



Site Submission

Draft Fenland Local Plan

Key

Site submission

Date: 21 Sep 2020

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Ordnance Survey 10023778

Site ID:	40471	Submission type:	Site submission form
Site name and address:	Land north of Blue Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wimblington, Wimblington CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture 3 agricultural fields- one in arable production 2 to grass.	Planning History:	
PDL:	Greenfield	Site area density:	7.3 ha 27.4 dph

Site description:

The site is a series of 3 fields located to the west of March Road on the edge of built form of the village of Wimblington.

Wimblington is identified in the adopted local plan as a rural village capable of accommodating significant new housing growth commensurate with the range of services and facilities it has in itself and that it shares with Doddington.

March Road is the main local bus route and has regular services in both directions between March and Chatteris, it also provides access to the village core.

The village has mixed use within it with a large commercial site at Knowles Transport off Blue Lane as well as another industrial estate of Manea Road.

The site has an irregular southern and eastern boundary following the edge of the existing village, with the south western wand western boundaries following Blue Lane, the northern boundary is not demarked however it does follow

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the line of an established public footpath as indicate in the CCC ROW map.

There are a series of hedgerows within the site, but these can be incorporated into a layout without compromising delivery or viability.

Vehicular access is available from March Road and Blue Lane- as is pedestrian access- although there is also direct access to the public right of way to the north of the site.

Known constraints:

The EA flood map for planning identified the whole site an being with FZ1 with is the lowest risk category and a such the site is sequentially preferable to sites at higher risk.

The DEFRA Magic website does not identify any environmental or ecological constraints to development. It is noted that the Magic Map identifies a public right of way crossing the site. This is acknowledged and can be designed into any housing layout without prejudicing delivery or viability.

The public right of way indicated above will form the northern boundary of the site.

Proposal: C3 Dwellinghouses
Proposed uses: Housing; possible Care Home

The site comprises 7.3 Ha of open land abutting the village of Wimblington.

The site offers an extensive area for developemtn in FZ1, that could deliver a major housing development (200 homes +) with care home provision as necessary.

Wimblington is identified in the local plan as a sustainable and accessible village. It is well related to both Chatteris and March and has a bus route linking to both north and south.

The land is sequentially preferable for housing in relation to flood risk and can be available for commencement within the first period of the local plan- although having regard to the scale of the development it is likely that the development would be delivered over several years.

Proposed development:

Dwellings: 200 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Date: 21 Sep 2020

Site ID:	40481	Submission type:	Site submission form
Site name and address:	Land south of Hook House	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wimblington, Wimblington CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture Horse grazing / agricultural land	Planning History:	
PDL:	Greenfield	Site area density:	1.5 ha 28 dph

Site description:

The site is approximately 1.5 ha and has road frontage of 200 metres. It is flat and the road has a 2 - 2.5m verge beyond the boundary hedge so scope to widen road.

Hook is a hamlet east of Wimblington with a number of residential dwellings and 4-6 businesses. To the east of the site is a dyke dug by previous owner - the land is well drained.

Distance to village / shops / school / medical / transport 0.6-0.8 miles.

Known constraints:

None known

Proposal:

C3 Dwellinghouses

Mixture of starter homes / C3 dwelling homes or possibly of development of less houses with more land for growing sustainable veg and play area.

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Dwelling estimate assumes site developed for dwellings only.

Proposed development:

Dwellings: 42 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID: 40482	Submission type: Site submission form
Site name and address: Hook House Hook Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Wimblington, Wimblington CP	Settlement Hierarchy: Growth Village
Current use: Agriculture Horse stables and agricultural workshops	Planning History:
PDL: Greenfield	Site area density: 0.46 ha 26.09 dph

Site description:

Approx 100 metres of road frontage currently occupied by C1900 agricultural barn and and 1930s brick built stables. Road frontage of grass (small verge) of 2m. These buildings as marked stretch round the main house and could be redeveloped or redeveloped within 0.6 - 0.8 miles of Wimblington village in hamlet of 6 dwellings, within neighbours and more further towards March.

Known constraints:

No

Proposal: C3 Dwellinghouses

Other use: could be holiday lets as Fenland has a deficit in accommodation for visitors or light use workshops.

Conversion of existing barns or demolition to provide up to 6 bungalows housing 1/2 bedrooms as starter homes. Land in front to provide parking or garden or path. Can be separated from main house which can be screened and retain land

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behind.

Sufficient land for play area / sitting area.

Dwelling estimate assumes site developed for dwellings only.

Proposed development:

Dwellings: 12 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID:	40488	Submission type:	Site submission form
Site name and address:	Land north of Bridge Lane	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish:	Wimblington, Wimblington CP	Settlement Hierarchy:	Growth Village
Current use:	Agriculture	Planning History:	
PDL:	Greenfield	Site area density:	4.7 ha 32.98 dph

Site description:

The site is located on the northern side of Bridge Lane, approximately 415m from the junction with March Road. The current use of the site is agricultural. The boundaries are generally open however there are areas of periphery landscaping towards the south east and along the western boundary.

There is established residential development along the northern highway frontage of Bridge Lane up to the application site and there is continuous frontage residential development directly opposite the site.

The Environment Agency flood maps for planning identify the site as being within flood zone 1.

The site is 4.7ha 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 155 dwellings. The site boundaries are set out on the accompanying plan.

Known constraints:

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No known constraints

Proposal: C3 Dwellinghouses

Proposed development:

Dwellings: 155 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site ID: 40496	Submission type: Site submission form
Site name and address: Land at 16 Bridge Lane	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Wimblington, Wimblington CP	Settlement Hierarchy: Growth Village
Current use: Agriculture Grazing/garden land	Planning History:
PDL: Greenfield	Site area density: 0.55 ha 14.55 dph

Site description:

The site comprises of two sections, to the north and south of the dwelling known as 16 Bridge Lane. The site is located on the southern side of Bridge Lane, off Sparrow Lane, approximately 500 from the Bridge Lane/March Road junction. The current use of the site is grazing land and residential amenity space.

There is established residential development along both sides of Bridge Lane. Planning permission for comprehensive residential development has been granted towards the west of the site under F/YR14/0232/O – works relating to this have commenced, and comprehensive residential development has been granted on the land to the immediate south west of the site under reference F/YR19/0945/O. The sites will bridge the gap between the previously submitted land submissions, references 40217 and 40229 which will allow for the comprehensive development of the whole of the area between Bridge Lane and the existing housing development to the south.

The Environment Agency flood maps for planning identify the site as being within flood zone 1.

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The land available is 0.55ha 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 18 dwellings. It is however likely that 5 dwellings would be sought on the parcel to the north and 3 dwellings on the parcel to the south. The site boundaries are set out on the accompanying plan.

Known constraints:

No known constraints

Proposal: C3 Dwellinghouses

The site physically adjoins the established built up settlement along Bridge Lane and is located within flood zone 1. It is therefore in a sustainable location which is in a sequentially preferable location in terms of flood risk.

The site would benefit from the use of footpath 263/5 enabling future residents good access to Wimblington village centre.

There are no technical constraints which would restrict the allocation of this land and the land is immediately available for development. Both parcels of land are included as a single submission given the way in which they are linked to the host dwelling at 16 Bridge Lane, however the landowner would be prepared for either piece of land to be considered as an allocation in isolation should the Local Planning Authority deem it appropriate.

Proposed development:

Dwellings: 8 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



Site Submission

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Date: 25 Sep 2020

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Site ID:	40507	Submission type:	Site with planning approval
Site name and address:	Land east of 38 March Road	Availability:	Available for development in short term (0 - 5 yrs)
Settlement and parish: Wimblington, Wimblington CP		Settlement Hierarchy: Growth Village	
Current use:	Agriculture	Planning History:	F/YR17/0043/F
PDL:	Greenfield	Site area density:	0.63 ha 20.63 dph
Site description:			
Known constraints:			
Proposal:	C3 Dwellinghouses		
Erection of 13 x 2-storey dwellings comprising of: 9 x 3-bed and 4 x 2-bed, involving the formation of a new access			
Proposed development:			
Dwellings: 13 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0			

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