



**FENLAND**  
**Local Plan**  
**2020-2040**

**Fenland District Council**

**Strategic Housing & Economic**

**Land Availability Assessment**

**Stage 1**

Update May 2023

**Please Note:**

**At this stage we are not committed to any sites identified in this document. 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.**

## **Interactive Map**

All submitted sites can be viewed on the Council's interactive map available on the Council's website at:

<https://fenlanddc.maps.arcgis.com/apps/instant/basic/index.html?appid=bc52528321274ee5b28cd3df19fa4f65>

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# Introduction

## Background

In 2019 the Council commenced work on a new Local Plan for the district. As part of the [Issues and Options Consultation](#) in October 2019 a call for sites exercise was carried out, this provided landowners, agents, developers and other bodies with an interest in land, the opportunity to submit sites for the Council to consider for inclusion in the new Local Plan.

In February 2020 the Council published the [Strategic Housing Economic and Housing land Availability Stage 1](#) report, which listed all sites suggested to the council. At that stage, no assessment had been carried out to determine each site's suitability for development or allocation in the emerging Local Plan. Inclusion of a site in the report did not provide the site any additional planning status or merit.

In March 2022, as part of the Local Plan evidence base, the Council published a [Viability Report](#) which showed that across the district development was marginal in financial terms. This meant that all Local Plan policies, sites and requirements were assessed to ensure that the emerging Local Plan will not undermine the deliverability of the Plan and that all sites identified in the draft Plan were deliverable.

A second Call for Sites exercise was carried out in Summer 2020 and the [SHELAA Stage 1 Addendum Report](#) was published in September 2020.

All proposed sites were assessed against the detailed site assessment criteria and the preferred sites were included as allocations in the [Draft Local Plan](#) August 2022. A [SHELAA Stage 2](#) report was published to support the Local Plan and Sites evidence report which set out the site assessment scores and justifications.

During the Draft Local Plan consultation, the following 11 new sites were suggested. This report provides a summary of each site.

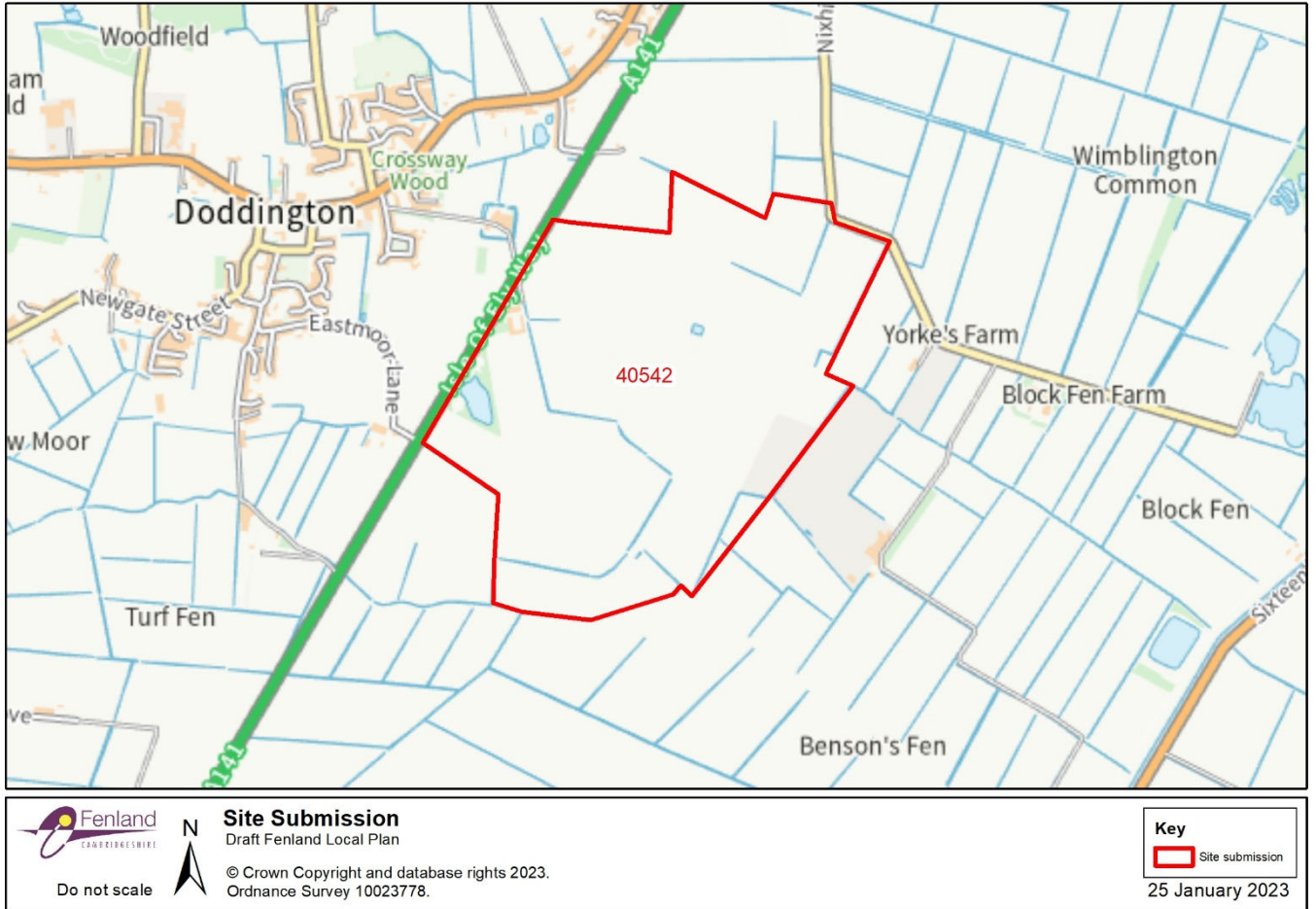
Site ID	Site Address	Parish	Site Area
40542	Land at Manor Farm	Doddington CP	152.76
40543	Land at Mill Hill Lane March	March CP	4.49
40544	Whittlesey	Whittlesey CP	16.97
40545	Woodgate Road	Leverington CP	2.66
40546	Creek Road	March CP	0.591
40547	Stow Road	Wisbech CP	0.69
40548	Upwell Road phase 2	March CP	6.63
40549	Elm Road	March CP	18.54
40550	Honeysome Road Industrial Estate	Chatteris CP	2.83

40551	Westry	March CP	6.73
40552	Land south of Chatteris Phase Two	Chatteris CP	26.07

All sites will be considered and preferred sites included in the proposed Submission Version of the Local Plan.

All sites can be viewed on the interactive map:

<https://fenlanddc.maps.arcgis.com/apps/instant/basic/index.html?appid=bc52528321274ee5b28cd3df19fa4f65>



<b>Site ID:</b>	<b>40542</b>	<b>Site Description:</b>	Predominantly open farmland to the east of the village of Doddington and the A141.
<b>Site Address:</b>	Land at Manor Farm Doddington		
<b>Parish:</b>	Doddington CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Open Countryside	<b>Proposed Use:</b>	Housing – as a standalone garden village settlement.
<b>Area (ha):</b>	152.76	<b>Number of dwellings:</b>	3,000

**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.




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**Key**  
 Site submission  
 25 January 2023

<b>Site ID:</b>	<b>40543</b>	<b>Site Description:</b>	Two open fields located either side of Mill Hill Lane to the east of the A141 and to the south of March.
<b>Site Address:</b>	Land at Mill Hill Lane March March		
<b>Parish:</b>	March CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy :</b>	Open Countryside	<b>Proposed Use:</b>	Housing / Employment
<b>Area (ha):</b>	4.49	<b>Number of dwellings:</b>	

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<b>Site ID:</b>	<b>40544</b>	<b>Site Description:</b>	Former Victory Brickworks and part of the former Saxon Brickworks located to the south of the A605, to the north of the Peterborough to Whittlesey railway line and west of Whittlesey. Brick production ceased in 2011 and since then most of the site has been restored to level hardstanding and is ready for redevelopment.
<b>Site Address:</b>	Victory Brickworks Whittlesey		
<b>Parish:</b>	Whittlesey CP	<b>Current Use:</b>	Other
<b>Settlement Hierarchy:</b>	Market Town	<b>Proposed Use:</b>	Employment
<b>Area (ha):</b>	16.97	<b>Number of dwellings:</b>	0

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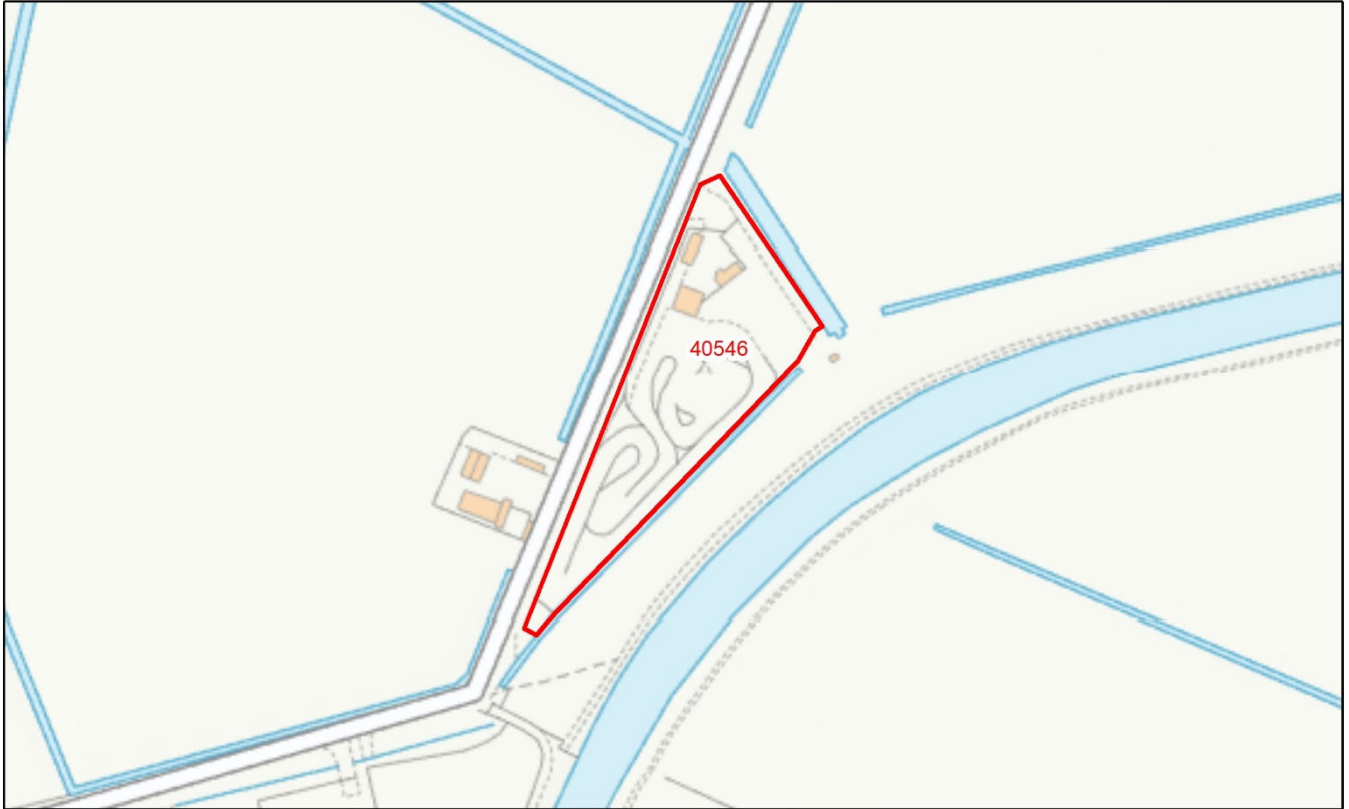

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<b>Site ID:</b>	<b>40545</b>	<b>Site Description:</b>	Elongated shaped part of an arable field surrounded on three sides with housing and a substantial drain to the north.
<b>Site Address:</b>	Woodgate Road Leverington		
<b>Parish:</b>	Leverington CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Medium Village	<b>Proposed Use:</b>	Housing
<b>Area (ha):</b>	2.66	<b>Number of dwellings:</b>	

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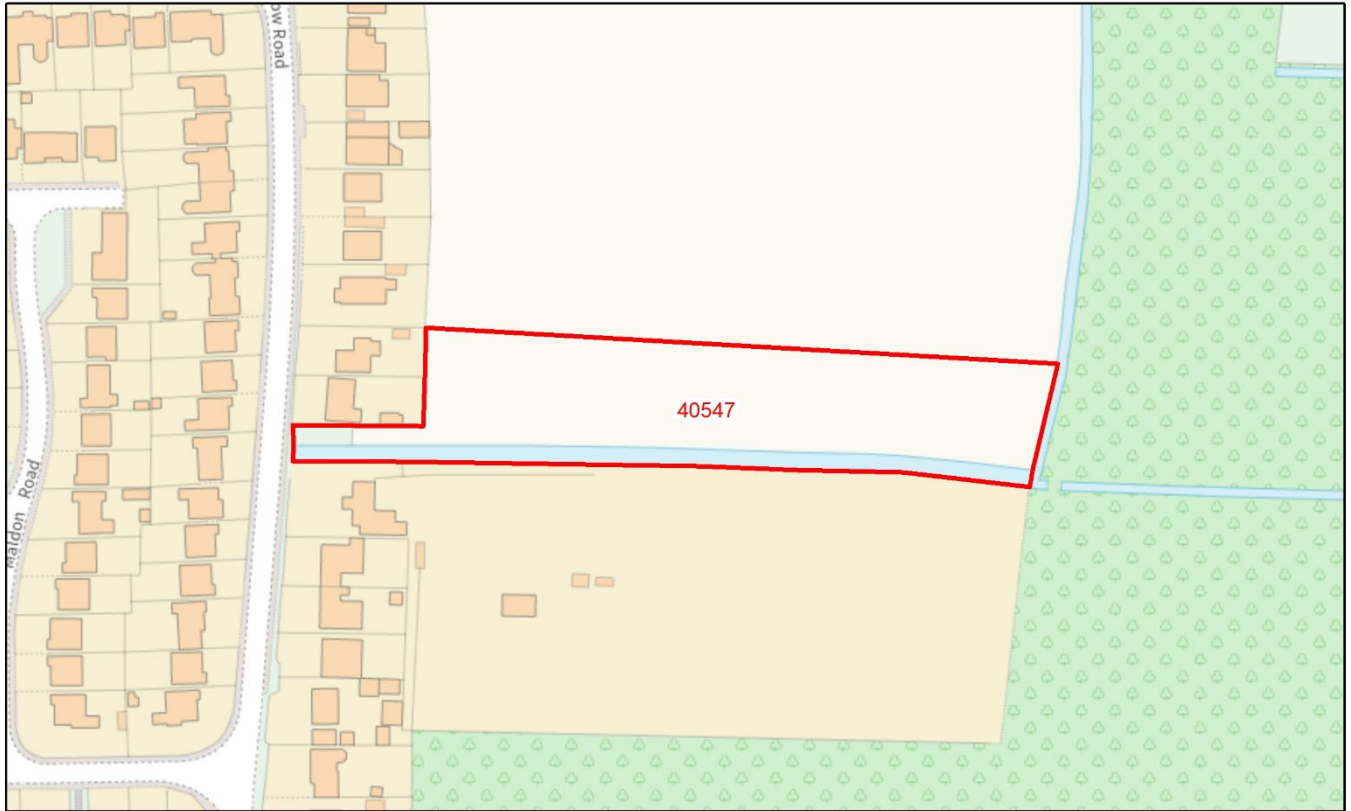

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<b>Site ID:</b>	<b>40546</b>	<b>Site Description:</b>	Triangular shaped site fronting Creek Road to the east of March is currently used as a go-cart track.
<b>Site Address:</b>	Creek Road March		
<b>Parish:</b>	March CP	<b>Current Use:</b>	Go Kart Track
<b>Settlement Hierarchy:</b>	Open Countryside	<b>Proposed Use:</b>	New tourism facilities
<b>Area (ha):</b>	0.59	<b>Number of dwellings:</b>	0

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<b>Site ID:</b>	<b>40547</b>	<b>Site Description:</b>	Broadly rectangular shaped site with access from Stow Road on the eastern side of Wisbech currently used for arable / orchard farming.
<b>Site Address:</b>	Stow Road Wisbech		
<b>Parish:</b>	Wisbech CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Market Town	<b>Proposed Use:</b>	Housing
<b>Area (ha):</b>	0.69	<b>Number of dwellings:</b>	21

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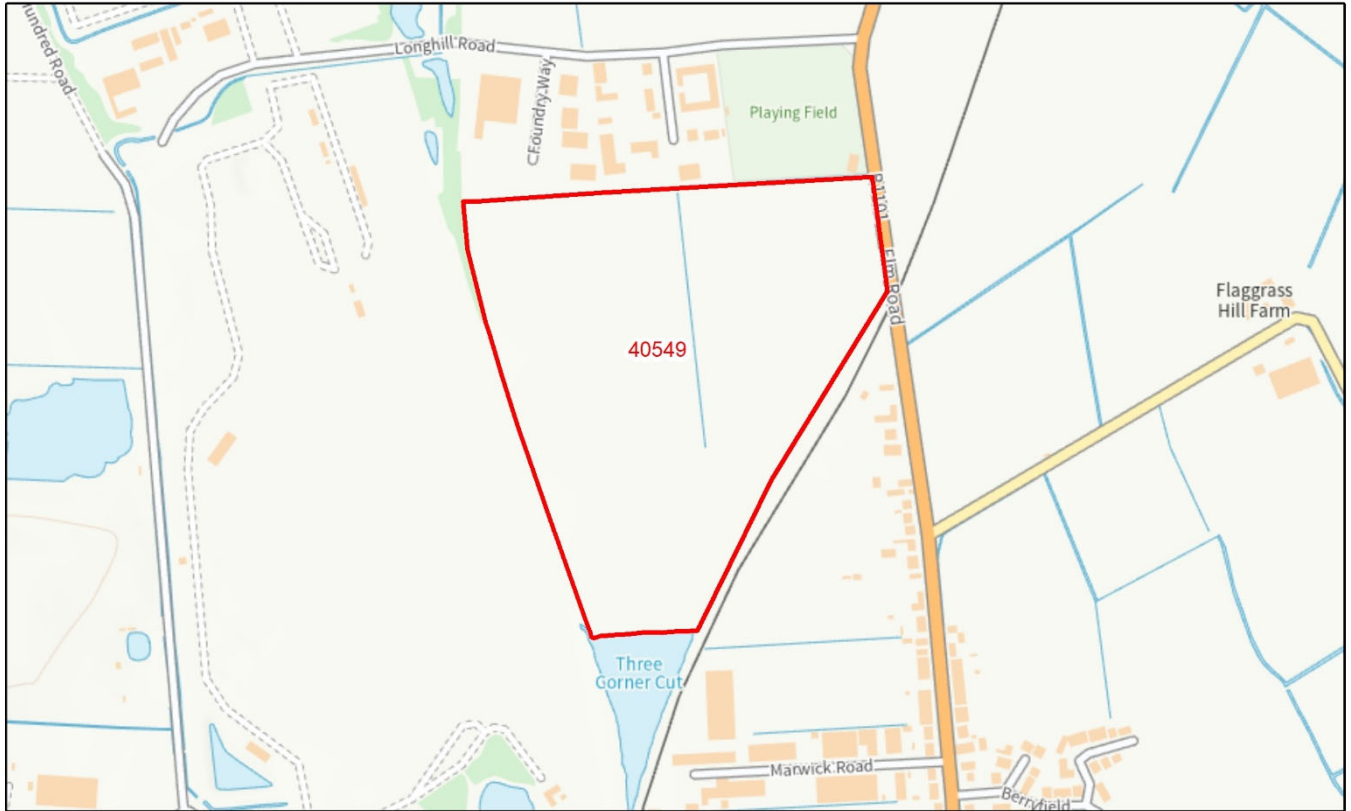

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<b>Site ID:</b>	<b>40548</b>	<b>Site Description:</b>	Open arable field on the eastern edge of March with a disused railway line and dwellings on the western side.
<b>Site Address:</b>	Upwell Road Phase 2 March		
<b>Parish:</b>	March CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Market Town	<b>Proposed Use:</b>	Housing
<b>Area (ha):</b>	6.63	<b>Number of dwellings:</b>	

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<b>Site ID:</b>	<b>40549</b>	<b>Site Description:</b>	Arable fields located to the north of March and adjacent to Elm Road (B1101). There is a footpath and street lighting along the western edge of Elm Road with a vehicular access at the north-eastern end. To the north there is commercial development accessed off Longhill Road and playing fields which are home to March Town United Youth Football Club and March Bears Rugby Club.
<b>Site Address:</b>	Elm Road		
	March		
<b>Parish:</b>	March CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Market Town	<b>Proposed Use:</b>	Housing
<b>Area (ha):</b>	18.54	<b>Number of dwellings:</b>	

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<b>Site ID:</b>	<b>40550</b>	<b>Site Description:</b>	This site is located directly adjacent to EEA1 and site 40497 with access from Honeysome Road
<b>Site Address:</b>	Honeysome Road Industrial Estate		
<b>Parish:</b>	Chatteris	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Market Town	<b>Proposed Use:</b>	Employment
<b>Area (ha):</b>	2.836	<b>Number of dwellings:</b>	0

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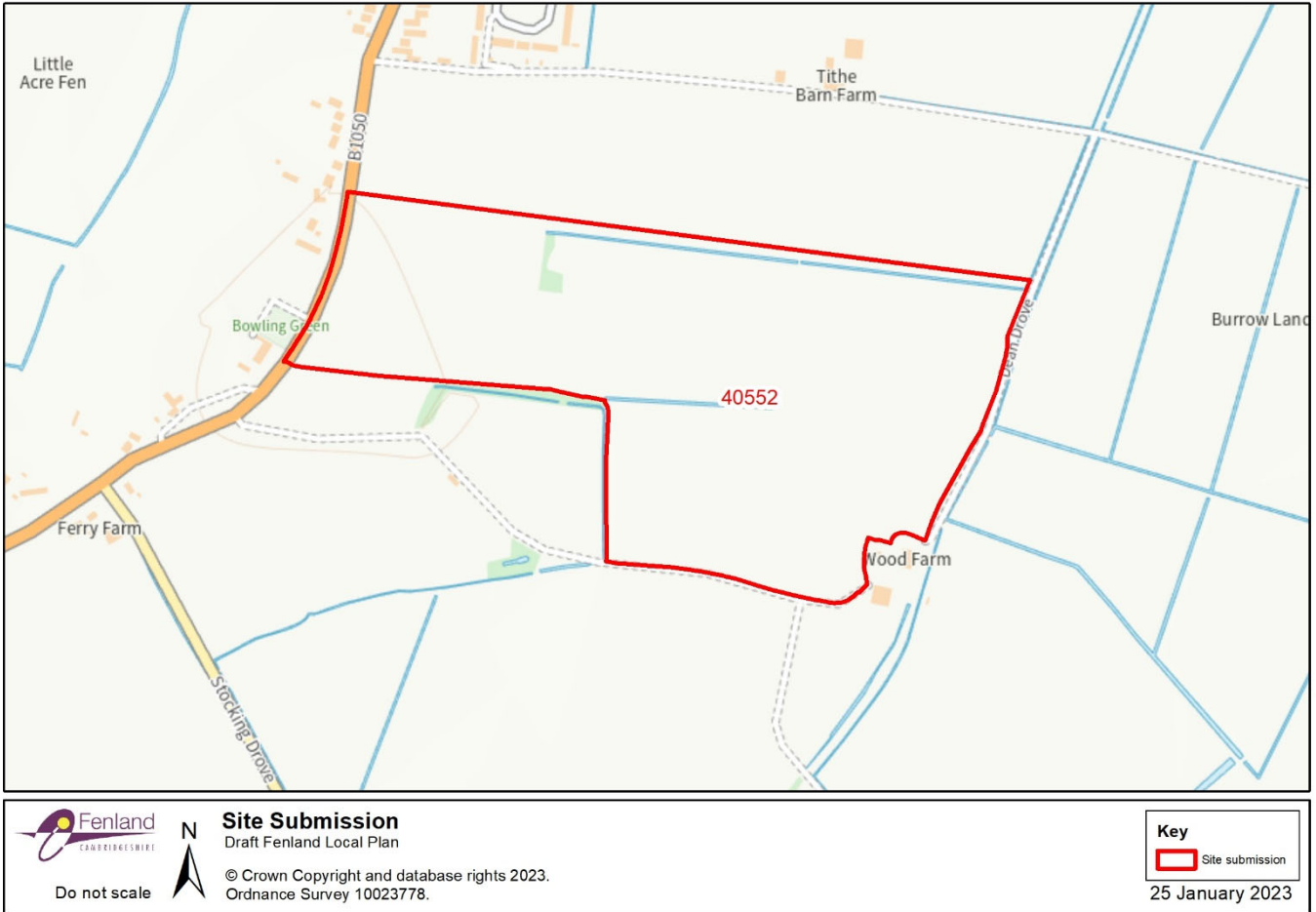

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<b>Site ID:</b>	<b>40551</b>	<b>Site Description:</b>	<p>This site is located directly adjacent to EEA8 (March Enterprise Park).</p> <p>The site is adjacent to an existing employment area, which was identified as a broad location for growth by the Fenland Local Plan 2014. It is also located adjacent to proposed allocation LP40.05 (40290) which is considered to form an extension to EEA8.</p>
<b>Site Address:</b>	March Road		
	Westry		
<b>Parish:</b>	March CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Open Countryside	<b>Proposed Use:</b>	Employment
<b>Area (ha):</b>	6.725	<b>Number of dwellings:</b>	0

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<b>Site ID:</b>	<b>40552</b>	<b>Site Description:</b>	Open arable land to the south of Chatteris with the B1050 on the western side and Dean Drove to the east.
<b>Site Address:</b>	Land south of Chatteris Phase 2		
<b>Parish:</b>	Chatteris CP	<b>Current Use:</b>	Agriculture
<b>Settlement Hierarchy:</b>	Open Countryside	<b>Proposed Use:</b>	Housing
<b>Area (ha):</b>	26.07	<b>Number of dwellings:</b>	500

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