the Cromwell Road / A47 roundabout to bridge the river and access Wisbech West.

The site is a large area of farmland located on the north Brink opposite the Cromwell Road/ A47 roundabout. It is considered strategically important if a new bridge is to be built to access Wisbech West as this would form the gateway to the larger development. The site is suitable and available for residential development and infrastructure delivery as part of the wider Wisbech West area of search encompassed in the adopted local plan.

Dwellings: Using FDC assumptions approx. 340 -assuming solely residential.

Delivery is difficult to gauge in advance of more detailed plans for Wisbech West

Proposed development:

Dwellings: 340 | 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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| | | | |
|-------------------------------|--|------------------------------|---|
| Site ID: | 40161 | Submission type: | Site submission form |
| Site name and address: | Land at Magazine Lane / Cox Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Unkempt land and part of garden | Planning History: | |
| PDL: | Greenfield | Site area density: | 0.7 ha 28.57 dph |

Site description:

The site itself is predominantly rectangular measuring approx. 100m by 75m. it is flat and relatively free of constraints- being unkempt land and part of a garden.

There are hedges around the site and a number of trees within the site itself, however these can be incorporated into any layout and need not impact on density or viability.

The site sits within the built form of Wisbech as acknowledged with the LP extract above- site highlighted green- it is close to the town centre and a bus route. The county council has plans for a new secondary school to be built close to the site on Barton Road within the wider Wisbech East area of search designation.

The south of the site abuts residential development on Magazine Lane.

Known constraints:

The site although highly accessible and sustainable in spatial terms is shown partially within the EA mapping as being in

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FZ3. However, given the prevalence of FZ3 in and around Wisbech it is anticipated that allocation will need to be made outside FZ1 and as such the relative accessibility and overall sustainability of the site is considered to be sufficient to outweigh minimal flood risk.

The DEFRA MAGiC website does not identify any other technical or ecological or environmental constraints to development.

The site is not known to be subject to any heritage / archaeological constraints.

Proposal: C3 Dwellinghouses

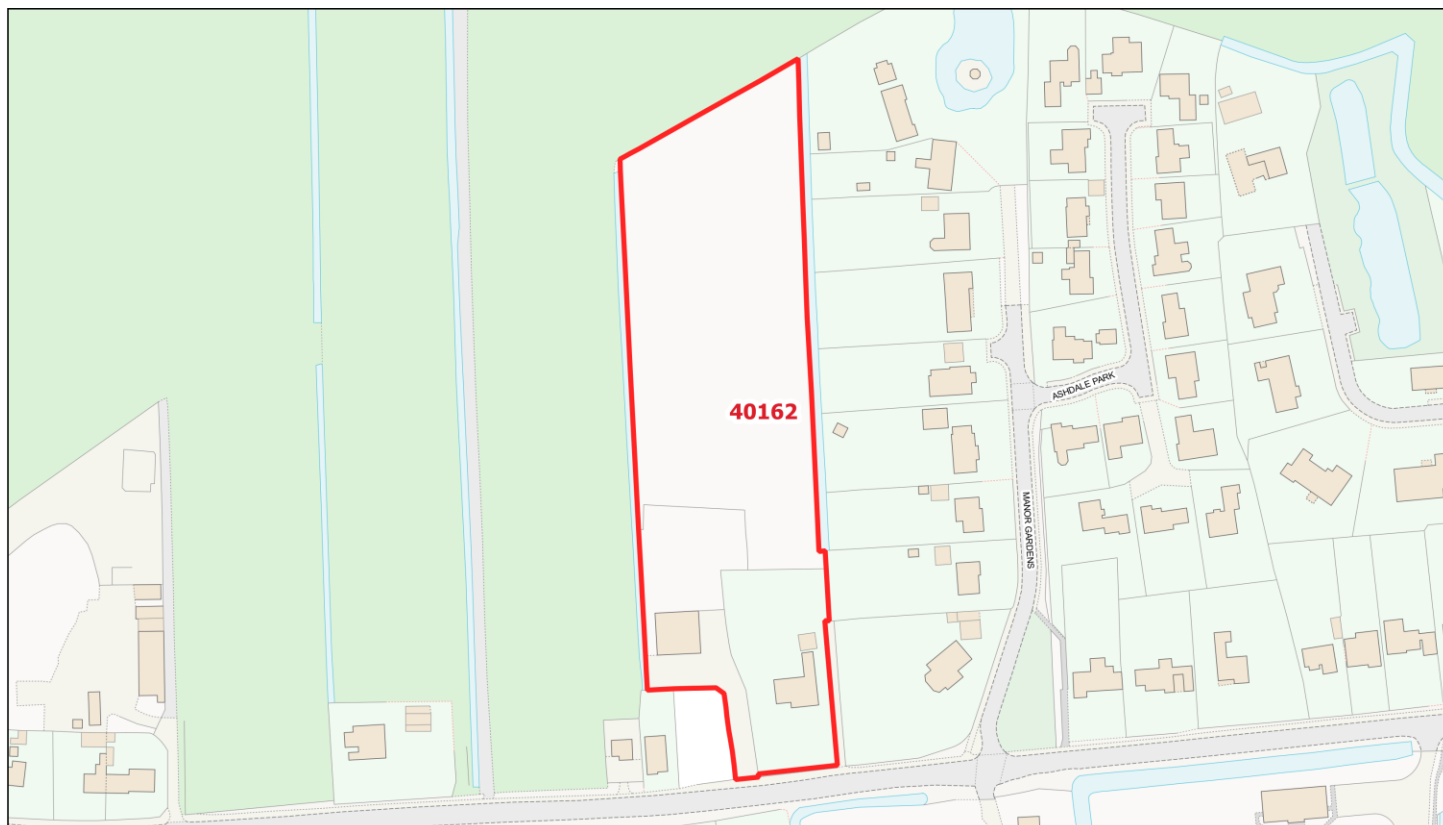
The site is considered suitable for major a housing site which potentially could deliver upto 20 family dwellings within the first 5 years of the local plan.

Site submission form also suggests site is potentially suitable for care home.

Dwellings: Approx. 20 (assuming 33 dph and approx. 85% gross developable)

Proposed development:

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



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| | |
|---|---|
| Site ID: 40162 | Submission type: Site submission form |
| Site name and address: Land north of Thornlands | Availability: Available for development in short term (0 - 5 yrs) |
| Settlement and parish: Wisbech, Wisbech CP | Settlement Hierarchy: Market Town |
| Current use: C3 Dwellinghouses Garden to Thornlands/ disused smallholding/ unused land. | Planning History: |
| PDL: Greenfield | Site area density: 1.4 ha 28.57 dph |

Site description:

The site is approx. rectangular extending north from Barton Road towards the line of the former railway which forms the northern boundary of the site. It measures approx. 60m by 220m. It is bounded to the east and west by hedgerows along field drains.

The site is a former smallholding located to the north of Barton Road adjacent to the built form of Wisbech which is the largest town and most sustainable location for new development in the district. It is noted that the site and the surrounding area included in the 'Area of search' for the Wisbech west BCP and as such it has been accepted by the council that some form of growth is acceptable to the west of the town. It is also understood that the council is working with Royal Haskoning in relation to strategic flood mitigation to enable development on land in and around Wisbech.

The site is adjacent to Barton Road which gives direct access to the town centre and the higher order services and facilities within- there is a bus route along Barton Road which adds to the general accessibility of the site

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There are no physical or environmental constraints on site and it could be built out on its own or as part of a wider development.

Known constraints:

The site is partially in FZ3- The site although highly accessible and sustainable in spatial terms is shown within the EA mapping as being in FZ3. However given the prevalence of FZ3 in and around Wisbech it is anticipated that allocation will need to be made outside FZ1 and as such the relative accessibility and overall sustainability of the site is considered to be sufficient to outweigh minimal flood risk.

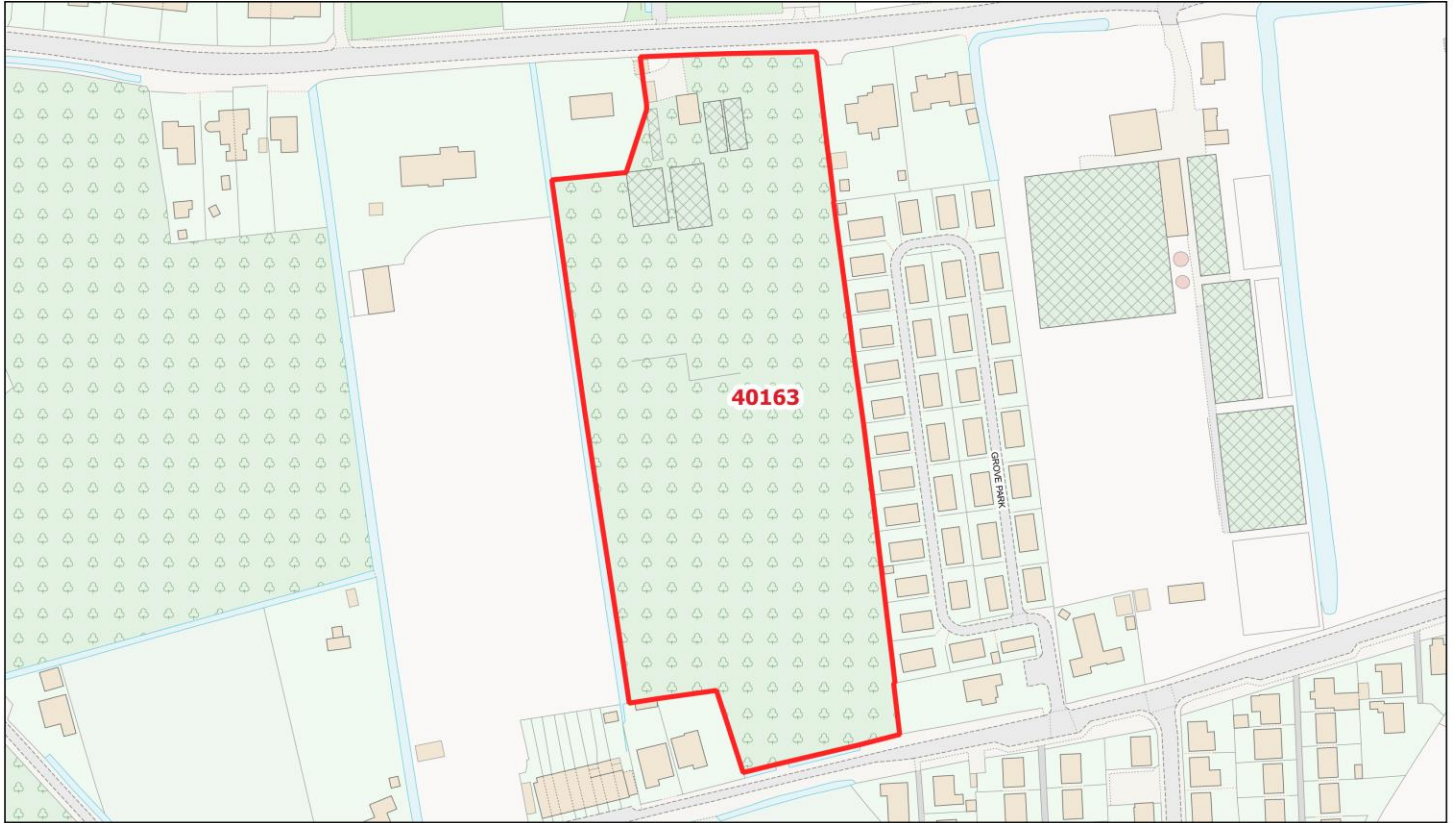
The DEFRA Magic website does not identify any material environmental constraints to development.
The site is not known to be subject to any heritage / archaeological constraints.

Proposal: C3 Dwellinghouses

The site is considered suitable and available for residential development of approx. 40 units.

Proposed development:

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



Site Submission

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| | | | |
|-------------------------------|--|------------------------------|---|
| Site ID: | 40163 | Submission type: | Site submission form |
| Site name and address: | Chrysanthemum House Land to south of Barton Road and north of Magazine Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Former orchard now vacant- having been cleared in 2018. Currently subject to a planning application for development for a 100 bed care home and housing. | Planning History: | Current application for development of a care home, ref TBC on validation |
| PDL: | Greenfield | Site area density: | 1.9 ha 31.58 dph |

Site description:

Large roughly rectangular site flat open site which is bounded by development on east and north. There is frontage residential development on Barton Road to the north and the Grove Park mobile home site which abuts the eastern boundary of the site.

The site sits within the built form of Wisbech as acknowledged with the LP extract above- site highlighted green- it is close to the town centre and on a bus route. The county council has plans for a new secondary school to be built close to the site on Barton Road within the wider Wisbech East area of search designation.

Large roughly rectangular site flat open site which is bounded by development on east and north. There is frontage residential development on Barton Road to the north and the Grove Park mobile home site which abuts the eastern boundary of the site.

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Western boundary abuts a heavily treed site and south fronts Magazine Lane which is largely developed adjacent to the site with magazine close opposite and frontage development adjacent to the site on Magazine Lane.

The south of the site abuts residential development on Magazine Lane.

The site sits within the built form of Wisbech as acknowledged with the LP extract above- site highlighted green- it is close to the town centre and on a bus route. The county council has plans for a new secondary school to be built close to the site on Barton Road within the wider Wisbech East area of search designation.

Known constraints:

There is a 6m easement along the eastern boundary of the site for a water main which goes from the pumping station on Barton Road to Magazine Lane.

Approx. half of this site is identified by the EA as being in FZ1 but also part is FZ3. Given that most of the land surrounding Wisbech is (according to the EA) FZ3 in its evident that this site offers a sequentially preferable option.

The DEFRA MAGiC website identifies the site as containing history orchard (see green on opposite plan extract from magic). It is noted from the visit that the site has now been cleared of vegetation.

MAGiC does not identify any other technical or ecological or environmental constraints to development. The site is not known to be subject to any heritage / archaeological constraints.

Proposal: C2 Residential institutions

The site is considered suitable for a residential care home- see current application- or for a major a housing site which potential could deliver upto 60 homes.

Dwellings: 50-60 (assuming 33 dph and approx. 85% gross developable)

Other residential accommodation: Care home 100 bed

Proposed development:

Dwellings: 60 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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 Site submission

Date: 08 Jan 2020

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| | | | |
|-------------------------------|--|------------------------------|---|
| Site ID: | 40164 | Submission type: | Site submission form |
| Site name and address: | Land to south of Magazine Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Dwelling and garage block to site frontage- likely to have to be demolished Paddock and rough grazing to rear with stable block. | Planning History: | |
| PDL: | Greenfield | Site area density: | 1.8 ha 27.78 dph |

Site description:

The site itself (excluding the access) is predominantly rectangular measuring approx. 120m by 150m. it is flat and relatively free of constraints- being a series of fenced paddocks.

It is located to the rear of linear residential development along Magazine Lane to the north with the Woodcote park development adjacent on Barton Road

The site itself is approx. 1km from the centre of Wisbech.

The established residential development at Magazine Close abuts the west of the site and is separated by a mature hedgerow.

The southern boundary is demarked with a mature hedgerow along an established drain

The site reads spatially as part of Wisbech and is readily accessible to the higher order facilities and services within the

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town centre.
There are a number of mature trees in the north eastern corner of the site and these could be incorporated into the overall development without prejudicing on housing numbers or deliverability.

The site has an acceptable access and this has been assessed and designed by MTA highways consultants.

Known constraints:

The site although highly accessible and sustainable in spatial terms is shown within the EA mapping as being in FZ3. However given the prevalence of FZ3 in and around Wisbech it is anticipated that allocation will need to be made outside FZ1 and as such the relative accessibility and overall sustainability of the site is considered to be sufficient to outweigh minimal flood risk.

The DEFRA MAGiC website does not identify any other technical or ecological or environmental constraints to development.
The site is not known to be subject to any heritage / archaeological constraints.

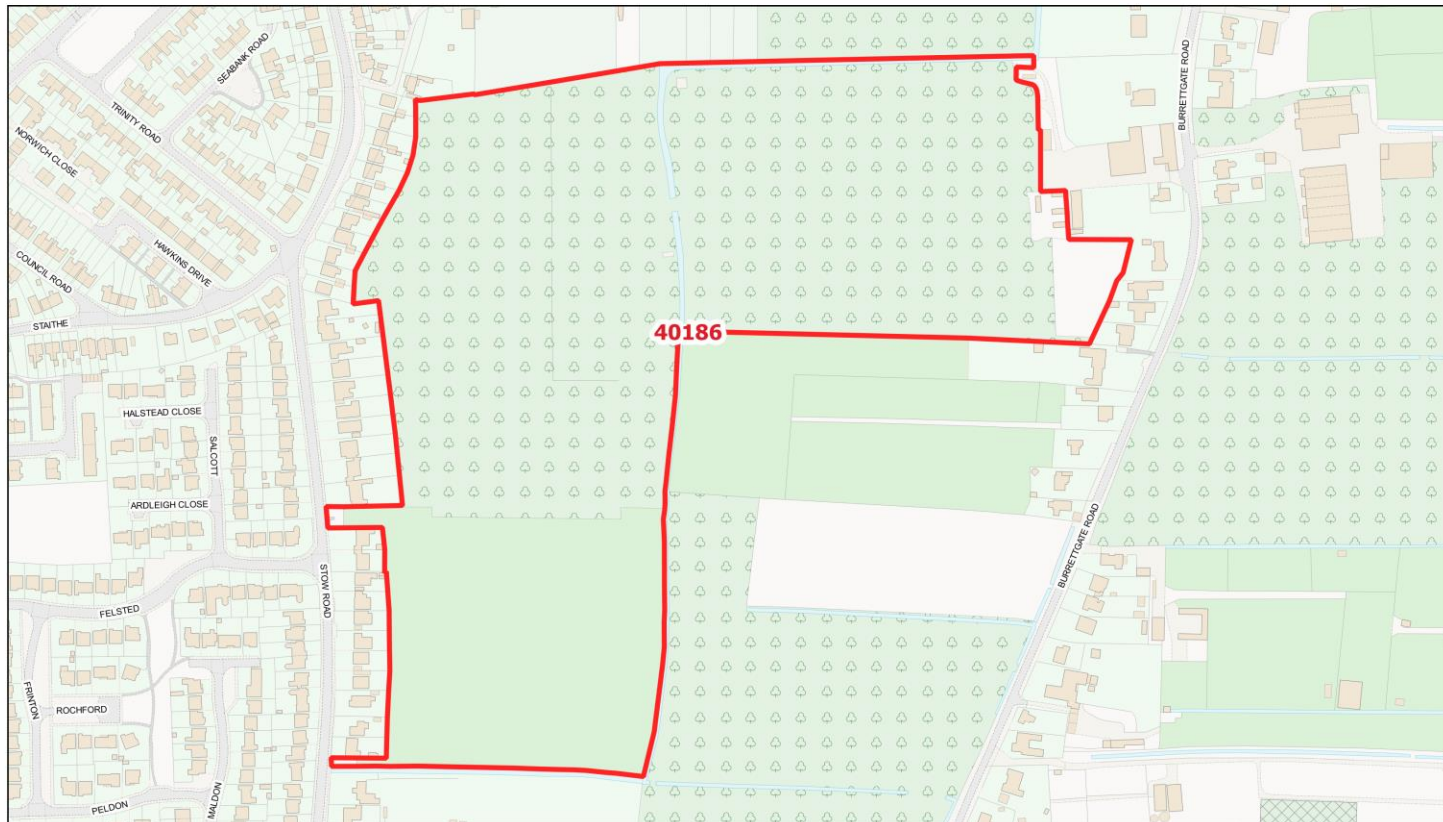
Proposal: C3 Dwellinghouses

The site is considered suitable major a housing site which potentially could deliver upto 50 family dwellings within the first 5 years of the local plan.
Site suggestion form indicates also indicates site is suitable for a care home.

Approx. 50 (assuming 33 dph and approx. 85% gross developable)

Proposed development:

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



Site Submission

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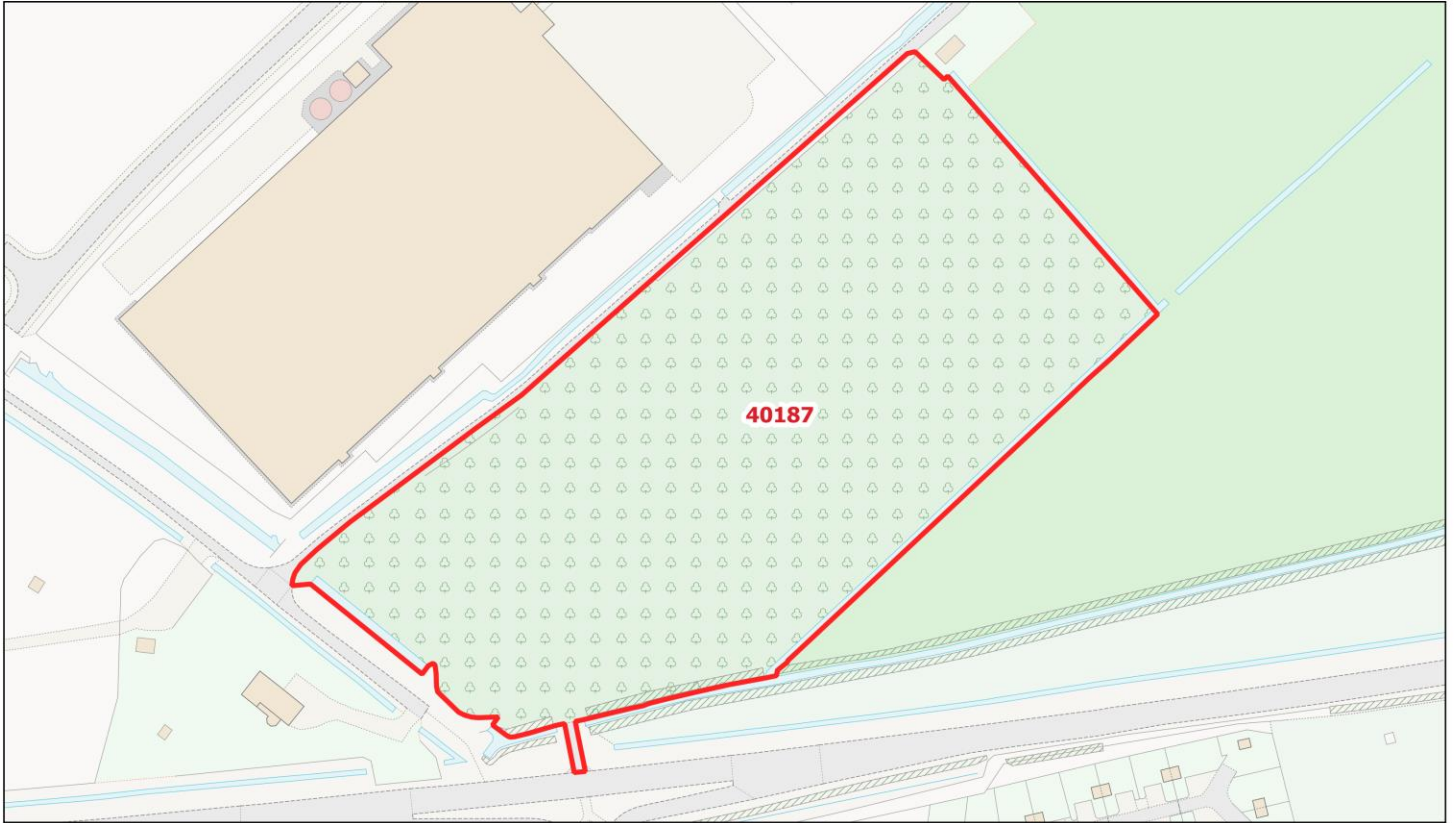
 Site submission

Date: 08 Jan 2020

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|-------------------------------|---|------------------------------|----------------------|
| Site ID: | 40186 | Submission type: | Site submission form |
| Site name and address: | The Austin Farm Orchards Austin Farm Burrettgate Road | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Commercial orchards | Planning History: | |
| PDL: | Greenfield | Site area density: | 15 ha 0 dph |
| Site description: | Farm land | | |
| Known constraints: | None | | |
| Proposal: | Other Site submission form indicates site is suitable for housing, employment, retail or lesiure, care home, mobile home park, and / or Gypsy & Traveller pitches. | | |
| Proposed development: | Dwellings: 0 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | |

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| | | | |
|-------------------------------|---|------------------------------|-----------------------------|
| Site ID: | 40187 | Submission type: | Site with planning approval |
| Site name and address: | The New Drove Orchards The Orchards Junction of New Drove & New Bridge Lane | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Commercial Orchards | Planning History: | |
| PDL: | Greenfield | Site area density: | 3.6 ha 0 dph |
| Site description: | Farm land | | |
| Known constraints: | None | | |
| Proposal: | Other Site submission form indicates site is suitable for housing, employment, retail or lesiure, care home, mobile home park, and / or Gypsy & Traveller pitches. Other use: All industrial options due to proximity of existing industrial areas. | | |
| Proposed development: | Dwellings: 0 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | |

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|-------------------------------|---------------------------------------|------------------------------|----------------------|
| Site ID: | 40188 | Submission type: | Site submission form |
| Site name and address: | Land r/o Harecroft Road | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Other Agricultural and garden land | Planning History: | |
| PDL: | Greenfield | Site area density: | 2.82 ha 0 dph |

Site description:

Proposed housing development

Known constraints:

None
Flood study undertaken by Royal Haskoning DHV.

Proposal:

C3 Dwellinghouses
Proposed housing development

Representations regarding the site identified in red on the attached plan have been prepared on behalf of the Landowners which also includes the Fenland District Council. The site extends to some 2.82 ha and is situated off Harecroft Road, Wisbech. The site benefits from an existing vehicular access off Cricketers Way (Adopted).

It is closest strategic location to the Town Centre and hugs the built-up area with plenty of visually well-contained

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mature landscape features. This is a prime allocation for new housing development within a sustainable location, hence the support for West Wisbech as a new urban extension.

Housing allocations

- Wisbech Town Map in 1963, 1969
- Housing Land Review in 1988 (3.9 ha)
- 2011, 2012 & 2013 'Broad Locations fro Growth'

Promotion through the local plan processs

This began in 2008 when the Council at officer level, sought to promote the site for housing development. This has involved regular meetings over a number of years with relevant landowners, cumulating with an agreement to work together to ensure the delivery of the site.

Throughout this process, the Landowners have furnished the Council with all relelvant information and representations as part of the emerging local plan process. It is likely that any new hosung development is acceptable subject to the findings of the Flood Study undertaken by the Royak HaskoningDHV (Wisbech Garden Town).

Conclusions

The scale of the proposed housing is relatively modest, with the result that deliverability is unlikely to be constrained by major infrastructure obligations. The site is almost oppsite the town's prime area of open spaces which adjoin the Wisbech Town Centre. This site is available and deliverable for housing development.

Proposed development:

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



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|-------------------------------|--|------------------------------|---|
| Site ID: | 40196 | Submission type: | Site submission form |
| Site name and address: | Wisbech Gateway Ladn adj 25 Cromwell Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Vacant land | Planning History: | F/YR16/0798/RM; F/YR14/0717/F |
| PDL: | Greenfield | Site area density: | 8 ha 0 dph |

Site description:

8 Ha development site, most of which has extant or implemented consent to the east of Cromwell Road Wisbech at the southern entrance to the town

Known constraints:

None specific – most of the site has existing consent
Finished floor levels agreed to deal with floor risk

Proposal:

Other
Employment, Retail or Leisure, and Roadside services, hotel, pub restaurant, car sales, trade counter uses

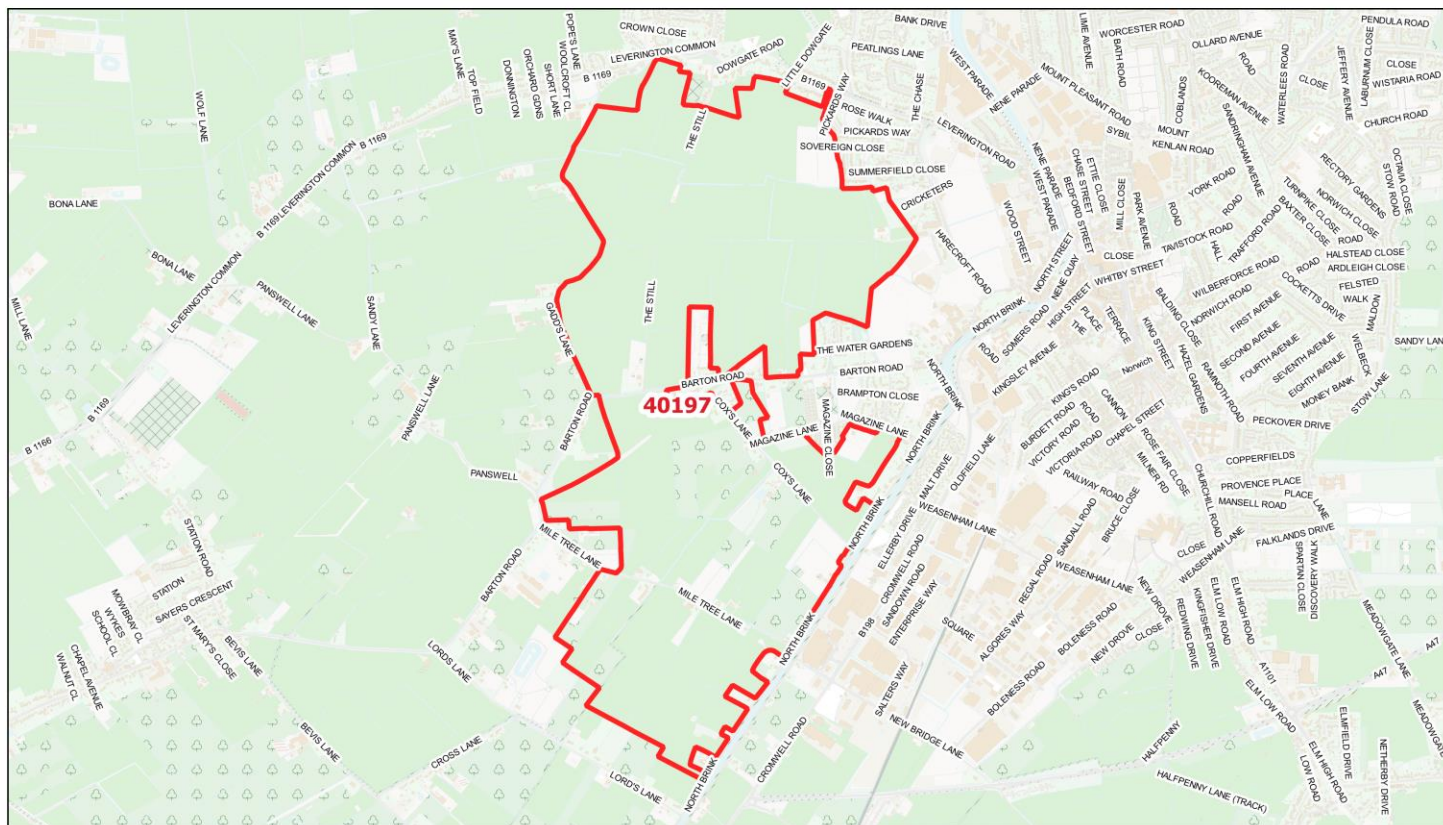
Site for wide range of roadside and employment services, with 2 existing consents covering the majority of the site. ASII within the current South Wisbech BCP area. Parts of the site sold and being delivered over the next 12 months, other parts to be developed as later phases. Continued allocation reflecting existing proposals to support delivery sought.

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Up to 2000 sqm non-residential floorspace.

Proposed development:

| | | | | | | |
|--------------|--|--------------------------------|--|------------------|--|------------|
| Dwellings: 0 | | Non-res floorspace (sqm): 2000 | | C1/C2/C4 beds: 0 | | Pitches: 0 |
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|-------------------------------|--|------------------------------|--|
| Site ID: | 40197 | Submission type: | Site submission form |
| Site name and address: | West Wisbech BCP Area Land to the west of Wisbech between the River Nene and Dowgate Road | Availability: | Available for development in med term (6 - 10 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Mainly agricultural | Planning History: | |
| PDL: | Greenfield | Site area density: | 300 ha 5 dph |

Site description:

Current BCP area comprising areas of predominantly agricultural land suitable for future urban expansion of the town, as per current Local Plan policy. Land in ownership of clients of Maxey Grounds & Co, Cambs CC, Fenland DC and others

Known constraints:

Infrastructure needed to access area including 3rd river crossing and western relief road for Wisbech as set out in second phase of Wisbech Access Study proposals.
Some land in flood zones 2 and 3 will determine the exact pattern of development.

Proposal:

Other

Uses: Housing and Employment

Housing led development with local services and significant open space with western relief road and 3rd river crossing

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for Wisbech

Continuation of existing proposals in Local Plan for Housing led development linked to 3rd river crossing and western relief road for the town. Housing capable of providing up to 1500 dwellings in the plan period and significantly more beyond the plan as the main focused area of long term growth for the town in the future given its proximity to the town centre. Builds on the existing plan with extended numbers to aid delivery, and the knowledge that Mayors infrastructure fund gives potential source of funding for relief road which is needed for the town irrespective of development proposals

Dwellings: 1500 within plan period

Proposed development:

Dwellings: 1500 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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| | | | |
|-------------------------------|---------------------|------------------------------|----------------------|
| Site ID: | 40208 | Submission type: | Site submission form |
| Site name and address: | Land at North Brink | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 4.9 ha 27.96 dph |

Site description:

The site sits to the north of the river on North Brink opposite the Cromwell Road commercial park/ retail park on the entrance to Wisbech; it is currently arable agricultural- the orchards have in been previously removed. It is flat land with no impediments to development within it. It is bounded on all sided by field drains and hedges. Access is available from North Brink and Mile Tree Lane and the site is readily accessible to the town centre. The site is well related to the Wisbech West BCP area of search as identified in the adopted local plan and would be a significant strategic allocation as part of the wider development of Wisbech West.

Known constraints:

FZ3 although covered by defences. It is further noted that much of the strategic land in Wisbech is FZ3 and as such it is likely that some land in FZ3 will have to be allocated (as is the case in Wisbech South and Wisbech West BCP).

The DEFRA magic website indicates no environmental or ecological constraints to development. It is noted that Magic identifies the site as orchard- however reference to Google earth history show that the site was cleared in 2016 and is not open arable land.

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There are considered to be no fundamental constraints to development of the site in conjunction with the wider strategic site of Wisbech West.

Proposal: C3 Dwellinghouses

Site submission form also indicates site could deliver a care home.

The site is a large area of farmland located on the north Brink opposite the Cromwell Road Employment and retail area. It is considered strategically important if a new bridge is to be built to access Wisbech West as this would form the gateway to the larger development. The site is suitable and available for residential development and infrastructure delivery as part of the wider Wisbech West area of search encompassed in the adopted local plan.

It is considered strategically important if a new bridge is to be built to access Wisbech West as this would form the gateway to the larger development. The site is suitable and available for residential development and infrastructure delivery as part of the wider Wisbech West area of search encompassed in the adopted local plan.

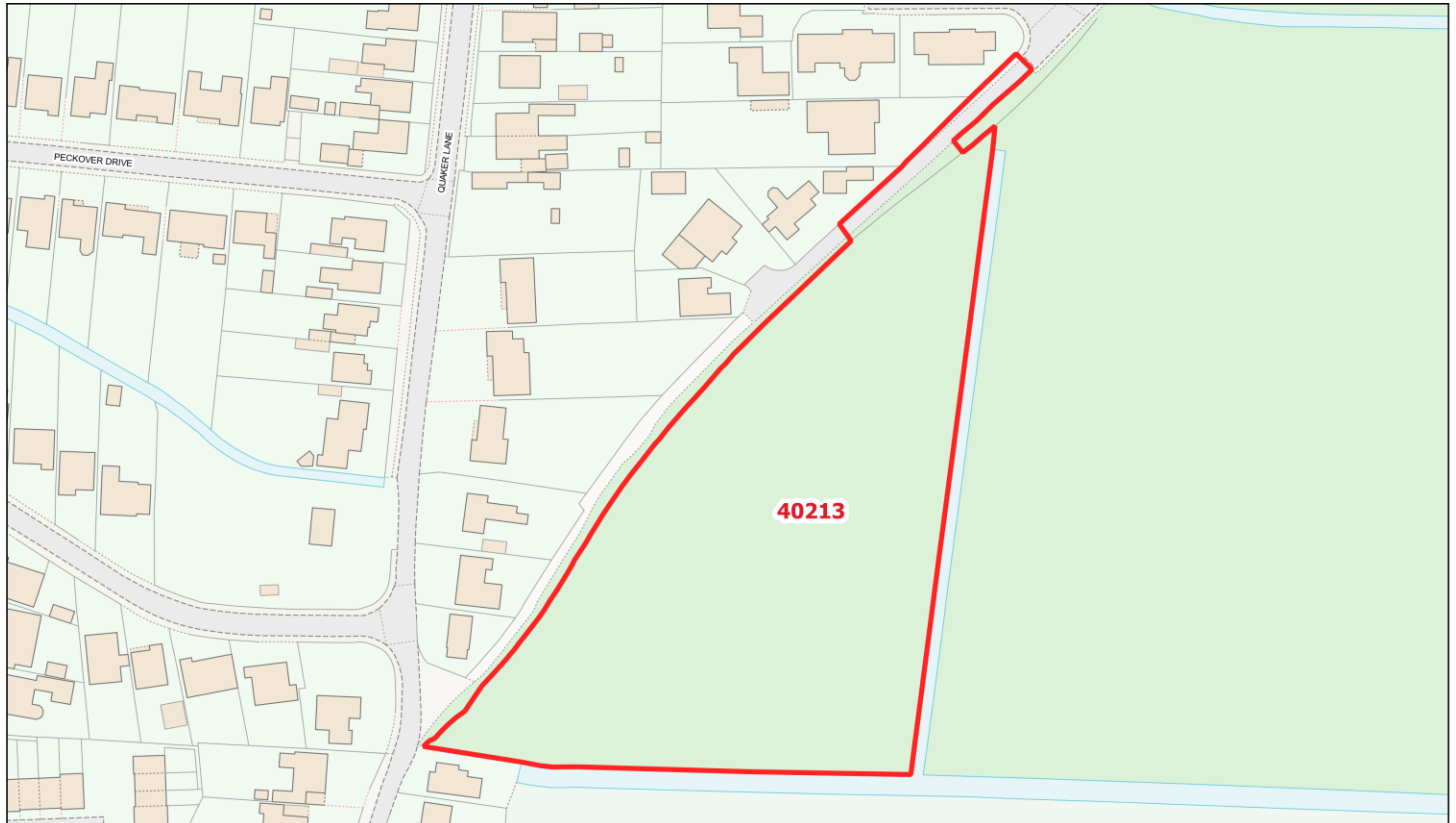
Dwellings: The site is a large area of farmland located on the north Brink opposite the Cromwell Road Employment and retail area.

Care home: Possibly residential care home as part of wider Wisbech East development depending on timing and need.

Delivery: Delivery dependent on delivery of wider Wisbech West BCP and strategic infrastructure.

Proposed development:

Dwellings: 137 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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| | | | |
|-------------------------------|-----------------------------------|------------------------------|---|
| Site ID: | 40213 | Submission type: | Site submission form |
| Site name and address: | Land at Quaker Lane and Stow Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | <p>F/YR18/0159/O</p> <p>F/YR18/0159/O – Erection of up to 28no dwellings (outline application with matters committed in respect of access) – Refused 11.10.2018, Appeal dismissed;</p> <p>F/0998/89/O – Residential development (1.28ha) – Refused 14.12.1989;</p> <p>F/0426/88/O – Residential development – ha. Land to the rear of 29 Quaker Lane (off Stow Lane) Wisbech – Information not available;</p> <p>F/0474/82/O – Residential development – approximately ¾ Acre Land off Stow Lane, Wisbech – Information not available.</p> <p>Planning permission has not been secured since the adoption of the 2014 Local Plan as, under F/YR18/0159/O, the Local Planning Authority was of the</p> |

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opinion that the development of the site would compromise the delivery of the wider parcel of land which was allocated under policy LP8, that the formalisation of the highway at Stow Lane to facilitate the access would compromise the character of the lane and that the application failed to provide the necessary S106 contributions. The decision was upheld by the Planning Inspector however he did not consider that the development of the site would compromise the wider broad allocation. To note, the application did not include a S106 as the applicant did not want to incur abortive costs given that it was likely that the LPA was not willing to support the application however there was no dispute that the contributions were necessary.

The site has already been allocated under the 2014 Local Plan under policy LP8 Wisbech. The area benefits from a 'Broad Concept Plan' demonstrating that the site is capable of development. There have been no significant changes to the site or surroundings since the allocation of the land or the adoption of the Broad Concept Plan.

The appeal decision includes that the access to the site would compromise the character of Stow Lane however it does not state that the site cannot be developed in isolation from the Broad Location for Growth. The applicant maintains that the access would cause no harm to the character of Stow Lane.

| | | | |
|-------------|------------|-----------------------------|----------------------|
| PDL: | Greenfield | Site area density: | 1.304 ha 32.98 dph |
|-------------|------------|-----------------------------|----------------------|

Site description:

The site is located within the established settlement of Wisbech, along Stow Lane which is a public byway. The land is positioned to the east of the byway and is neighboured by residential development to the north, west and south, with agricultural land to the east. The authorised use of the land is agricultural however it is not currently farmed and has been left to overgrow.

The land is triangular in shape, with dense landscaping on the north-west boundary, shared with Stow Lane, and drawing forming the east and south boundaries. The site is within flood zone 1.

The site is 1.304ha 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 43 dwellings, however previous planning application submissions demonstrate that 28 dwellings is more achievable. The site boundaries are set out on the accompanying plan.

Known constraints:

No known constraints

Proposal: C3 Dwellinghouses

Indicative drawings included within planning application F/YR18/0159/O demonstrate that the site is capable of accommodating 28 dwellings of a scale which is commensurate with the existing development to the north and west however on the basis of the 33 dph guidelines set out in the Site Assessment Methodology, the site could accommodate up to 43 dwellings.

Accompanying report indicates site is immediately available for development.

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Proposed development:

Dwellings: 43 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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| | | | |
|-------------------------------|---|------------------------------|---|
| Site ID: | 40228 | Submission type: | Site submission form |
| Site name and address: | Land at Inglescombe Nurseries North of Barton Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | A1 Shops Nursery/garden centre | Planning History: | |
| PDL: | Mix of G/B | Site area density: | 0.57 ha 31.58 dph |

Site description:

The site is located to the north side of Barton Road, adjoining the established residential development. The existing and authorised use of the land is as a nursery and garden centre and there is a large collection of buildings, glasshouses and polytunnels within the site. Due to ownership issues, the site submission does not encompass the whole of the nursery/garden centre land.

There is established residential development to the immediate south and general east direction of the site with agricultural land on the fields to the immediate east and west. The boundaries of the site are landscaped.

Access to the site is already established directly from Barton Road. The Environment Agency flood maps for planning identify the site as being within flood zone 1.

Known constraints:

No known constraints

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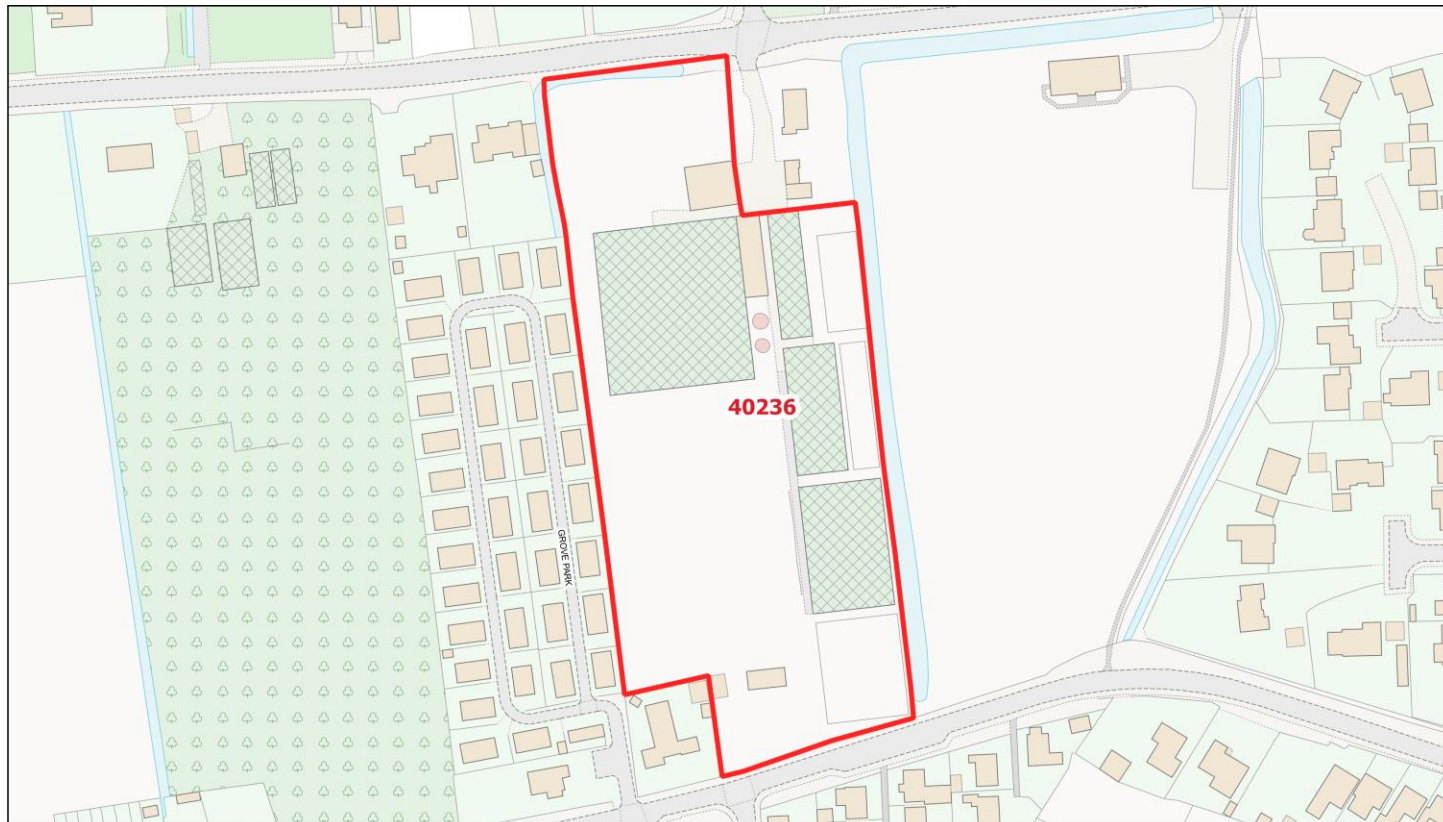
Proposal: C3 Dwellinghouses

The site is located within Wisbech on flood zone 1 land. It constitutes previously developed land and has been previously allocated for development within the 2014 Local Plan. There are no technical constraints which would restrict the use of the land for residential purpose.

There have been no significant changes to the site or the surroundings since the land was previously allocated and it therefore remains that the use of the site as a residential allocation is appropriate.

Proposed development:

Dwellings: 18 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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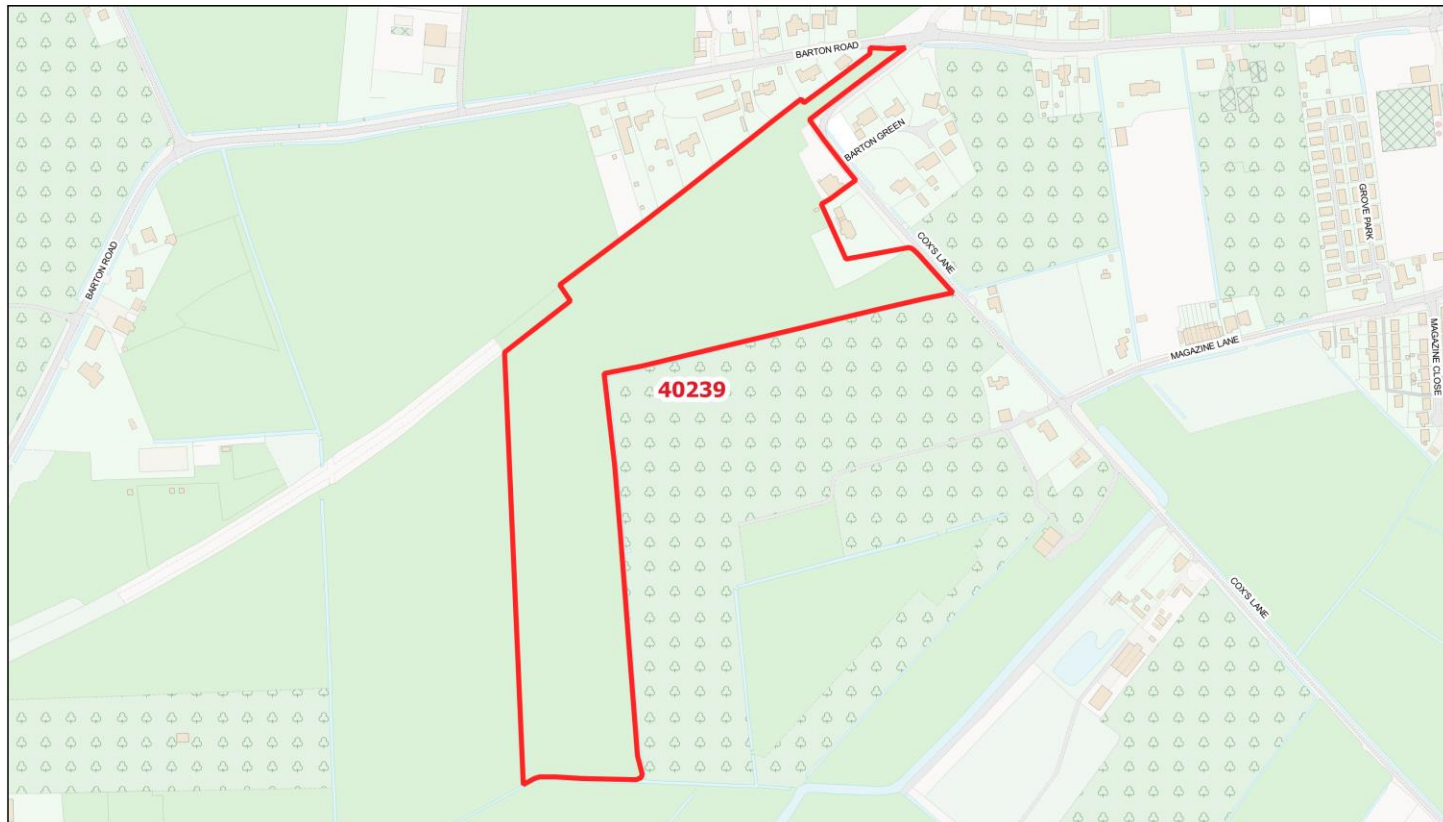
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| | | | |
|---|-----------------------------------|------------------------------|---|
| Site ID: | 40236 | Submission type: | Site submission form |
| Site name and address: | Waverley Nursery Barton Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Glasshouse nursery | Planning History: | |
| PDL: | Greenfield | Site area density: | 1.7 ha 29.41 dph |
| Site description: Edged red on the attached location plan and adjacent to a public open space. | | | |
| Known constraints: None | | | |
| Proposal: | C3 Dwellinghouses | | |
| The site is considered appropriate for the provision of approx 40 to 50 dwellings, depending on density etc. Please also refer to the attached study documents. | | | |
| Proposed development: | | | |
| Dwellings: 50 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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|  Do not scale | Site Submission Draft Fenland Local Plan © Crown Copyright and database rights 2020 Ordnance Survey 10023778 | Key  Site submission Date: 10 Jan 2020 |
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| | |
|---|--|
| Site ID: 40239 | Submission type: Site submission form |
| Site name and address: Land west of Orchard Lodge Cox's Lane | Availability: Availability unknown |
| Settlement and parish: Wisbech, Wisbech CP | Settlement Hierarchy: Market Town |
| Current use: Agriculture | Planning History: |
| PDL: Greenfield | Site area density: 6.7 ha 21.34 dph |

Site description:

The site is bounded to the north by the line of the old railway and to the west by Cox's Lane. It has good connectivity to the town centre of Wisbech via Cox's lane and Magazine Lane and the higher order services and facilities therein.

There are no known constraints to development within the site.

The site could come forward for development independently or as part of the wider strategic development of West Wisbech, however the strategic growth of Wisbech is predicated on significant investment in infrastructure and it is contended that this site could come forward to meet needs in advance of the wider BCP without prejudicing the wider strategic development.

The site is currently agricultural land on the north western edge of Wisbech- it is part of the wider area of search for Wisbech West identified in the adopted local plan (see below) and as such is identified as a sustainable and accessible location for new development to secure sustainable growth in Wisbech.

Known constraints:

FZ1 and as such is sequentially preferable for new development.

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

Proposal: C3 Dwellinghouses

The site is sufficiently large to enable land to be used for open space or playing fields / community uses if required.

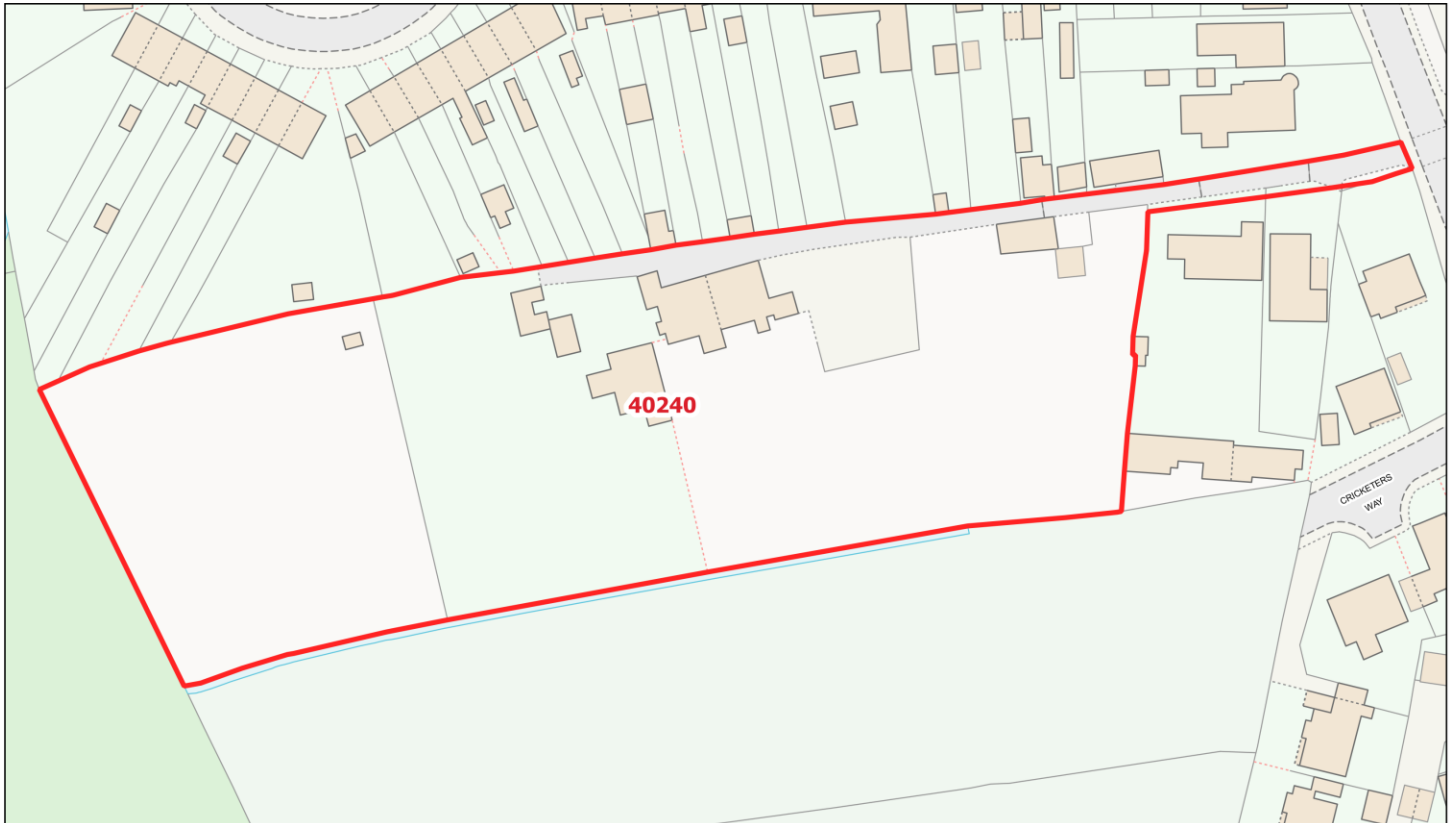
Dwellings: Using FDC assumptions approx. 143

Trajectory is dependent on the development strategy of FDC- if the site can be developed independently then delivery can start within the first local plan period.

Depends on dev strategy and if the site is required to be part of WWBCP. If so, it is not currently possible to project delivery.

Proposed development:

Dwellings: 143 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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| | | | |
|-------------------------------|---|------------------------------|---|
| Site ID: | 40240 | Submission type: | Site submission form |
| Site name and address: | Land at 85 Harecroft Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Mixed use- residential and commercial yard and such the land is at least in part previously developed land and as such a priority for new development. | Planning History: | |
| PDL: | Greenfield | Site area density: | 1.1 ha 24.55 dph |

Site description:

The site is part residential and part commercial yard to the rear of development on Harecroft Road. The site is bounded to the north by Summerfield close and has mixed development to the south mostly concentrated on Harecroft Road. The site is located within the built form of Wisbech, which is identified in the local plan as a main town and as such a sustainable and accessible location for new development.

Known constraints:

FZ3 although covered by defences. However, it is noted that the sit is highly accessible and sustainable and given that land outside FZ1 is likely to be allocated for development (particularly in and around Wisbech) it is considered that this remains an appropriate site.
The DEFRA magic website indicates no environmental or ecological constraints to development.

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Proposal: C3 Dwellinghouses

The site is previously developed land within a highly sustainable and accessible location and as such is considered appropriate for new development.

Dwellings: Using FDC assumptions approx. 27

Proposed development:

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



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| Site ID: | 40244 | Submission type: | Site submission form |
| Site name and address: | Land on the east side of Stow Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | C3 Dwellinghouses Vacant | Planning History: | |
| PDL: | Greenfield | Site area density: | 13.354 ha 14.98 dph |
| Site description: Land on the east side of Stow Lane Wisbech | | | |
| Known constraints: There are none | | | |
| Proposal: | C3 Dwellinghouses | | |
| Other use: The proposals may include a local centre | | | |
| The site is part of the strategic housing allocation for East Wisbech so therefore the proposals are predominantly residential | | | |
| Dwellings: 200-300 | | | |

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Proposed development:

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



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|-------------------------------|---|------------------------------|---|
| Site ID: | 40255 | Submission type: | Site submission form |
| Site name and address: | Land at Kinderley Road Land to the North of Nos 73-99 Kinderley Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 2.1 ha 36.67 dph |

Site description:

The site comprises part of an agricultural field and is contained on its north eastern boundary by Waterlees Road and on its southern boundary with existing residential development on Kinderley Road.

Known constraints:

The site lies within flood zones 2 and 3.

Proposal:

C3 Dwellinghouses

The site is proposed for housing development.

Site access would be through the existing parking area serving nos 73-99 Kinderley Road. A form of agreement exists between Foster Property Developments Ltd and the owners of this property (Bedfordshire Pilgrims Housing Association - BPHA) which would see the existing parking re-provided within the site.

An indicative scheme has been produced and is enclosed with these representations which demonstrates that the site

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may be capable of delivering up to 77 new dwellings including reprovion of car parking for nos 73-99 Kinderley Road and incorporating relevant provision of open space and drainage infrastructure.

Proposed development:

Dwellings: 77 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Key

 Site submission

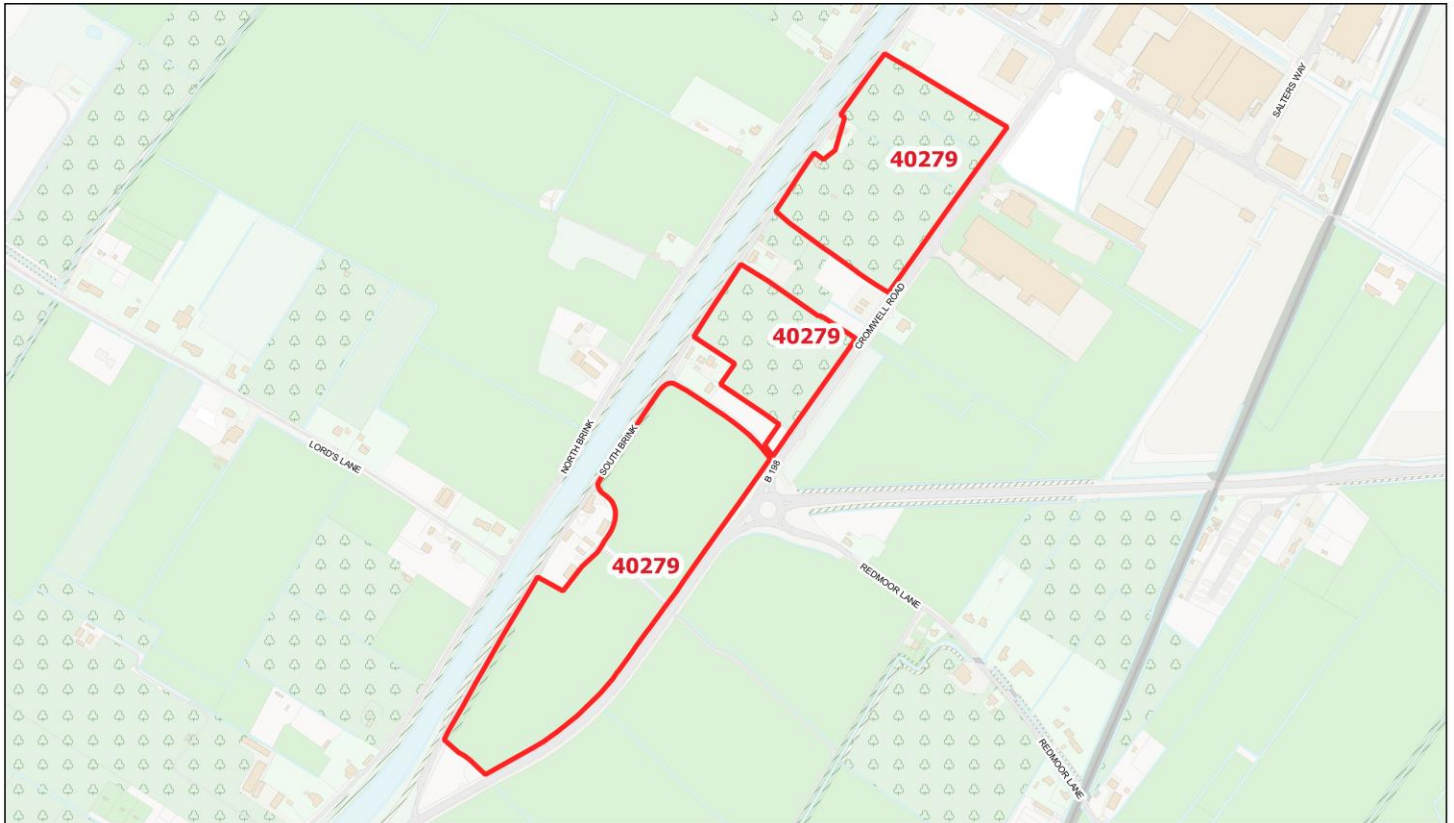
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| Site ID: | 40269 | Submission type: | Site submission form |
| Site name and address: | Land north of Barton Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 0.7 ha 28.57 dph |
| Site description: | Agricultural land | | |
| Known constraints: | None | | |
| Proposal: | C3 Dwellinghouses | | |
| | 20 Houses | | |
| Proposed development: | Dwellings: 20 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | |

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|-------------------------------|---------------------------------------|------------------------------|----------------------|
| Site ID: | 40279 | Submission type: | Site submission form |
| Site name and address: | Land parcels of Cromwell Road | Availability: | Availability unknown |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Agriculture/Scrub Land | Planning History: | |
| PDL: | Greenfield | Site area density: | 13 ha 0 dph |

Site description:

Three parcels of Land off Cromwell Road Wisbech

Known constraints:

FZ 2 & 3

Existing Ecology and Vegetation

Proposal: Other

Uses: Dwellings, Care Home, Employment, Retail or Leisure, and Other - C1 Hotel

The three parcels of land are all located on the west of Cromwell Road, Wisbech between the A47 Roundabout and Tesco. They all benefit from direct access onto Cromwell Road and the A47.

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Cromwell Road is predominantly a retail and employment location and these sites are all capable of delivering retail (A1,A3,A4 or A5) or employment uses in line with the existing neighboring uses (B1, B2, B8). There is also the potential for a hotel (C1) or care home use (C2)

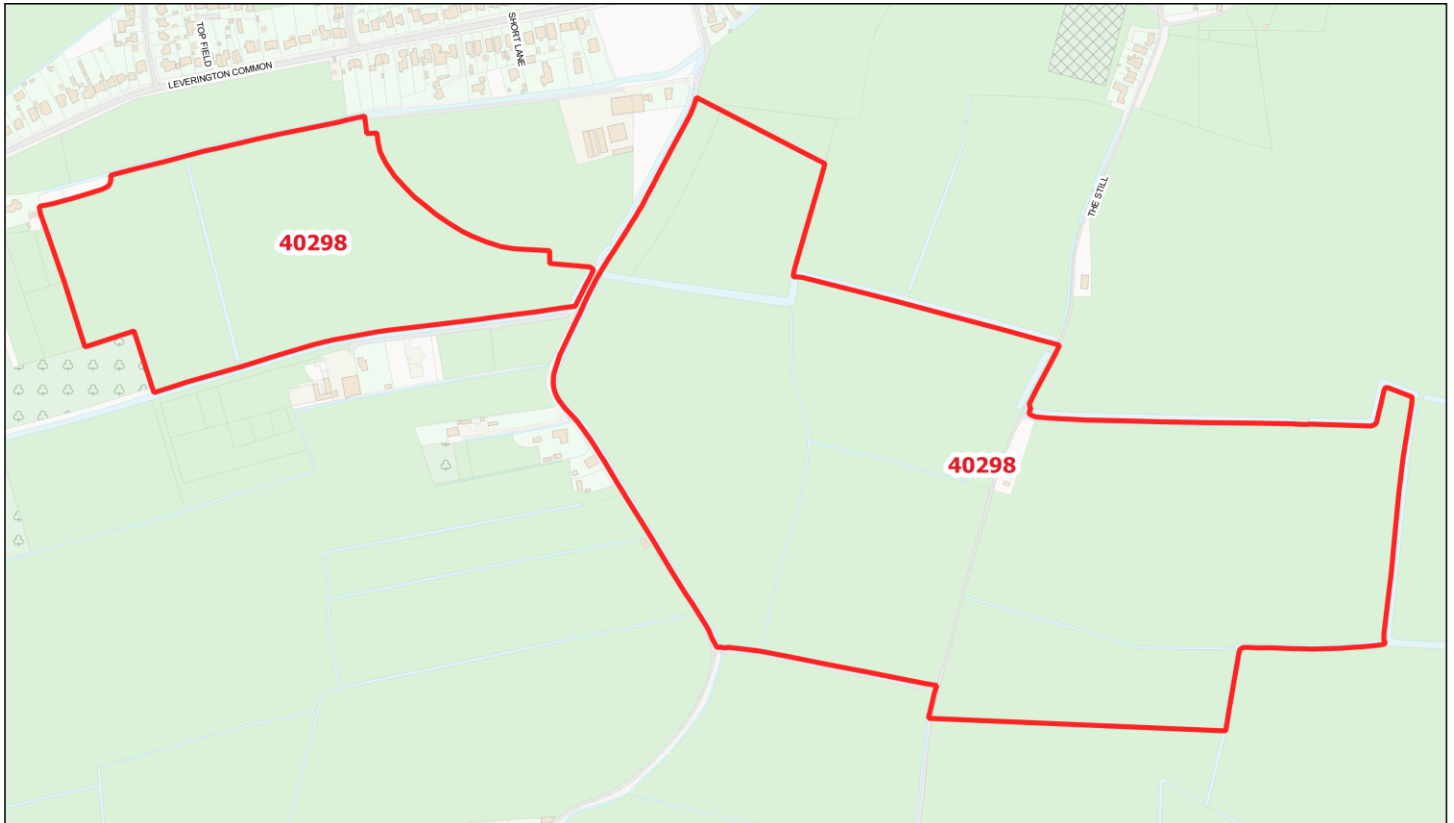
The parcel of land at the A47 roundabout could provide roadside services however it is recognized that the Wisbech Gateway site is opposite. Lorry parking could also be appropriate on these parcels.

Cannon Kirk consider that there maybe some potential for residential development and a FZ2 closest to the existing Tesco site. This could form part of a mixed use scheme wit the residential being locate din the flats above other retail/employment uses or houses which are designed to be located in a floodplain.

The end users for the site will be tested by the market however these are key gateway sites therefore maximum flexibility needs to be given in any allocation to allow their development to come forward.

Proposed development:

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



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|-------------------------------|-------------------------------------|------------------------------|---|
| Site ID: | 40298 | Submission type: | Site submission form |
| Site name and address: | Land at Cranwell Farm Gadds Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 44.5 ha 0 dph |

Site description:

Open flat landscape. Site fronts onto Gadds Lane and falls within the area highlighted as part of FDC's proposed Wisbech western expansion. Surrounding land is Grade 1 & 2 agricultural land

Wisbech is classified as a 'market town' in the adopted Fenland Local Plan, which is the highest category of settlement in the settlement hierarchy. Market towns are defined as: "towns of significant size, with the greatest range of services and facilities in the District, and, in principle, the most sustainable locations for major growth". According to the Fenland Local Plan, market towns will host the majority of the districts growth, including new housing and employment growth. Wisbech, along with March, is therefore the main focus for housing, employment and retail growth.

Existing Local Plan Policy LP8 (Wisbech) states that new urban extensions will be supported in a number of locations around the town, including: West Wisbech (broad location for growth) - this area is located broadly to the north of Mile Tree Lane, south of the B1169, and east of Gadd's Lane and Barton Road. The proposed site allocation put forward in this statement/submission is therefore located within an area where a substantial urban extension to Wisbech would be acceptable in principle.

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Known constraints:

Grade 1 & 2 Agricultural Land, Flood Zone 3

Proposal: Other

Uses: Housing, Employment and Retail or Leisure

Land to be included as part of Wisbech’s western extension. Development density to be in accordance with any proposals for adjoining land.

Site Submission Form's trajectory indicates site can be delivered from 23/24 onwards, but does not estimate number of dwellings.

Proposed development:

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



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|-------------------------------|--|------------------------------|---|
| Site ID: | 40299 | Submission type: | Site submission form |
| Site name and address: | Land East of Gadd's Lane and North of Barton Road Grange Farm | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 37 ha 18.92 dph |

Site description:

The site comprises a group of five fields, currently in agricultural use, and a dwelling/smallholding and its associated curtilage. A private road known as 'The Still' runs north-south through the centre of the land from Barton Road to the village of Leverington in the north. The western boundary of the land in question adjoins Gadd's Lane, which runs northwards from Barton Road to Leverington Common. The southern boundary is formed by Barton Road, which runs eastwards at this point into the town of Wisbech, which is located approximately 1.5km to the east. The eastern boundary of the site adjoins open fields bounded by drainage ditches in the north, and an area of glasshouses to the south. The northern boundary of the site also adjoins open fields in agricultural use bounded by drainage ditches.

The area is almost completely flat and lies at around 3 metres AOD across most of the site. Some of the individual field boundaries contain trees and modest hedgerows, and there is a larger group of trees around the dwelling/smallholding and its associated outbuildings.

Wisbech is classified as a 'market town' in the adopted Fenland Local Plan, which is the highest category of settlement in the settlement hierarchy. Market towns are defined as: "towns of significant size, with the greatest range of services

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and facilities in the District, and, in principle, the most sustainable locations for major growth". According to the Fenland Local Plan, market towns will host the majority of the districts growth, including new housing and employment growth. Wisbech, along with March, is therefore the main focus for housing, employment and retail growth.

Existing Local Plan Policy LP8 (Wisbech) states that new urban extensions will be supported in a number of locations around the town, including: West Wisbech (broad location for growth) - this area is located broadly to the north of Mile Tree Lane, south of the B1169, and east of Gadd's Lane and Barton Road. The proposed site allocation put forward in this statement/submission is therefore located within an area where a substantial urban extension to Wisbech would be acceptable in principle.

Access to the site could be taken from both Barton Road and Gadd's Lane. Adequate space appears to exist within highway land, along the north side of Barton Road, to provide a footway/cyclepath link through to the existing footway at Cox's Lane. An existing bus service (route 46) between March and King's Lynn runs along Barton Road, which also serves Wisbech town centre. Development on the scale proposed would inevitably lead to improvements and/or further bus services along Barton Road, including stops to serve the new development.

The site in question comprises a total of approximately 37 hectares. However, approximately 8 hectares of this total has been identified by Cambridgeshire County Council as a potential site for a new secondary school. As a strategic site allocation the site could therefore be expected to accommodate around 700 dwellings, as well as a new secondary school.

Known constraints:

There are no major constraints to a strategic mixed-use, residential-led development of the site and access to the site could be achieved from both Barton Road and Gadd's Lane.

The majority of the land is located within Flood Zone 1, where there is the lowest risk of flooding by rivers. Some isolated parts of certain fields within the area are within Flood Zones 2 and 3, but these areas could be used to provide open space within any strategic development, or used as SUDS basins.

Proposal: C3 Dwellinghouses
Other uses: Education - new primary school

Potential strategic mixed use, residential-led site on land to the west of Wisbech (at Gadd's Lane/Barton Road).

Proposed development:

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



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|-------------------------------|--|------------------------------|---|
| Site ID: | 40318 | Submission type: | Site submission form |
| Site name and address: | Queen Mary Community Centre Queens Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | D1 Non-residential institutions | Planning History: | |
| PDL: | Brownfield | Site area density: | 0.43 ha 30.23 dph |

Site description:

A good size brownfield site, measuring 0.43 hectares, currently used as a community centre. The site is located in central Wisbech, approximately 0.34 kilometres south west of the town centre.

Wisbech is identified as a market town in the adopted Fenland Local Plan, one of the two largest towns in Fenland, well serviced by local facilities and public transport connections. Orchards Primary School located 1.68 kilometres north east has a PAN of 90, and the Thomas Clarkson Academy, located 0.95 kilometres south has a PAN of 22. The town has a well serviced bus station and a good road network of the A141 and A1101.

Known constraints:

In Flood Zone 3. In use as a Community Centre

Proposal:

C3 Dwellinghouses

Residential development of up to 13 dwellings on a brownfield site, currently used as an community centre. In accordance with policy, 30% of the dwellings will be affordable.

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Proposed development:

Dwellings: 13 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|-------------------------------|---|------------------------------|---|
| Site ID: | 40323 | Submission type: | Site submission form |
| Site name and address: | Land adjacent to Oasis Centre PE13 3NP | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Other Northern section functions as a car park, southern section is unused open space. | Planning History: | |
| PDL: | Mix of G/B | Site area density: | 0.2 ha 30 dph |

Site description:

A relatively flat site, part greenfield, part brownfield, located in central Wisbech in Flood Zone 3. The site is located in the northern area of Wisbech, approximately 1.17 kilometres north east of the town centre, accessed off Tinker's Drove. The site measures approximately 0.2 hectares and is adjacent to Orchards C of E Primary School.

Wisbech is identified as a market town in the adopted Fenland Local Plan, one of the two largest towns in Fenland, well serviced by local facilities and public transport connections. Orchards Primary School adjacent to the site has a PAN of 90, and the Thomas Clarkson Academy, located 2.26 kilometres south has a PAN of 22. The town has a well services bus station and a good road network of the A141 and A1101.

Known constraints:

In Flood Zone 3.

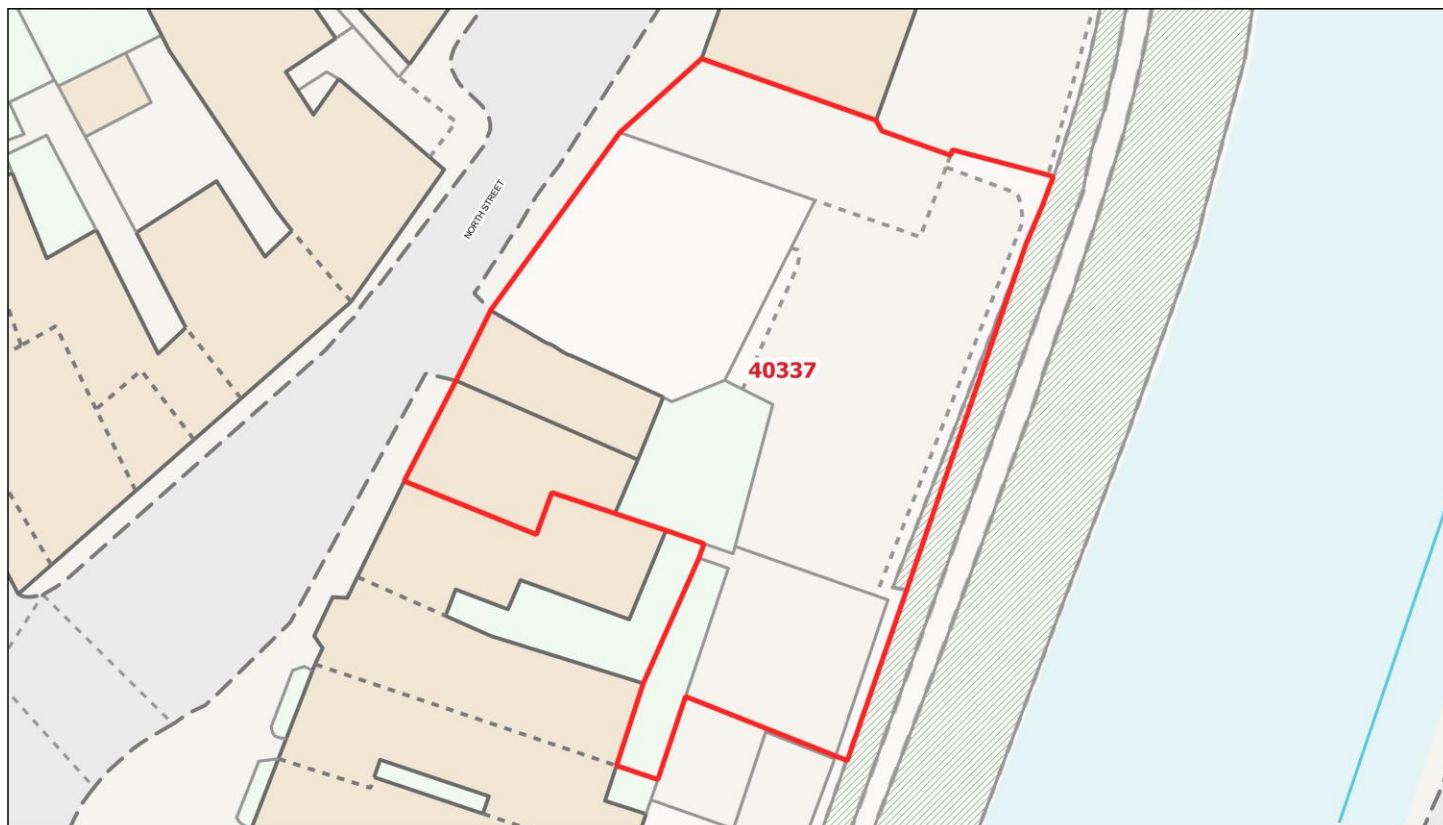
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Proposal: C3 Dwellinghouses

A proposal of approximately 6 dwellings on a mix of green and brown field land in Wisbech town.

Proposed development:

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



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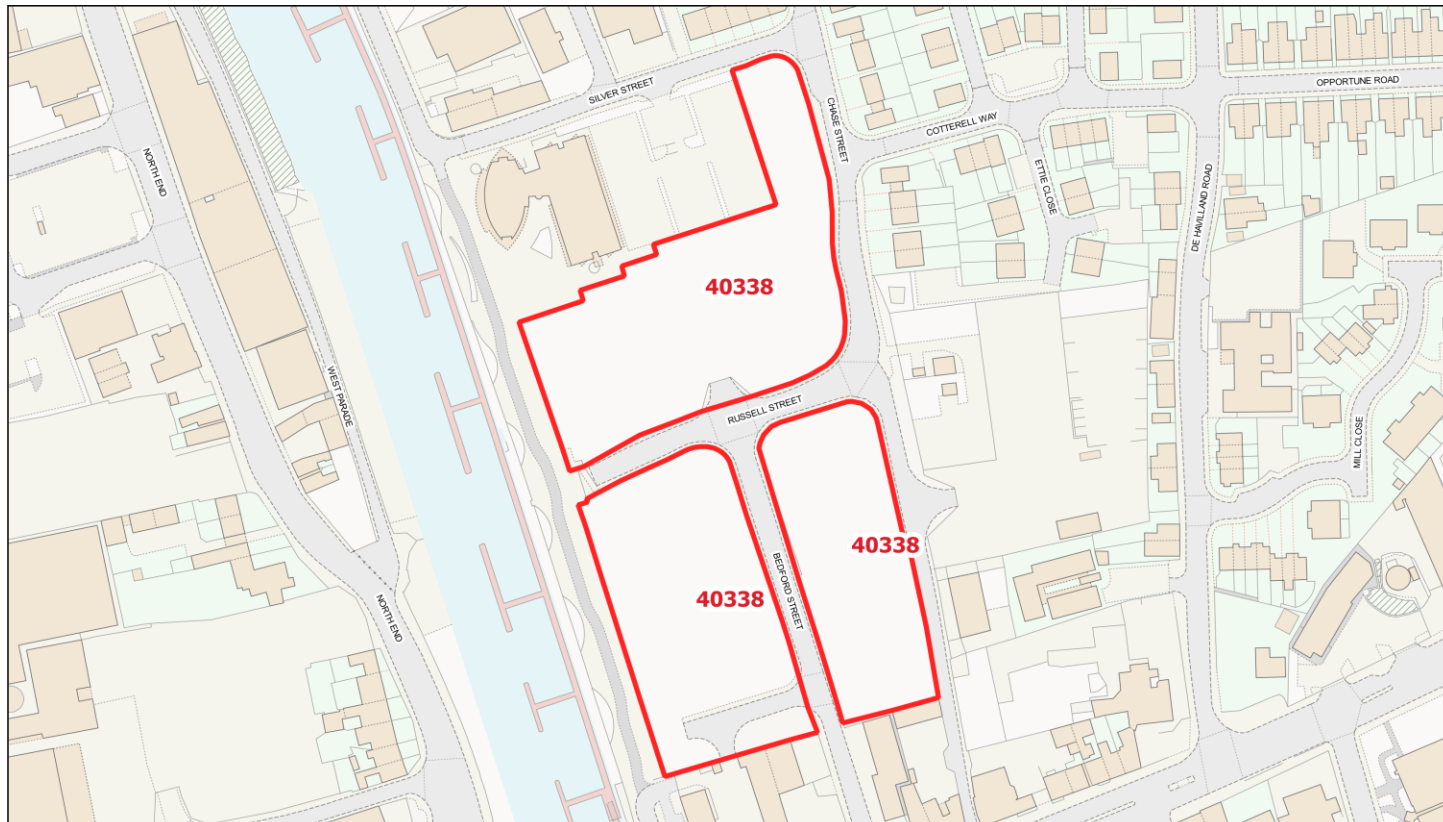
Key

Site submission

Date: 08 Jan 2020

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| Site ID: | 40337 | Submission type: | Site submission form |
| Site name and address: | Site at 5 North Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial Former commercial buildings | Planning History: | |
| PDL: | Brownfield | Site area density: | 0.08 ha 125 dph |
| Site description: Combination of disused vacant land and poor quality buildings. | | | |
| Known constraints: Flood Zone 3. Sterilised corridor along river bank due to stability. Shared accesses with adjoining properties to accommodate. | | | |
| Proposal: Other Potential for mixed use development, utilising the site in a far better way to provide office/retail and residential accommodation with sufficient parking spaces. | | | |
| Proposed development: Dwellings: 10 Non-res floorspace (sqm): 250 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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| Site ID: | 40338 | Submission type: | Site submission form |
| Site name and address: | Nene Waterfront Chase Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial Former industrial land | Planning History: | F/YR07/0350/F F/YR07/0350/F Erection of 331 dwellings and 717 sqm of commercial units for A1 - A5 and D1 use and open |
| PDL: | Greenfield | Site area density: | 1.64 ha 108.54 dph |

Site description:

Cleared and remediated town centre site available for development having previous planning consent for mixed use development. Sites front adopted highway and many s.106 obligations already provided.

Known constraints:

Located within Flood Zones 2 & 3

Proposal:

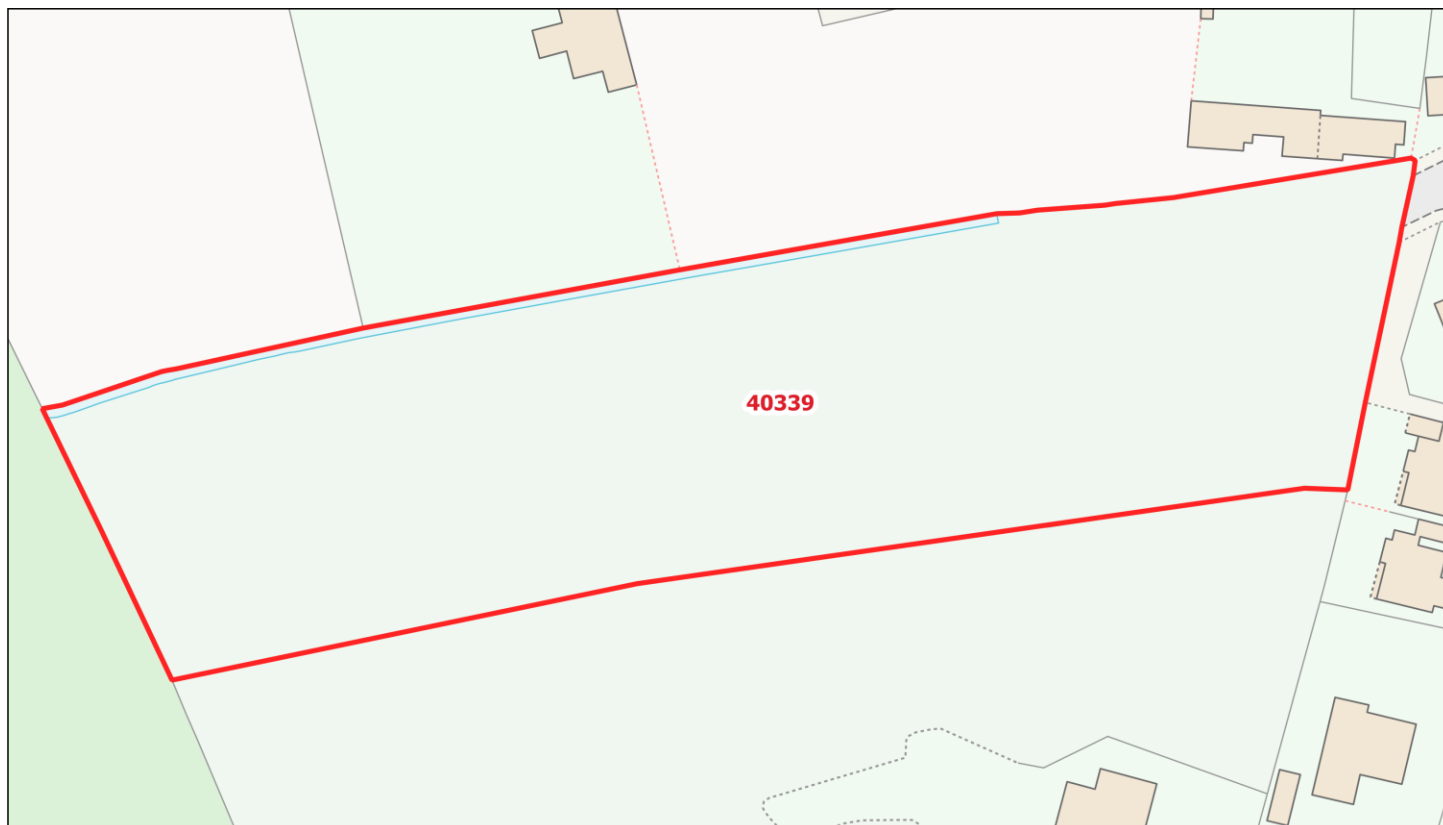
Other

Residential development site providing scope for the construction of between 93 to 178 dwellings, dependent upon scheme and mix of traditional housing or mixed use apartments and commercial space.

Proposed development:

Dwellings: 178 | Non-res floorspace (sqm): 700 | C1/C2/C4 beds: 0 | Pitches: 0

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| | | | |
|--|--|------------------------------|---|
| Site ID: | 40339 | Submission type: | Site submission form |
| Site name and address: | Land West of Cricketers Way | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | D2 Assembly and leisure Former allotment land (non-statutory) | Planning History: | |
| PDL: | Greenfield | Site area density: | 0.9 ha 37.78 dph |
| Site description: Former allotment site disused for many years and overgrown. Site provides gateway access into the West Wisbech Broad Location for Growth Area. Access provided from Cricketers Way stub road. | | | |
| Known constraints: Site is currently within Flood Zone 3. | | | |
| Proposal: C3 Dwellinghouses This parcel provides a valuable access route into a wider area for development, but also creates a useful development plot for a smaller scale scheme without the need for significant infrastructure expenditure. | | | |
| Proposed development: Dwellings: 34 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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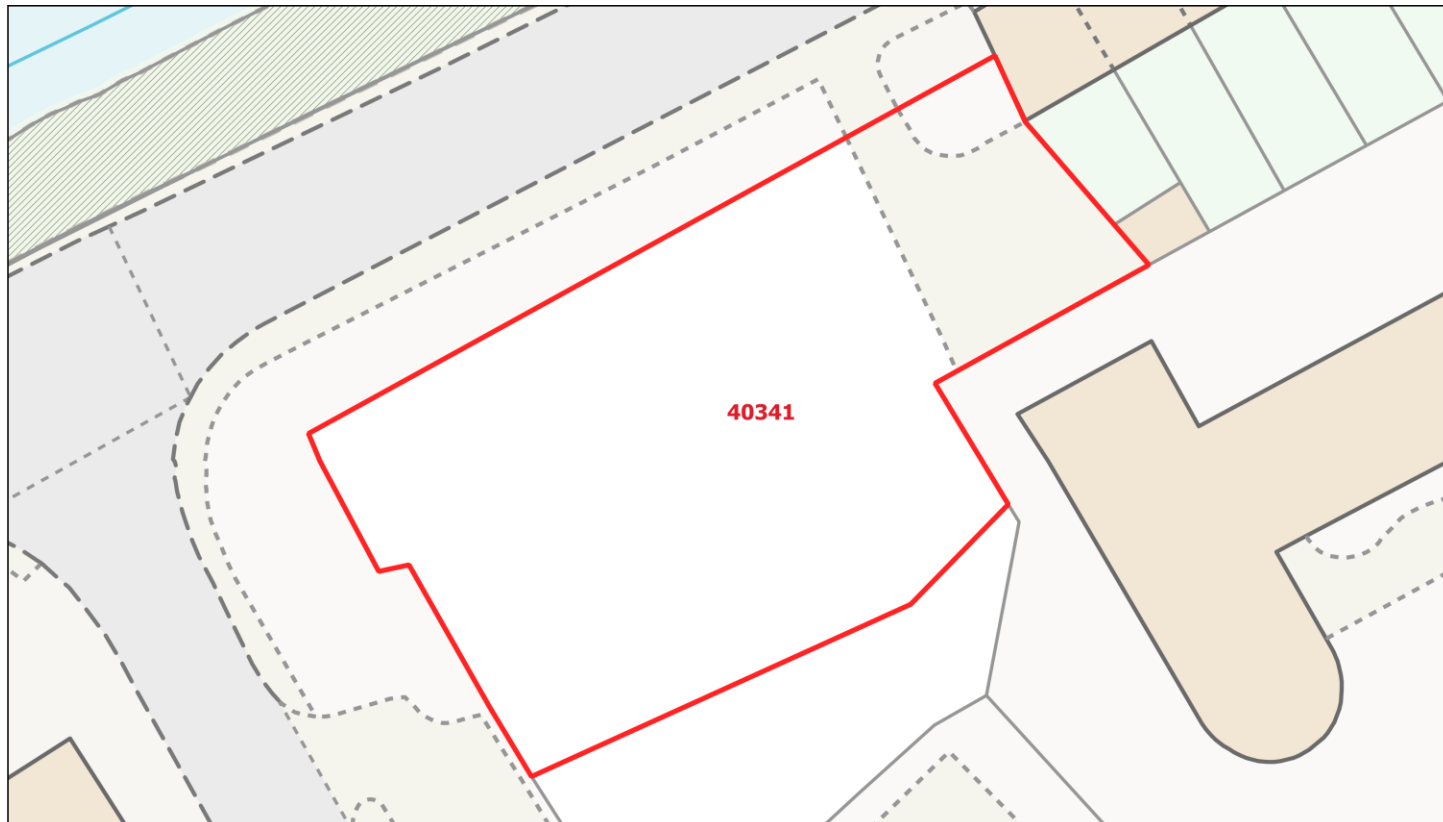
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Date: 08 Jan 2020

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| Site ID: | 40340 | Submission type: | Site submission form |
| Site name and address: | Land North of The Gables Mile Tree Lane | Availability: | Available for development in long term (11 – 15 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 1.86 ha 38.71 dph |
| Site description: A rectangular parcel of agricultural land with adopted highway frontage. | | | |
| Known constraints: Site is situated within Flood Zone 3. | | | |
| Proposal: C3 Dwellinghouses The land is located within an area that could be included within any Wisbech Garden Town expansion to the west of the town. | | | |
| Proposed development: Dwellings: 72 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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|-------------------------------|--|------------------------------|---|
| Site ID: | 40341 | Submission type: | Site submission form |
| Site name and address: | Land at junction of Coalwharf Road & South Brink | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Vacant land | Planning History: | |
| PDL: | Greenfield | Site area density: | 0.1 ha 100 dph |

Site description:

Roughly rectangular site overgrown with trees and shrubs. The site was formerly the location of a design competition which sought to develop a high quality scheme. Access to the site can be obtained via South Brink or Coalwharf Road. Part of the site is used for parking for...

Known constraints:

Overgrown and some trees are of good quality. Flood Zone 3 There is a an easement across a small portion o the site serving the properties on South Brink.

Proposal:

C3 Dwellinghouses

Site was formerly considered for development as part of an FDC promoted design competition. Seeking high quality designs that could be built on the site to exemplify bold and innovative design concepts. Site is considered suitable for sympathetic development scheme for 5-10 dwellings.

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Proposed development:

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



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|-------------------------------|---|------------------------------|---|
| Site ID: | 40342 | Submission type: | Site submission form |
| Site name and address: | Land North of 10 Newbridge Lane (serviced) aka Great Boleness Field | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Industrial land | Planning History: | South Wisbech Broad Concept Plan Area |
| PDL: | Greenfield | Site area density: | 3.91 ha 0 dph |

Site description:

Level field adjacent to existing industrial & commercial businesses, including the Wisbech Cold store. Access is obtained via the adjoining industrial estate road (Boleness Road). Land forms part of the adopted South Wisbech BCP.

Known constraints:

9m IDB maintenance strip around the drain that passes through the site. The land is part Flood Zone 2 & 3

Proposal:

B2 General industrial

The land is capable of supporting up to 13,500m² of industrial and commercial space. The site forms part of the South Wisbech Broad Concept Plan area. The eastern portion of the site is immediately accessible and developable via Boleness Road. The western portion of the site will be unlocked by the Wisbech Access Strategy works which proposed to link Boleness Road.

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40342 | Land North of 10 Newbridge Lane (serviced) aka Great Boleness Field | Wisbech, Wisbech CP
Proposed development:

Dwellings: 0 | Non-res floorspace (sqm): 13500 | C1/C2/C4 beds: 0 | Pitches: 0




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| Site ID: | 40343 | Submission type: | Site submission form |
| Site name and address: | Land West of 10 Newbridge Lane (unserved) | Availability: | Available for development in med term (6 - 10 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | South Wisbech Broad Concept Plan Area |
| PDL: | Greenfield | Site area density: | 1.23 ha 0 dph |

Site description:

Parcel of agricultural land between the former Wisbech railway line and 10 Newbridge Lane. Site is accessed via Newbridge Lane.

Known constraints:

The land is wholly within Flood Zone 3

Proposal:

B2 General industrial

The land is capable of supporting up to 4,250m² of industrial and commercial space. The site forms part of the South Wisbech Broad Concept Plan area. The eastern portion of the site is immediately accessible and developable via Bolness Road.

The western portion of the site will be unlocked by the Wisbech Access Strategy works which proposed to link Bolness Road

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Proposed development:

Dwellings: 0 | Non-res floorspace (sqm): 4250 | C1/C2/C4 beds: 0 | Pitches: 0



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| Site ID: | 40344 | Submission type: | Site submission form |
| Site name and address: | Land South of 10 Newbridge Lane (unserved) aka Potty Plants | Availability: | Available for development in med term (6 - 10 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture Horticultural nursery | Planning History: | South Wisbech Broad Concept Plan Area |
| PDL: | Greenfield | Site area density: | 2.02 ha 0 dph |

Site description:

The land is irregular in shape but forms part of the adopted South Wisbech Broad Concept Plan area. The site is forms part of a disused Horticultural nursery with access directly off of the A47 and New Bridge Lane.

Known constraints:

Part of the land is in Flood Zones 2 & 3.

Proposal: B2 General industrial

The land is capable of supporting up to 7,000m² of industrial and commercial space. The site forms part of the South Wisbech Broad Concept Plan area. The site will be unlocked by the Wisbech Access Strategy works which proposed to...

Proposed development:

Dwellings: 0 | Non-res floorspace (sqm): 7000 | C1/C2/C4 beds: 0 | Pitches: 0

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|--|-----------------------------|------------------------------|--|
| Site ID: | 40345 | Submission type: | Site submission form |
| Site name and address: | Land West of Halfpenny Lane | Availability: | Available for development in med term (6 - 10 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | South Wisbech Broad Concept Plan Area |
| PDL: | Greenfield | Site area density: | 9.71 ha 0 dph |
| <p>Site description:</p> <p>A substantial parcel of agricultural land currently leased to Wisbech Town Council and a private individual. Access is currently obtained via Halfpenny Lane.</p> | | | |
| <p>Known constraints:</p> <p>Poor current road access to be addressed as part of the substantive South Wisbech Broad Concept Plan development.</p> | | | |
| <p>Proposal:</p> <p>B2 General industrial</p> <p>The land is capable of supporting up to 33,500m2 of industrial and commercial space. The site will be accessed via new link road infrastructure that will be brought forward as part of the adopted South Wisbech Broad...</p> | | | |
| <p>Proposed development:</p> <p>Dwellings: 0 Non-res floorspace (sqm): 33500 C1/C2/C4 beds: 0 Pitches: 0</p> | | | |

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| Site ID: | 40346 | Submission type: | Site submission form |
| Site name and address: | Land North of Cox's Lane North Brink | Availability: | Available for development in med term (6 - 10 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 6 ha 25 dph |

Site description:

The site is relatively flat agricultural land adjacent to the North Brink and Cox's Lane and to the South of Magazine Close.

Known constraints:

Land at risk of flooding -

Flood risk is an important issue for the district due to the flat and low-lying landscape of the area and impact of climate change, with related sea-level rises and increased incidents of heavy rainfall. Given significant parts of the District contains land at higher risk of flooding this has impacted housing delivery, therefore this site would positively contribute towards the identified shortfall. It is accepted the site would be subject to the Sequential Test as discussed within Paragraph 158 of the NPPF. It is considered that given Fenland District Council's strategy of locating developments within and around its Market Towns such as Wisbech, the Sequential test area should be limited to Wisbech. As part of any future allocation/planning application, it is considered the sequential test could be passed given major scale residential development could be delivered on this site where other opportunities in Wisbech are not readily available. The site would also be subject to the Exception Test and it is considered that future dwellings could be made safe with a site specific Flood Risk Assessment and the benefit of new housing would deliver wider sustainable benefits which

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outweigh flood risk.
No other known constraints.

Proposal: C3 Dwellinghouses
Residential development for up to 150 Residential units.

The site is located within a broad area of growth as considered within Policies LP7 and LP8 of the adopted Fenland Local plan – 2014 to the South West of the Market town of Wisbech. The site is within a sustainable location and would provide a natural growth as part of Wisbech as considered within Policy LP3 of the Local Plan which seeks to focus growth within and adjoining Market Towns.

The Institute of Highways and Transportation (IHT) provide guidance on desirable walk distances in their publication 'Providing for Journeys on Foot' which recommends suggested acceptable walking distances of between 500m (6 minutes, "Desirable") and 2km (25 minutes, "Preferred Maximum") for commuting and journeys to school. For non-commuter journeys the guidance suggests that a walk distance of up to 1,200m can be 'considered', with the 'acceptable' and 'desirable' distances being 800 and 400m respectively. Similarly, acceptable cycling distances vary between individuals and circumstances but trips up to 5km (3.1miles) are accepted as having the potential to substitute car trips. However, these are not framed as absolute requirements and are instead guidance. The site is within walking and particular cycling distance of facilities in Wisbech including but not limited to a Primary and Secondary School, Rugby Club, Public Houses, GP Services, various retail outlets, banks and cafes within the town center. Fenland District Council stated in March 2019 the Local Housing Need figure is calculated at 550 dwellings per year for Fenland. Over the past five years, Fenland has delivered an average of 425 dwellings per year, so a figure of 550 is about 125 dwellings more than what we have recently achieved. The Council recognises it is under delivering in terms of housing numbers and the proposed major development would contribute significantly to this deficit and also be in accordance with National Government policy to deliver housing in sustainable locations.

Apart from flood risk, the site has no other significant constraints and it is considered any other technical material planning considerations could be resolved with the submission of technical information to ensure any proposal is in accordance with local/national guidance.

The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. In terms of the economic dimension of sustainable development, the site would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. There will be Council Tax receipts arising from the development. The development would also be able to provide significant Community Infrastructure Levy payments for areas such as Education, Health and local transport. The loss of this relatively small parcel of agricultural land would be outweighed by the positive economic benefits of this development, in this location. Regarding the social dimension, with the exception of flood risk discussed above, the site appears to have no other significant physical constraints and is deliverable. It would also increase the supply of housing as well as affordable housing and public open space. There is a local and district wide identified need for affordable housing and whilst the Council can demonstrate a 5 year supply of deliverable housing land for now, with consistent under delivery this could change and the provision of market housing on the application site would provide greater flexibility to the supply of housing. In terms of the environmental dimension of sustainable development, the site would be able to offer significant benefits such as a net gain in biodiversity, and additional landscaping which would outweigh the loss of this lower priority agricultural land. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within the town of Wisbech.

Proposed development:

Dwellings: 150 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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

| | |
|--|---|
| Site ID: 40347 | Submission type: Site submission form |
| Site name and address: Land North of Cox's Lane North Brink | Availability: Available for development in short term (0 - 5 yrs) |
| Settlement and parish: Wisbech, Wisbech CP | Settlement Hierarchy: Market Town |
| Current use: Agriculture | Planning History: |
| PDL: Greenfield | Site area density: 1 ha 9 dph |

Site description:

The site is relatively flat agricultural land adjacent to the North Brink. The proposed site would continue the existing frontage development.

Known constraints:

Land at risk of flooding -

Flood risk is an important issue for the district due to the flat and low-lying landscape of the area and impact of climate change, with related sea-level rises and increased incidents of heavy rainfall. Given significant parts of the District contains land at higher risk of flooding this has impacted housing delivery, therefore this site would positively contribute towards the identified shortfall. It is accepted the site would be subject to the Sequential Test as discussed within Paragraph 158 of the NPPF. It is considered that given Fenland's District Council's strategy of locating developments within and around its Market Towns such as Wisbech, the Sequential test area should be limited to Wisbech. As part of any future allocation/planning application, it is considered the sequential test could be passed given major scale residential development could be delivered on this site where other opportunities in Wisbech are not readily available. The site would also be subject to the Exception Test and it is considered that future dwellings could be made safe with a

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site specific Flood Risk Assessment and the benefit of new housing would deliver wider sustainable benefits which outweigh flood risk.

No other known constraints.

Proposal: C3 Dwellinghouses

Residential development for up to 9 Residential units. The site is located within a broad area of growth as considered within Policies LP7 and LP8 of the adopted Fenland Local plan – 2014 to the South West of the Market town of Wisbech. The site is within a sustainable location and would provide a natural growth as part of Wisbech as considered within Policy LP3 of the Local Plan which seeks to focus growth within and adjoining Market Towns.

The Institute of Highways and Transportation (IHT) provide guidance on desirable walk distances in their publication 'Providing for Journeys on Foot' which recommends suggested acceptable walking distances of between 500m (6 minutes, "Desirable") and 2km (25 minutes, "Preferred Maximum") for commuting and journeys to school. For non-commuter journeys the guidance suggests that a walk distance of up to 1,200m can be 'considered', with the 'acceptable' and 'desirable' distances being 800 and 400m respectively. Similarly, acceptable cycling distances vary between individuals and circumstances but trips up to 5km (3.1miles) are accepted as having the potential to substitute car trips. However, these are not framed as absolute requirements and are instead guidance. The site is within walking and particular cycling distance of facilities in Wisbech including but not limited to a Primary and Secondary School, Rugby Club, Public Houses, GP Services, various retail outlets, banks and cafes within the town center.

Fenland District Council stated in March 2019 the Local Housing Need figure is calculated at 550 dwellings per year for Fenland. Over the past five years, Fenland has delivered an average of 425 dwellings per year, so a figure of 550 is about 125 dwellings more than what we have recently achieved. The Council recognises it is under delivering in terms of housing numbers and the proposed major development would contribute significantly to this deficit and also be in accordance with National Government policy to deliver housing in sustainable locations.

Apart from flood risk, the site has no other significant constraints and it is considered any other technical material planning considerations could be resolved with the submission of technical information to ensure any proposal is in accordance with local/national guidance.

The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. In terms of the economic dimension of sustainable development, the site would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. There will be Council Tax receipts arising from the development. The development would also be able to provide significant Community Infrastructure Levy payments for areas such as Education, Health and local transport. The loss of this relatively small parcel of agricultural land would be outweighed by the positive economic benefits of this development.

Regarding the social dimension, with the exception of flood risk discussed above, the site appears to have no other significant physical constraints and is deliverable. It would also increase the supply of housing as well as affordable housing and public open space. There is a local and district wide identified need for affordable housing and whilst the Council can demonstrate a 5 year supply of deliverable housing land for now, with consistent under delivery this could change and the provision of market housing on the application site would provide greater flexibility to the supply of housing. In terms of the environmental dimension of sustainable development, the site would be able to offer significant benefits such as a net gain in biodiversity, and additional landscaping which would outweigh the loss of this lower priority agricultural land. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within the town of Wisbech.


Proposed development:

Dwellings: 9 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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**Site Submission**

Draft Fenland Local Plan

Key
 Site submission

Date: 08 Jan 2020


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| | | | |
|-------------------------------|---|------------------------------|---|
| Site ID: | 40366 | Submission type: | Site submission form |
| Site name and address: | Former Pike Textiles Land at North End | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial Vacant | Planning History: | F/YR14/0977/O |
| PDL: | Greenfield | Site area density: | 0.5 ha 54 dph |

Site description:

This former factory site was cleared of buildings over 5 years ago. It is a well proportioned rectangular site with road frontage to North End.

Known constraints:

Flood zone 3 but within the urban area

Proposal: C3 Dwellinghouses

Residential development comprising 27 units including :- 3 bed town houses x7 3 bed semis x 4 2 bed houses x 4 2 bed flats x 12 Together with associated parking, circulation and amenity space.

Proposed development:

Dwellings: 27 | 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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| | | | |
|-------------------------------|---|------------------------------|---|
| Site ID: | 40371 | Submission type: | Site submission form |
| Site name and address: | Land off Halfpenny Lane Land between New Drove and the A47, East of Halfpenny Lane, West of Elm Low Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | 17/0104/PREAPP, and subsequent meetings/discussions with planning department. |
| PDL: | Greenfield | Site area density: | 14 ha 25 dph |

Site description:

The site is a good shaped parcel of land offering delivery of a reasonably high number of residential units. The delivery is capable of being phased over a number of years. The site is abutted on 2 sides by residential development, on the southern boundary is the A47, and to the West is a small narrow lane 'Weasingham Lane' which provides the divide between further earmarked commercial / industrial areas of the Wisbech South Broad Concept Plan, some of which has already received approvals. The site is well served by an IDB drainage network, and other services are in close proximity. A reasonably detailed masterplan for this site has been developed over the past 2 years, and discussions have been held with planners as part of a pre-application stage. Preparations are underway by ourselves to make a full planning application, therefore the site has the benefit of a developer being on board contractually. The site has been considered within the Wisbech Access Study. Importantly the site lies within Floodzone 1 and is low risk.

Known constraints:

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Transport Assessment Requirements - Junction upgrades at Weasingham Lane. Access Road upgrade required along the northern end of Halfpenny Lane incorporating IDB upgrades.

Proposal: C3 Dwellinghouses
Residential Development, circa 350 units

Proposed development:
Dwellings: 350 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





Site Submission
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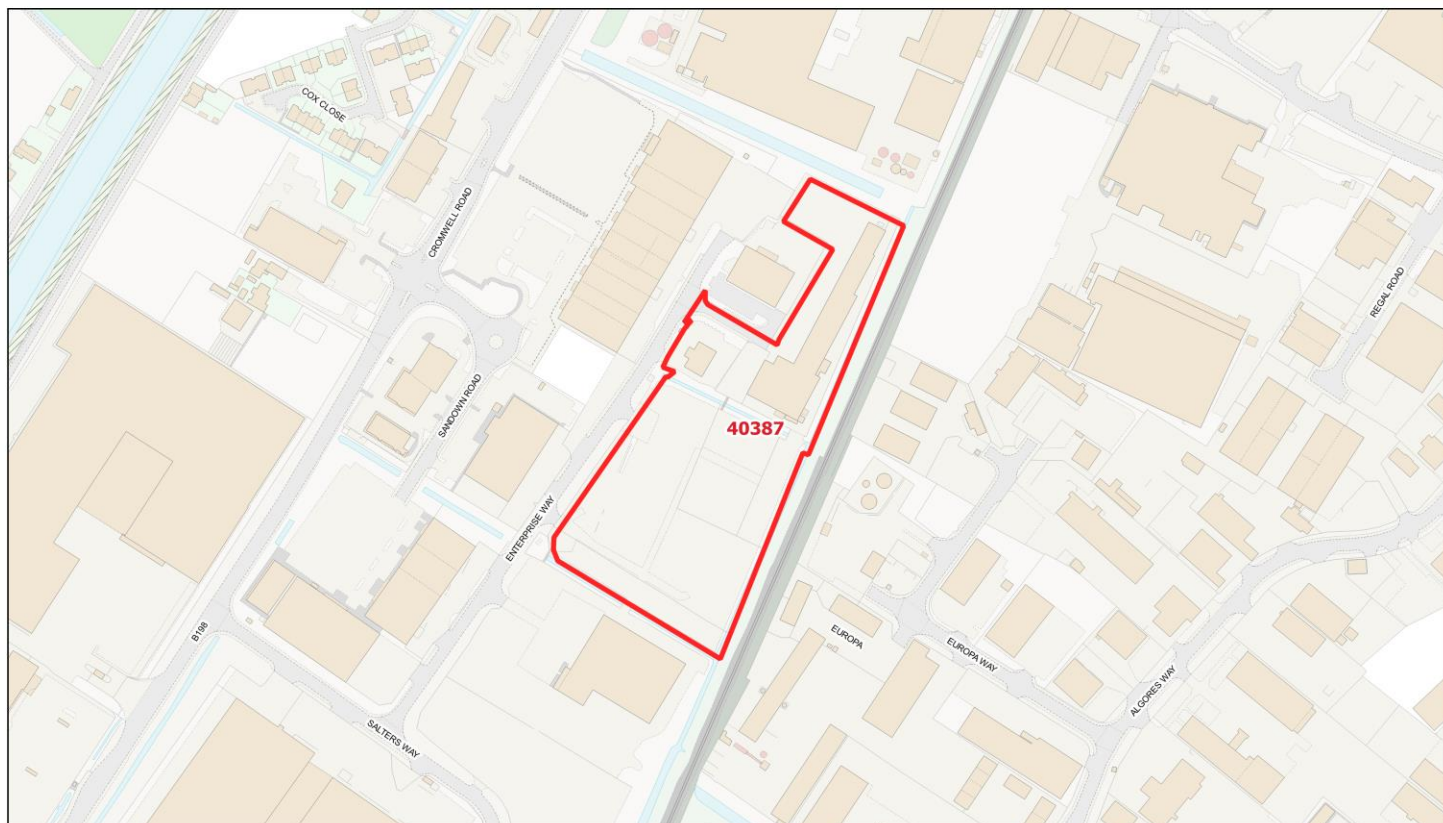
Site submission

Date: 16 Jan 2020

Do not scale

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|--|-------------------------|------------------------------|---|
| Site ID: | 40385 | Submission type: | Site with planning approval |
| Site name and address: | Aura Truck, Barton Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B1a Office | Planning History: | F/YR15/0062/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.43 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B2 General industrial | | |
| Change of use of land from B1 to B2 use involving the siting of a mobile site office, the erection of 6 flood lights and 3m high (max) gates and wall to front boundary. | | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 547 C1/C2/C4 beds: 0 Pitches: | | | |

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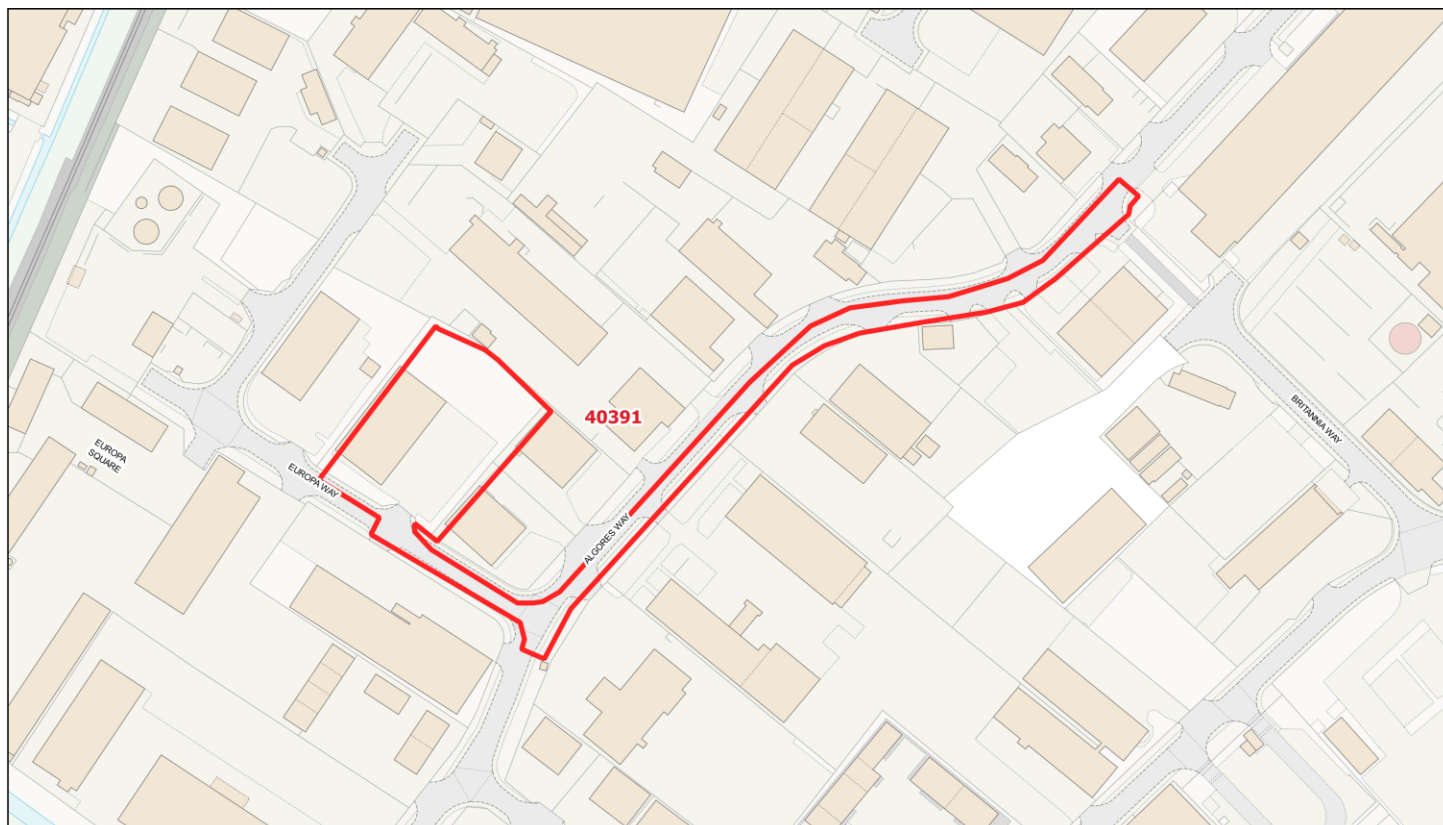
 Site submission

Date: 16 Jan 2020

Do not scale

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|---|-----------------------|------------------------------|---|
| Site ID: | 40387 | Submission type: | Site with planning approval |
| Site name and address: | 24, Enterprise Way | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial | Planning History: | F/YR17/0066/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 2.69 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B2 General industrial | | |
| Erection of extension to press shop and lean-to for use as skip store involving internal and external alterations to existing building. | | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 257 C1/C2/C4 beds: 0 Pitches: | | | |

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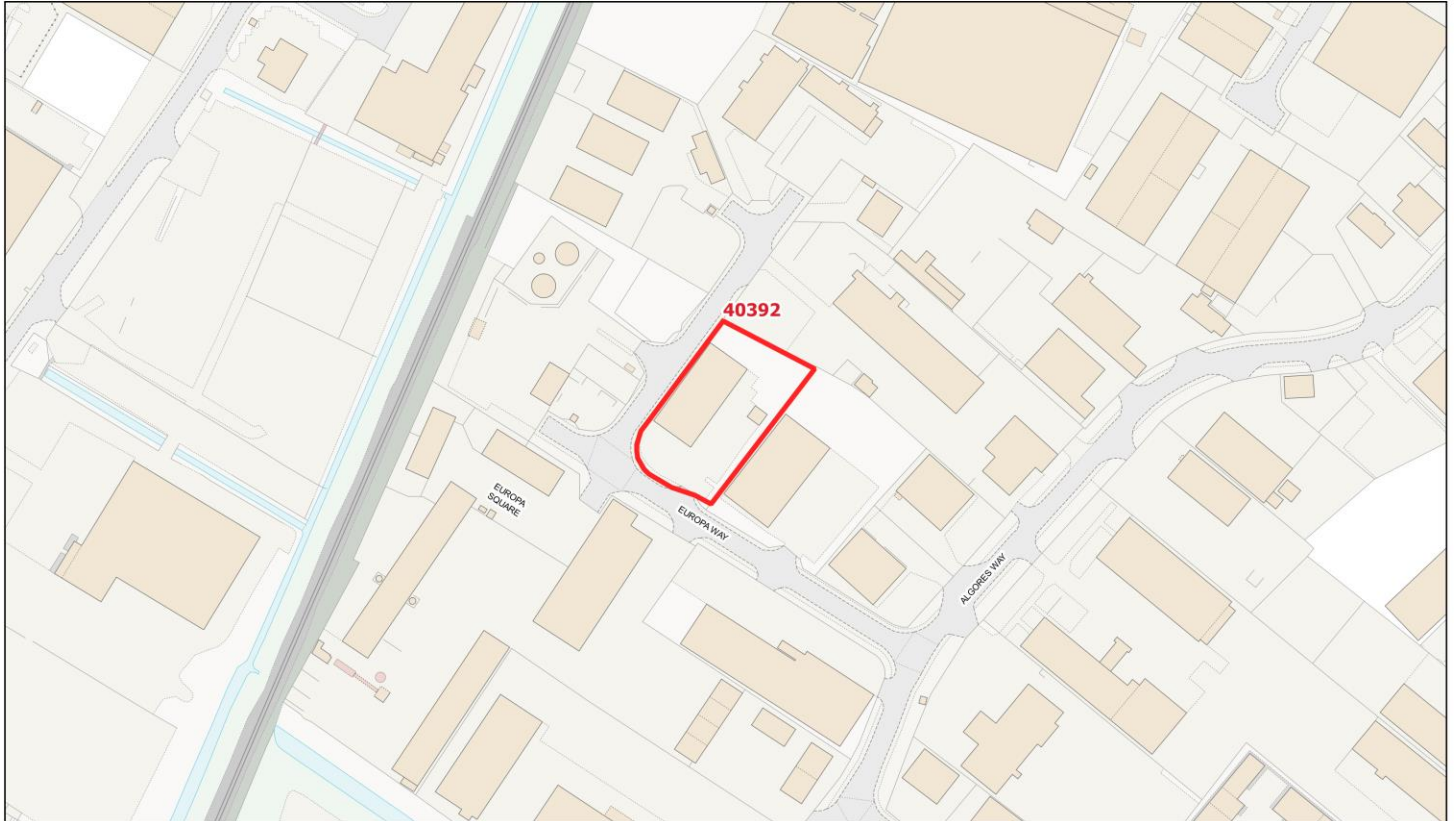
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|--|---|------------------------------|---|
| Site ID: | 40391 | Submission type: | Site with planning approval |
| Site name and address: | Maha Uk Limited, 1, Europa Way | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial | Planning History: | F/YR16/0142/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.74 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B2 General industrial Erection of a rear storage extension to existing building. | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 616 C1/C2/C4 beds: 0 Pitches: | | | |

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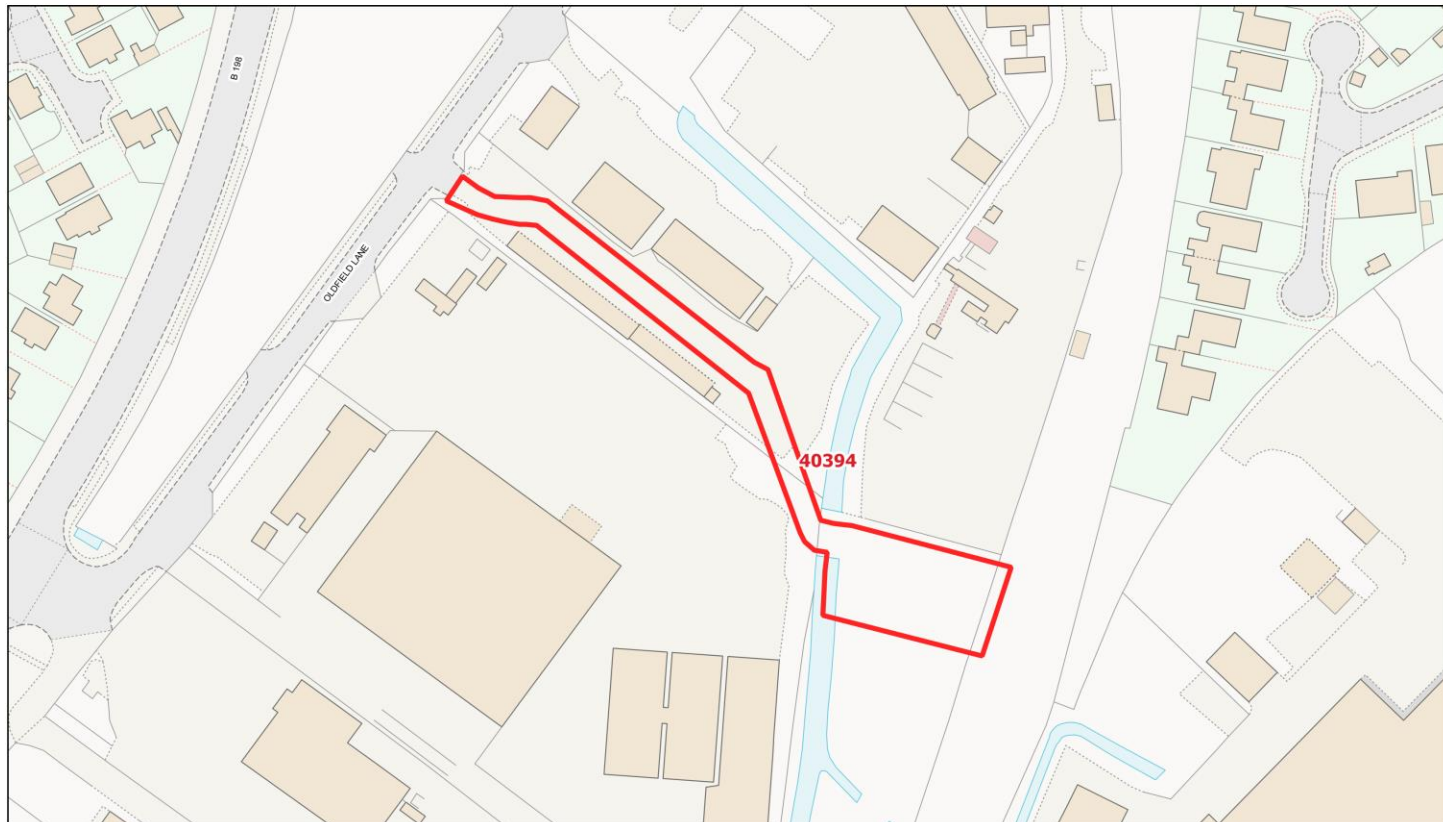
Key

 Site submission

Date: 17 Jan 2020

| | | | |
|--|---|------------------------------|---|
| Site ID: | 40392 | Submission type: | Site with planning approval |
| Site name and address: | Icon Engineering (Wisbech) Ltd 3, Europa Way | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial | Planning History: | F/YR18/0146/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.29 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B2 General industrial Erection of a front extension to existing storage building | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 159 C1/C2/C4 beds: 0 Pitches: | | | |

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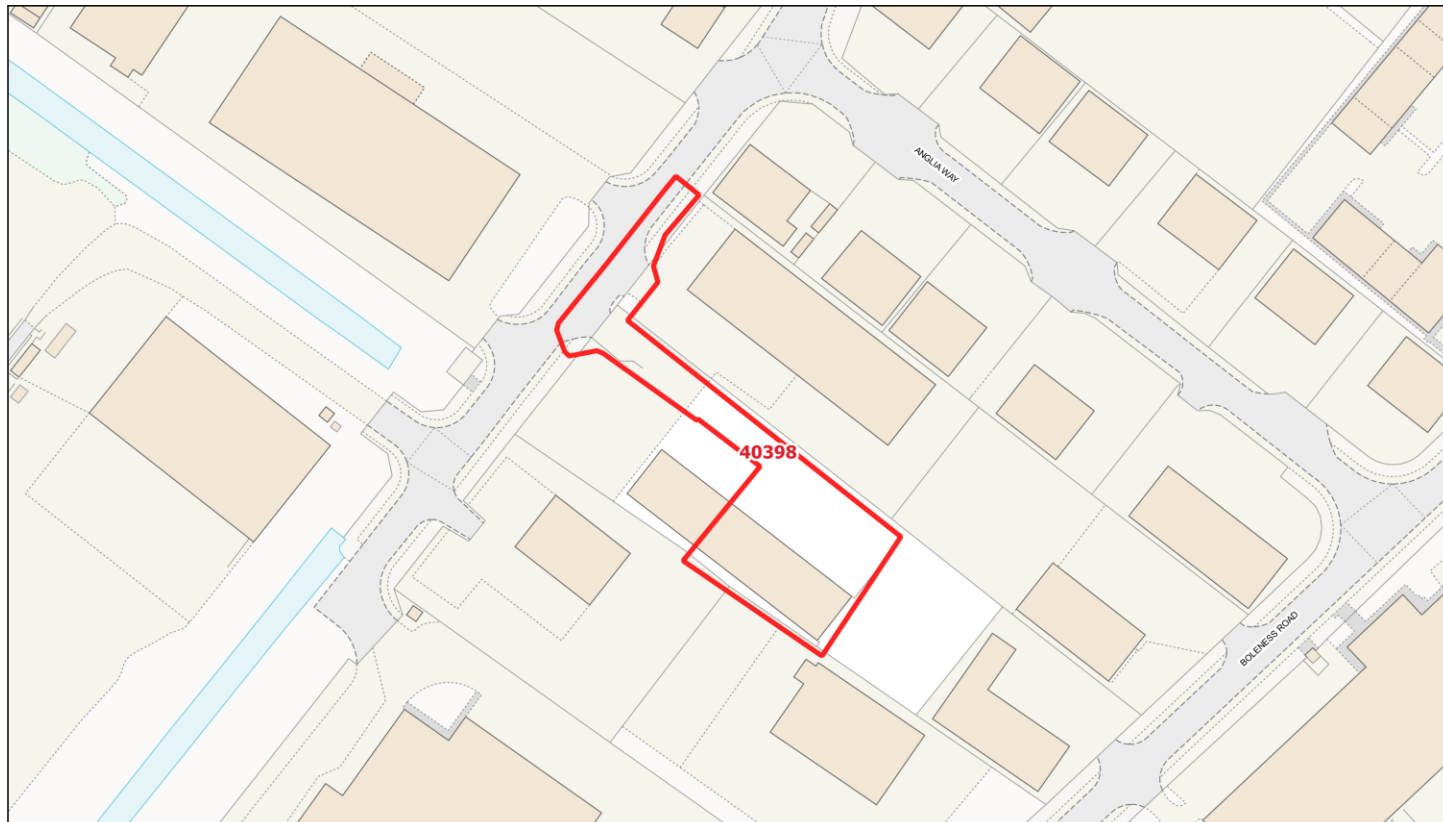
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Date: 16 Jan 2020

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|--|--|------------------------------|---|
| Site ID: | 40394 | Submission type: | Site with planning approval |
| Site name and address: | Land South East Of Porters Depot, Oldfield Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | F/YR18/0149/F Site with Full planning permission |
| PDL: | Greenfield | Site area density: | 0.18 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B2 General industrial Erection of an industrial unit for B2 use | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 150 C1/C2/C4 beds: 0 Pitches: | | | |

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Fenland
Local Enterprise Partnership
Fenland District Council

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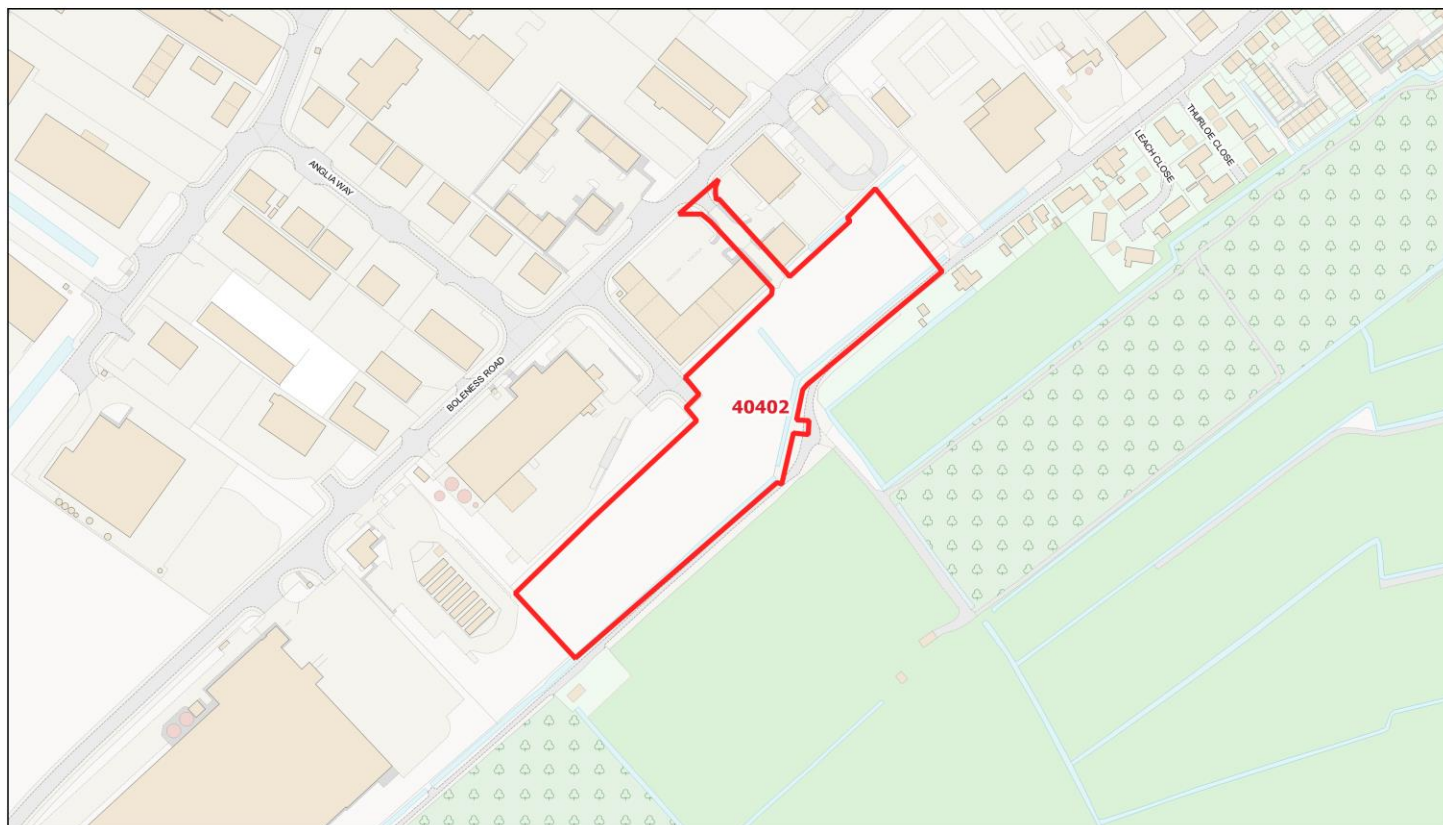
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Site submission

Date: 16 Jan 2020

| | | | |
|--|---|------------------------------|---|
| Site ID: | 40398 | Submission type: | Site with planning approval |
| Site name and address: | Plot 4 Land South West of 47 Algores Way | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial | Planning History: | F/YR16/0407/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.23 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B2 General industrial Erection of an industrial unit (B2) with trade counter | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 504 C1/C2/C4 beds: 0 Pitches: | | | |

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|--|---|------------------------------|---|
| Site ID: | 40402 | Submission type: | Site with planning approval |
| Site name and address: | Land South Of Foster Business Park, 79, Boleness Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | F/YR17/0493/F Site with Full planning permission |
| PDL: | Greenfield | Site area density: | 1.72 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | Other | | |
| Erection of 29 x business units (B1, B2 and B8) and erection of 1.8m palisade fencing and gates; landscaping; and electric sub-station. Mix of B1, B2, B8. | | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): C1/C2/C4 beds: Pitches: | | | |

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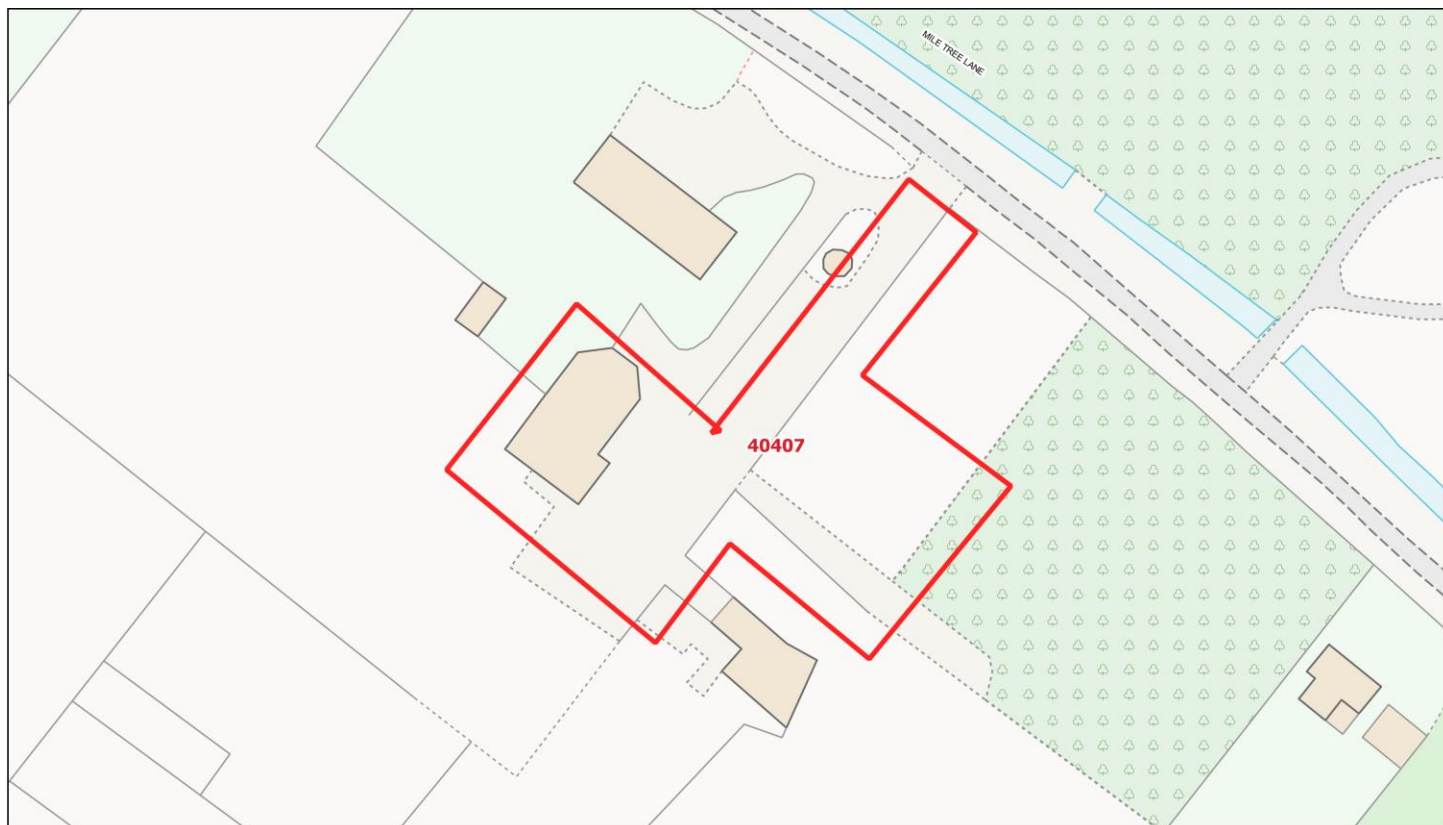
 Site submission

Date: 16 Jan 2020

Do not scale

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|--|--|------------------------------|---|
| Site ID: | 40405 | Submission type: | Site with planning approval |
| Site name and address: | Port Of Wisbech Ltd, Nene Parade | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B8 Storage & distribution | Planning History: | F/YR18/0529/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.82 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B8 Storage & distribution Erection of an extension to side and canopy to front of existing storage building | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 739.3 C1/C2/C4 beds: 0 Pitches: | | | |

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| | | | |
|--|---|------------------------------|---|
| Site ID: | 40407 | Submission type: | Site with planning approval |
| Site name and address: | The Secret Garden Touring Park, Mile Tree Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | D2 Assembly and leisure | Planning History: | F/YR16/0609/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.21 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B1a Office Erection of a single-storey extension to rear and sides of existing office/shop building. | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 76.02 C1/C2/C4 beds: 0 Pitches: | | | |

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|---|--|------------------------------|---|
| Site ID: | 40410 | Submission type: | Site with planning approval |
| Site name and address: | Priden Engineering Ltd, 20 - 22, Algores Way | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B2 General industrial | Planning History: | F/YR18/0751/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.78 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | Other | | |
| Erection of an industrial building (B1 and B2 use) and 2.4m high (max height) palisade gates involving the demolition of existing buildings | | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 2312 C1/C2/C4 beds: 0 Pitches: | | | |

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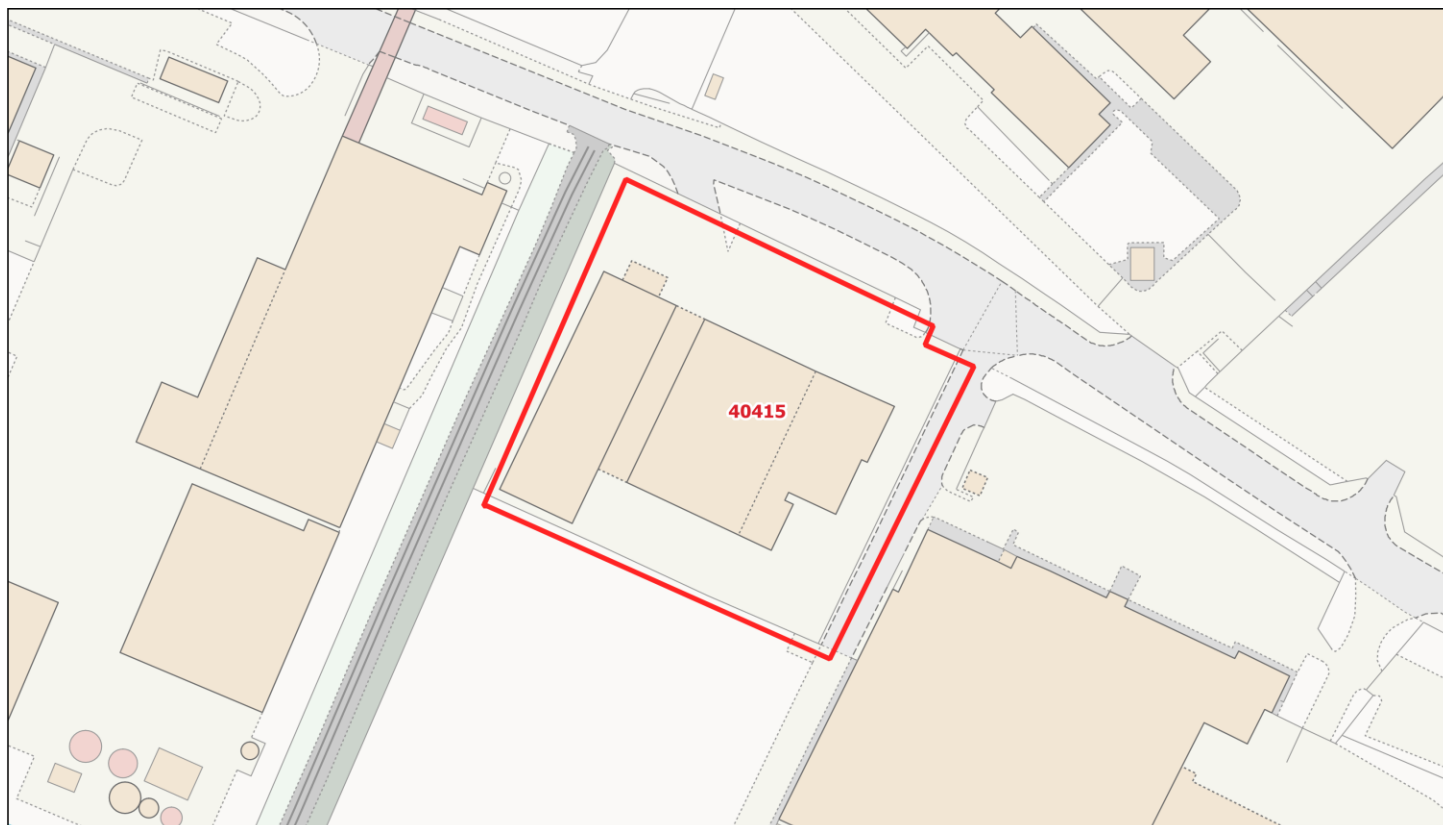
Site submission

Date: 16 Jan 2020

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|---|---|---|--|
| Site ID: | 40412 | Submission type: | Site with planning approval |
| Site name and address: | Land At Junction Of A47 & Cromwell Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | F/YR16/0798/RM Site with Reserved Matters planning permission |
| PDL: | Greenfield | Site area density: | 3.58 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | Other | Reserved Matters application relating to the detailed matters of appearance, landscaping, layout and scale pursuant to full permission F/YR16/0996/F for variation of condition 9 (part iii) and condition 10 (part two) of planning permission F/YR11/0475/EXT | |
| | | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 3776 C1/C2/C4 beds: 0 Pitches: | | | |

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Site Submission

Draft Fenland Local Plan

Key

 Site submission

Date: 16 Jan 2020

Do not scale

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Ordnance Survey 10023778

| | | | |
|--|------------------------------------|------------------------------|---|
| Site ID: | 40415 | Submission type: | Site with planning approval |
| Site name and address: | H L Hutchinson Ltd, Weasenham Lane | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | B8 Storage & distribution | Planning History: | F/YR16/0970/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.55 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B1a Office | | |
| Alterations to existing building including the change of use of storage and distribution floorspace (B8 class use) to form additional office accommodation (B1 class use) within existing building, erection and relocation of porch | | | |
| Proposed development: | | | |
| Dwellings: 0 Non-res floorspace (sqm): 52.9 C1/C2/C4 beds: 0 Pitches: | | | |

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| | | | |
|-------------------------------|---|-------------------------------|---|
| Site ID: | 40418 | Submission type: | Site with planning approval |
| Site name and address: | 19, Gordon Court | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Wisbech, Wisbech CP | Settlement Hierarchy: | Market Town |
| Current use: | Agriculture | Planning History: | F/YR17/1007/F Site with Full planning permission |
| PDL: | Brownfield | Site area density: | 0.23 ha dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | B2 General industrial Erection of 5no workshops and 1no office for B2-General Industrial Use | | |
| Proposed development: | | | |
| | Dwellings: 0 | Non-res floorspace (sqm): 575 | C1/C2/C4 beds: 0 Pitches: |

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