

Site Submission

Draft Fenland Local Plan

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Ordnance Survey 10023778

Key

Site submission

Date: 21 Sep 2020

Do not scale

Site ID:	40475	Submission type:	Site submission form
Site name and address:	Land at Sutton Road/ Parson Drove Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.6 ha 28.12 dph

Site description:

The site is 1.6 ha in area and is located at the junction of Parsons Drove Lane and Sutton Road on the northern periphery of Wisbech as shown on the plan extract from the adopted local plan.

The site is flat and rectangular with road access onto both Sutton Road and Parsons Drove Lane.

The site is abutted by residential development to the west and to the south east where it abuts the current extent of built development in Wisbech; it is also noted that the site is close to a site at 88 Sutton Road which has recently secured detail planning permission for 221 dwellings ref F/YR17/0304/F and in that instance the councils agreed that the site was both sustainable and accessible.

Wisbech is identified in the local plan as one of the most sustainable settlements in the district with key higher order services and facilities.

The site is on the main bus route north of Wisbech and offers easy pedestrian and cycle access to the town center.

Known constraints:

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

40475 | Land at Sutton Road/ Parson Drove Lane | Leverington, Leverington CP

The DEFRA MAGIC map indicates no environmental or ecological constraints to development.

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 allocations 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 from this well defended area of land.

Proposal: C3 Dwellinghouses

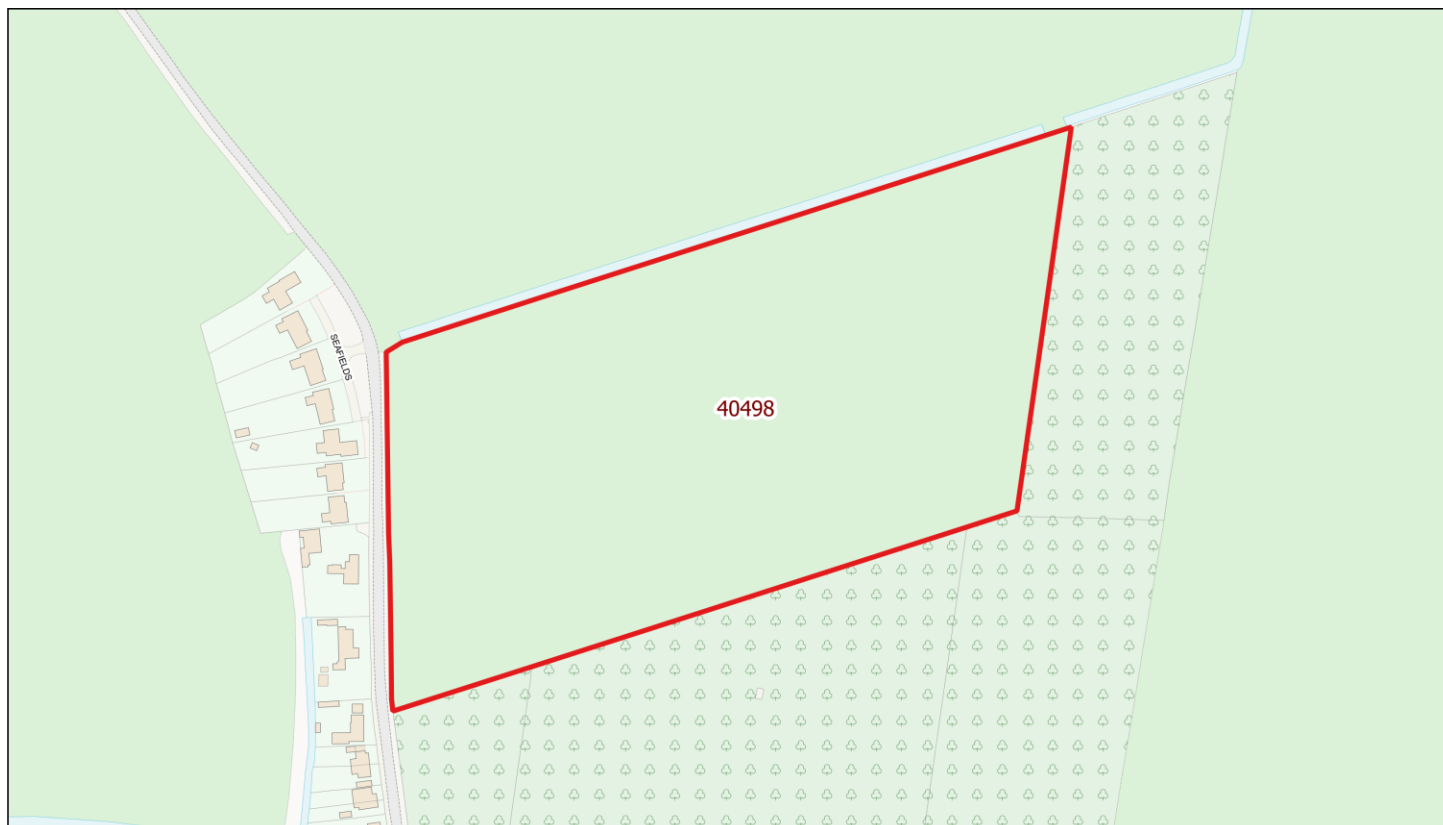
The site is both available and suitable for new residential development to create a gateway development as you enter Wisbech from the north along Sutton Road. There are no physical constraints to development and matters of flood risk can be managed through engineering and design as is the case for many areas in and around Wisbech.

Using the council's preferred density assumption, it is calculated that the site could accommodate up to 45 new homes although in practice it is considered that a lower density may be more appropriate having regard to the site's surroundings.

Proposed development:

Dwellings: 45 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site submission

Date: 21 Sep 2020

Do not scale

Site ID:	40498	Submission type:	Site submission form
Site name and address:	Land to the east of the Roman Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	6.25 ha 6.4 dph

Site description:

Grid Reference – TF 44620 12270

Agricultural land adjacent to Roman Bank to the east. The site is surrounded by a mature hedgerow boundary with a mature tree line boundary to the south and east. The site has approximately 0.19km of road frontage to Roman Bank, a public highway, from which access is also directly taken.

Planning permission for the erection of five two-storey detached houses was recently awarded in respect to land opposite the Site to the west of Roman Bank under planning application reference number F/YR15/0595/F.

Known constraints:

Proposal: Other

Proposed use: Housing; Employment.

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40498 | Land to the east of the Roman Bank | Leverington, Leverington CP

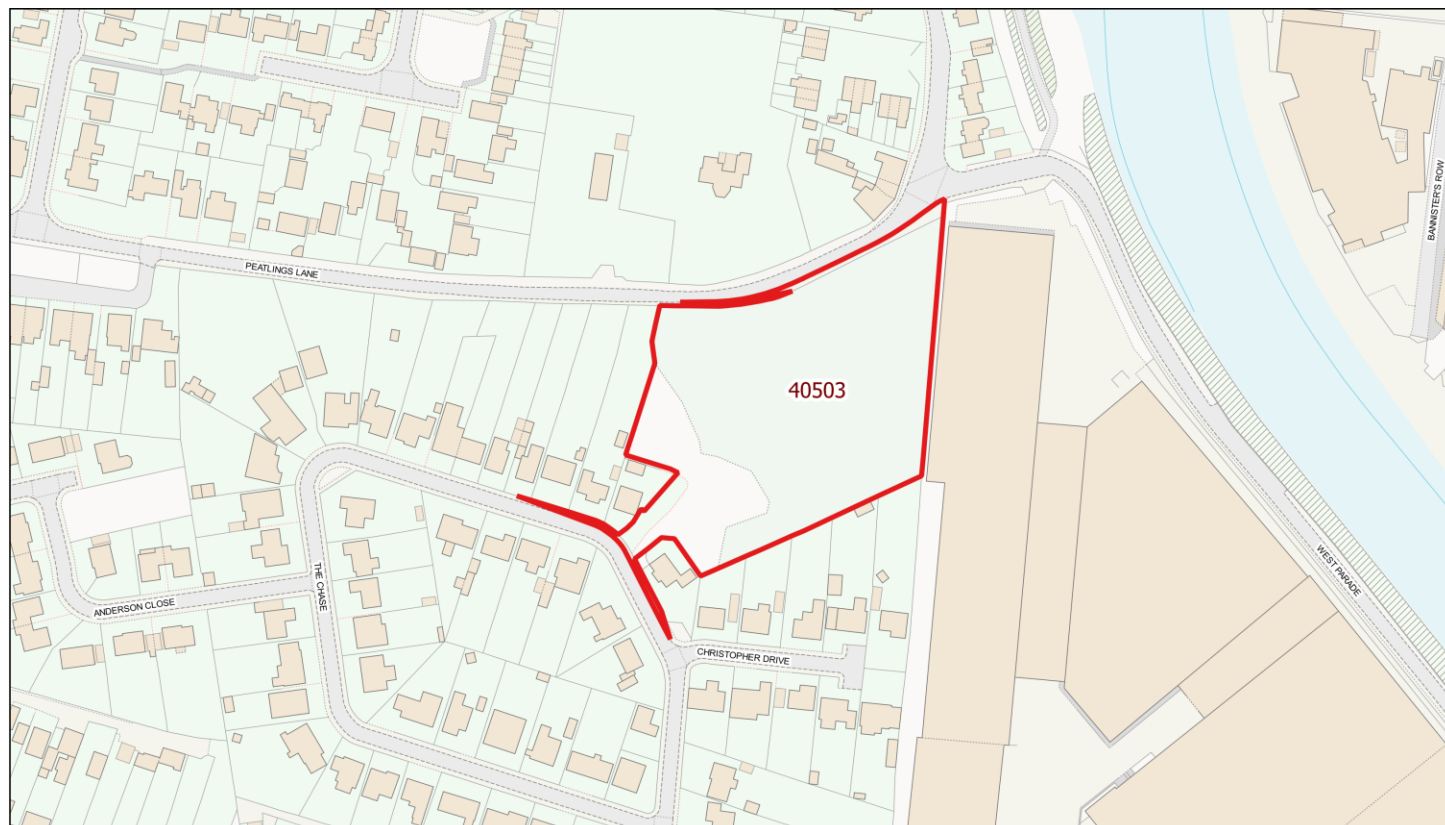
The site could be made available for either residential or commercial development in a series of phases.

It would be proposed to initially develop the road frontage for residential development for up to 10 two-storey detached dwellings and develop the rest of the site inline with demand.

Proposed development:

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

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Site Submission

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Key

 Site submission

Date: 25 Sep 2020

Do not scale

Site ID:	40503	Submission type:	Site with planning approval
Site name and address:	Land north East of 53 The Chase	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Leverington, Leverington CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	C3 Dwellinghouses Garden land	Planning History:	F/YR16/1168/F. Also plot 1 completed under app F/YR14/0036/RM - erection of a 2-storey 4-bed dwelling and detached single garage
PDL:	Greenfield	Site area density:	0.94 ha 9.57 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 10no dwellings comprising of 4 x 3-storey 6-bed; 1 x 3-storey 5-bed, 2 x 2-storey 5-bed and 3 x 2-storey 4-bed with garages			
Plot 1 already completed under application F/YR14/0036/RM.			
Proposed development:			
Dwellings: 9 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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