



 <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: 21 Sep 2020</p>
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Site ID: 40474	Submission type: Site submission form
Site name and address: Land at Outwell Road Land north of Willowrood and Syringa, and east of Bottom House	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Collet's Bridge, Elm CP	Settlement Hierarchy: Other Village
Current use: Agriculture	Planning History:
PDL: Greenfield	Site area density: 0.6 ha 25 dph

Site description:

The site is an enclosed part of a field which is surrounded on 3 sides by existing residential development- it could therefore be developed without visually extending into open countryside.

Vehicular and pedestrian access is available onto Collets Bridge lane.

The site is adjacent to the A1101 which is a main bus route into Wisbech to access the higher order goods and services therein.

There are no known physical constraints to development.

Known constraints:

DEFRA Magic website does not indicate any historical or environmental constraints.

The EA Flood Map for Planning indicates that the site is in FZ1 and therefore sequentially preferable for new housing development.

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Proposal: C3 Dwellinghouses

Other use - possible self-build.

The site is both available and suitable for housing development, it is in FZ1 and there are no constraints to development within the short term to secure delivery.

The site is well screened on 3 sides by existing residential development and as such would not represent an incursion into open countryside in visual terms.

It is well related to the existing built form of the settlement and has access to the bus route to Wisbech and Downham.

The site could accommodate between 10 and 15 new homes and given the current demand for self-build properties; this could offer a deliverable site for this growing market.

Proposed number of dwellings - 10-15

Proposed development:

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



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Site ID:	40470	Submission type:	Site submission form
Site name and address:	Hauler's Yard The Poplars Begdale	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Elm, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Other House to frontage and assorted commercial storage buildings including Elm Self Store and caravan and leisure storage on the site to the rear.	Planning History:	None relevant
PDL:	Mix of G/B	Site area density:	1.4 ha 21.43 dph

Site description:

Linear, rectangular site comprising a single home on Begdale Road frontage with former commercial haulage yard- now self-storage site to south; this contains a number of storage buildings although much of the storage is external with containers caravans and motorhomes.

It is approx. 1.4 ha in size. It is bounded to the north by existing residential development, to the east by paddock land off Atkinsons Lane (also included in the call for sites) and recent major residential development, to the south by fields and to the west by agricultural land. See relationship to village below

1.4 ha (including FZ2) 1 ha if this is excluded.

Known constraints:

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

Most of the site is in FZ1 making it sequentially preferable in terms of flood risk- the southern portion is in FZ2.

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Proposal: C3 Dwellinghouses

The site is brownfield land close to the core of the village – it is therefore sequentially preferable for allocation. Part of the site is in fz2 however even if this is excluded the developable site in FZ1 is in excess of 1 ha and this could deliver up to 30 homes and potentially the site could be used to assess the adjacent site to the east which could then deliver a significant development of up to 4 ha.

The site is both suitable and available to deliver housing in the short term.

Proposed development:

Dwellings: 30 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40476	Submission type:	Site submission form
Site name and address:	Land at Atkinsons Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Elm, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	C3 Dwellinghouses House (Rathbone) and assorted farm buildings to the east of the site fronting Atkinsons Lane with paddocks to the rear comprising the remainder of the site.	Planning History:	None
Most of the site is in FZ1 making it sequentially preferable in terms of flood risk.			
PDL:	Mix of G/B	Site area density:	3.3 ha 6.06 dph

Site description:

Rectangular site comprising a single home, farm buildings and paddock/ grassland. It is approx. 2 ha in size. It is bounded to the north by agricultural field, to the east by Atkinsons Lane and recent major residential development, to the south by fields and to the west by a commercial yard.

The location plan below shows the recent residential development to the east hatched yellow and orange to clearly show the relationship of the submission site to the current built form of the village as this is not shown on the OS or Google Earth views.

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Yellow is built out- orange has permission and is under construction

Known constraints:

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

Proposal: C3 Dwellinghouses

Proposed use - possibly self-build housing;

Small number of larger homes with paddocks to utilize the existing paddock and provide development that would be compatible with the access capacity.

A larger number could be accommodated if the adjacent commercial site owned by Floydd is allocated as this could provide access.

Proposed dwellings - 10-20.

Proposed development:

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



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Site ID:	40472	Submission type:	Site submission form
Site name and address:	Land north of Bar Drove/ Needham Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Friday Bridge, Elm CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture The EA Flood map for planning shows that most of the site is in FZ1 with a small area on the east in FZ2- this area could be excluded from the developable area if required.	Planning History:	
PDL:	Greenfield	Site area density:	0.98 ha 10.2 dph

Site description:

Area of land abutting the junction of Bar Drove and Needham Bank on the north eastern edge of the village of Friday Bridge.

The site has residential development to its south and farm buildings to the east. The residential dwellings to the south of Bar Drove have been approved recently – last 5 years and within the scope of the current local plan indicating the council's acceptance of residential development in this area.

Friday Bridge is identified in the current local plan and a limited growth village which enables and indeed encourages a limited amount of growth to maintain the viability and sustainability of the settlements. The policy also is explicit in that it would enable development as village extensions- acknowledging the limited opportunities for development within the existing built form.

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Known constraints:

DEFRA magic map above shows no environmental constraints to development.

Proposal: C3 Dwellinghouses

The site is both suitable and available to deliver housing in this village within the short term. There are no evident physical or environmental constraints to development.

Having regard to the character and density of the surrounding development it is considered that a linear form of development consisting of approx. 10 homes would be appropriate.

Proposed development:

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



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Site ID: 40473	Submission type: Site submission form
Site name and address: Land north of Bar Drove/ Needham Bank	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Friday Bridge, Elm CP	Settlement Hierarchy: Limited Growth Villages
Current use: Agriculture	Planning History:
PDL: Greenfield	Site area density: 0.75 ha 20 dph

Site description:

Area of land abutting the junction of Well End and Needham Bank on the south eastern edge of the village of Friday Bridge.

The site has residential development to its west, south and part east with agricultural land to the west and part east; the site is essentially a residential infill following the curve of the road and character of the village which is essentially a series of linear developments around the established road patten.

Friday Bridge is identified in the current local plan and a limited growth village which enables and indeed encourages a limited amount of growth to maintain the viability and sustainability of the settlements. The policy also is explicit in that it would enable development as village extensions- acknowledging the limited opportunities for development within the existing built form.

Known constraints:

Above- DEFRA Magic map indicates no environmental constraints to development.

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Below the EA Flood map fo planning shows that the site is in FZ1- lowest risk and thefore sequentially preferable for new housing.

Proposal: C3 Dwellinghouses

The site is both suitable and available to deliver housing in this village within the short term. There are no evident physical or environmental constraints to development.

Having regard to the character and density of the surrounding development it is considered that a linear form of development consisting of approx. 15 homes would be appropriate.

Proposed development:

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



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Site ID:	40468	Submission type:	Site submission form
Site name and address:	Coldham Wind Farm	Availability:	Availability unknown
Settlement and parish:	Open countryside, Elm CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Sui-generis Wind Farm	Planning History:	F/YR02/0143/F F/YR02/0143/F
PDL:	Greenfield	Site area density:	99 ha dph

Site description:

Wind farm comprising 8 turbines with associated access roadways, hardstandings, underground cables and 1 no. switchgear building located within agricultural fields. The land surrounding the wind turbines within the red line boundary is in agricultural use.

Known constraints:

N/a

Proposal: Sui-generis

Wind energy generation

Identification of the site as suitable for wind energy development to allow flexibility for potential future re-powering of the Site. Please refer to written representation for further details.

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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:	40469	Submission type:	Site submission form
Site name and address:	Land adjacent to Graysmoor Drive Elm	Availability:	Availability unknown
Settlement and parish:	Open countryside, Elm CP	Settlement Hierarchy:	Open countryside / isolated
Current use:	Agriculture	Planning History:	F/YR02/0143/F F/YR02/0143/F
PDL:	Greenfield	Site area density:	172 ha dph

Site description:

Arable fields with drainage ditches and some small trees. The site is bisected by Graysmoor Drive and the adjacent Waldersley Main Drain. A 132 kV overhead transmission line crosses the western portion of the Site.

Known constraints:

N/a

Proposal: Sui-generis

Wind energy generation

Identification of the site as suitable for wind energy development. Please refer to written representation for further details.

Proposed development:

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