



Site Submission
Draft Fenland Local Plan

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Key

Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40030	Submission type:	Site with planning approval
Site name and address:	Greenacre Gull Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	F/YR13/0268/F Site with full planning permission and under construction. 4 dwellings remaining to be completed.
PDL:	Greenfield	Site area density:	0.77 ha 5.19 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 9no 2-storey dwellings comprising of 4 x 3-bed and 5 x 4-bed with detached garages to Plots 5-9		
Proposed development:	Dwellings: 4 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Site ID:	40099	Submission type:	Site submission form
Site name and address:	Guyhirn Gull Land north east of Hazeldene Gull Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Other	Planning History:	F/YR19/0861/O
PDL:	Brownfield	Site area density:	0.91 ha 6.59 dph
Site description: Brownfield site formerly waste disposal, then paddock and now rurla waste land.			
Known constraints: Road classification C Waste disposal site (former) Flood zone 1 majority Flood zone 3 far east corner			
Proposal: C3 Dwellinghouses Possible 6 affordable small dwellings for local s and small families.			
Proposed development: Dwellings: 6 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40108	Submission type:	Site submission form
Site name and address:	Land north of Thornbury House High Road	Availability:	Availability unknown
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	3.9 ha 24.87 dph

Site description:

Overall site of 3.9ha to be considered (Site 40108).
Frontage of site 0.39ha to be considered for short term delivery (Site 40109).
Two plans submitted to show separation.

Known constraints:

Proposal: C3 Dwellinghouses

Dwelling capacity estimated by Local Plan Team using standard method.

Proposed development:

Dwellings: 97 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40134	Submission type:	Site submission form
Site name and address:	Pitt Farm Spencer Drove	Availability:	Available for development in med term (6 - 10 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Grass paddocks, equestrian grazing	Planning History:	
PDL:	Greenfield	Site area density:	2.65 ha 66.04 dph

Site description:

Open flat land running parallel with Chapelfield Road, Guyhirn on one side.

Known constraints:

Part of site is currently designated as zone 3 flood risk.

Proposal:

C3 Dwellinghouses

Site submission indicates site could provide 'housing and green space leisure' and 'Part open green space leisure'.
Form indicates site could deliver 100-175 dwellings

This area is in the centre of the village of Guyhirn, adjacent to an existing residential area. It has its own entrance off High Road in Guyhirn, via Spencer Drove. The entrance has the space needed to upgrade the existing road width to accommodate the extra traffic involved. The type of housing to be developed would be dependent on local policy and needs, along with consideration to infrastructure development at the time.

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Proposed development:

Dwellings: 175 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID: 40147	Submission type: Site submission form
Site name and address: Land at Gull Drove	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Guyhirn, Wisbech St Mary CP	Settlement Hierarchy: Small Village
Current use: Agriculture Paddock	Planning History:
PDL: Greenfield	Site area density: 0.7 ha 8.57 dph

Site description:

The site is approx. 0.7 ha in total- although it is likely that having regard to character of the area and the open nature of the site that a smaller area would be used for housing leaving an open area adjacent to Gull Road. The current application shows a proposal for 6 large dwellings split with 3 on the northern boundary and 3 on the south with the middle of the site retained as open space.

The site is contained within 3 roads and has established residential development to the south and west- with commercial development and caravan storage to the east (see plans below) and is currently used for rough grazing for horses. There are a number of mature trees on the site boundary to the south west of the site- however the development can accommodate these without harming them.

The site lies within an established built form of development along Gull Road.
The site is relatively flat open grassland with no physical constraints to development.

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0.7 Whole site however it is likely that part of the site would be set aside for biodiversity- developable approx. 0.4-0.5 ha.

Known constraints:

FZ1 (low risk) and as such a sequentially preferable site for new development.
The DEFRA magic website indicates no overriding environmental or ecological constraints to development- although the blue wash on the site indicates the site is grazing marsh.

Proposal: C3 Dwellinghouses


The site is considered suitable and available for a small development of high quality homes, whilst retaining an open area to Gull Road and as such it is likely that only part of the site will be allocated as suitable.

Dwellings: Using FDC assumptions approx. 15- however it is proposed and a development of fewer homes on part of the site would be more appropriate having regard to the prevailing built form. It is suggested that the current application layout would be appropriate.

Proposed development:

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





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Site ID:	40175	Submission type:	Site submission form
Site name and address:	Land north of Nene Court	Availability:	Availability unknown
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	4.6 ha 23.91 dph

Site description:

The site comprises a single field of approx. 4.5ha- it is available in whole or in part as necessary. The site is flat and has no physical features within it to prejudice development. Access is via Nene Close—the site owners have a right of access to High Road.

The site has residential development to the south and north, with linear development to the west of Gull Road to the west of the site. The site is well related to the core of the village and has good accessibility to the highway network.

Known constraints:

FZ3 although covered by defences (yellow line).

The DEFRA magic website indicates no environmental or ecological constraints to development. It is noted that the southern part of the sit is within the consultation zone for the Nene washes.

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Proposal: C3 Dwellinghouses

Other use: The site is large enough to accommodate additional public open space/ community facilities if this is required.

The site is considered suitable and available for housing/ care home development and can be made available within the early years of the plan.

Dwellings: Using FDC assumptions approx. 110

Proposed development:

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





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Site ID:	40207	Submission type:	Site submission form
Site name and address:	Land to the rear of Neneside High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	A4 Drinking establishments Vacant land – formerly Pub garden and car park	Planning History:	
PDL:	Greenfield	Site area density:	0.35 ha 14.29 dph
Site description: Vacant site with suitable retained access to the rear of existing frontage development in the centre of the village. Formerly Public House garden and car park. Brownfield site.			
Known constraints: Majority Flood Zone 1, small part flood zone 3			
Proposal: C3 Dwellinghouses Small residential cul de sac for 5 units using existing access			
Proposed development: Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40216	Submission type:	Site submission form
Site name and address:	Lane South East of Dove Cottage, Gull Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	C3 Dwellinghouses Residential curtilage	Planning History:	<p>F/YR18/0956/O</p> <p>F/YR18/0956/O – Erection of up to 7no dwellings and the formation of 4no vehicular accesses involving the demolition of existing outbuildings (outline application with matters committee in respect of access) – Refused 07.12.2018;</p> <p>F/YR18/0585/O – Erection of up to 8 x dwellings and the formation of 4 x accesses involving the demolition of existing outbuildings (outline application with matters committed in respect of access) – Refused 03.08.2018;</p> <p>F/YR12/0546/O – Erection of 2 dwellings – Refused 13.09.2012;</p> <p>F/0435/79/O – Erection of a dwellinghouse – Refused 14.07.1979.</p> <p>Planning permission has not been secured since the</p>

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adoption of the 2014 Local Plan as recent submissions were refused due to the site being outside what was deemed to be the core shape and form of the settlement, it not representing infill development and that there were deemed to be more sequentially preferable sites for development in terms of flood risk.

PDL: Greenfield **Site area | density:** 0.32 ha | 25 dph

Site description:

The site is located on the eastern side of Gull Road. It is rectangular in shape and is positioned parallel with the highway. There is continuous frontage development to the north and south of the site and continuous frontage development on the opposite side of the highway. It appears as a gap in the otherwise built up development within the area.

The site forms the extended curtilage of the existing dwelling known as Dove Cottage and is currently laid to grass. There is landscaping on the front boundary, close boarded fencing on the south boundary, and the north and east boundaries are open. There are two outbuildings within the site.

The Environment Agency flood maps for planning identify the site as being within flood zones 1 and 3.

Known constraints:

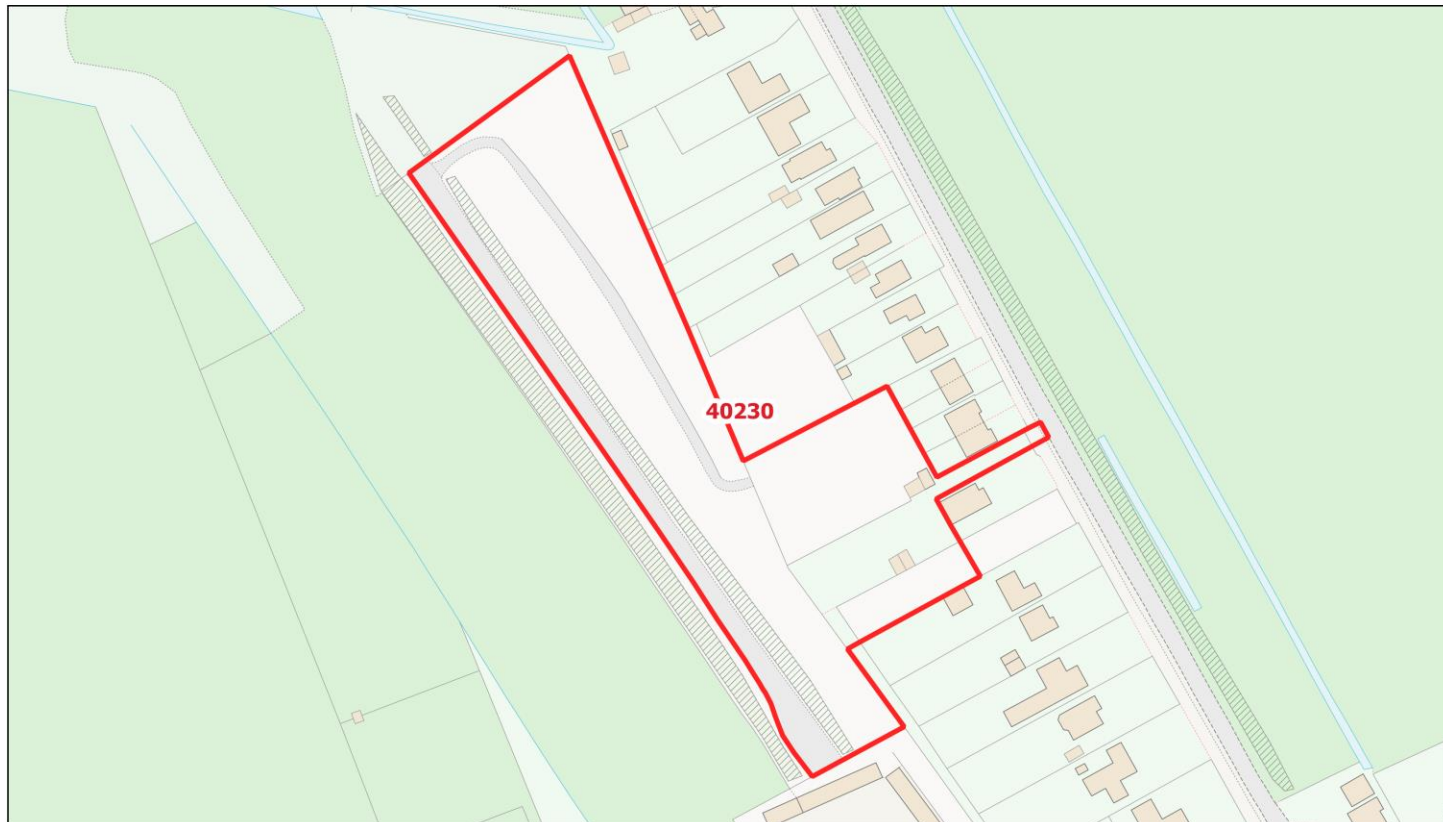
No known constraints

Proposal: C3 Dwellinghouses

The site is 0.32ha. 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 10 dwellings. However the existing residential development within the area is much less dense and therefore it is likely that the site would accommodate 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:	40230	Submission type:	Site submission form
Site name and address:	Lane west of Gull Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture grassland	Planning History:	
PDL:	Greenfield	Site area density:	1.09 ha 18.35 dph

Site description:

The site is located on the western side of Gull Road, adjoining the established residential development along the highway frontage and to the immediate north of the Play2Day leisure complex.

The site has no specific use and is laid to grass with periphery landscaping.

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

Known constraints:

No known constraints

Proposal: C3 Dwellinghouses

The site adjoins the existing development in this part of Guyhirn and forms a natural rounding off of the established settlement footprint. It is located on flood zone 1 land and is therefore in a sequentially preferable location in terms of

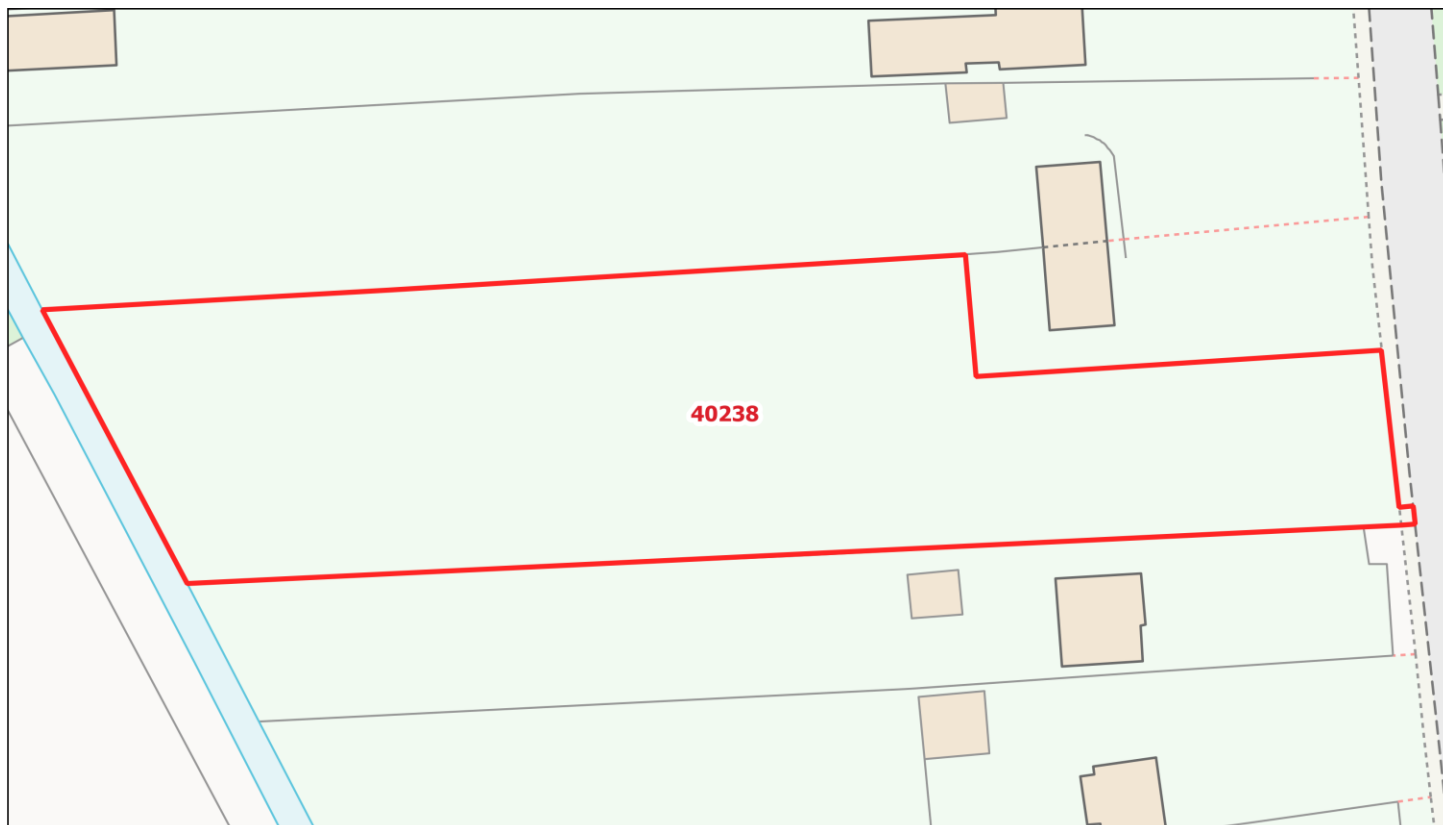
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flood risk.

There are no technical constraints which would restrict the use of the land for residential purposes and the site is immediately available for development.

Proposed development:

Dwellings: 20		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40238	Submission type:	Site submission form
Site name and address:	Land at 12 High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	C3 Dwellinghouses Unused/ residential curtilage	Planning History:	
PDL:	Greenfield	Site area density:	0.3 ha 33.33 dph

Site description:

The site is located to the rear of No12 High Road, it is a largely unused but very large residential curtilage within a grouping of dwellings at the eastern end of the village.

There are no known constraints to development within the site.

The site has an excellent access onto High Road which in turn links to Wisbech to the north and the A47 at the southern edge of the village.

There is a bus service through the village and stopping close to the site to March and Wisbech.

Known constraints:

FZ3 although covered by defences. (yellow lines) however it is likely that some land will be allocated outside of FZ1 and this site is well related to the village.

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

Proposal: C3 Dwellinghouses

The site is located within the built form of the village, close to the services and facilities in the village core. It is both suitable and available for additional housing to meet local needs.

Dwellings: Using FDC assumptions approx. upto 10

Proposed development:

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



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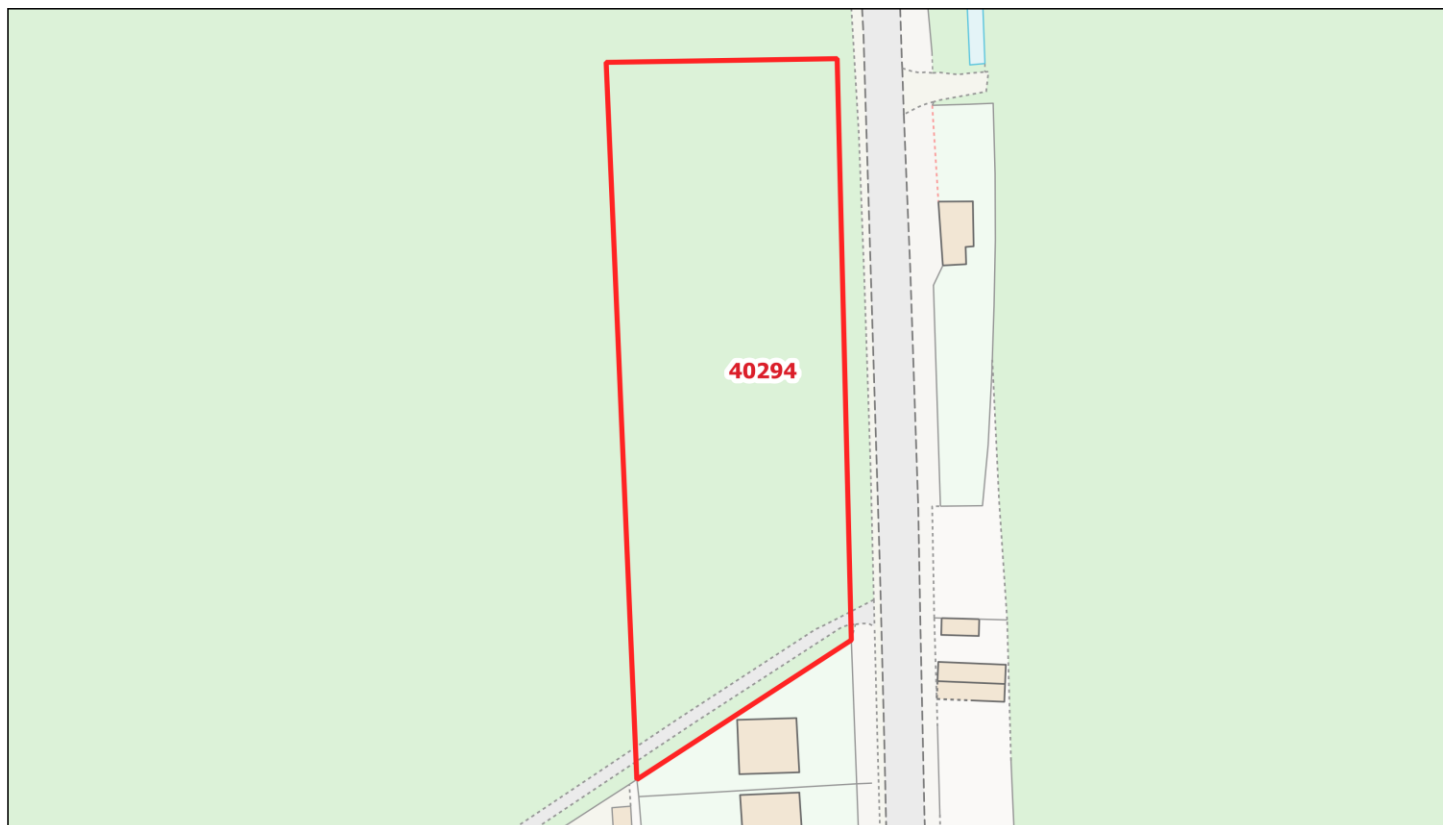
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Site ID:	40268	Submission type:	Site submission form
Site name and address:	Land south west of Gull Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.9 ha 2.22 dph
Site description:	Agricultural land not currently in production		
Known constraints:	None		
Proposal:	C3 Dwellinghouses		
	2 Houses		
Proposed development:	Dwellings: 2 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Date: 08 Jan 2020

Site ID:	40294	Submission type:	Site submission form
Site name and address:	Land fronting onto High Street Land north of Hamilton House High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.309 ha 29.13 dph
Site description: Open flat landscape. South boundary abuts residential units.			
Known constraints: Grade 1 Agricultural Land, Flood Zone 3			
Proposal:	C3 Dwellinghouses		
Proposed development of residential units fronting onto High Road, Guyhirn. Size and layout to take into account the current residential units to the south of the site. Residential development based on national guidance of 30 dwellings per hectare would equate to 9 units.			
Proposed development:			
Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Site ID:	40303	Submission type:	Site submission form
Site name and address:	Land at Selwyn Lodge Farm Guyhirn Football Club Waverley Close	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Guyhirn, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture No current use, scrubland and trees on site	Planning History:	
PDL:	Greenfield	Site area density:	0.9 ha 16.67 dph

Site description:

A flat, greenfield site to the north-east of Guyhirn village, measuring approximately 0.9 hectares. The site is in a residential area with an existing access track from High Road.

The site has no significant constraints, located in a Small Village, where development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale. Therefore, a small scale development can be considered acceptable here.

It is serviced by several essential services such as Guyhirn C of E Primary School and employment opportunities. The site is located at a cycling distance of 5.3km from Murrow which offers a general store. In addition, the site is at a distance of 7.4km from the market town of March which offers a wide range of services and facilities.

The settlement is well serviced by public transport with six pairs of bus stops in the village that links to neighboring villages and larger settlements. All bus stops are all at walking/cycling distance.

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Site is mostly within Flood Zone 1 and has existing access from High Road, although this would need to be widened to serve any residential development. Precedent for similar development behind the built frontage exists elsewhere in Guyhirn.

Known constraints:

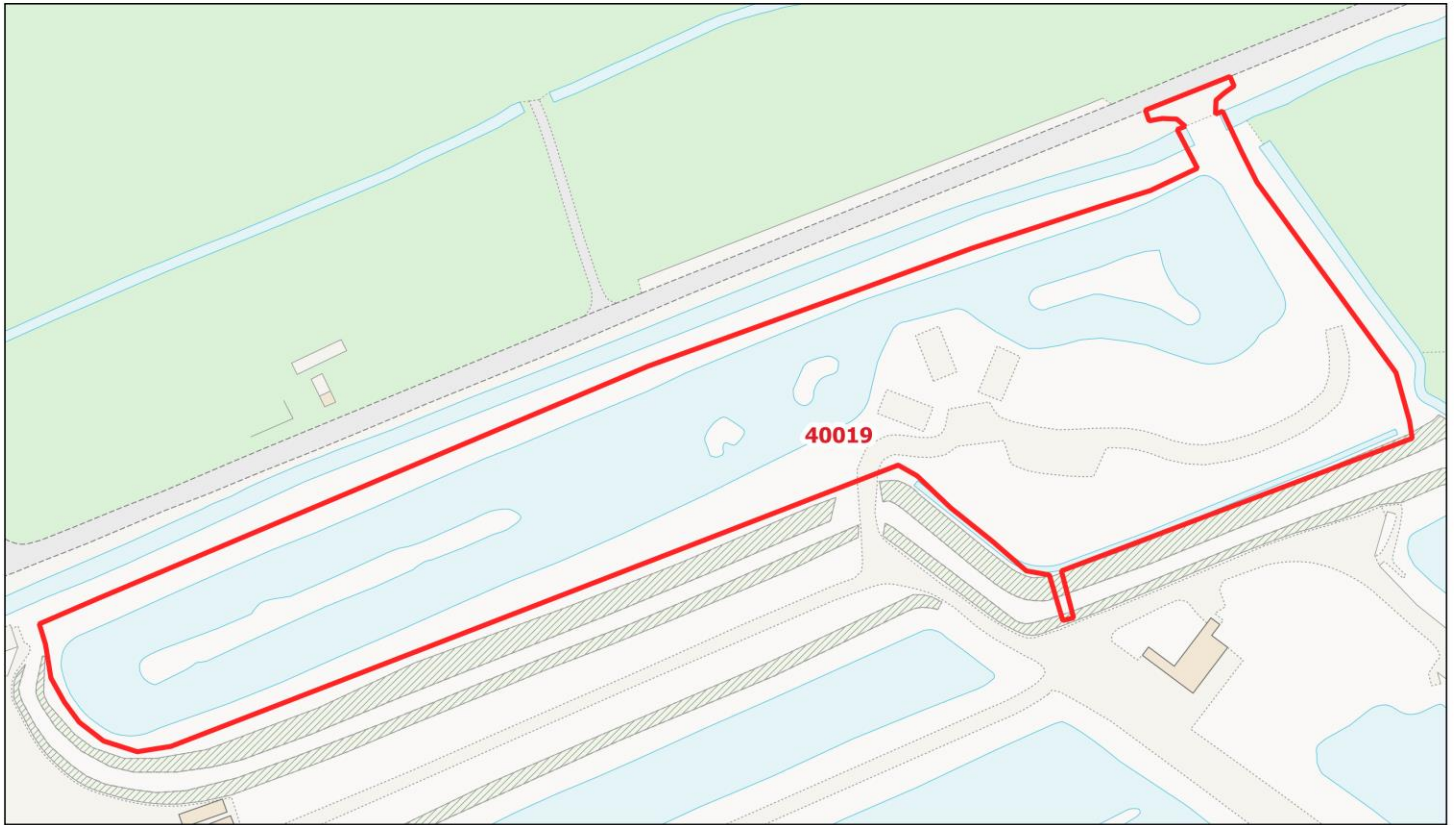
The constraints are the adjacent Grade II* Listed Building of Chapel of Ease on the west boundary. In addition, the site is 0.2km to River Nene (County Wildlife Sites & Local Nature Reserves), this crosses over High Road and residential dwellings.

Proposal: C3 Dwellinghouses

Proposal for residential development for approximately 12-15 dwellings within the village of Guyhirn as a backland development.

Proposed development:

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





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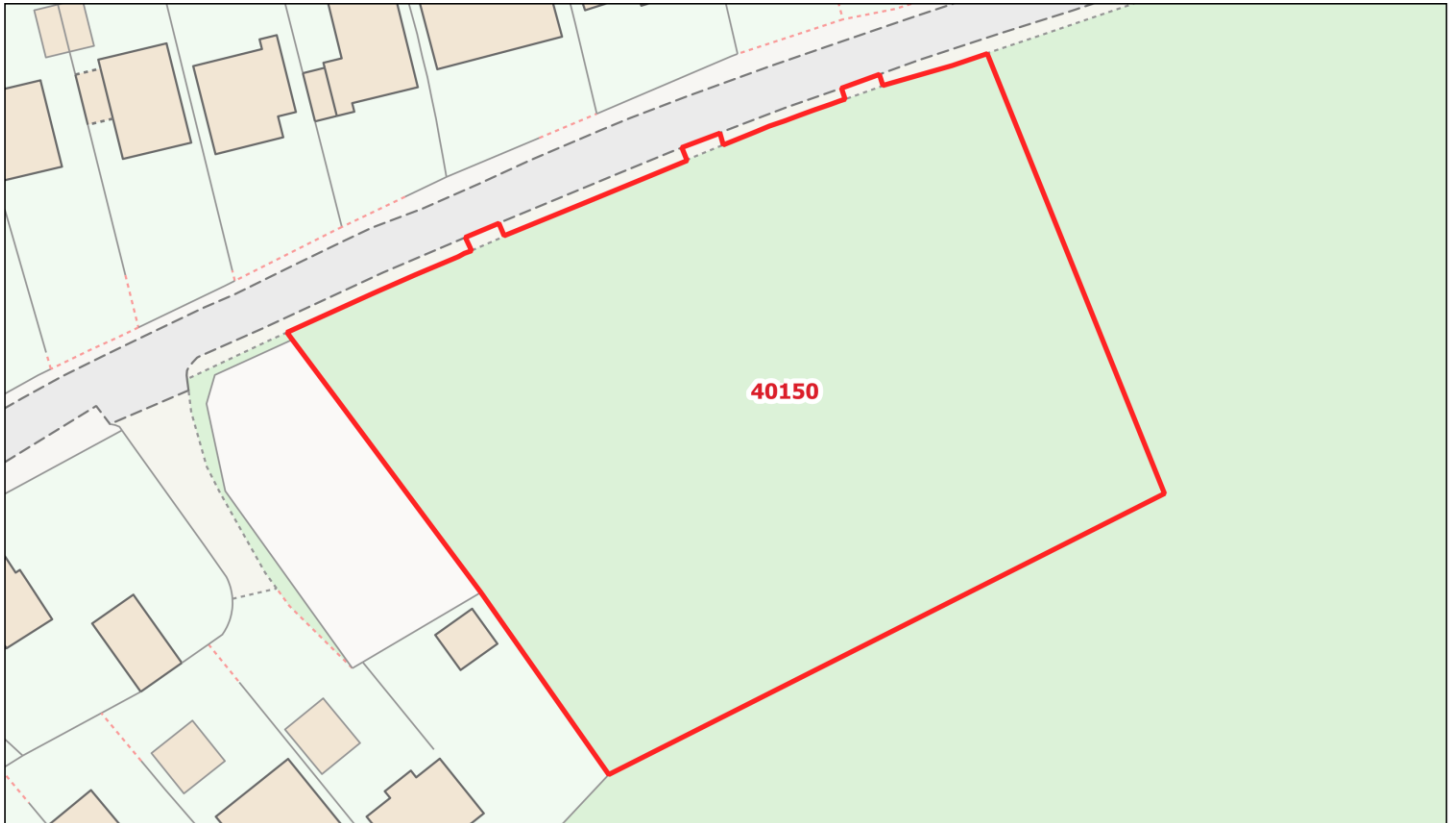
Key

Site submission

Date: 08 Jan 2020

Site ID:	40019	Submission type:	Site with planning approval
Site name and address:	Site at Willowcroft Fish Farm Seadyke Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Murrow, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	D2 Assembly and leisure Fishing lakes / fish farm	Planning History:	F/YR08/0898/F Site with full planning permission, granted 27/11/08. Permission implemented through construction of foundations.
PDL:	Greenfield	Site area density:	1.91 ha 5.24 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 10 x 2-bed log cabins for use as holiday lets in conjunction with existing fishing lakes & formation of new vehicular access & erection of 4m high (max) entrance gates/wall with associated lighting & CCTV			
Proposed development:			
Dwellings: 10 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Date: 08 Jan 2020

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Site ID:	40150	Submission type:	Site submission form
Site name and address:	Front Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Murrow, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Unused grassland	Planning History:	F/YR17/1103/O F/YR17/1103/O – appeal dismissed – not LP3 infill in accordance with FLP
PDL:	Greenfield	Site area density:	0.49 ha 14.29 dph

Site description:

Rectangular site to the south of Front Road within gap in the built-up frontage in the linear form of development along Front Road.

It is flat relatively featureless grassland and is currently not used. There are no constraints or impediments to development within it.

The previous appeal failed as the inspector determined that it was not infill in accordance with LP3 – however he noted no other impediments and comments on low flood risk. Given that the only refusal was on policy grounds the new local plan provides an opportunity to amend the policy.

Known constraints:

FZ1 and as such a sequentially preferable site of new housing.

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

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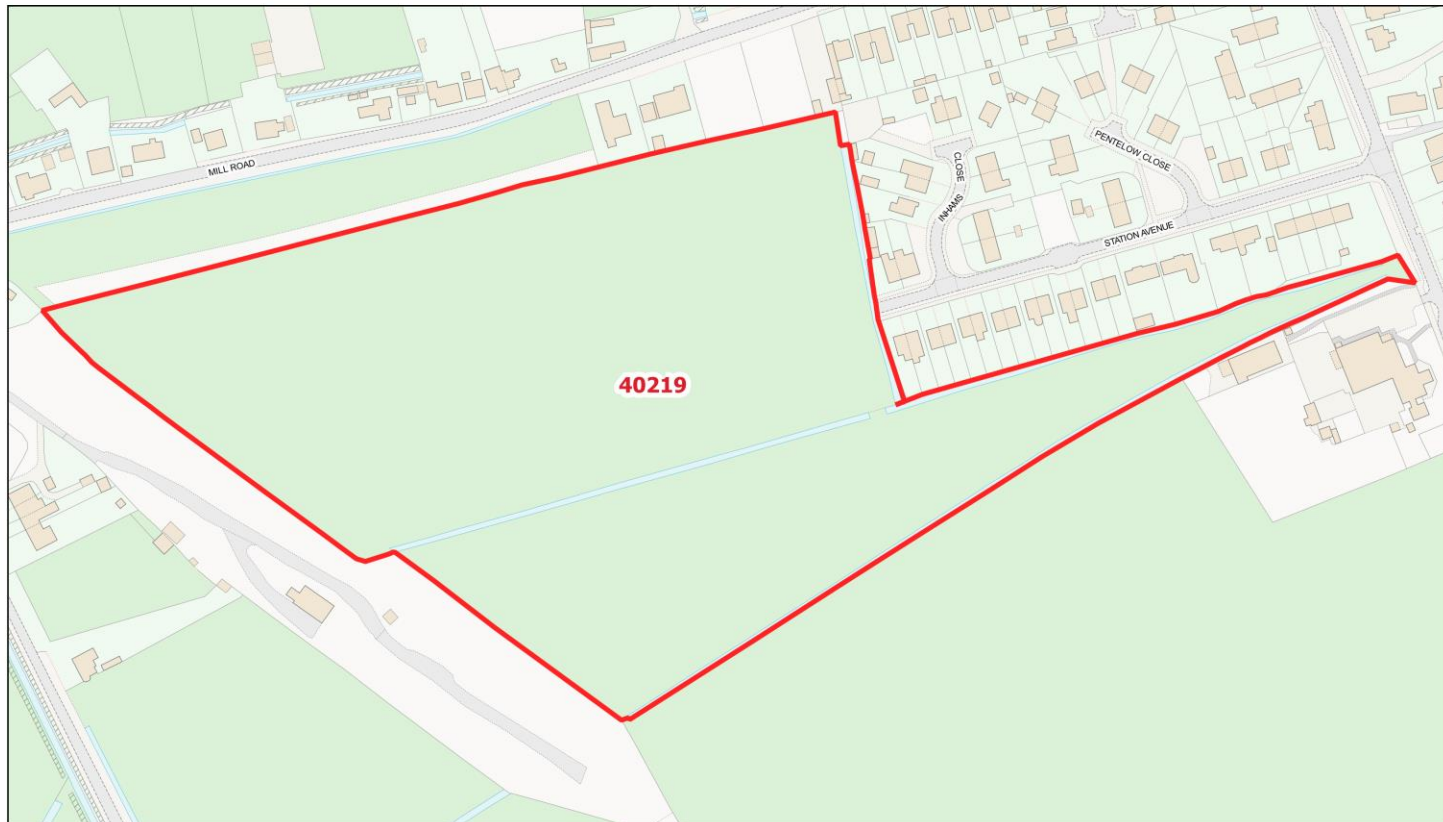
Proposal: C3 Dwellinghouses

The site is suitable and available for delivery of housing with the village; given its is FZ1 it is sequentially preferable.

Dwellings: Using FDC assumptions approx. 13- however having regard to the character and density of the area a development of 5-7 is considered more appropriate.

Proposed development:

Dwellings: 7 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40219	Submission type:	Site submission form
Site name and address:	Land west of Station Avenue	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Murrow, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	6.58 ha 32.98 dph

Site description:

The site is located on the western side of Murrow Bank. The site adjoins the Station Avenue development and extends to the Murrow Station Goods Yard to the west. The authorised use of the site is agricultural although, due to the irregular shape of the land, part of the front section of the site where it joins the primary school cannot be farmed and is laid to grass. The boundaries are generally open, with some low level landscaping at the periphery. The site lies within Flood Zone 3.

Known constraints:

No known constraints

Proposal: C3 Dwellinghouses

Other uses: Educational - car park association with neighbouring school.

Proposed residential use for majority of site with small triangular section to immediate north of primary school to be used to extend the existing car parking area serving the school.

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Proposed development:

Dwellings: 217		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40243	Submission type:	Site submission form
Site name and address:	126 Murrow Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Murrow, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture Paddock and ménage.	Planning History:	
PDL:	Greenfield	Site area density:	0.25 ha 28 dph

Site description:

The site is located to the rear of 126 Murrow bank and is located at the southern end of the linear village form which extends along Murrow bank. The site is considered to form part of the built form of the village. The village is essentially linear in character with strand along Front Rd, back Road and Murrow Bank.

It is noted that there have been several permissions for linear development along Murrow Bank, such that the site is now conjoined with the village. These are not shown on the maps but are indicate on Google earth image.

The site is well related to the village and is particularly accessible to the primary school which is only 300m to the north. The core of the village is approx. 700m north of the site.

The site is flat grassed land with no impediments to development within it. It is bounded by a treed frontage to Murrow Bank and the rear is defined by a hedge and ditch.

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

Known constraints:

FZ3 although it is noted that it is likely that some new development will be allocated in FZ3.
The DEFRA magic website indicates no environmental or ecological constraints to development.

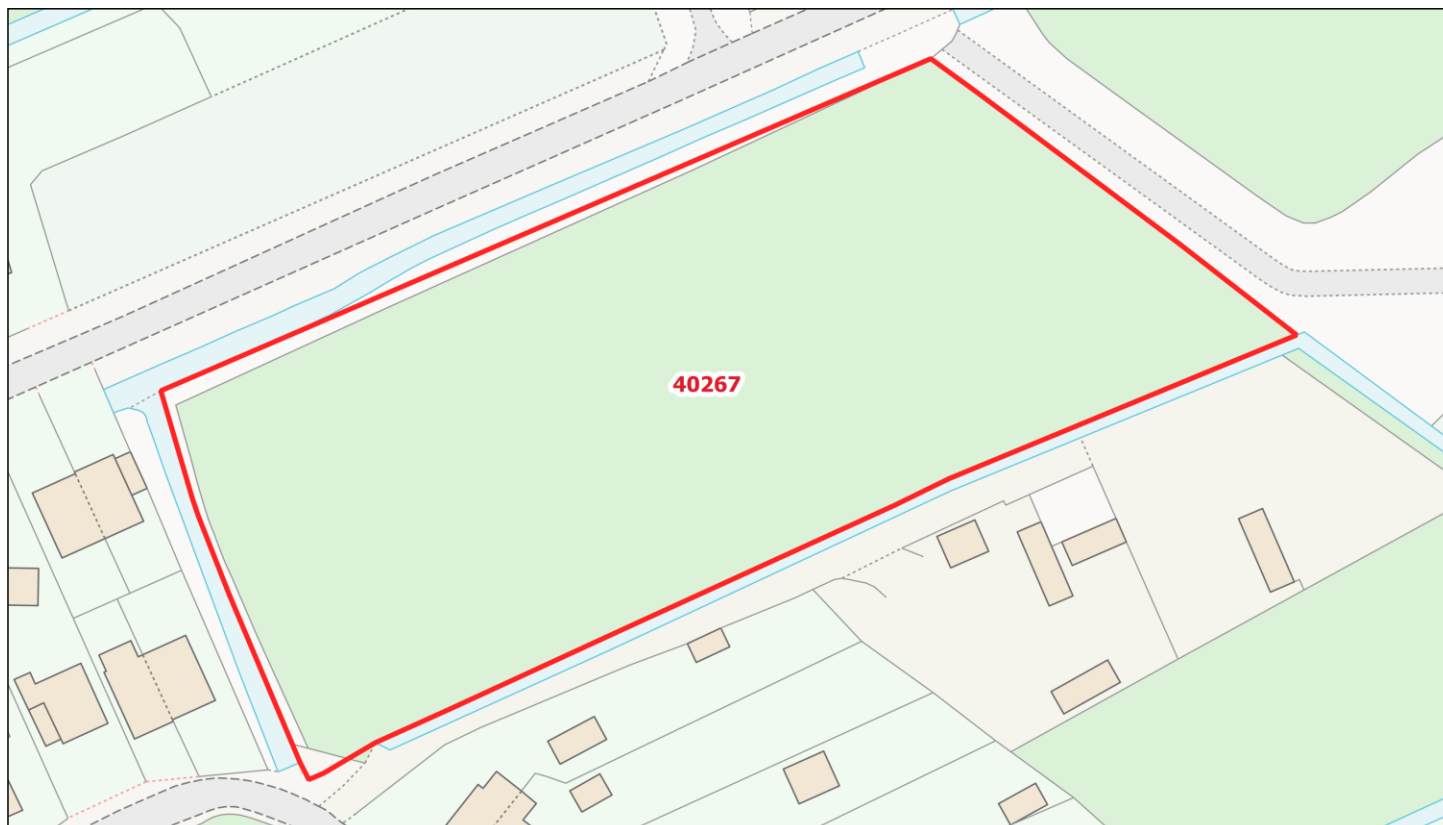
Proposal: C3 Dwellinghouses

The site is both suitable and available for a small rural housing development appropriate to the location.

Dwellings: Using FDC assumptions approx. 7

Proposed development:

Dwellings: 7 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





Site Submission
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Key

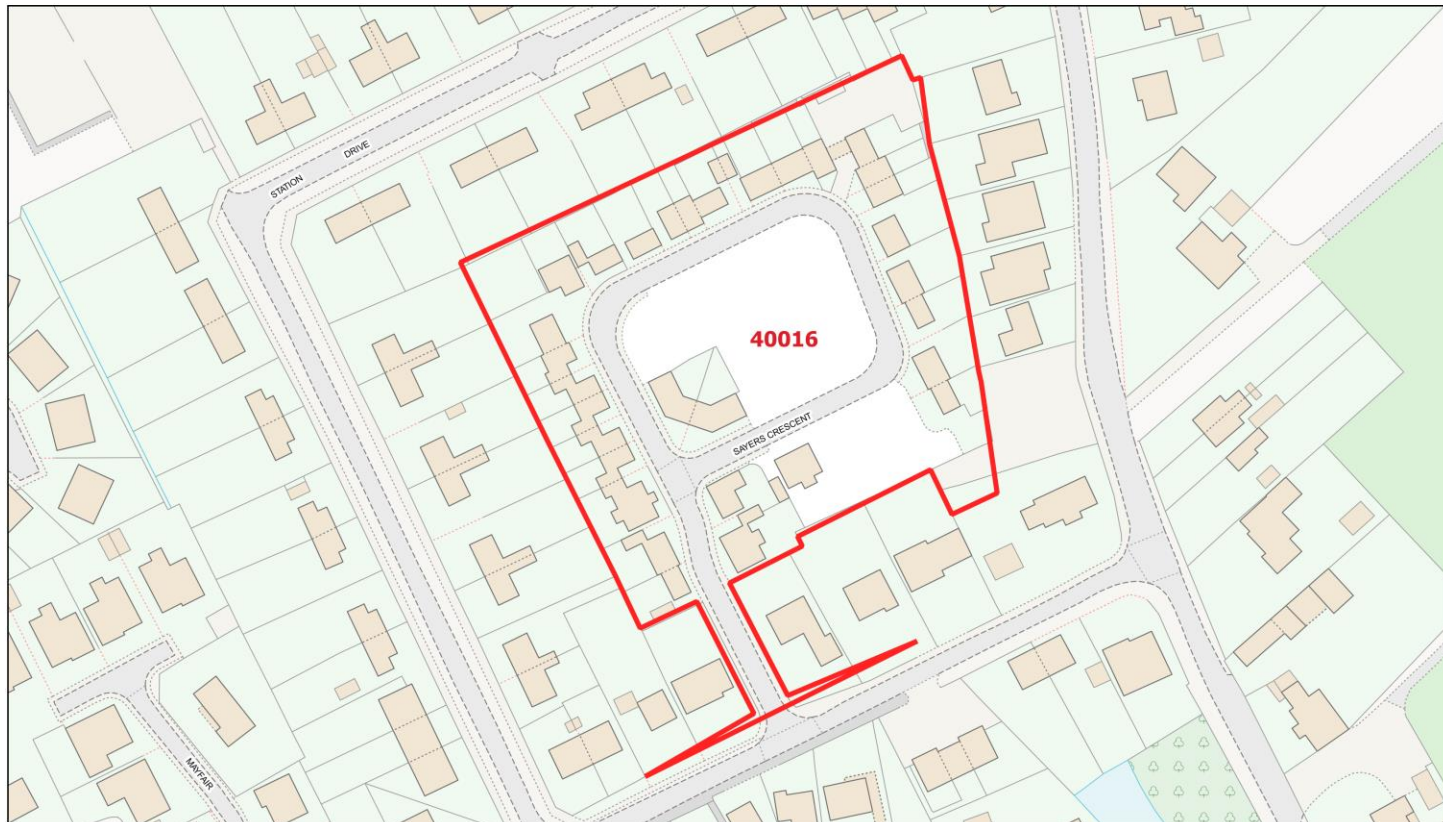
Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40267	Submission type:	Site submission form
Site name and address:	Land south of Seadyke Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Murrow, Wisbech St Mary CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.01 ha 6.93 dph
Site description: Agricultural land used for grazing			
Known constraints: None			
Proposal:	C3 Dwellinghouses 7 Dwellings		
Proposed development: Dwellings: 7 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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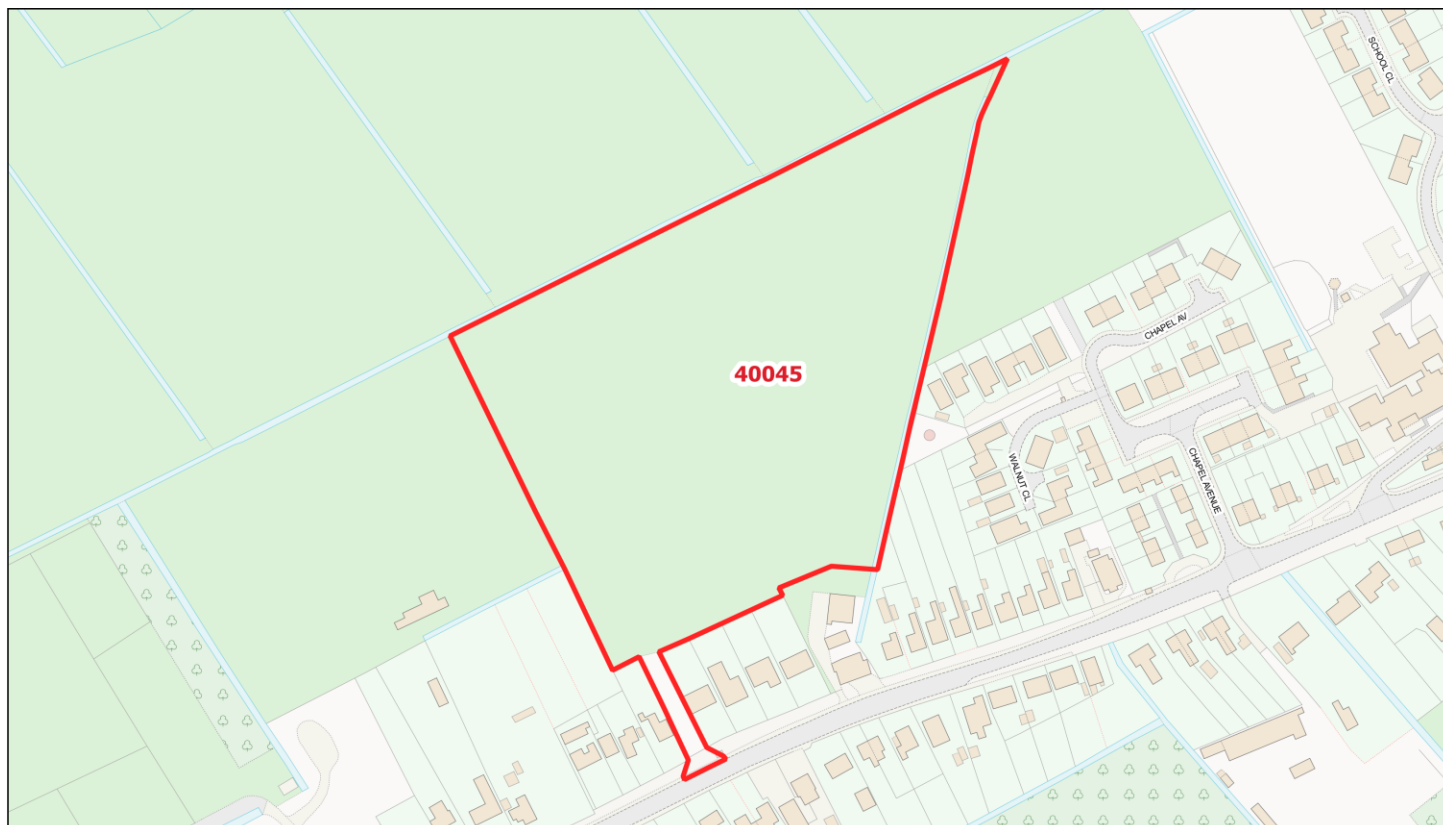
Key

 Site submission

Date: 08 Jan 2020

Site ID:	40016	Submission type:	Site with planning approval
Site name and address:	Sayers Field Church Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	F/YR05/1405/RM Site with Reserved Matters approval granted 08/03/06. Site is under construction, with 10 units remaining to be completed.
PDL:	Greenfield	Site area density:	1.11 ha 9.01 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Erection of 43 houses comprising 15x2bed 11x3 bed and 17x4bed with garages, sewage treatment plant and landscaping		
Proposed development:	Dwellings: 10 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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 Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40045	Submission type:	Site with planning approval
Site name and address:	Land North Of Orchard House High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	F/YR15/0502/O Site has outline permission. Full application for 76 dwellings approved April 19, therefore site is assumed to be deliverable within five years.
PDL:	Greenfield	Site area density:	3.83 ha 19.84 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Outline PP: Erection of 50 dwellings			
Full permission granted April 2019 for 76 dwellings.			
Proposed development:			
Dwellings: 76 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:	40062	Submission type:	Site with planning approval
Site name and address:	Land North East Of Lakeside Manor Seadyke Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	F/YR17/0142/F Site with full planning permission
PDL:	Greenfield	Site area density:	1.03 ha 6.8 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 9 x single-storey log cabins for holiday accommodation in association with the use of nearby fishing lakes, involving the removal of existing mobile home and the erection of a 3.0m high (max height) entrance gate			
Proposed development:			
Dwellings: 7 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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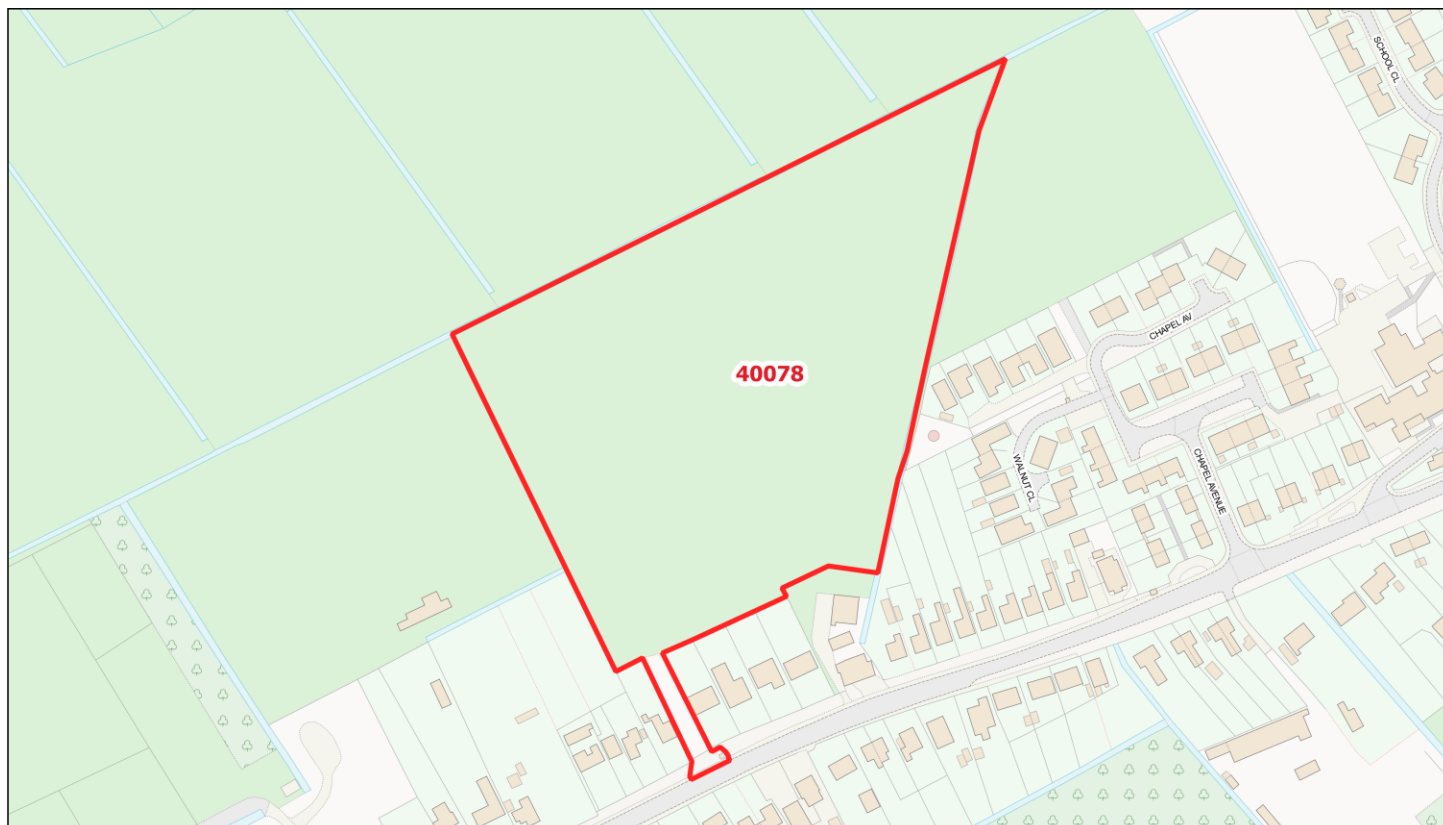
Date: 08 Jan 2020

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Site ID:	40064	Submission type:	Site with planning approval
Site name and address:	The Orchards Fruit Farm Gull Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	F/YR17/0223/F Site with full planning permission
PDL:	Greenfield	Site area density:	1.48 ha 20.27 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses Change of use of land for the siting of 30 x static caravans for use as holiday accommodation		
Proposed development:	Dwellings: 30 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Date: 08 Jan 2020

Site ID:	40078	Submission type:	Site with planning approval
Site name and address:	Land North Of Orchard House High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	F/YR17/1217/F Site with full planning permission
PDL:	Greenfield	Site area density:	3.82 ha 19.9 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Proposed development:			
Dwellings: 76 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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Date: 08 Jan 2020

Site ID:	40103	Submission type:	Site submission form
Site name and address:	Trafford Farm Station Road	Availability:	Availability unknown
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	2.93 ha 30.72 dph

Site description:

Grade 1 land; Flood zone 1; Easy access to both Station Road and Barton Road; 2.93 hectares; Close to all utility services and village amenities

Known constraints:

None known

Proposal:

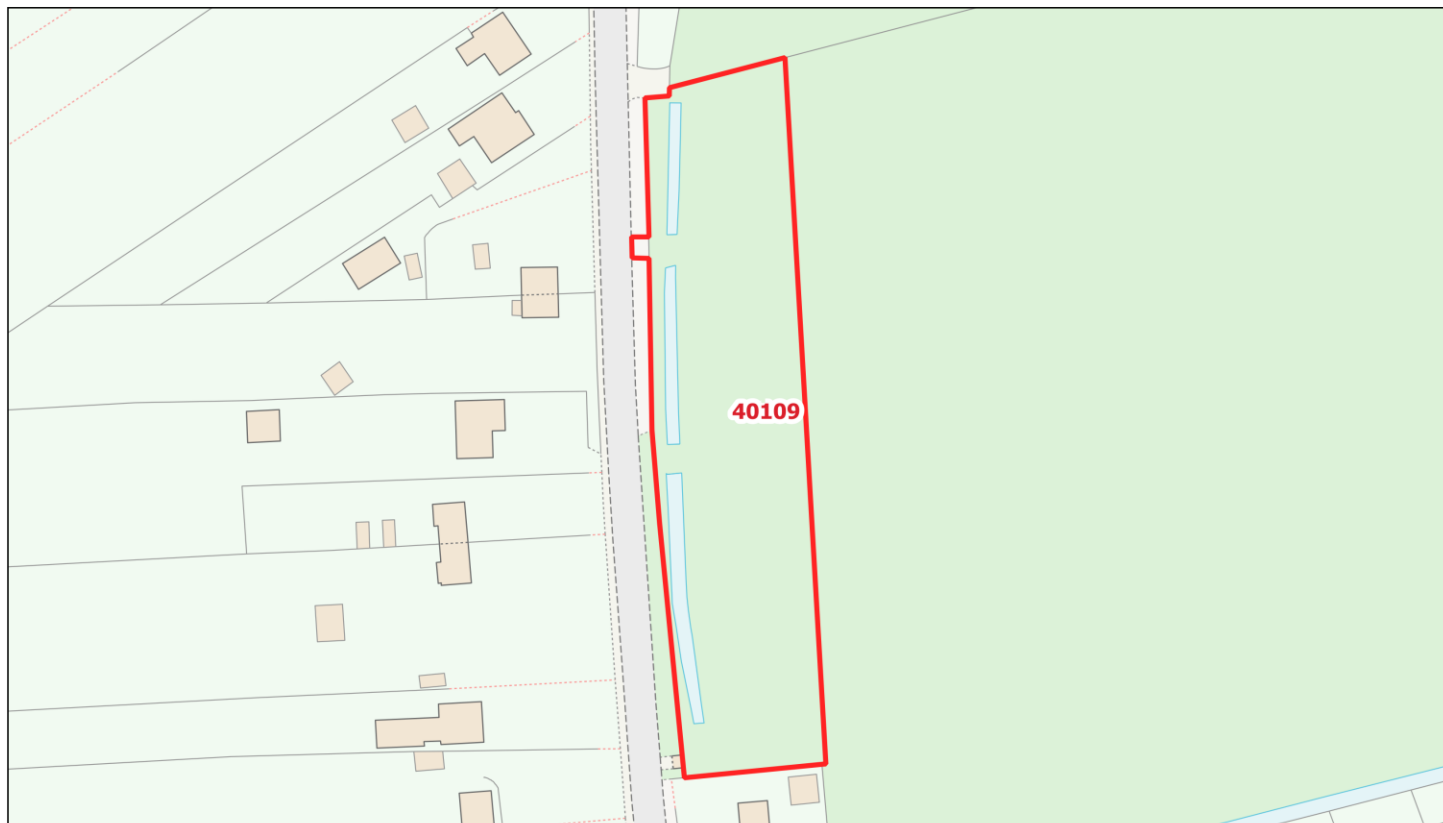
Other

Site available immediately for development of approximately between 70 to 90 dwellings.
Site sub form indicates site is available for housing, employment, retail or leisure, or care home.
Site sub form indicates site could deliver 70 to 90 dwellings. Trajectory unknown at this time.

Proposed development:

Dwellings: 90 | 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: 40109

Submission type: Site submission form

Site name and address:

Land north of Thornbury House (frontage)
High Road

Availability:

Availability unknown

Settlement and parish: Wisbech St Mary, Wisbech St Mary CP

Settlement Hierarchy: Growth Village

Current use: Agriculture

Planning History:

PDL: Greenfield

Site area | density: 0.39 ha | 0 dph

Site description:

Overall site of 3.9ha to be considered (Site 40108).
Frontage of site 0.39ha to be considered for short term delivery (Site 40109).
Two plans submitted to show separation.

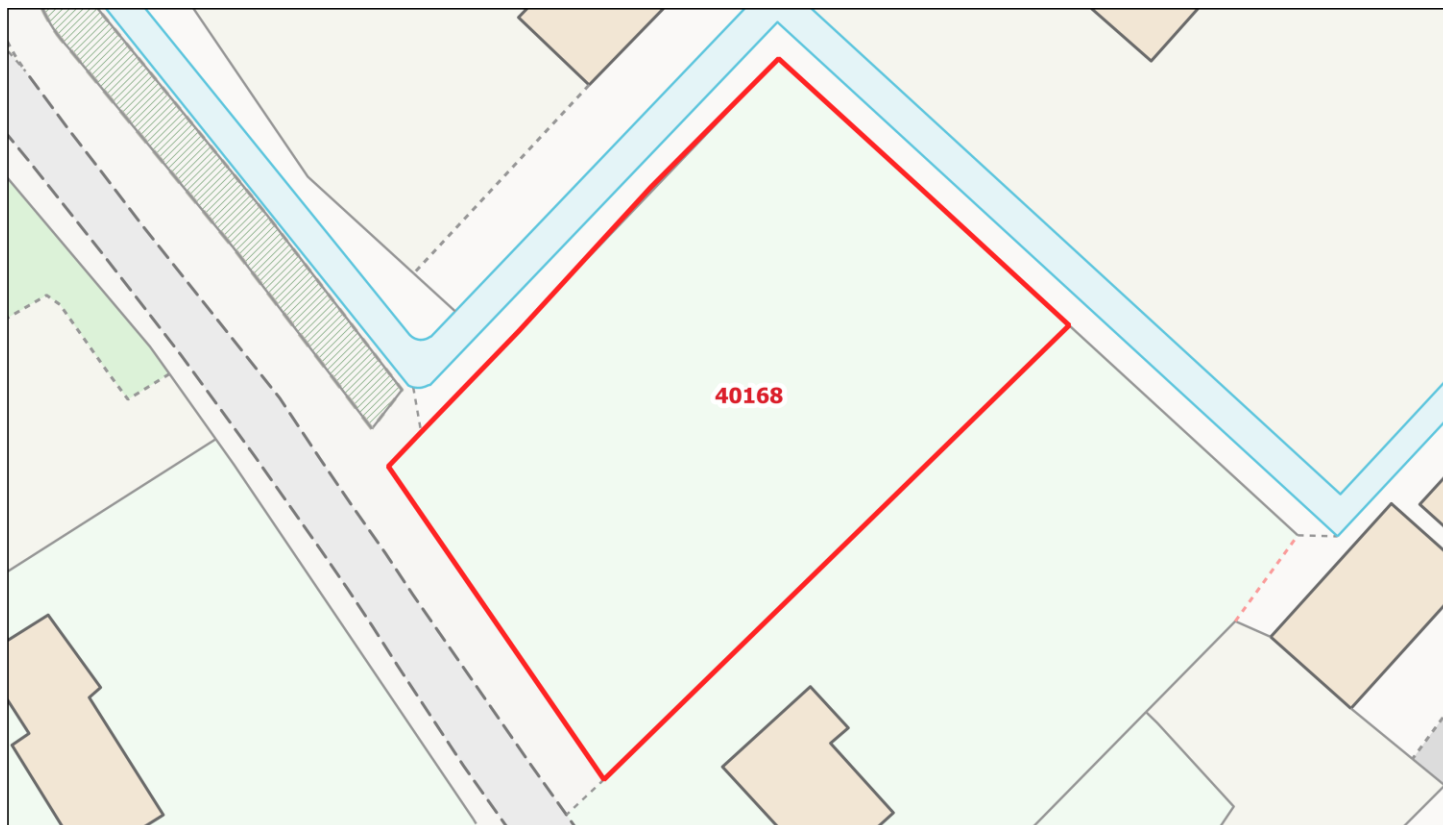
Known constraints:

Proposal: C3 Dwellinghouses

Proposed development:

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

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Site ID:	40168	Submission type:	Site submission form
Site name and address:	Wingfield Station Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	C3 Dwellinghouses Residential curtilage	Planning History:	
PDL:	Greenfield	Site area density:	0.17 ha 29.41 dph

Site description:

The site form part of the residential curtilage of Wingfield which is a residential dwelling located to the east of Station Road within Wisbech St Mary. It measures 0.18 h in area and is approximately rectangular in shape. It is bounded to the north and east by the Delamores commercial nursey and has Station Road to the west and the main dwelling Wingfield to the south.

The site is flat open land with no physical constraints to development within it- it can be developed without harming residential amenity of Wingfield or the operation of the commercial nursery to the rear.

The previous appeal decision turned on the relationship of the site to the village boundary finding that it was not part of the built form of the village - as required by LP12, and was therefore dismissed; however as the settlement boundary for WSM and allocations are being reviewed it is considered appropriate to review this site in the interests of wider suitable and available sites.

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

Known constraints:

The site is identified in the ESA flood map for planning as being within FZ1- are with the lowest risk of flooding and as such, sequentially is a preferable site.

The Defra magic website does not indicate any environmental or technical constraints to development. Whilst it is noted that the Manor House - a 2* Listed building is approx. 180m to the south east; given the intervening development the proposal would have no material impact on its setting.

The site is within 800m of the main St in Wisbech St Mary and with 1km of the shops and services in the village core.

It is noted that the appeal decision commented on the lack of a footpath along this part of Station Road and as part of the proposal a contribution could be made to secure a footpath link to the existing path along Station Road.

The site also has direct access to local rural employment given the relationship to the commercial nursery to the rear.

Proposal: C3 Dwellinghouses

The site is both suitable and available for a limited residential development of approx. 5 properties that could be delivered within the first 5 years of the plan.

Proposed development:

Dwellings: 5 | 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:	40169	Submission type:	Site submission form
Site name and address:	Land north of Chapel Ave.	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture Grass	Planning History:	F/YR13/0252/O
PDL:	Greenfield	Site area density:	1.35 ha 12.59 dph

Site description:

The site is located to the north of a recent housing development within the village of Wisbech St Mary; it is an irregular quadrilateral reducing in width south to north- overall it measures about 1.35 ha.

There is established residential development to the south and a recently approved scheme for 76 plots F/YR17/1217/F immediately to the west.

F/YR17/1217/F | Erection of 76 dwellings: comprising 29 x 2-storey 4-bed, 6 x 3-storey 4-bed, 29 x 2-storey 3-bed and 2 x blocks of flats (4 x 1-bed and 8 x 2-bed) with associated garages, parking, play area and landscaping involving the formation of a new access road. | Land North of Orchard House High Road Wisbech St Mary Cambridgeshire.

The proposed allocation would round off this portion of development creating a coherent northern edge to the village. The village is identified in the local plan as a growth village capable of accommodating significant rural growth.

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

Known constraints:

The site is identified in the EA maps as being partly within flood zone 1 – lowest risk and partly in FZ2 and FZ3, however circumstance are very similar to those on the site to the west and matter of wider sustainability were considered to outweigh nominal flood risk.

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

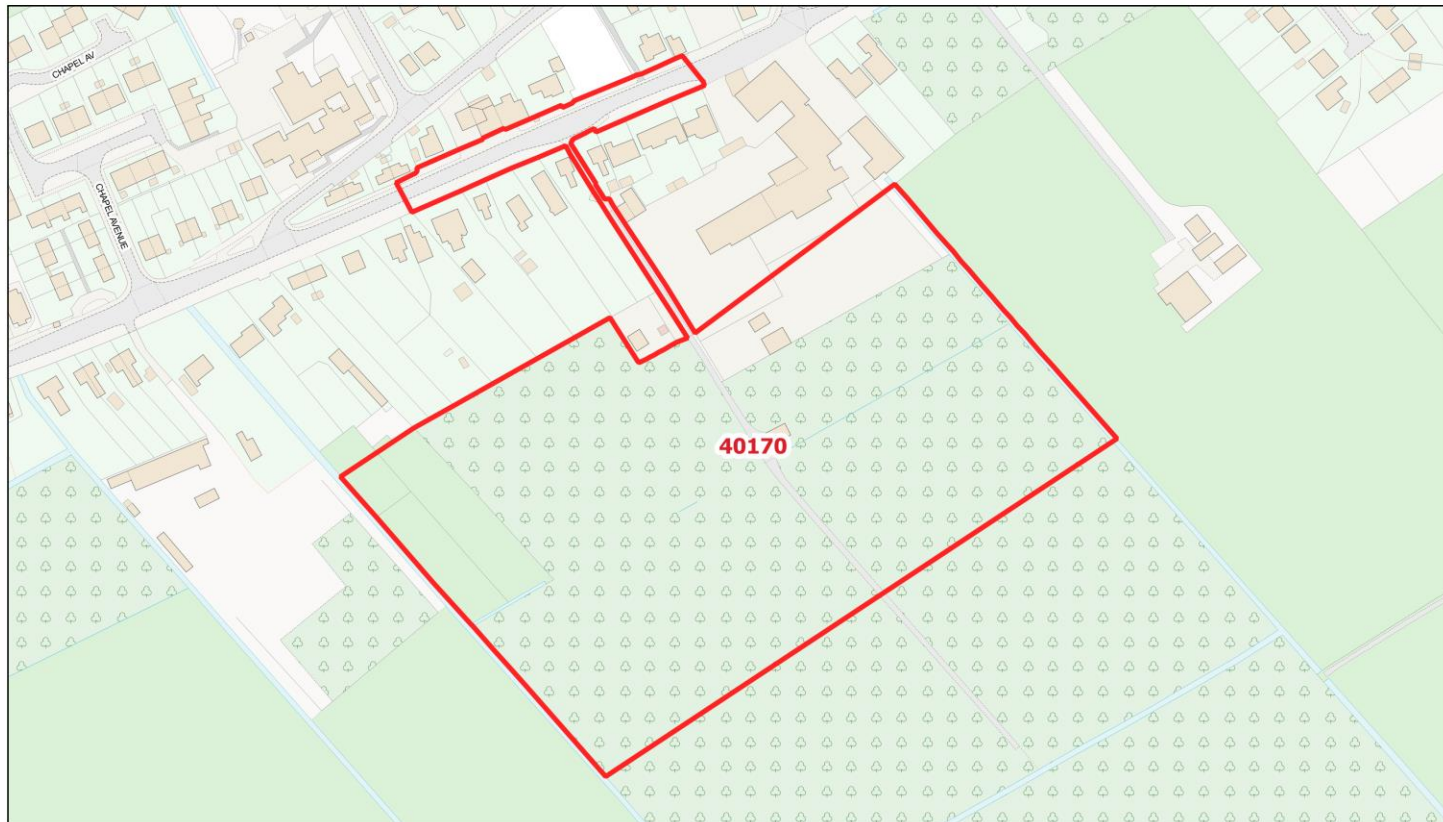
Proposal: C3 Dwellinghouses

Other use: The scheme proposed shows the ability to connect to the adjacent site to link to the rear of the school.

Wisbech St Mary is a growth village and as such is identified as a sustainable and accessible location for significant rural growth. The proposed site is available and suitable for an allocation of around 5 plots.

Proposed development:

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



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Key

 Site submission

Date: 08 Jan 2020

Do not scale

Site ID:	40170	Submission type:	Site submission form
Site name and address:	Land south of High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture Commercial orchard	Planning History:	F/YR16/1128/O
PDL:	Greenfield	Site area density:	3.6 ha 11.11 dph

Site description:

The site is located to the rear of housing and a commercial garage, south of High Road Wisbech St Mary. It adjoins the built form of the village a linear frontage piece of land adjacent to Bevis Lane on the southern edge of Wisbech St Mary.

It is flat open land bounded by existing hedges along the site frontage- the rear of the site is open.

Vehicular and pedestrian access is available from the norther portion of the site frontage onto High Road.

Known constraints:

The previous planning application was withdrawn, principally in respect to flood risk and the sequential approach- given that some of the site is in FZ2- however it is a highly suitable site and it is likely that the local plan will have to look at land outside FZ1 for allocations and as such this is sequentially preferable to sites in FZ3.

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The site is identified in the EA maps as being partly within flood zone 1 and partly FZ2- it is therefore sequentially preferable for new housing.

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

Proposal: C3 Dwellinghouses

Other use: The site is large enough to accommodate secondary uses- possibly mixed use and community facilities.

Wisbech St Mary is a growth village and as such is identified as a sustainable and accessible location for significant rural growth. The proposed site is available and suitable for an allocation of between 40 and 85 plots.

Dwellings: Using FDC assumptions 85 dwellings however it is considered that a lower number of dwellings- approx. 40 (see layout) would be more appropriate having regard to the character of the area.

Proposed development:

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



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Site ID: 40171	Submission type: Site submission form
Site name and address: Land at Sunset, Station Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy: Growth Village
Current use: B8 Storage & distribution Disused former coal shed and yard- previously developed land.	Planning History:
PDL: Greenfield	Site area density: 1.8 ha 27.78 dph

Site description:

Site features – the barn sits within an area of previously developed land which formed the compound and curtilage of the former coal shed.

It is believed that the coal yard was associated with the former railway station (The site is on Station Road) which was on the Midland and Great Northern line which ran between Murrow and Wisbech.

The site in total measures approx. 1.8 ha and this includes the coal yard building and the extent of the former railway land.

The site is flat open land with no physical constraints to development within it; there is a hedgerow along the southern boundary which runs adjacent to a land drain.

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Known constraints:

The EA flood map for planning identifies the site as being at lowest risk of flooding and as such sequentially preferable location for new housing development.

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

Proposal: C3 Dwellinghouses

Wisbech St Mary is identified in the local plan as a growth village and this site is located on the edge of it- previous application have been refused largely on the site being outside of the built form of the village, Given that the review will reconsider the dev boundary it is appropriate to reconsider this brownfield site which is both suitable and available for development.

It is also noted that much of the land around Wisbech St Mary is FZ1 and as such must be considered sequentially preferable to land in FZ 2-3.

Dwellings: The council's nominal density could be up to 45 homes however given the rural location and width of the access it is considered that a lower density may be more appropriate.

Proposed development:

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



Site Submission

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Date: 08 Jan 2020

Site ID:	40172	Submission type:	Site submission form
Site name and address:	Land south east of the Poplars, Bevis Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture Grass paddock	Planning History:	
PDL:	Greenfield	Site area density:	0.2 ha 25 dph

Site description:

The site is a linear frontage piece of land adjacent to Bevis Lane on the southern edge of Wisbech St Mary. It is flat open land bounded by existing hedges along the site frontage- the rear of the site is open. It is approx. 0.2 ha in areas and could accommodate approx. 6 family homes. Vehicular and pedestrian access is available from the norther portion of the site frontage onto Bevis Lane.

Known constraints:

The appeal decision on the adjacent land didn't identify any physical constraints to development; however, it did note that the lack of a footpath an impediment to pedestrian access- to this extent the proposal could seek to provide a footpath link along Bevis Lane to the Barton Road junction- possibly in conjunction with the land immediately to the north which is also being put forward as part of the call for sites.

The site is identified in the EA maps as being partly within flood zone 1 – lowest risk and partly in FZ3.

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

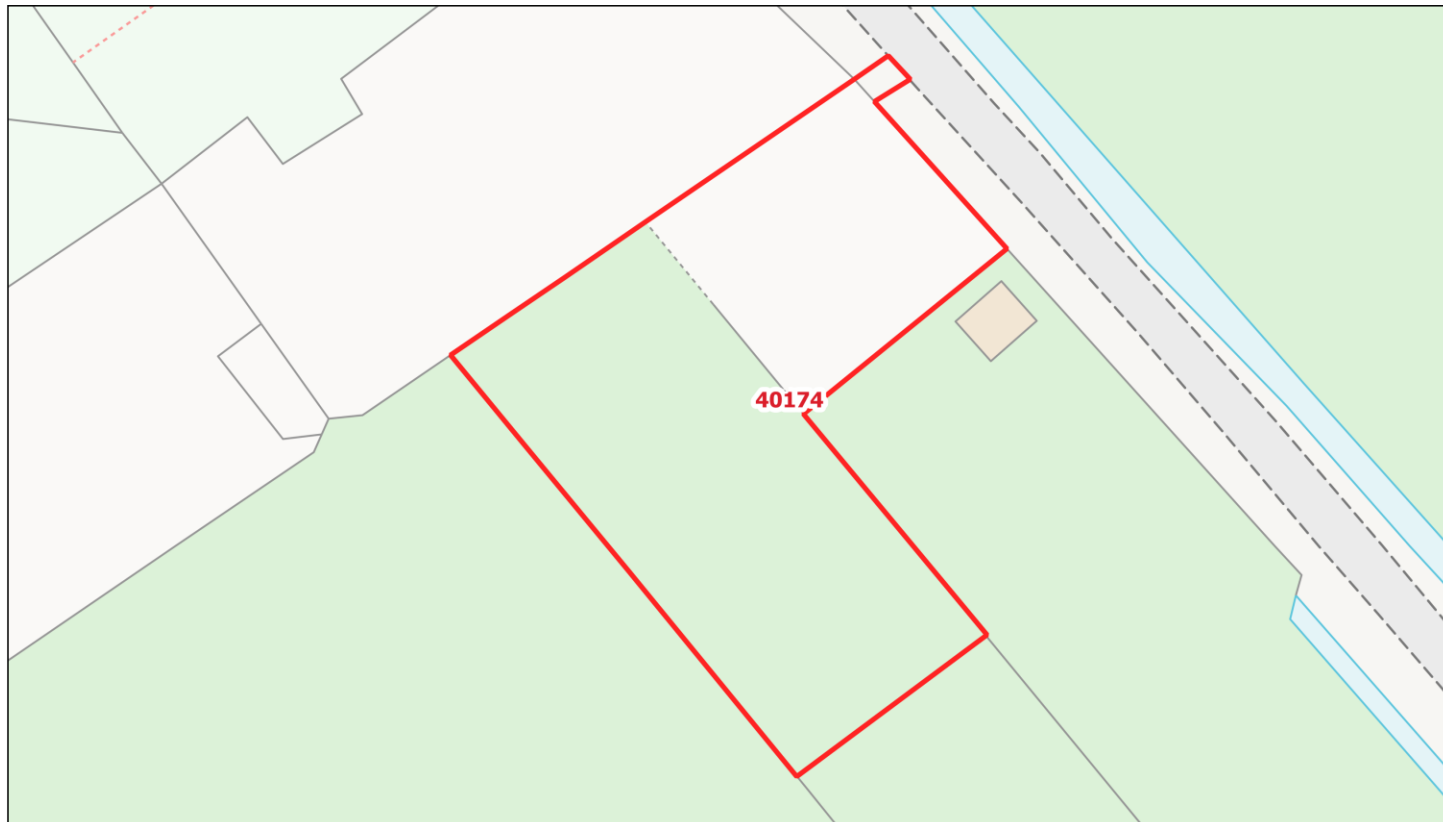
Proposal: C3 Dwellinghouses

Dwellings: 5-6

Wisbech St Mary is a growth village and as such is identified as a sustainable and accessible location for significant rural growth. The proposed site is available and suitable for an allocation of around 5 plots.

Proposed development:

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



Site Submission

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Site submission

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Date: 08 Jan 2020

Site ID:	40174	Submission type:	Site submission form
Site name and address:	Bevis Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture Grass paddock	Planning History:	F/YR17/1189/O F/YR17/1189/O- the subsequent appeal was dismissed concluding that the site was outside of the built form of the village and therefore contrary to LP3- however as the local plan review will reconsider the village development boundary this can be reconsidered.
PDL:	Greenfield	Site area density:	0.2 ha 25 dph

Site description:

The site is an 'L' shaped piece of land adjacent to Bevis Lane on the southern edge of Wisbech St Mary. It is flat open land bounded by existing hedges along the site frontage- the rear of the site is open. It is approx. 0.2 ha in areas and could accommodate approx. 6 family homes. The site lies adjacent to a further representation site to the south and in conjunction they could form a significant development site

Known constraints:

The previous appeal decision didn't identify any physical constraints to development; however, it did note that the lack

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of a footpath an impediment to pedestrian access- to this extent the proposal could seek to provide a footpath link along Bevis Lane to the Barton Road junction.

The site is identified in the EA maps as being within flood zone 1 – lowest risk and as such is a sequentially preferable site for new housing.

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

Proposal: C3 Dwellinghouses
Dwellings: 5-6

Wisbech St Mary is a growth village and as such is identified as a sustainable and accessible location for significant rural growth. The proposed site is available and suitable for an allocation of around 5-6 plots.

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



Site Submission

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Key

 Site submission

Date: 08 Jan 2020

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Site ID:	40201	Submission type:	Site submission form
Site name and address:	Field to the rear of Hollycroft High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture Not in use - grass	Planning History:	
PDL:	Greenfield	Site area density:	1.885 ha 5.31 dph

Site description:

Grass field to the rear of an existing property with several old stables and outbuildings, as shown on attached plan.

Known constraints:

Access to the field would be by the side of an existing property but the proposal would be for a limited number of plots reducing the impact of vehicle movements.

The field is designated as flood zone 3 but the field adjacent has been granted permission. A level survey has been undertaken, which can be issued if required.

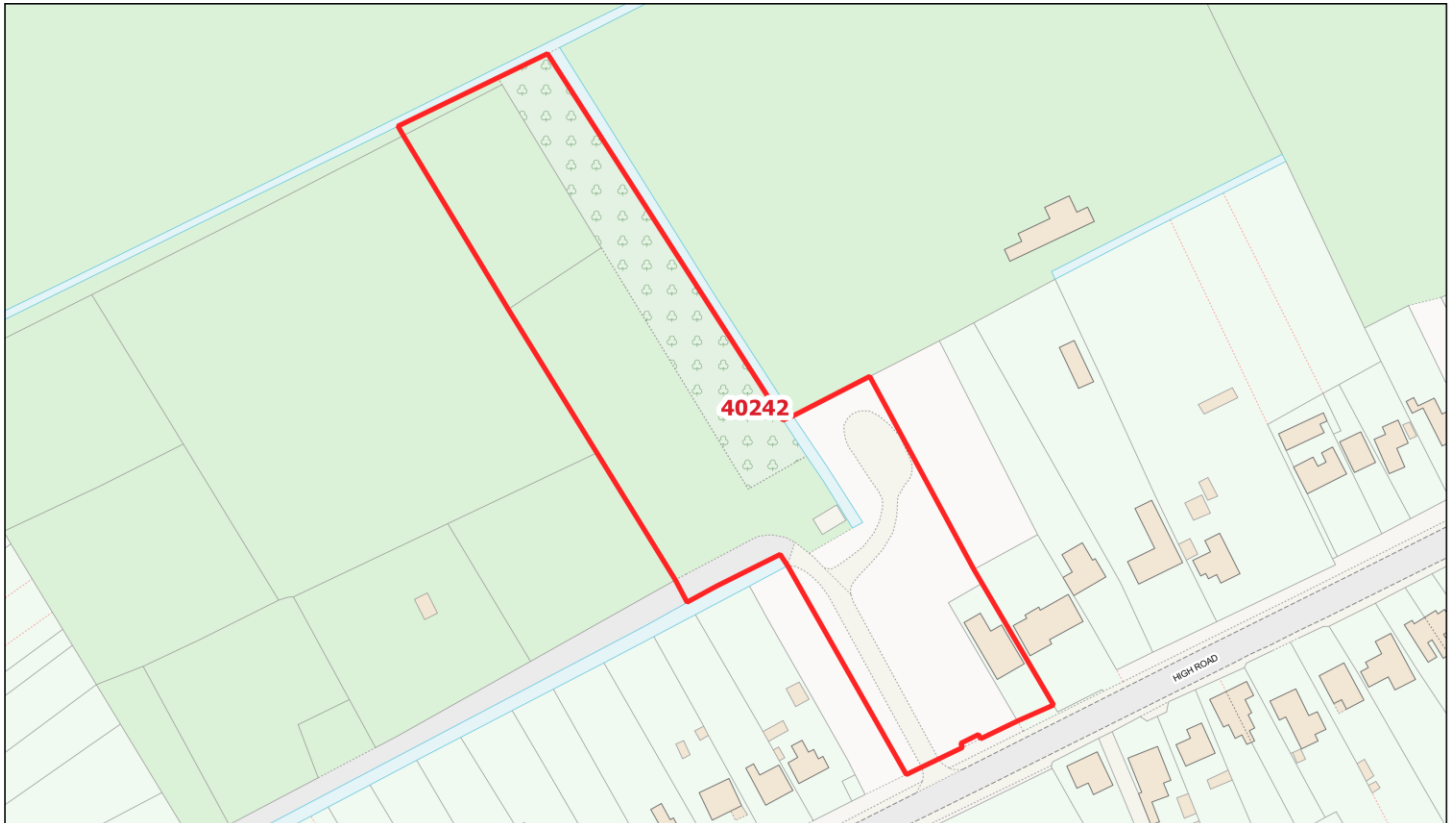
Proposal: C3 Dwellinghouses

We are proposing 10no plots each with a large garden and associated infrastructure.

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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:	40242	Submission type:	Site submission form
Site name and address:	Land to north of High Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture paddock	Planning History:	Planning history relates to new plots on frontage.
PDL:	Greenfield	Site area density:	1 ha 27 dph

Site description:

The site is part frontage onto High Road with an elongated spur extending north west. In total it is approx. 1 ha in area. The site is currently paddock and has a large land drain and hedge along its north-eastern boundary.

In relation to the site – reference is made to recent major housing development permitted north of High Road which establish a northerly extent to the built form. It is clear that the site would continue this to create a consistent northern boundary.

On its own the site could deliver approx. 27 homes, however it does have a good access to High Road and as such could provide access to unlock additional housing to the north of the village.
Below is an indication of the build line established by recent developments.

Known constraints:

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FZ3 – although it is clear that not all of the allocations will be possible within FZ1 and as such other sites in sustainable locations will have to be considered.

WSM is a sustainable and accessible rural village with a strong range of local services and facilities as reflected in the adopted local plan and level of recent growth.

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

Proposal: C3 Dwellinghouses

The site is considered suitable for a housing scheme of approx. 27 homes, or to provide housing and access to unlock a larger site to the north of High Road.

Proposed development:

Dwellings: 27		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

Do not scale

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Site ID:	40307	Submission type:	Site submission form
Site name and address:	Land at Willock Farm	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	4.3 ha 13.95 dph

Site description:

A flat, greenfield site within the hamlet of Tholomas Drove mostly within Flood Zone 1, measuring approximately 4.3 hectares. The site is in a residential area with potential access from Fen Road. Development of this parcel in conjunction with adjoining parcels would represent ribbon development along High Road in a predominantly rural area.

The settlement is well serviced by public transport with Tholomas Drove (opp Plash Drove) bus stop in the centre of the hamlet which offers transport links to Wisbech and March (service number 46). The site is walking/cycling distance (0.2km) from the bus stop. Thomolas Dorve further benefits from a public house (The Chequers) and several businesses.

The site is 2.3km to Wisbech St. Mary which is a relatively sustainable village, compromising of services such as Wisbech Saint Mary Church of England Academy and employment opportunities.

Known constraints:

No constraints

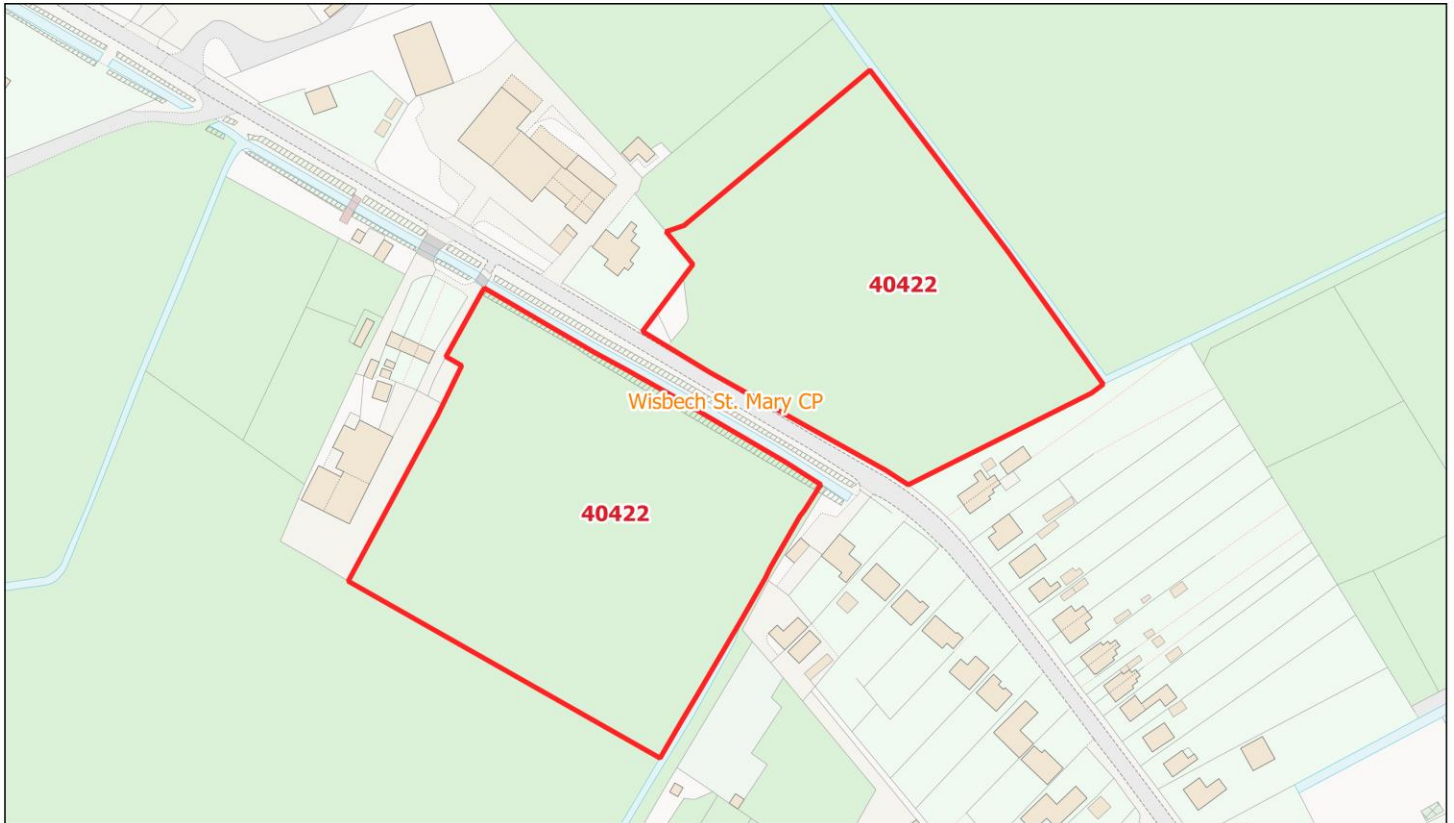
Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.

Proposal: C3 Dwellinghouses

Proposal for residential development for approximately 60 dwellings as a series of cul-de-sac developments.

Proposed development:

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



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Site ID: 40422	Submission type: Site submission form
Site name and address: Paddocks at Sand Bank Farm	Availability: Availability unknown
Settlement and parish: Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy: Growth Village
Current use: Agriculture Paddock and open land touching village envelope.	Planning History:
PDL: Greenfield	Site area density: 3 ha 8.33 dph

Site description:

4 acre field on Sandbank, Wisbech St Mary. Carries an extension of housing along Sand Bank.

So adding building room for Growth Village. Could also be used as self-build plots.

Known constraints:

Flood zone 3. No known constraints.

Proposal: C3 Dwellinghouses

Sites 1 & 2 submitted will extend the village of Wisbech St Mary could also be used as self-build sites.

One field is grass the other open land. Dwelling capacity estimated by Local Plan team.

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Proposed development:

Dwellings: 25 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID: 40423	Submission type: Site submission form
Site name and address: Bevis Lane	Availability: Availability unknown
Settlement and parish: Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy: Growth Village
Current use: Grass hay field	Planning History:
PDL: Greenfield	Site area density: 2 ha 25 dph

Site description:

2 Ha field on edge of village of Wisbech St Mary. Food Zone 1.

Known constraints:

Unknown.

Traveller site, one Council, one not, have been given planning permission 1/2 mile further down Bevis Lane.

Proposal: Other

Wisbech St Mary Growth Village.

Site offered on high ground as

(a) Self build,

(b) Green parkland dog walking site,

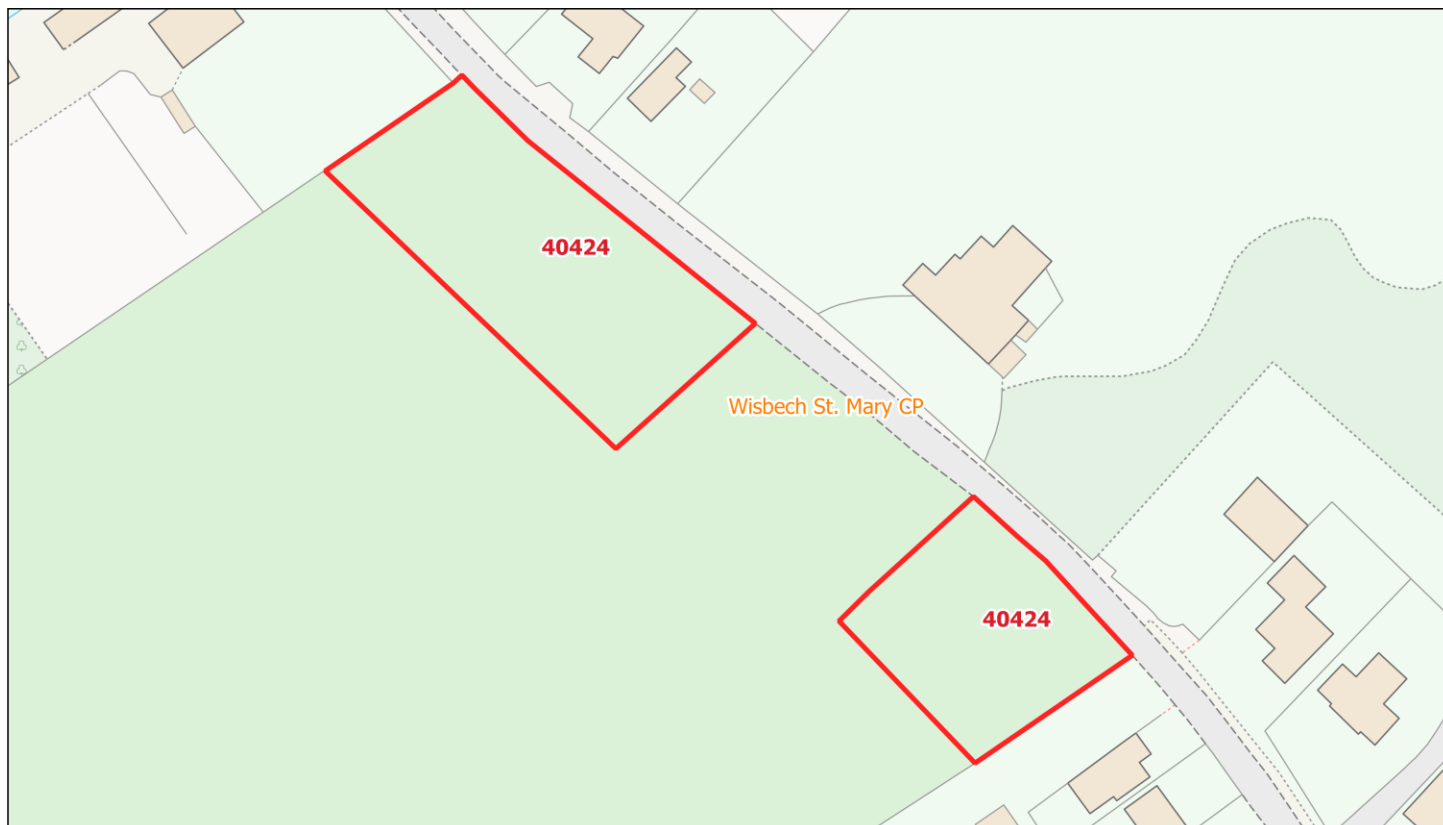
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(c) Village development site

Dwelling capacity estimated by Local Plan team using standard method.

Proposed development:

Dwellings: 50		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Site ID:	40424	Submission type:	Site submission form
Site name and address:	Station Road next to Grantchester House	Availability:	Availability unknown
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture Arable land	Planning History:	
PDL:	Greenfield	Site area density:	0.31 ha 32.26 dph

Site description:

Roadside frontage, flood zone 1.

Building to right 3 plots and left 1 plot so not affecting spatial area of Listed Manor House.

Known constraints:

Buildings will not be in spatial of the Manor House.

Failed planning before because planning was put in in Manor House spatial area. Building will not be visible to left and right.

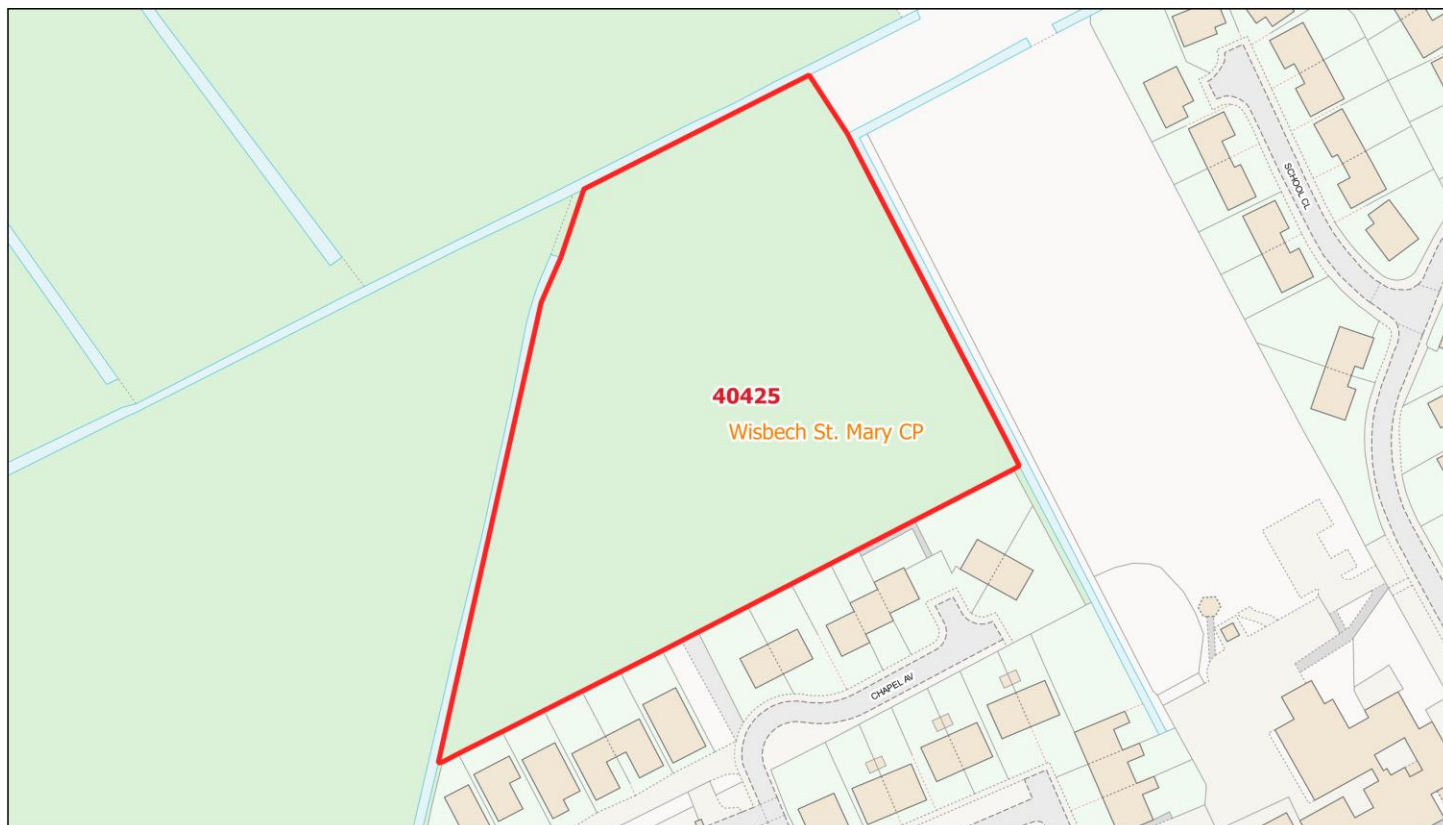
Proposal: C3 Dwellinghouses

Local Plan team estimate of dwelling capacity using standard method.

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Proposed development:

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



Site Submission

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Key

Site submission

Date: 21 Jan 2020

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Site ID:	40425	Submission type:	Site submission form
Site name and address:	Bottom Chapel Ave, next to school	Availability:	Availability unknown
Settlement and parish:	Wisbech St Mary, Wisbech St Mary CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.29 ha 27.91 dph
Site description:	3 Acre		
Known constraints:			
Proposal:	C3 Dwellinghouses		
	Dwelling capacity estimated by Local Plan team using standard method		
Proposed development:			
	Dwellings: 36 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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