



Site Submission

Draft Fenland Local Plan

Key

 Site submission

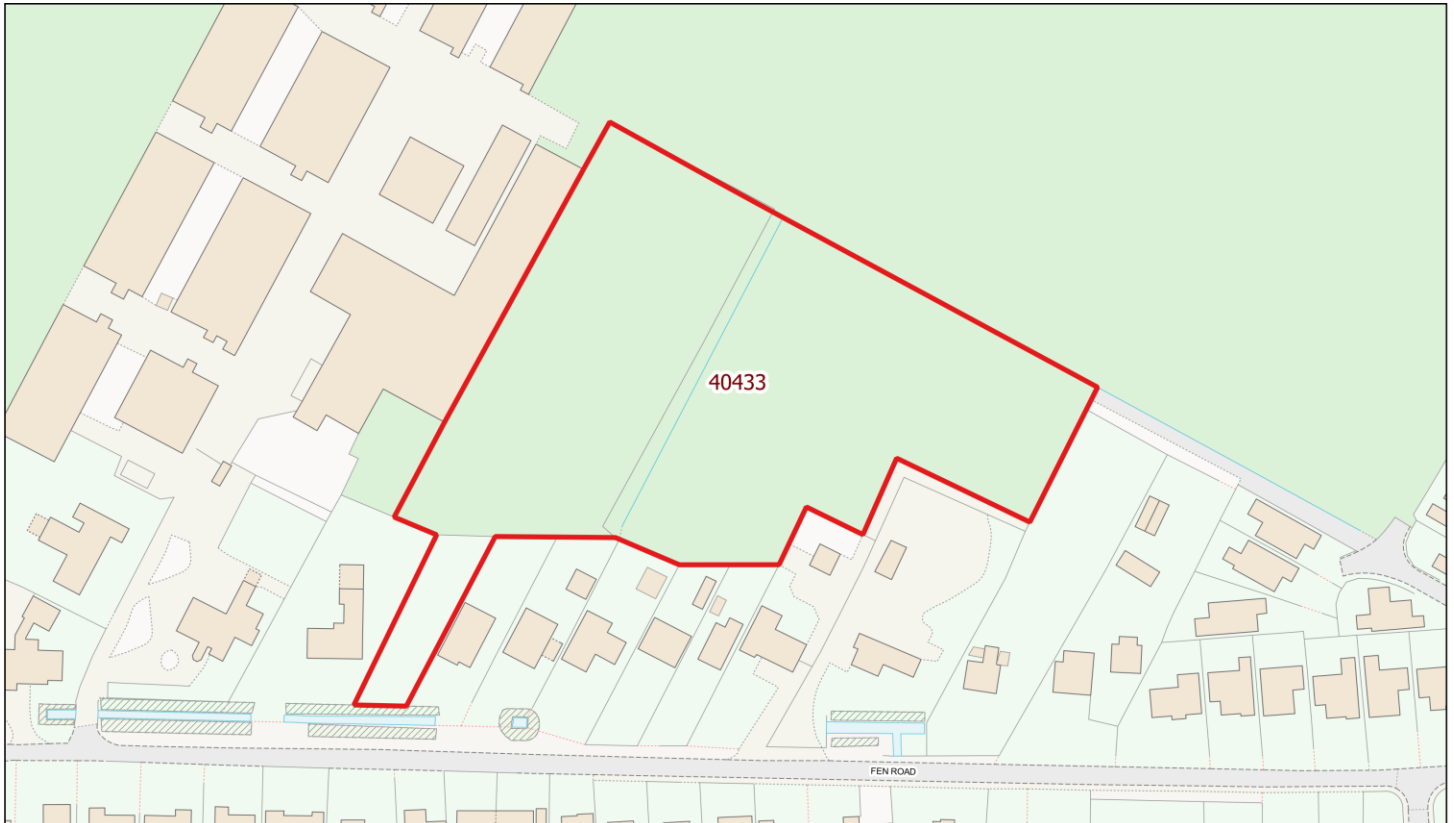
Date: 21 Sep 2020

Do not scale

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Site ID:	40440	Submission type:	Site submission form
Site name and address:	Land north of 149 Back Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Murrow, Parson Drove CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.68 ha 22.06 dph
Site description:			
Proposed erection of up to 15 residential dwellings			
Known constraints:			
Silver's Lane has a slightly reduced width but passing places are available and the entrance would not be far from the junction with Back Road.			
Proposal:			
C3 Dwellinghouses			
Proposed erection of up to 15 dwellings (max. 2 storey) with associated garage, car parking and landscaping			
Proposed development:			
Dwellings: 15 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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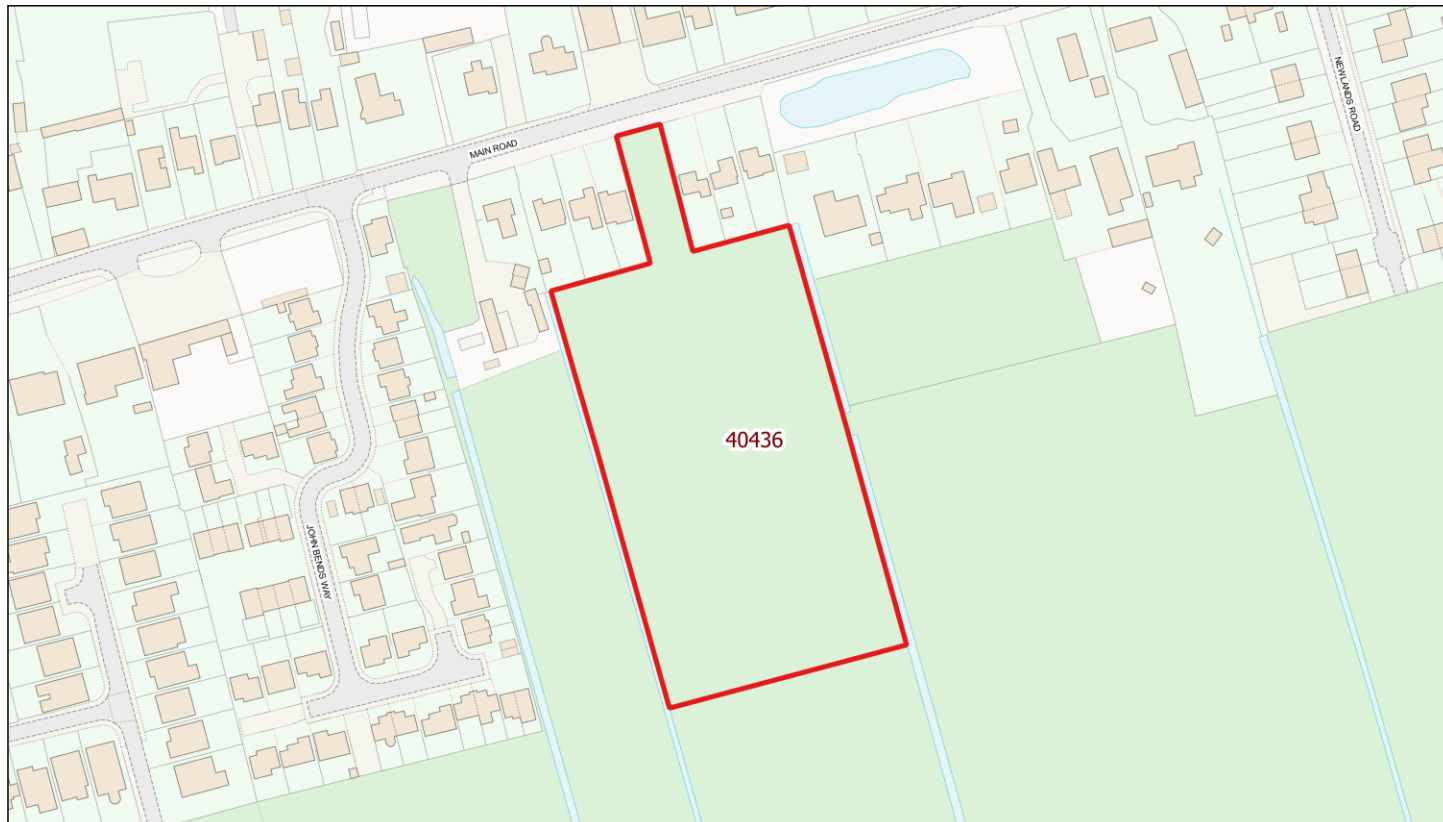
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Site ID:	40433	Submission type:	Site submission form
Site name and address:	Land north of Fen Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drove, Parson Drove CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture Paddock	Planning History:	
PDL:	Greenfield	Site area density:	1.44 ha 13.89 dph
Site description: Fenced grassed area			
Known constraints: None known			
Proposal:	C3 Dwellinghouses		
Land available for residential development.			
Additional land available to access.			
Density to be informed by local housing needs, character and appropriate building forms.			
Site available with immediate effect.			

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Proposed development:

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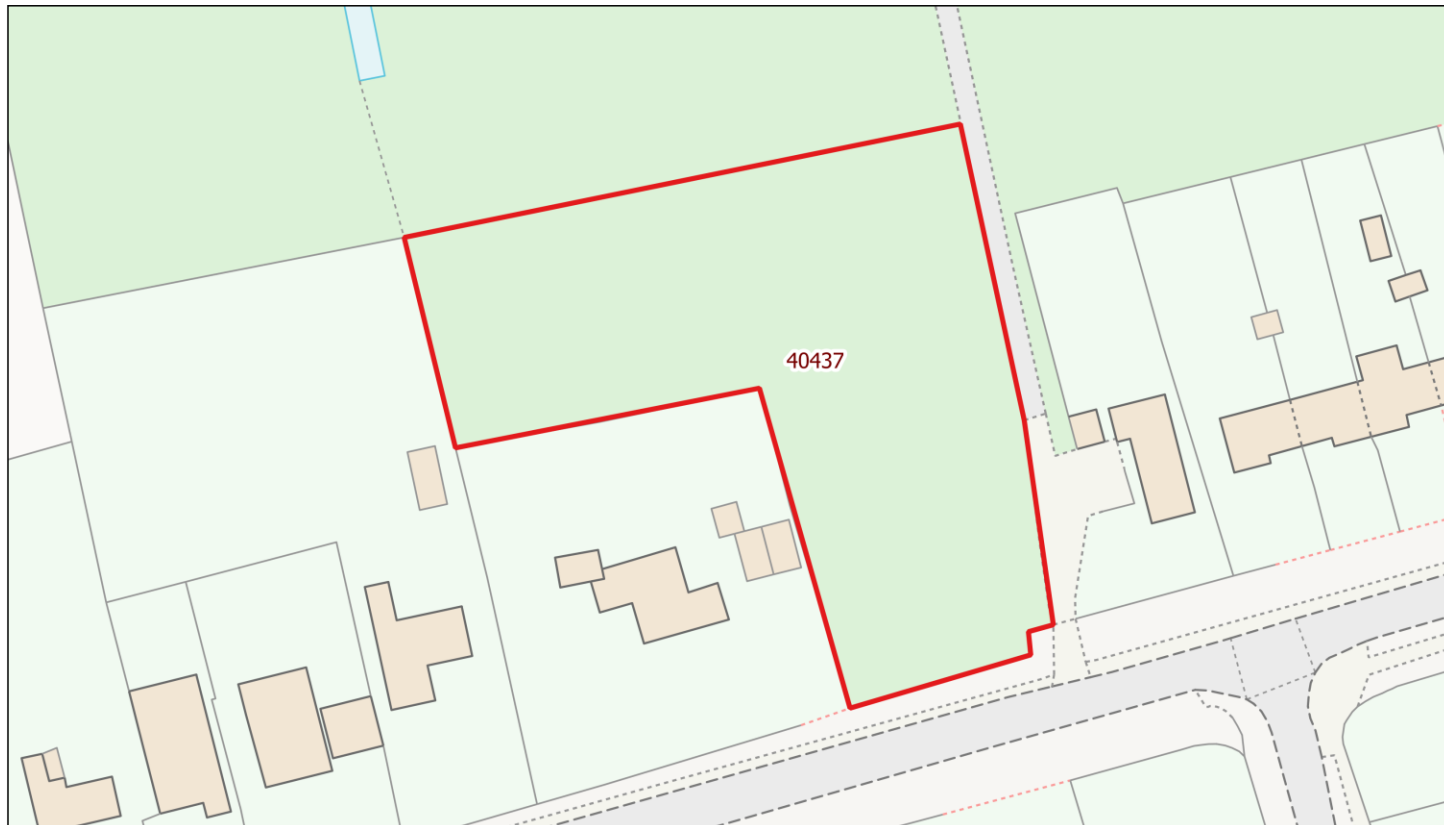
 Site submission

Date: 21 Sep 2020

Do not scale

Site ID:	40436	Submission type:	Site submission form
Site name and address:	Land south of Main Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drove, Parson Drove CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	1.233 ha 16.22 dph
Site description:	Agricultural field		
Known constraints:	None known		
Proposal:	C3 Dwellinghouses Land available for residential development. Density to be informed by local housing needs, character and appropriate building forms. Site available with immediate effect.		
Proposed development:	Dwellings: 20 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0		

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Date: 21 Sep 2020

Site ID:	40437	Submission type:	Site submission form
Site name and address:	Land north of Main Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drove, Parson Drove CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.2495 ha 20.04 dph
Site description:	Agricultural field		
Known constraints:	None known		
Proposal:	C3 Dwellinghouses		
Land available for residential development.			
Density to be informed by local housing needs, character and appropriate building forms.			
Site available with immediate effect.			
Site submission form indicates site could deliver 5+ dwellings.			

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Proposed development:

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



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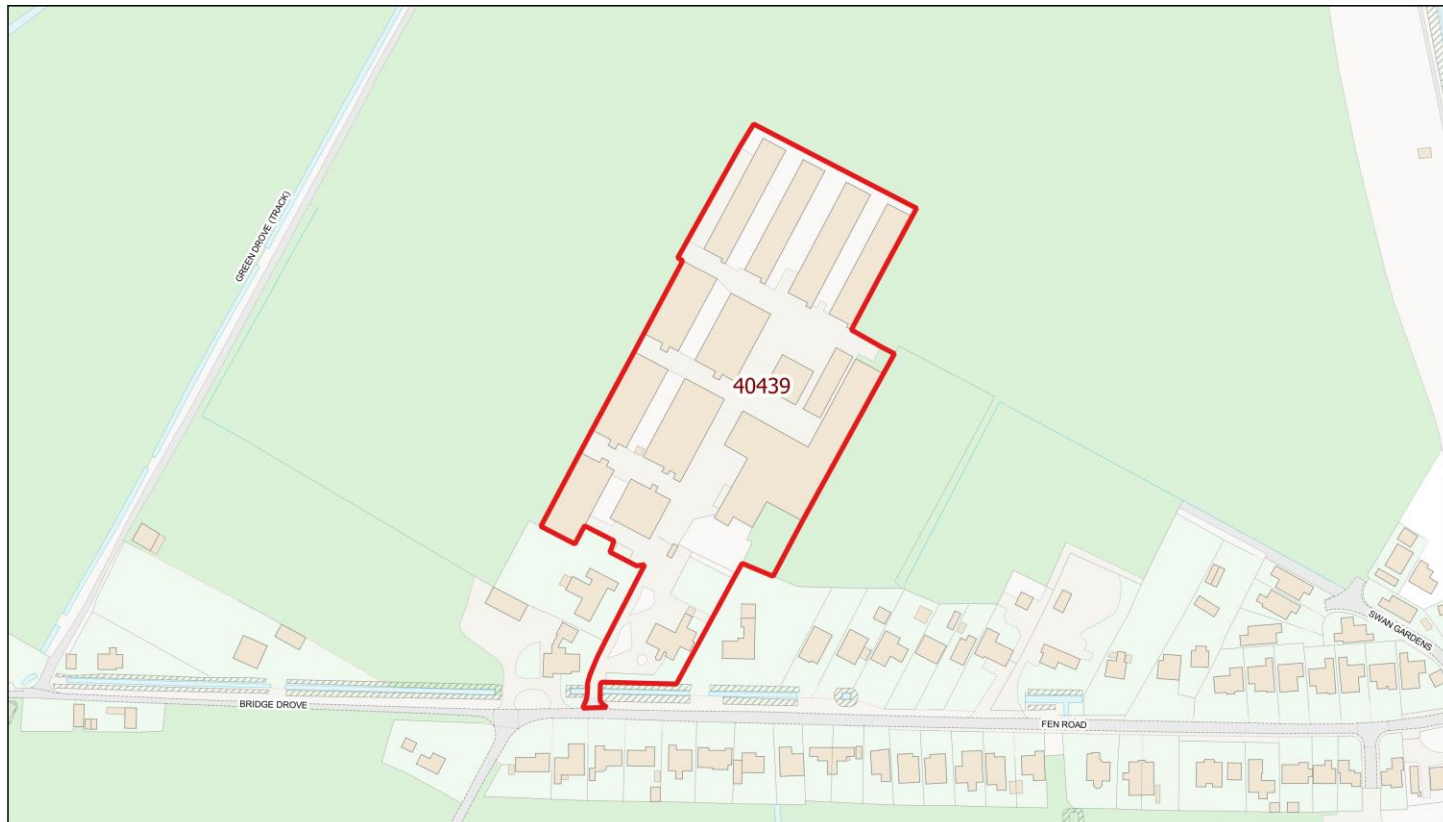
Date: 21 Sep 2020

Site ID:	40438	Submission type:	Site submission form
Site name and address:	Land west of Sealey's Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish: Parson Drove, Parson Drove CP		Settlement Hierarchy: Limited Growth Villages	
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	2.3095 ha 8.66 dph
Site description: Agricultural field			
Known constraints: None known			
Proposal:	C3 Dwellinghouses		
Land available for residential development.			
Density to be informed by local housing needs, character and appropriate building forms.			
Site available with immediate effect.			
Site submission form indicates site could deliver 20+ dwellings.			

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Proposed development:

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



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Site ID:	40439	Submission type:	Site submission form
Site name and address:	Land at Henlow Farm Fen Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drove, Parson Drove CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture Mixed farming use, principally chicken rearing unit	Planning History:	
PDL:	Greenfield	Site area density:	2.319 ha 8.62 dph

Site description:

Fully developed farm area, covered by mixed buildings and hardstandign and supporting associated farm dwelling.

Known constraints:

None known

Proposal:

C3 Dwellinghouses

Land available for residential development.

Additional land available to access, could be combined with adjacent site - land north of Fen Road, Parson Drove.

Density to be informed by local housing needs, character and appropriate building forms.

Site available when combined with relocation of chicken rearing unit to local site.

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Proposed development:

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



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Site submission

Date: 21 Sep 2020

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Site ID:	40451	Submission type:	Site submission form
Site name and address:	Land south of Brewery Close and Ingham Hall Gardens	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drive, Parson Drive CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	15.3 ha 16.34 dph

Site description:

The site is located to the south of Brewery Close and Ingham Hall Gardens. There is dense residential development to the north of the site and there is agricultural land to the east, west and south. The authorised use of the site is agricultural and there is an effluent pond positioned within the north eastern section of the site.

The boundaries around the northern section of the site are formed by landscaping and the boundaries towards the southern section are formed by periphery drains. There are small pockets of landscaping within the northern section.

Access to the site is via Ingham Hall Gardens.

The site lies partly within flood zones 1 and 3 as per the Environment Agency Flood Maps for Planning.

The site is 15.3ha in total. Removing the land accommodating the effluent pond 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 505 dwellings. However when considering the character of the neighbouring development

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40451 | Land south of Brewery Close and Ingham Hall Gardens | Parson Drove, Parson Drove CP

to the north, it is likely that a less dense development would be suitable. To this end it is likely that the site would accommodate approximately 250 dwellings. The site boundaries are set out on the accompanying plan.

Known constraints:

No known constraints

Proposal: C3 Dwellinghouses

The site adjoins the established settlement of Parson Drove and is located in flood zones 1 and 3. There is no other land reasonably available at lower risk of flooding and therefore the site can be considered as sequentially preferable. The site is within a central location with excellent access to existing amenities including a pub, school and doctors surgery. Access can be gained directly from Ingham Hall Gardens which is an adopted highway. There are no technical constraints which would restrict the allocation of the land and the land is immediately available for development.

Proposed development:

Dwellings: 250 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site ID:	40460	Submission type:	Site submission form
Site name and address:	Land at The Bank Land to the south of 38 The Bank	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drove, Parson Drove CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	0.29 ha 27.59 dph

Site description:

Currently agricultural land to the north of the village.

Known constraints:

To the north of the area shown within the red line is a gas main.

Proposal:

C3 Dwellinghouses

The area of land shown red on the location plan 20-2051-1 would enable the continuation of the village built environment, with the proposed dwellings in a linear pattern accessing onto The Bank.

Depending upon the size of the dwelling the site could accommodate between 5 to 8 dwellings.


The client also owns land shown blue on the location plan which would enable a larger scale development if required.

Proposed development:

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**Site Submission**

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 Site submission

Date: 25 Sep 2020


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Site ID:	40504	Submission type:	Site with planning approval
Site name and address:	Land east of The Silverings 114 Main Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Parson Drove, Parson Drove CP	Settlement Hierarchy:	Limited Growth Villages
Current use:	Agriculture	Planning History:	F/YR19/0971/O
PDL:	Greenfield	Site area density:	0.41 ha 12.2 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses	Erect up to 5 dwellings (outline application with matters committed in respect of access)	
Proposed development:			
Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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