

 <p>Site Submission 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: 40448	Submission type: Site submission form
Site name and address: High Broadgate / Hockland Road Tydd St Giles	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Tydd St Giles, Tydd St Giles CP	Settlement Hierarchy: Small Village
Current use: Agriculture Arable - tenanted	Planning History:
PDL: Greenfield	Site area density: 4 ha 25 dph

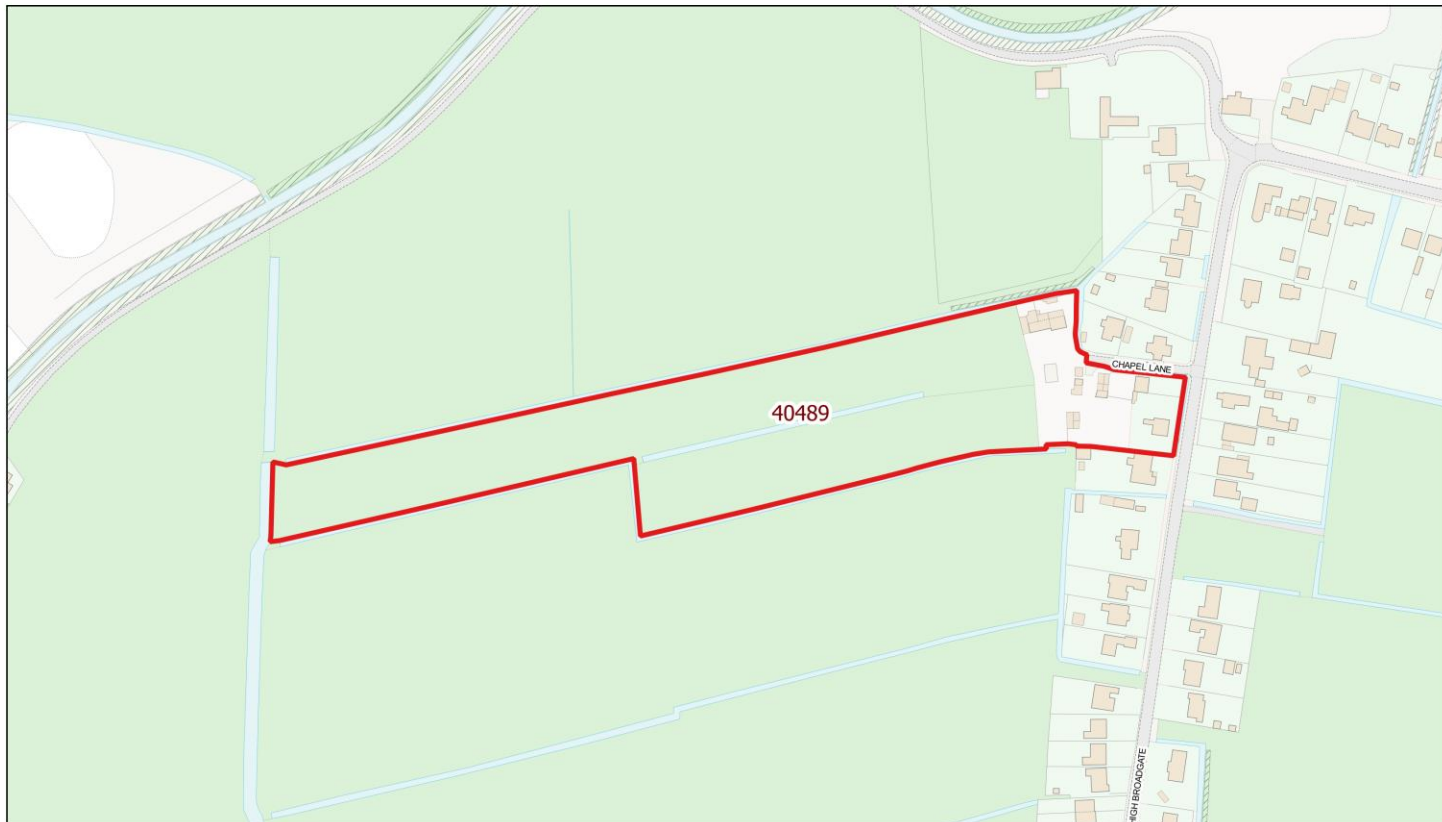
Site description:
10 acres of land in centre of village with good access from High Broadgate and single track to Hockland Road.

Known constraints:
None

Proposal: C3 Dwellinghouses
Mixed development of starter homes, family homes and social housing of approximately 100 dwellings.

Proposed development:
Dwellings: 100 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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 <p>Do not scale</p>	<p>Site Submission Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020 Ordnance Survey 10023778</p>	<p>Key [Red outline] Site submission</p> <p>Date: 21 Sep 2020</p>
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Site ID: 40489	Submission type: Site submission form
Site name and address: Land south and west of Chapel Lane	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Tydd St Giles, Tydd St Giles CP	Settlement Hierarchy: Small Village
Current use: Other Residential, redundant outbuildings, agricultural	Planning History:
PDL: Mix of G/B	Site area density: 2.7 ha 25.93 dph

Site description:
The land is located to the south and west of Chapel Lane, Tydd St Giles. The site includes a highway frontage which accommodates two dwellings and some outbuildings and a large area to the rear which includes further outbuildings and agricultural land. The site can therefore be partly categorised as previously developed land as per the definition within the NPPF.

The land use in and around Chapel Lane is residential, with continuous built up residential development along High Broadgate. The land use beyond Chapel Lane and to the west of the High Broadgate development is agricultural.

The site lies within flood zones 1, 2 and 3 as set out in the Environment Agency’s Flood Maps for Planning.

The site is 2.7ha. 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 89 dwellings. However the existing residential development within the area is much less dense and therefore it is likely that the site would accommodate

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up to 70 dwellings. The site boundaries are set out on the accompanying plan.

Known constraints:

No known constraints

Proposal: C3 Dwellinghouses

The site is located within the established settlement of Tydd St Giles and includes a gap within an otherwise built up residential location. The site lies within flood zones 2 and 3 however there is no other land available at lower risk of flooding which could accommodate a development of this scale. The site is capable of accommodating up to 70 dwellings.

Development of the site for residential purposes would be in keeping with the established settlement footprint and would be a use which is compliant with the surrounding area.

There are no technical issues which would restrict the development of this land and it is immediately available. It is therefore submitted that this site is appropriate for allocation as residential development.

Proposed development:

Dwellings: 70 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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