

### Site Submission

Draft Fenland Local Plan

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

#### Key

Site submission

Date: 21 Sep 2020

Do not scale

<b>Site ID:</b>	40486	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land east of Gull Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Guyhirn, Wisbech St Mary CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Vacant	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.96 ha   23.96 dph

### Site description:

The site is located north of Cobble House, Gull Road, Guyhirn, on the eastern side of the highway. It comprises of a strip of land positioned between an existing watercourse and the highway and is currently laid to grass. The authorised use of the site is agricultural however due to it being relatively small and an impractical shape, it has not been farmed for a considerable amount of time.

Apart from the agricultural field to the immediate rear, the site is surrounded by residential development. There is continuous road frontage residential development to the north of the site and immediately opposite and the Woodland Garden and Nene Close developments are located to the south. The site boundaries are mainly open although there is 2m high close boarded fencing on the southern boundary where the site meets Cobble House.

The site lies within flood zone 3 as per the Environment Agency's Flood Maps for Planning.

The site is 0.96ha. Based on the assumptions set out on density calculations set out in the Site Assessment

**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.**

Methodology (October 2019) which assumes 33 dwellings per ha, is capable of accommodating 32 dwellings. However, the existing residential development within the area is much less dense and therefore it is likely that the site would accommodate up to 23 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 Guyhirn, on a gap within an otherwise built up residential location. The site lies within flood zone 3 however there is no other land available at lower risk of flooding which could be developed in a manner which reflected the linear pattern of development which characterises the village. The site is capable of accommodating up to 23 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.

Planning permission has previously been refused on the land given the constraints of the current Local Plan which placed Guyhirn as a 'Small Village' and that the site lies within flood zone 3. The Call for Sites under the new Local Plan presents an opportunity to support this logical village infill.

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




### Site Submission

Draft Fenland Local Plan

#### Key

Site submission

  
Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

Date: 21 Sep 2020

<b>Site ID:</b>	40435	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land adjacent 34 Mill Road Murrow	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Murrow, Wisbech St Mary CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture Green field / old train line	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.87 ha   27.59 dph

#### Site description:

Parcel of land opposite housing and within the built up settlement of Mill Road, Murrow.  
Land put forward is an extension of what has already been allowed to be developed along Mill Road.

#### Known constraints:

Flood Zone 3

**Proposal:** Other

Proposed uses: Housing, employment, retail or leisure, care home, mobile home park, Gypsy & Traveller pitches

Land available for development immediately.

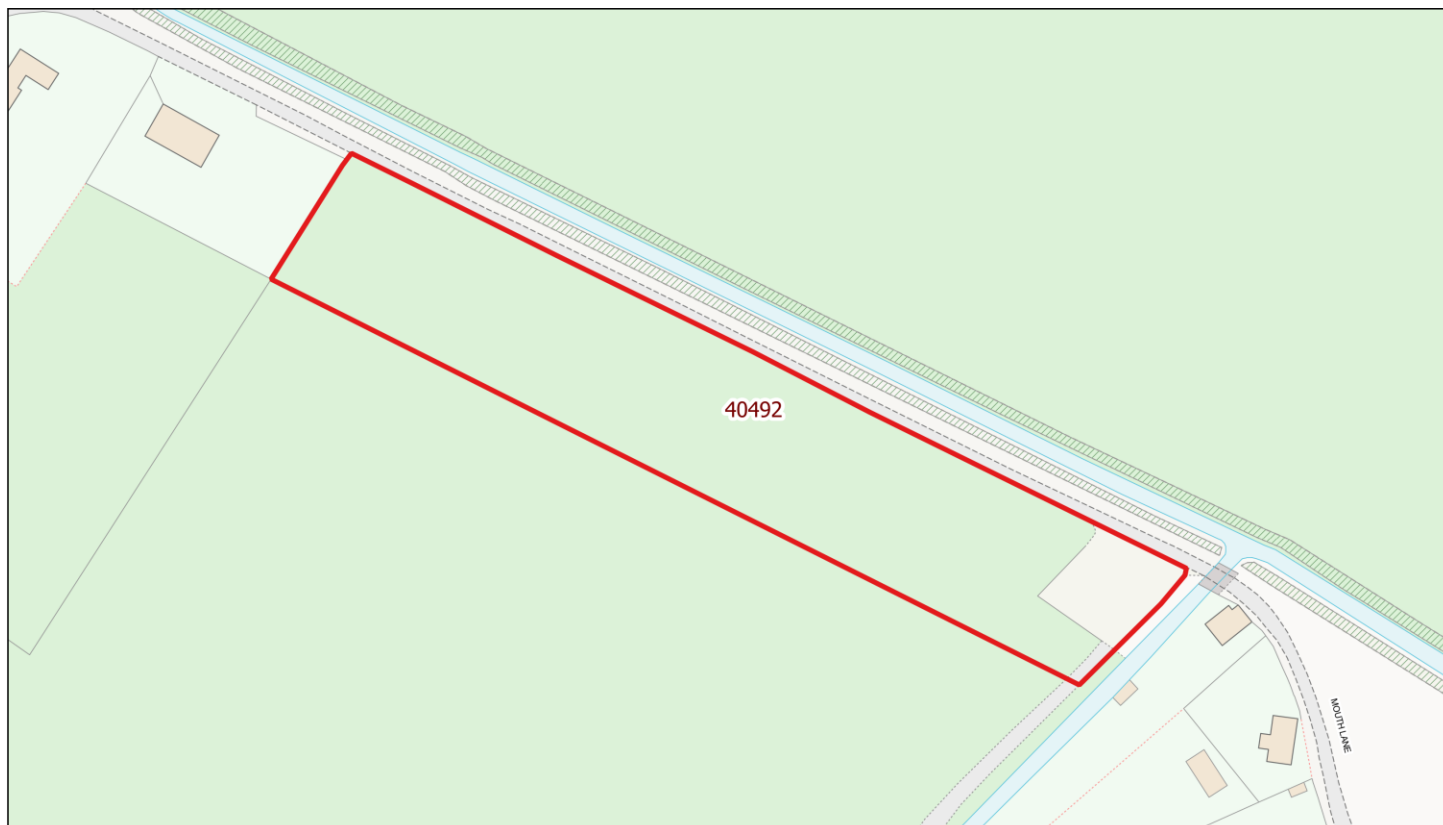
Dwelling estimate assumes site developed as dwellings only.

**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.**

**Proposed development:**

Dwellings: 24 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

---



### Site Submission

Draft Fenland Local Plan

#### Key

Site submission

Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

Date: 21 Sep 2020

<b>Site ID:</b>	40492	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Agricultural land south of Mouth Lane Land between Newbury Lodge and Cherry Cottage Mouth Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Open countryside, Wisbech St Mary CP	<b>Settlement Hierarchy:</b>	Open countryside / isolated
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.5 ha   9.33 dph

#### Site description:

A site measuring approximately 1.5 hectares, comprising agricultural open land. Please refer to the cover letter for a full site description.

#### Known constraints:

As set out on the attached cover letter, the site benefits from being unconstrained in planning terms. It is located within a flood zone 2 (medium risk).

#### Proposal:

C3 Dwellinghouses

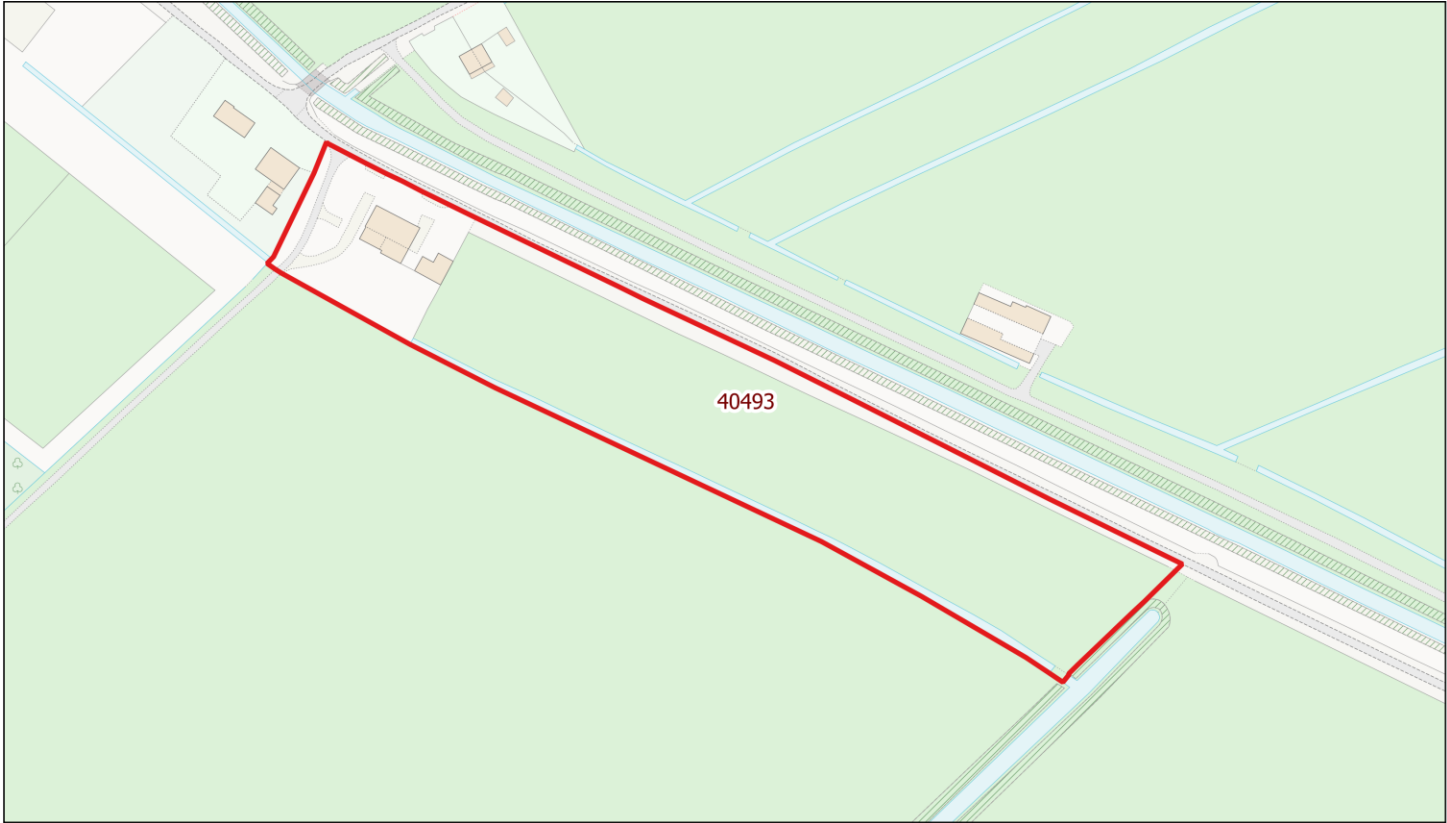
Erection of up to 14 dwellings in a linear form along Mouth Lane

#### Proposed development:

Dwellings: 14 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

**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.**







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

<b>Site ID:</b>	40493	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Agricultural land and redundant barn adjacent to Rummers Lane Rummers Farm Rummers Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Wisbech St Mary, Wisbech St Mary CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Agricultural land, including a redundant barn.	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.6 ha   7.5 dph
<b>Site description:</b> A site measuring approximately 1.6 hectares, comprising agricultural land. Please refer to the cover letter for a full site description.			
<b>Known constraints:</b> As set out on the attached cover letter, the site benefits from being unconstrained in planning terms. It is isolated in flood zone 2 (medium risk).			
<b>Proposal:</b> C3 Dwellinghouses Conversion of existing out of use agricultural building into two residential dwellings and 10 additional dwellings in a linear form along Rummers Lane.			

**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.

93 | Agricultural land and redundant barn adjacent to Rummers Lane | Wisbech St Mary, Wisbech St Mary CP  
Proposed development:

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





### Site Submission

Draft Fenland Local Plan

#### Key

  Site submission

Do not scale

© Crown Copyright and database rights 2020  
Ordnance Survey 10023778

Date: 21 Sep 2020

<b>Site ID:</b>	40494	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Redundant Farmyard at Mouth Lane Rummers Farm Land at Mouth Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Wisbech St Mary, Wisbech St Mary CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Redundant farmyard	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.6 ha   16.67 dph

#### Site description:

A site measuring approximately 0.6 hectares, comprising several redundant agricultural buildings. Please refer to the cover letter for a full site description.

#### Known constraints:

As set out on the attached cover letter, the site benefits from being unconstrained in planning terms. It is isolated in flood zone 2 (medium risk).

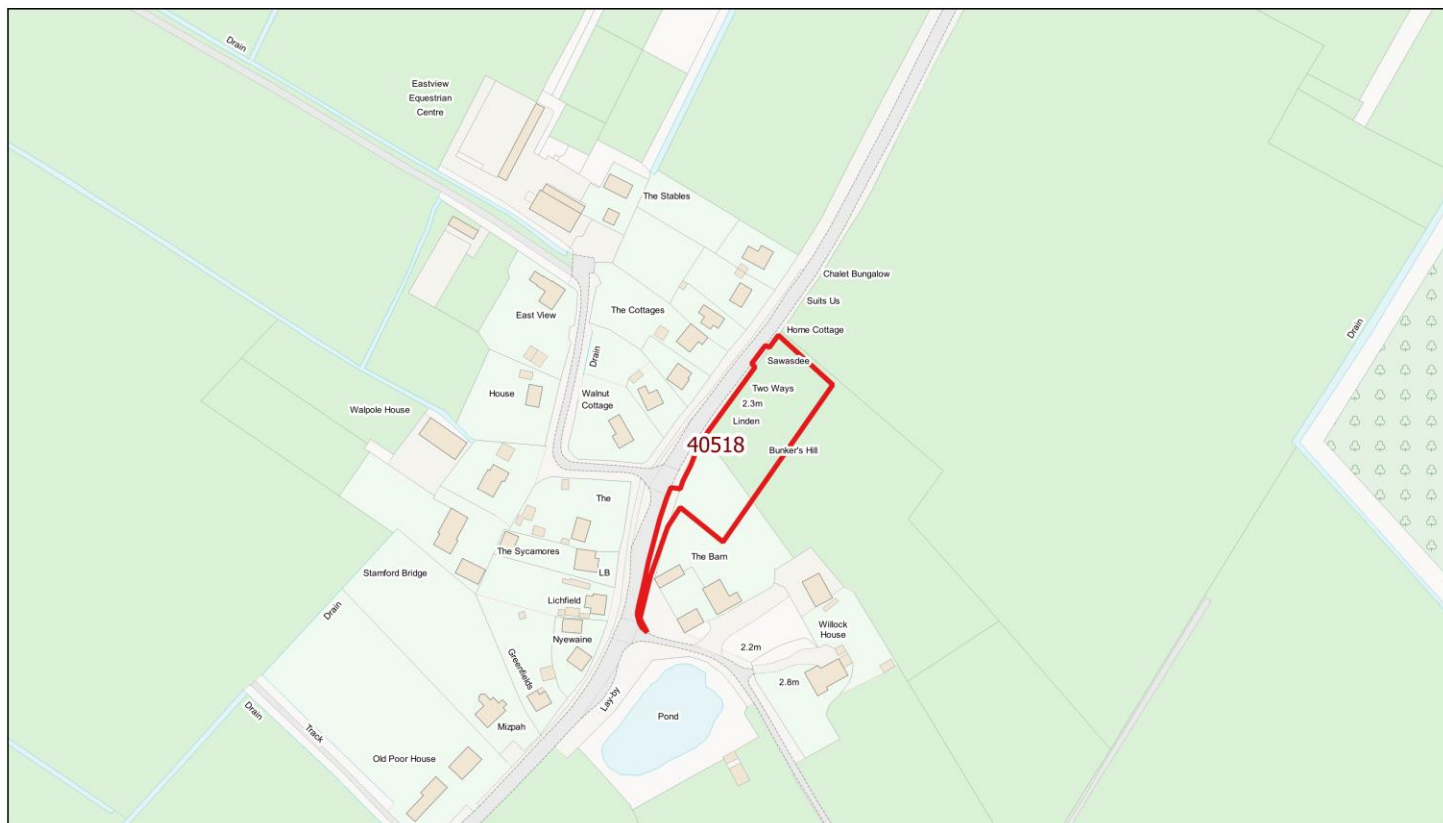
**Proposal:** C3 Dwellinghouses

Conversion/demolition of former agricultural buildings and erection of 10 dwellings.

#### Proposed development:

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

**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.**



 Fenland District Council  Do not scale	<b>Site Submission</b> Draft Fenland Local Plan © Crown Copyright and database rights 2020 Ordnance Survey 10023778	<b>Key</b>  Site submission Date: 28 Sep 2020
--	--	--

<b>Site ID:</b> 40518	<b>Submission type:</b> Site with planning approval
<b>Site name and address:</b> Land north of The Barn, High Road Bunkers Hill	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Wisbech St Mary, Wisbech St Mary CP	<b>Settlement Hierarchy:</b> Growth Village
<b>Current use:</b> Agriculture Grass paddock	<b>Planning History:</b> Planning Committee has resolved to grant planning permission F/YR20/0598/O
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 0.314 ha   15.92 dph
<b>Site description:</b>	
<b>Known constraints:</b>	
<b>Proposal:</b> C3 Dwellinghouses Erect up to 5 x dwellings involving the formation of a new access (outline application with matters committed in respect of access)	
<b>Proposed development:</b> Dwellings: 5   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0	

**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.