



### Site Submission

Draft Fenland Local Plan

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Ordnance Survey 10023778

#### Key

Site submission

Date: 21 Sep 2020

Do not scale

<b>Site ID:</b> 40429	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land south of Whittlesey Road Land north of the former rectory, Whittlesey Road	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Benwick, Benwick CP	<b>Settlement Hierarchy:</b> Small Village
<b>Current use:</b> Other Vacant	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 0.3 ha   6.67 dph

#### Site description:

The site lies within the older established part of the village, near to the site of the now demolished church.

The site is vacant and unused. It is accessed from Whittlesey Road where there is an existing dropped kerb. An unused track leads towards the former rectory, which is in a separate ownership, but this is not used and no access rights exist across it.

The site in its unused state is a maintenance burden as it has a number of trees which require management. A tree survey has been completed and confirms that there are several 'U' grade trees which should be removed as they have a very limited lifespan.

#### Known constraints:

**Proposal:** C3 Dwellinghouses

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

## 40429 | Land south of Whittlesey Road | Benwick, Benwick CP

The proposal is for residential development of up to 2 homes. The intention is for a development that takes cues from the former rectory and its substantial outbuildings, whilst being subservient to them.

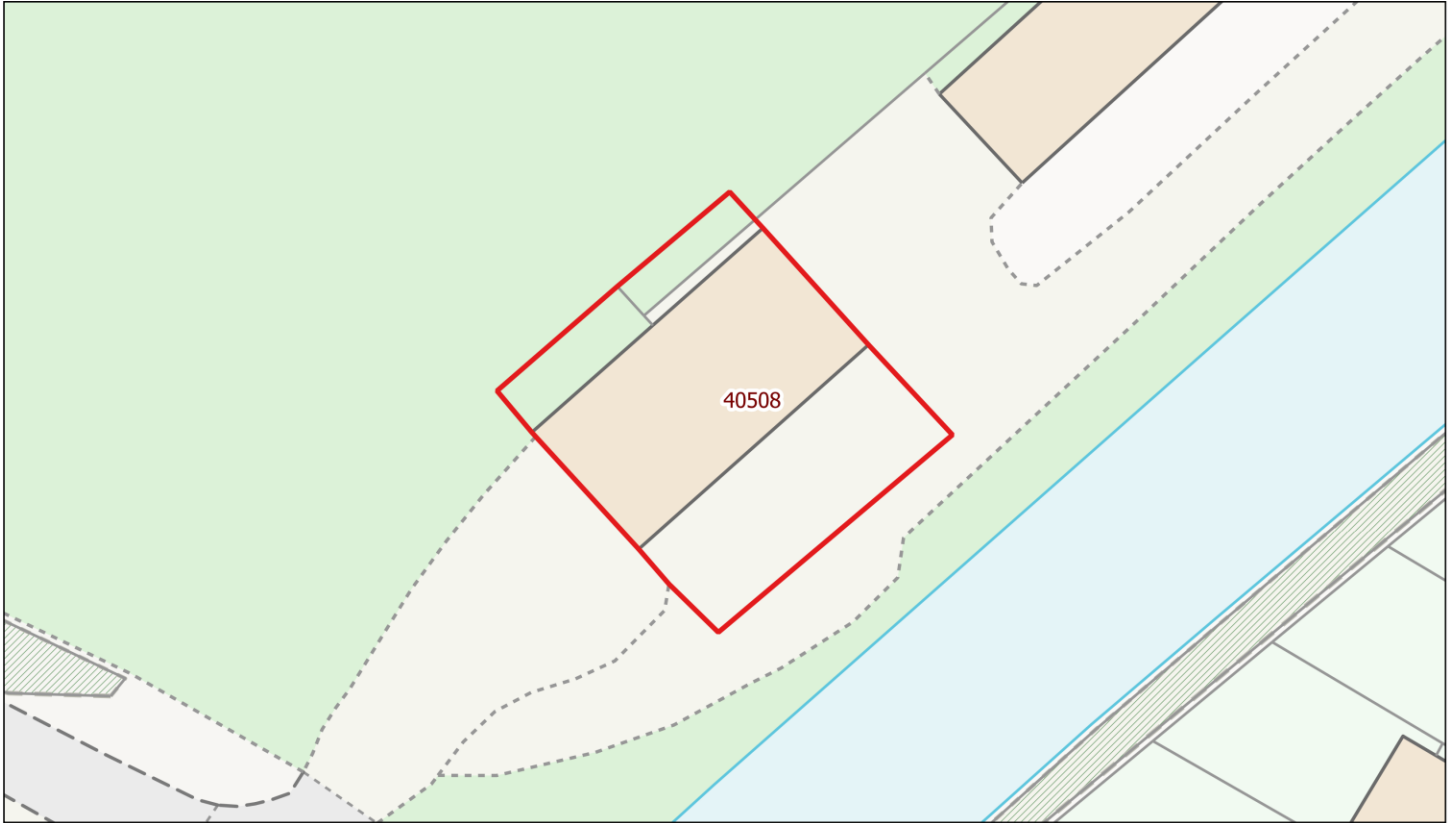
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### Proposed development:

Dwellings: 2 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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 <p><b>Site Submission</b> Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020 Ordnance Survey 10023778</p>	<table border="1"> <tr> <td><b>Key</b></td> </tr> <tr> <td><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span> Site submission</td> </tr> </table> <p>Date: 25 Sep 2020</p>	<b>Key</b>	<span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span> Site submission
<b>Key</b>			
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**Site ID:** 40508      **Submission type:** Site with planning approval

**Site name and address:** Farm Building Bank Farm  
Whittlesey Road      **Availability:** Available for development in short term (0 - 5 yrs)

**Settlement and parish:** Benwick, Benwick CP      **Settlement Hierarchy:** Small Village

**Current use:** Agriculture  
Agricultural building      **Planning History:** F/YR20/0029/PNC04

**PDL:** Greenfield      **Site area | density:** 0.06 ha | 83.33 dph

**Site description:**

**Known constraints:**

**Proposal:** C3 Dwellinghouses  
Change of use from agricultural building to 3 x 2-bed and 2 x 3-bed two-storey dwellings (Class Q (a) and (b))

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

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