

FENLAND DISTRICT COUNCIL
FENLAND LOCAL PLAN CORE STRATEGY
EXAMINATION

FURTHER STATEMENT

REF: Matter 7 - Urban Extensions (Policy CS7)**Question 1****REF: Matter 8 - Wisbech (Policy CS8)****Question 4****Introduction**

Representations regarding the site identified in red on the attached plan have been prepared on behalf of the Landowners which also includes the Fenland District Council. The site extends to some 2.82 ha and is situated off Harecroft Road, Wisbech. The site benefits from an existing vehicular access off Cricketers Way (Adopted).

It is the closest strategic location to the Town Centre and hugs the built-up area with plenty of visually well-contained mature landscape features. This is a prime allocation for new housing development within a sustainable location, hence the support for West Wisbech as a new urban extension.

Housing Allocations

- Wisbech Town Map in 1963, 1969
- Housing Land Review in 1988 (3.9 ha)
- 2011, 2012 & 2013 'Broad Locations for Growth'

Promotion through the local plan process

This began in 2008 when the Council at officer level, sought to promote the site for housing development. This has involved regular meetings over a number of years with the relevant landowners, cumulating with an agreement to work together to ensure the delivery of the site.

Throughout this process, the Landowners have furnished the Council with all relevant information and representations as part of the emerging local plan process. Whilst much of the site is within Flood Zone 3, it is likely that any new housing development may only be acceptable without ground floor bedroom accommodation.

Conclusions

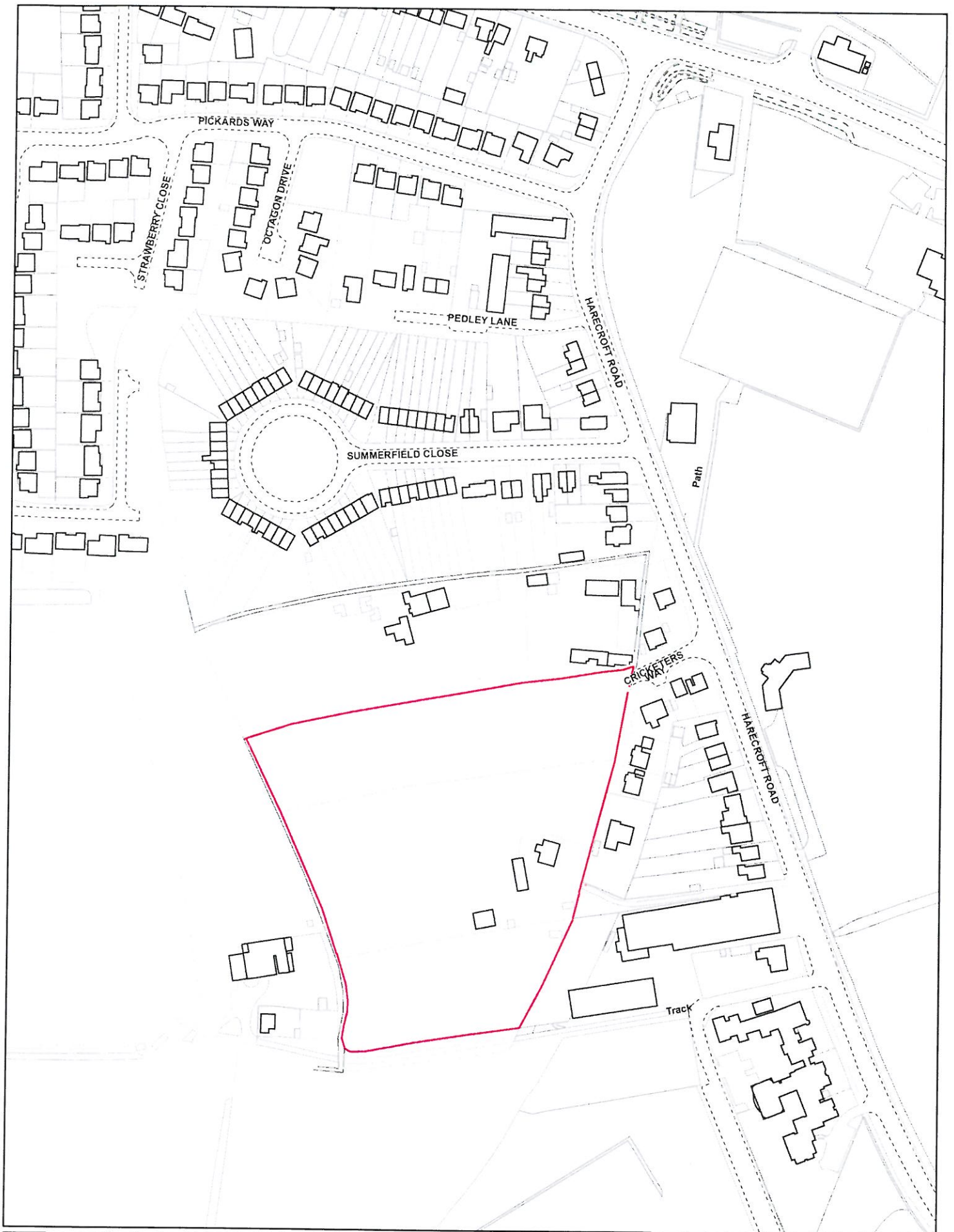
The scale of the proposed housing is relatively modest, with the result that deliverability is unlikely to be constrained by major infrastructure obligations. The site is almost opposite the town's prime area of open spaces which adjoin the Wisbech Town Centre. This site is available and deliverable for housing development.

V&C

12 November 2013

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30 15 0 30 60 90 120
Meters

Land off of Harecroft Road
Wisbech, Cambridgeshire, PE13 1RL

Amended November 2013

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