

F/YR11/0926/F

29 November 2011

Applicant : Mr D Wheatley

Agent : Mr K Hurst  
Keith Hurst Design

Land West of 60A Benwick Road, Doddington, Cambridgeshire

Erection of 3 x single-storey 3-bed dwellings with attached garages involving the demolition of existing agricultural storage building

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This proposal is before the Planning Committee due to the application being called in to Committee by Councillor Melton. The reason being that although outside the development area boundary the site represents a natural continuation of the development which would not cause any harm to the local environment and is also felt to be appropriate infill for which precedent has been set.

This application is a minor

1. **SITE DESCRIPTION**

The site is part of an agricultural field measuring 1.7 ha and the development site is a rectangular area of this agricultural field with a site area of approximately 0.44 hectares. The field presently contains a small brick agricultural building which is to be demolished as part of this proposal, the rest of the site is featureless although there is a row of trees on the rear boundary of the agricultural field. The site is located beyond the settlement limits of Doddington and is approximately 500 metres from the existing Development Area Boundary.

2. **HISTORY**

Of relevance to this proposal is:

- |               |   |  |
|---------------|---|--|
| F/YR11/0707/F | - | Erection of 3 No. single-storey 3-bed dwellings with attached garages involving the demolition of an agricultural storage building – withdrawn 21 October 2011 |
| F/YR04/4435/O | - | Erection of 5 chalet bungalows – refused 11 February 2005  |

3. **CONSULTATIONS**

***Parish/Town Council:***

The Parish Council do not support this application as it is outside the Development Area. If it should be approved by FDC, the Parish Council ask for funding towards village amenities from the development.

***Local Highway Authority (CCC):***

Requires 2.4 m x 120 m vehicle to vehicle visibility splays for each access.

Width of each access should be 5 m wide for a distance of 10 metres into the site.

Appropriate parking and turning to be provided for each plot.

Access to be laid out to the CCC specification.

***Middle Level Commissioners:***

Nearest Board's drain is 960 metres to the south. The applicant has not provided adequate evidence to prove that a viable scheme for appropriate water level/flood risk management that meets current design standards exist. Doddington waste water treatment works is approaching capacity.

***County Archaeology (CCC):***

Site lies in an area of high archaeological potential. The site is situated between the existing village of Doddington and the remains of a deserted medieval settlement (Historic Environment Record Number 09675). It is surrounded by ridge and furrow, the remnants of medieval farming and a medieval moat is known to exist to the north of the site. Prehistoric remains could also potentially survive in the area as indicated by the discovery of Neolithic finds to the southwest of the development site.

It is considered likely that important archaeological remains survive on the site and that these would be severely damaged or destroyed by the proposed development.

Therefore, the site should be the subject to a programme of archaeological investigation to be secured through a condition.

***FDC Scientific Officer (Land Contamination):***

Requires a contaminated land condition to be attached to any permission.

***Local residents/interested parties:***

1 letter of objection re:

- site is more than 500 metres outside the development area in rural countryside;

- development is contrary to national policies PPS1, 3 and 7 as well as Local Plan H3;

- site is in an unsustainable location;
- development would seriously undermine the policies of the development plan;
- this is not infill housing but development on an agricultural field;
- impact on amount of traffic;
- will take to Secretary of State if approved.

#### 4. POLICY FRAMEWORK

##### FDWLP Policy

- |     |  |
|-----|--|
| H3  | - To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other plan policies.  |
| H16 | - Outside the DAB new dwellings must be justified as required for agriculture, horticulture or forestry operations.  |
| E1  | - To resist development likely to detract from the Fenland landscape. New development should meet certain criteria.  |
| E8  | - Proposal for new development should: <ul style="list-style-type: none"> <li>- allow for protection of site features;</li> <li>- have regard to amenities of adjoining properties;</li> <li>- provide adequate access.</li> </ul> |
| E7  | - Archaeological investigation.  |

##### East of England Plan

- |      |                                    |
|------|------------------------------------|
| ENV7 | - Quality in the built environment |
|------|------------------------------------|

##### Planning Policy Statements

- |      |  |
|------|--|
| PPS1 | - Delivering sustainable development     |
| PPS3 | - Housing                                |
| PPS7 | - Sustainable Development in Rural Areas |

#### 5. ASSESSMENT

##### ***Nature of Application***

This application seeks full planning permission for the erection of 3 detached bungalows with associated garages. The proposal also involves the formation of vehicular accesses onto Benwick Road with plots 1 and 2 having a shared access and plot 3 an independent access.

The application is considered to raise the following key issues;

- Site history
- Principle and policy implications
- Effect on the character of the area and precedent
- Biodiversity
- Layout and density
- Design
- Access and parking
- Service provision including flood risk, drainage and bin storage
- Community facilities

### ***Site History***

In 2005 planning permission was refused for the erection of 5 chalet bungalows for 2 reasons, namely, i) the proposal would result in the insensitive development of an important gap which would materially change the character of the area and ii) if the proposal were permitted the LPA would find it difficult to resist similar proposals, the cumulative effect of which would be to progressively detract from the open and rural character of the area.

### ***Principle and Policy Implications***

The proposal is for 3 dwellings located outside the DAB for Doddington where the principle of development is normally unacceptable unless associated with agriculture, horticulture or forestry and falls to be considered under Policy H3 of the Local Plan and Planning Policy Statement 7: Sustainable Development in Rural Areas. No such justification has been put forward to support the proposal.

The proposal also cannot be argued to 'round off' the DAB in a manner which would maintain and enhance the existing character of the village of Doddington. Additionally, no evidence has been put forward that there is a proven shortage of development opportunities within the existing DAB to warrant a departure from the Local Plan Policies.

The proposal would have an adverse impact on the character and appearance of the surrounding countryside and farmland and this viewpoint has not changed since the previous refusal on the site in 2005.

### ***Effect on character of the area and precedent***

The proposal will introduce sprawl away from the village of Doddington which will have a significant effect on the rural nature of the area. If the proposal is approved there are numerous such fields in the vicinity that could be developed in the same manner which will completely change the rural nature and create further ribbon development which will change the nature of the village of Doddington.

### ***Biodiversity***

The proposal involves the demolition of a brick built agricultural storage building and a relevant bat and bird survey has been conducted and concludes that the barn and lean-to are not used by bats or barn owls and its demolition will not impact on the local bat or barn owl population. One wren nest will be lost and the buildings should be demolished outside the bird breeding season of March to August.

It is recommended that in compliance with PPS9 that two bird boxes in each of the bungalow gardens should be erected and a barn owl box on a pole to the south end of the field near the woodland.

### ***Layout and Density***

The proposal is for 3 detached bungalows on a parcel of land 0.44 ha which equates to a low density of 7 dwellings per hectare, therefore, the plots are of generous proportions with ample private amenity space.

It is proposed to introduce landscaping to the sides and rear of the site in the form of hedging to lessen the impact of the development in the open setting of the field.

### ***Design***

Each bungalow is individually designed with 3 bedrooms and each bungalow benefits from a garage together with parking and turning. Materials for the external walls and roofs are to be conditioned for future approval.

### ***Access and parking***

Access is off the existing B class road and visibility splays are required in each direction of 2.4 m x 43 m and will be conditioned accordingly. Turning is available within the plots to ensure that vehicles can exit the site in forward gear. The Local Highway Authority has requested appropriate conditions to ensure the land is developed in an acceptable manner that meets their requirements. Each dwelling benefits from 2 parking spaces and independent turning.

### ***Service Provision including flood risk, drainage and bin storage***

The site lies within Flood Zone 1 and, therefore, a Flood Risk Assessment is not required, however, the Middle Level Commissioners has raised concern regarding the lack of supporting information to prove that appropriate water level/flood risk management that meets current design standards exist. They also raise awareness that the Doddington waste water treatment works is approaching capacity and that there is a risk of raw sewage flooding due to the lack of such capacity.

There is a shallow ditch along the front of the site which does not appear to be a drainage ditch but will require an element of levelling.

With regards to refuse collection, each dwelling will have its own bin storage facility and bins will be collected from the highway edge.

### ***Conclusion***

The site is located approximately 500 metres outside the existing DAB for Doddington and does not form a continuation of the existing settlement limits due to the presence of other areas of open land between the DAB limits and the application site.

The LPA acknowledges that a small group of dwellings exist immediately to the east of the site and that permission was recently granted for one further dwelling located within the existing footprint of this group of dwellings which did not extend the limits of that group.

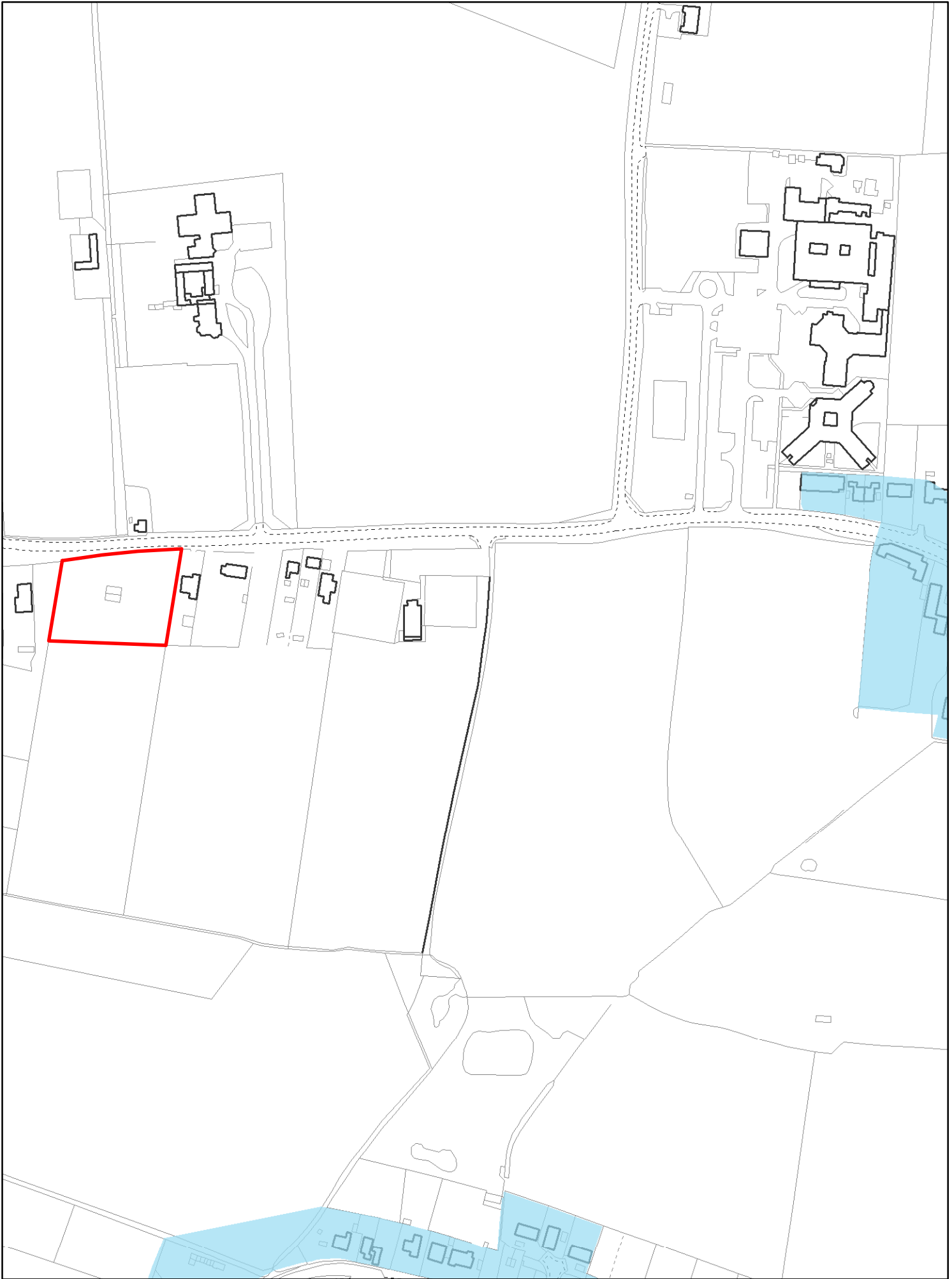
If the proposal was approved it would have a detrimental impact on the character of area which is rural in nature and will extend the built form away from Doddington for a considerable distance

The recommendation, therefore, is to refuse the application as being detrimental to the character of the rural area and the distance away from the settlement limits of Doddington.

## **6. RECOMMENDATION**

### **Refuse**

- 1. The proposed development, which is located approximately 500 metres outside the Development Area Boundary of Doddington, is considered to have a detrimental impact on the existing rural character of this part of the countryside. It thus fails to accord with Policies H3 and E8 of the Fenland District Wide Local Plan 1993.**
  
- 2. The proposed development, which is located outside the Development Area Boundary of Doddington, will be located within open countryside which forms the rural nature of this part of the village of Doddington and it is considered that the scale and form of development will be visually intrusive and will not assimilate into the rural landscape which is characteristic of the southern side of Benwick Road, Doddington, and is, therefore, contrary to Policy E1 of the Fenland District Wide Local Plan 1993.**



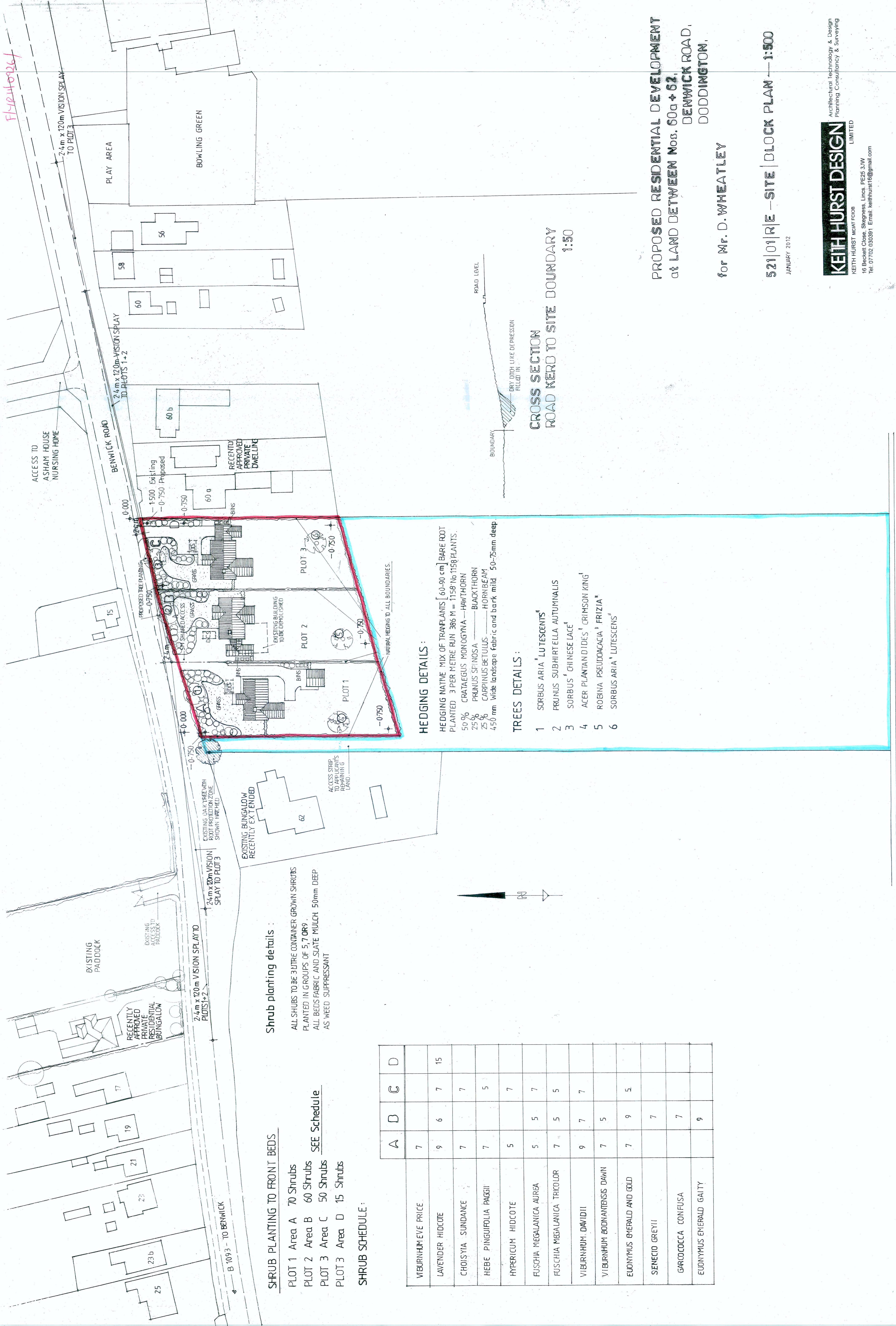
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Scale = 1:3,000





F1424109267

**Shrub planting details :**  
 ALL SHRUBS TO BE 3 LITRE CONTAINER GROWN SHRUBS  
 PLANTED IN GROUPS OF 5, 7 OR 9.  
 ALL BEDS FABRIC AND SLATE MULCH 50mm DEEP  
 AS WEED SUPPRESSANT

**SHRUB PLANTING TO FRONT BEDS**  
 PLOT 1 Area A 70 Shrubs  
 PLOT 2 Area B 60 Shrubs  
 PLOT 3 Area C 50 Shrubs  
 PLOT 3 Area D 15 Shrubs  
**SEE Schedule**

**SHRUB SCHEDULE :**

	A	B	C	D
VIBURNUM EVE PRICE	7			
LAVENDER HIDCOTE	9	6	7	15
CHOISYA SUNDANCE	7		7	
HEBE PINGUIFOLIA PAGGII	7		5	
HYPERICUM HIDCOTE	5		7	
FUSCHIA MEGALANICA AUREA	5	5	7	
FUSCHIA MEGALANICA TRICOLOR	7	5	5	
VIBURNUM DAVIDII	9	7	7	
VIBURNUM BODNANTENSIS DAWN	7	5		
EUONYMUS EMERALD AND GOLD	7	9	5	
SENECIO GREYII		7		
GARCOCCA CONFUSA		7		
EUONYMUS EMERALD GAITY		9		

**HEDGING DETAILS :**

HEDGING NATIVE MIX OF TRANPLANTS [60-90 cm] BARE ROOT PLANTED 3 PER METRE RUN 386 M = 1158 No. 1158 PLANTS.  
 50% CRATAEGUS MONOGYNA — HAWTHORN  
 25% PRUNUS SPINOSA — BLACK THORN  
 25% CARPINUS BETULUS — HORNBEAM  
 450 mm Wide landscape fabric and bark mulch 50-75mm deep

**TREES DETAILS :**

- 1 SORBUS ARIA 'LUTESCENS'
- 2 PRUNUS SUBHIRTELLA AUTUMNALIS
- 3 SORBUS 'CHINESE LACE'
- 4 ACER PLATANOIDES 'CRIMSON KING'
- 5 ROBINIA PSEUDACACIA 'FRIZIA'
- 6 SORBUS ARIA 'LUTESCENS'

**CROSS SECTION**  
 ROAD KERB TO SITE BOUNDARY  
 1:50

**PROPOSED RESIDENTIAL DEVELOPMENT**  
 at LAND BETWEEN NOS. 60a + 62,  
 DENWICK ROAD,  
 DODDINGTON.

for Mr. D. WHEATLEY

52101RE - SITE | BLOCK PLAN - 1:500

JANUARY 2012

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