



 Do not scale	Site Submission Draft Fenland Local Plan © Crown Copyright and database rights 2020 Ordnance Survey 10023778	Key  Site submission Date: 21 Sep 2020
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Site ID: 40487	Submission type: Site submission form
Site name and address: Land at Kingsland Farm Wisbech Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Coates, Whittlesey CP	Settlement Hierarchy: Limited Growth Villages
Current use: Agriculture Arable farmland	Planning History:
PDL: Greenfield	Site area density: 118 ha 16.95 dph

Site description:

The site is arable farmland located to the south of the A605 and to the north of the village of Turves. The Twenty-Foot River runs across the southern part of the site and the Whittlesey to March Railway line runs through the northern side of the Village. The site could provide direct access to the A605 and a station on the railway line would help to make this a sustainable location for a new Garden Village. Land to the north of the A605 is also within the Estates Control edged blue on the accompany plan. (Please see accompanying cover letter).

Known constraints:

Flood Zone 2, a site specific flood risk assessment would be required. There are listed buildings nearby but not directly affected. Power Lines cross the site (Please see accompanying cover letter).

Proposal: C3 Dwellinghouses

Employment, retail, public open space/parkland and community facilities could also be provided.

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New Landscape Led Garden Village with associated employment, retail, public open space/parkland and community facilities and primary school for between 1,000 and 2,000 dwellings.

In October 2019 the Council published the Local Plan Issues and Options Consultation. Importantly, one of the Growth Options, Option 4 related to the creation of a new town or village, distinct and separate from existing settlements as set out in the extract from page 17 below:

The land at Kingsland Farm is located between Whittlesey and March as suggested in the above plan. It would allow such an Option to be developed and the Estate would be happy to work with the Council to deliver a new landscape led garden community.

(Please see accompanying cover letter).

Proposed number of dwellings 1,000-2,000

Proposed development:

Dwellings: 2000 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Date: 21 Sep 2020

Site ID:	40477	Submission type:	Site submission form
Site name and address:	Land at Eastrea Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Eastrea, Whittlesey CP	Settlement Hierarchy:	Small Village
Current use:	Agriculture	Planning History:	Not applicable
PDL:	Greenfield	Site area density:	3.46 ha 24.86 dph

Site description:

The proposed development site is located immediately adjacent to the western boundary of Eastrea Village, off the A605 Eastrea Road.

The proposed development site is currently used as arable farmland, with residential development to the east, south and open farmland to the north and west.

Known constraints:

- The proposed development site exclusively lies within Flood Zone 1 (see Appendix 3).
- The proposed development site is shown on the Agricultural Land Classification Map (East Region) as Grade 2 (see Appendix 4).
- Some small parts of the proposed development site lies within a Mineral Safeguarding Area for sand and gravel (see Appendix 5).
- An Anglian Water pipe runs parallel to the eastern boundary of the proposed development site.

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- The proposed development site falls within the SSSI Impact Risk Zone (see Appendix 6).
- There are 2 no. listed buildings located in the vicinity of the proposed development site (see Appendix 6).

Proposal: C3 Dwellinghouses

Residential development for up to 86 dwellings with associated vehicular and pedestrian access, public open space and landscaping areas, as a logical extension of Eastrea Village.

Proposed development:

Dwellings: 86 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID: 40484	Submission type: Site submission form
Site name and address: Flint Farm Yard Eldernell Lane	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Open countryside, Whittlesey CP	Settlement Hierarchy: Open countryside / isolated
Current use: Agriculture Farm yard	Planning History:
PDL: Mix of G/B	Site area density: 0.7 ha 12.86 dph

Site description:

The site is located on the eastern side of Eldernell Lane. It contains a range of modern farm buildings which are no longer necessary for the agricultural operations of the Estate. These could be redeveloped to provide additional rural housing and improve the appearance of the site and setting of the listed buildings. (Please see accompanying cover letter).

Known constraints:

The site is in Flood Zone 1. There are two listed buildings on/adjacent to the site. (Please see accompanying cover letter).

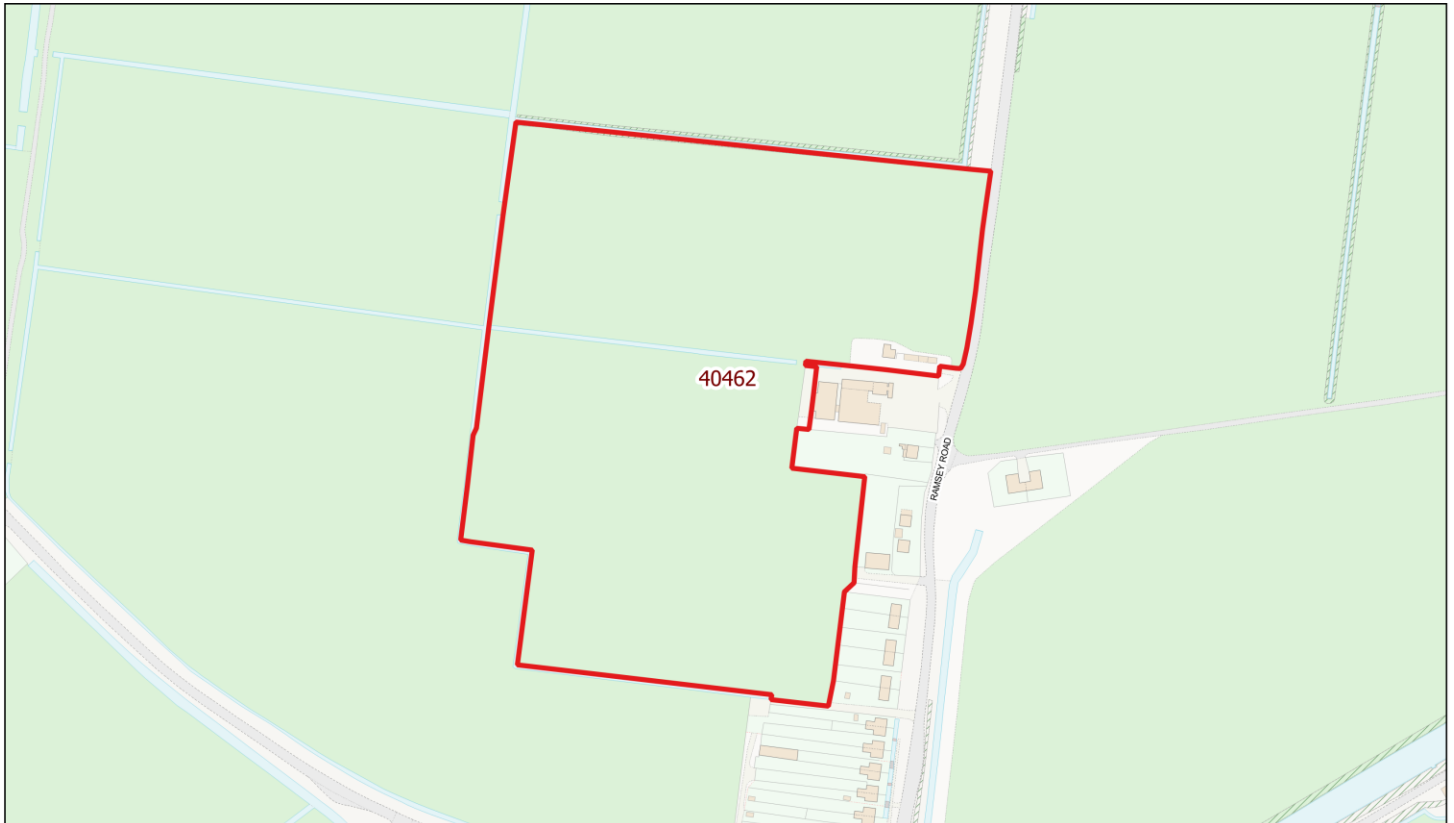
Proposal: C3 Dwellinghouses

Redevelopment of the existing Farm Yard to provide approximately nine dwellings. (Please see accompanying cover letter).

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Proposed development:

Dwellings: 9 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40462	Submission type:	Site submission form
Site name and address:	Ramsey Road West Land west of 200 to 226 Ramsey Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Pondersbridge, Whittlesey CP	Settlement Hierarchy:	Other Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	9.38 ha 28.04 dph

Site description:

West of Ramsey Road, (B1040) with partial road frontage, adjacent to settlement footprint of Pondersbridge. The site is close to the facilities of the Market Town of Whittlesey and City of Peterborough.

Known constraints:

Part of the site is in Environment Agency Flood Zone 3. Taking into account flood defences, IDB drainage, mitigation measures, such as building up on semi-basement garages, and no history of flooding, the flood risk is low. FDC's Local Plan Review must amend their flood risk and sequential testing policies to stop the many sites like this being blighted without good reason. This will provide deliverable housing on sites quickly to meet the targets while larger, slow sites, are being worked up.

Proposal: Other

Proposed uses: Housing; employment.

A mix of market and affordable housing, with an upgraded existing access. The employment land to the north, adjacent

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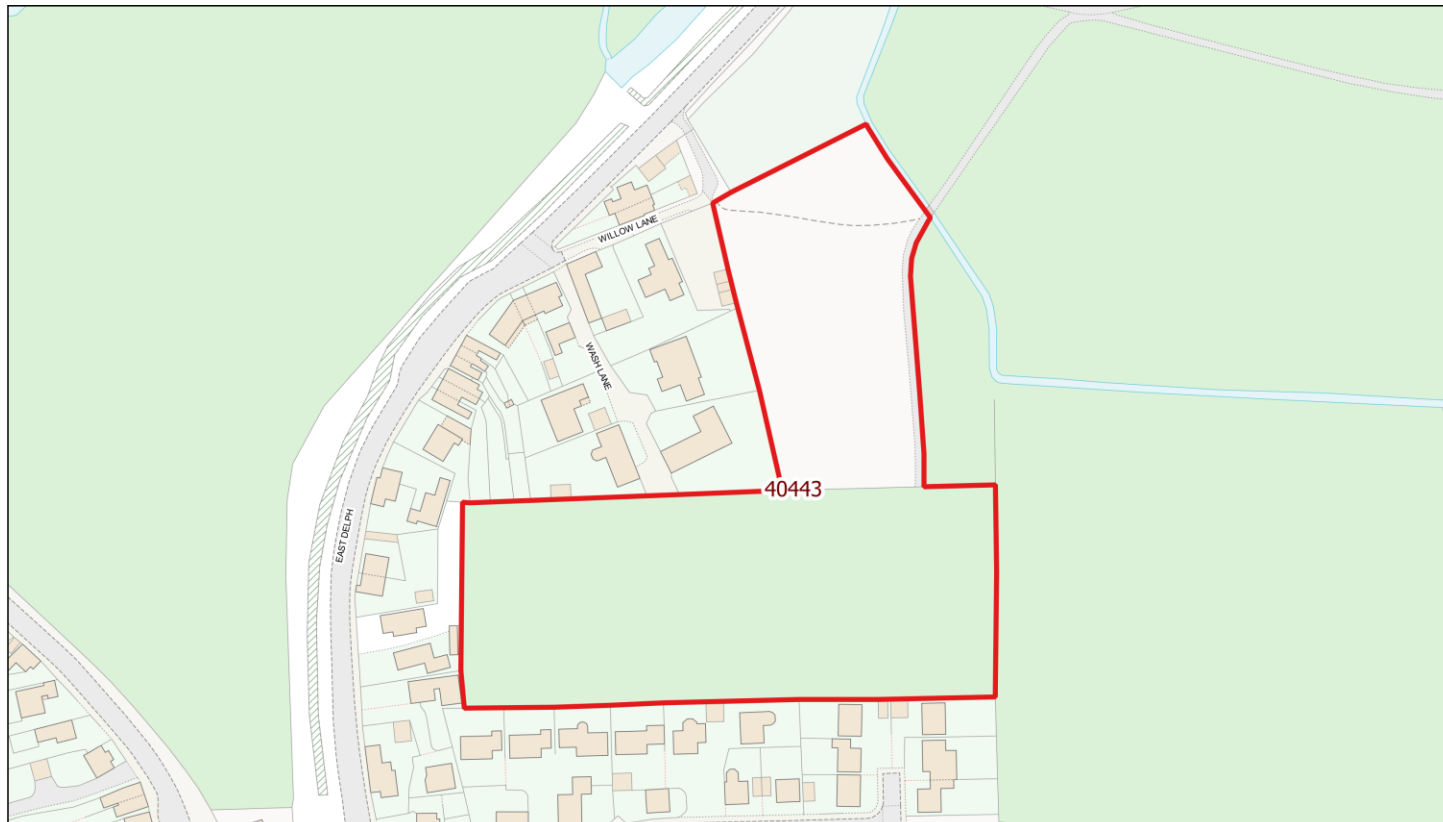
to an existing business would be landscaped on the east and south boundaries to form an enhanced gateway to the village. Public open space and surface water attenuation/biodiversity pond can be located on the land to the north or west. The site is available now to give delivery of housing ASAP.

Any development would also include a good adventure playground area, as the village does not currently have this.

Dwelling estimate assumes site developed for dwellings only.

Proposed development:

Dwellings: 263		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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Date: 21 Sep 2020

Site ID:	40443	Submission type:	Site with planning approval
Site name and address:	Land at Showfields North of Hemmerley Drive	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Whittlesey, Whittlesey CP	Settlement Hierarchy:	Market Town
Current use:	Agriculture Former Showfields land/greenfield - currently vacant	Planning History:	
PDL:	Greenfield	Site area density:	1.89 ha 31.22 dph

Site description:

The site is part of the former Showfields site on the northern part of Whittlesey. The site is bound to the west by residential development (East Delph) to the south by residential development (Hemmerley Drive) and to the north by residential development (Wash Lane). Furthermore, land to the east has planning permission for 220 dwellings (ref: F/YR15/0134/O and F/YR19/0158/RM) and construction is due to commence shortly by Persimmon Homes.

Please note that the land for 220 dwellings (herein referred to as the 'Persimmon Homes site' is currently owned by the person making this representation but will shortly be under Persimmon's control.

The site comprises the remaining part of the former Showfields land which is currently vacant and extends 1.89ha. The site is predominantly within Flood Zone 1 with a small portion within a flood storage area but, critically, it lies above the 5m contour.

The location of the site is shown on the site location plan as well as Appendix one which accompanies this

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representation.

Known constraints:

None

Proposal: C3 Dwellinghouses

[Summary of key info from accompanying letter]

Case for site

The site is being promoted for residential use, to include an appropriate provision of affordable housing, this use would include land for access/roads, landscaping and public open space.

In light of the location of the site, allocation of this land for residential development would for logical infill and contribute to the planned growth of Whittlesey a modest further level.

Site capacity

At this initial stage we consider that the site has capacity for 59 dwellings and based on the developable site area of 1.7 ha (1.89 *- 10% for SUDs) this would result in approximately 35 dph which is the same density as the Persimmon Homes site.

Access

A suitable junction from the planned access road (to the north) to the Persimmon Homes site can be acheived to serve the site.

Availability

The owner is promoting the site for residential development, therefore, it is available for development now. it is considered that development at the site could be delivered within 5-10 years. The sire is greenfield land and there are no apparent constraints at the site which could prohibit delivery within this time period.

Proposed development:

Dwellings: 59 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Date: 21 Sep 2020

Site ID:	40501	Submission type:	Site submission form
Site name and address:	Landscaped unused site, Church Street	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Whittlesey, Whittlesey CP	Settlement Hierarchy:	Market Town
Current use:	Other Vacant unused grass with trees	Planning History:	
PDL:	Greenfield	Site area density:	0.3 ha 30 dph
Site description: Level site with good road frontage perfect for high density housing.			
Known constraints: None except mains sewer passes through part of site.			
Proposal:	C3 Dwellinghouses		
Proposed development:			
	Dwellings: 9	Non-res floorspace (sqm): 0	C1/C2/C4 beds: 0 Pitches: 0

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Site ID:	40502	Submission type:	Site submission form
Site name and address:	Vacant site, Kings Dyke	Availability:	Availability unknown
Settlement and parish:	Whittlesey, Whittlesey CP	Settlement Hierarchy:	Market Town
Current use:	C3 Dwellinghouses Vacant site	Planning History:	
PDL:	Brownfield	Site area density:	0.7 ha 27.14 dph

Site description:

Site of former terrace housing. Once bypass is completed land could be used.

Known constraints:

None aware of.

Proposal:

Other
Proposed use: Housing; Employment.

An ideal opportunity to use land formally occupied by housing at a high density.

Dwelling estimate assumes site developed for dwellings only.

Proposed development:

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Dwellings: 19 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0
