

**Application Number: F/YR13/0866/F  
Minor  
Parish/Ward: Newton/Roman Bank  
Date Received: 20 November 2013  
Expiry Date: 15 January 2014  
Applicant: Mrs J Goose  
Agent: Mr N Lowe, Peter Humphrey Associates**

**Proposal: Erection of 2 x 2-storey 4-bed dwellings with detached double garages and store, and 1.2m high post and rail fencing.**

**Location: Land west of Conkers, Fen Road, Newton**

**Site Area/Density: 0.79ha / 4 dph**

**Reason before Committee: This application is before committee at the request of Cllr Humphrey as he considers that the proposal will finish off the development to a natural stop line being the existing dyke. Furthermore, the site is close to the shop, post office and public house and is also very close to public transport links. The proposal accords with policy CS12 and will offer quality housing to the village.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

The site lies beyond the established settlement of Newton in what is considered to be a countryside location in policy terms. No justification has been provided for the essential need for two dwellings in this location. The development of the site is considered to result in the unsustainable growth of the village by virtue of the lack of justification for intrusion into the countryside and by extending an existing linear feature.

The proposed dwellings are considered to be of a scale, design and layout which fail to reflect neither the rural setting of the site or the neighbouring residential development. This is considered to be to the detriment of the character of the area.

The site is located within Flood Zone 3 (FZ3), which is classed as being at the highest risk of flooding. Both the emerging Core Strategy and the NPPF require new developments to be located within areas of lower flood risk before land within FZ3 is released. It is widely accepted that there is land available within the District which is located within Flood Zones 1 and 2.

The proposal therefore fails in terms of flood risk, sustainability and design and accordingly the application is recommended for refusal.

## 2. HISTORY

No planning history

### 3. PLANNING POLICIES

#### 3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Decisions should take into account whether safe and suitable access to the site can be achieved for all people.

Paragraph 100: Inappropriate development in areas at risk of flooding should be avoided.

#### 3.2 Draft Fenland Core Strategy:

CS3: Spatial Strategy and Settlement Hierarchy

CS12: Rural Areas Development Policy

CS14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

CS15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.

CS16: Delivering High Quality Environments

#### 3.3 Fenland District Wide Local Plan:

E8: Landscape and amenity protection

H3: Development Area Boundary/Protection of Character and Amenity/Highway Safety

### 4. CONSULTATIONS

#### 4.1 *Parish Council:*

Unhappy with this planning application as it extends the village development boundary, infill is preferred. Fen Road is a small by-road with little maintenance and passing places, does not need extra traffic.

#### 4.2 *Environment Agency:*

The development will only meet the requirements of the NPPF if certain conditions are met.

#### 4.3 *North Level Internal Drainage Board:*

Comments awaited.

4.4 **CCC Highways:**

Fen Road in the vicinity of the site is not really suitable in its current condition to serve further development being of single vehicle width, devoid of footways and lacks a comprehensive street lighting. Therefore questions the appropriateness of further residential development extending the built form of the settlement into the open countryside without comprehensive improvements.

4.5 **FDC Scientific Officer:**

No objections

4.6 **Neighbours:**

6 letters of objection received, concerns regarding:

- the site is on the extreme edge of the village
- the proposal will extend the settlement even further into the countryside
- development which was closer to the village was recently refused
- large pseudo barn homes are not appropriate in this location
- the village has a number of infill sites close to the village centre which could be developed in preference to the very edge of the residential area
- loss of view
- the existing development forms the edge of this part of the village
- the development will encroach into the open countryside
- precedent
- ribbon development along a rural and narrow lane
- loss of a green field site and Grade 1 agricultural land
- increase in traffic on rural by-road
- development in flood zone 3 should be avoided
- the ground conditions are variable
- connection to sewage mains is not available in this location
- there are no special circumstances which would warrant a departure from the Development Plan
- the site is outside of the development area boundary
- street lighting is inadequate
- pumping station is inadequate
- the design is out of keeping with the surroundings

- the proposal will be of no benefit to the village
- a similar proposal to the west of Newton was dismissed on appeal
- the development is not good for community relations
- no speed restriction on the road
- the road is in a poor state of repair and has no footpath
- highway safety

## 5. **SITE DESCRIPTION**

- 5.1 The site is located on the northern side of Fen Road, beyond the established settlement of Newton. The existing development is located to the immediate east of the site with agricultural land to the north, south and west. The site is currently used as farmland and, apart from the fencing and vegetation on the eastern boundary, has open boundaries.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Policy implications
- Design, layout and highways
- Flood Risk
- Other Matters

### (a) Policy implications

The site is located beyond the established settlement of Newton in what is considered to be a countryside location in planning policy terms. The site adjoins existing development on the east however it is clearly beyond the built up limits of the village. No supporting information has been provided to justify new residential development in this location. The proposal is therefore contrary to countryside housing policies H3 and CS12.

The proposal would result in the extension of the built form into the open countryside by forming a continuation of the ribbon development along Fen Road. This would be contrary to CS12 of the emerging Core Strategy which stipulates that new development must be of a scale and in a location which is in keeping with the core shape and form of the settlement and it must not extend existing linear features of the settlement or result in ribbon development.

### (b) Design, layout and highways

The dwellings have been designed to have a 'barn conversion' appearance however the uniform position of the buildings, their layout within the site and the regular position of the fenestration provide a domestic appearance, rather than a rural one.

This domestic encroachment into the open countryside, which is exacerbated by the scale of the dwellings, would be to the detriment of the character of the area, contrary to policies E8 and CS16. The size of the dwellings and their curtilages is out of keeping in general with the surrounding dwellings and their associated plots which further highlights the inconsistencies with the character of the area.

CCC Highways have noted that this part of Fen Road is not suitable in its current condition to serve further development being that it is of single vehicle width, devoid of footways and lacks comprehensive street lighting. This in itself is not reason enough for refusal given that the site is in relatively close proximity to the widened part of Fen Road. However it is considered that the issues raised by Highways further demonstrate the unsuitability of the site for residential purposes.

(c) Flood Risk

The site is located within Flood Zone 3 which is classed as being at the highest risk of flooding.. Both the emerging Core Strategy and the NPPF require new developments to be located within areas of lower flood risk before land within Flood Zone 3 is released. It is widely accepted that there is land, especially for a single plot, available within the District which is located within Flood Zones 1 and 2. The proposal therefore fails to satisfy the planned sustainable growth of the District, contrary to CS14 of the emerging Core Strategy.

(d) Other Matters

The comments received from the Parish Council and neighbouring residents have been noted and those which are material planning considerations have already been justified within the body of this report.

## 7. **CONCLUSION**

- 7.1 The proposal constitutes unjustified residential development beyond any established settlement. The location of the site will result in the unsustainable growth of the village by extending an existing linear feature. The design of the dwellings, their scale and the layout of the plots are both uncharacteristic of the neighbouring residential development and the rural setting of the site on which they are positioned.

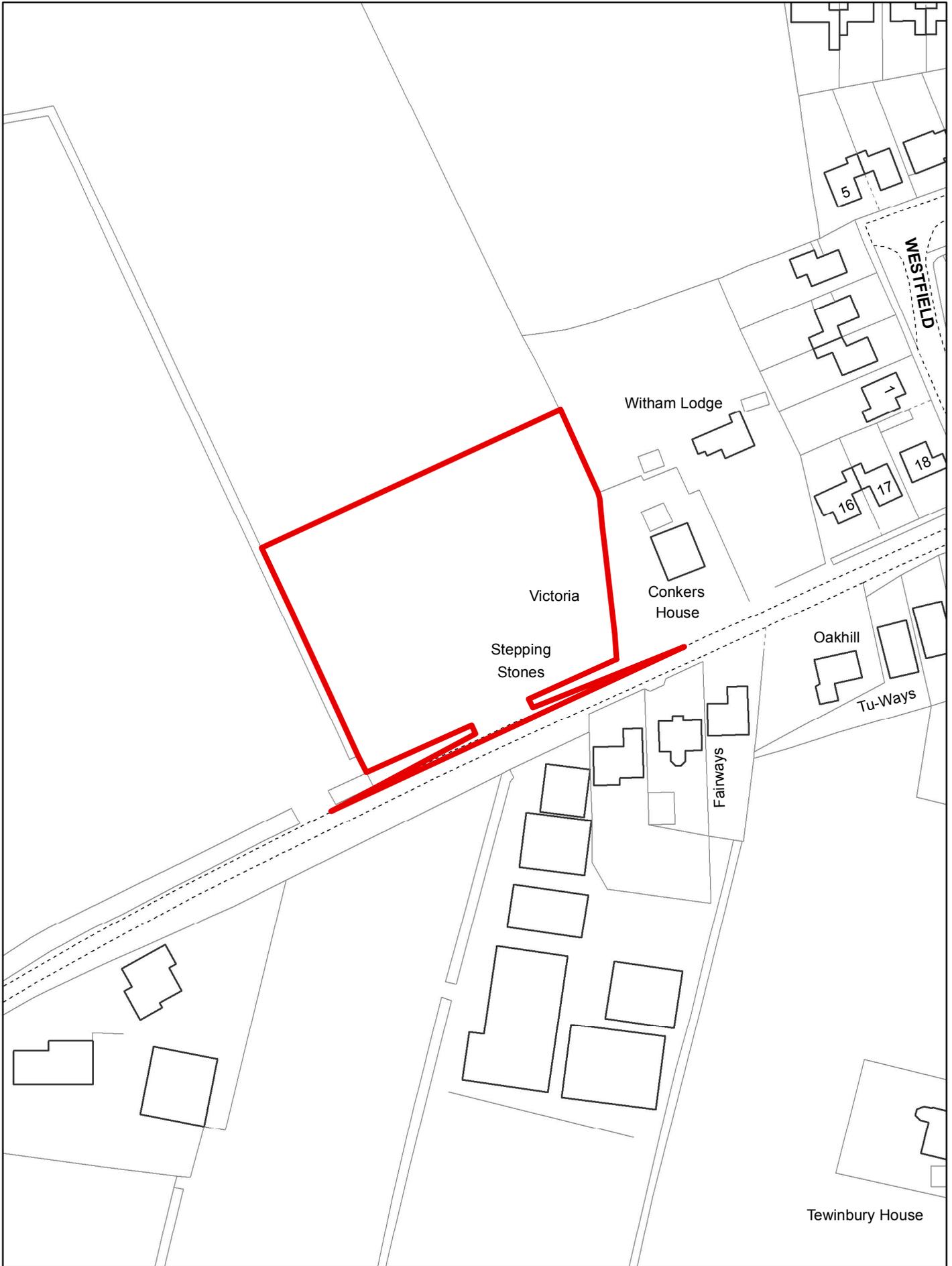
The site is located within an area at high risk of flooding and no special justification has been provided for the proposal. It is therefore considered that there is no need to release land for housing in this area which is at high risk of flooding when there is land available at lower risk of flooding elsewhere within the District.

For the reasons above it is considered that the proposal is contrary to the provisions of the Development Plan and national guidance and it is therefore recommended that planning permission is refused.

## **8. RECOMMENDATION**

### **Refuse**

- 1. The proposal represents unjustified residential development beyond any established settlement and would result in ribbon development which is out of keeping with the core shape of Newton. The application is therefore contrary to H3 of the Fenland District Wide Local Plan, CS3 and CS12 of the Fenland Local Plan Core Strategy (proposed submission 2013) and Section 6 of the National Planning Policy Framework.**
- 2. The development is located within Flood Zone 3 despite there being land available within areas of lower flood risk. The application is therefore contrary to CS14 of the Fenland Local Plan Core Strategy (proposed submission 2013) and Section 10 of the National Planning Policy Framework.**
- 3. The design of the dwellings, their scale and the layout of the plots are both uncharacteristic of the neighbouring residential development and the rural setting of the site on which they are positioned. The proposal would therefore have a harmful appearance which would be detrimental to the character of the area, contrary to E8 of the Fenland District Wide Local Plan, CS16 of the Fenland Local Plan Core Strategy (proposed submission 2013) and Section 07 of the National Planning Policy Framework.**



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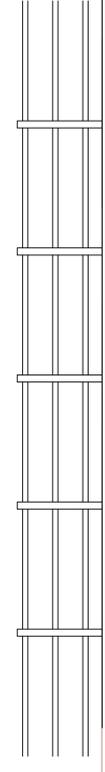
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## LOCATION PLAN 1:1250



## SITE PLAN 1:500

- TREE PLANTING**  
 A SILVER BIRCH - BETULA  
 B WHITEBEAM - SORBUS  
 C HORNBEEAM - CARPINUS  
 D WALNUT - JUGLANS  
 TREE'S PLANTED TO BE 1.800m HIGH  
 SP SHRUB PLANTING TO INCLUDE  
 BARBERRY(BERBERIS) GUELDER ROSE(VIBURNUM)  
 BUDDLEIA DAVIDIL FORSYTHIA X INTERMEDIA LYWOOD  
 MOCK ORANGE(PHILADELPHUS)SNOWY MESPILUS(AMELANCHIER)  
 C3 POT SIZE  
 PLANTING SIZE 40-60cm  
 PLANTED AT 750mm cts
- GC - GROUND COVER PLANTS**  
 COTONEASTER HORIZONTALIS,  
 HEDERA HELIX,LAVANDULA SPICA  
 6 PLANTS PER METRE SQ.
- CONSERVATION HEDGE TO INCLUDE**  
 50% HAWTHORN AND 10% EACH OF THE  
 FOLLOWING BLACKTHORN,DOG ROSE,  
 DOGWOOD,HAZEL,CRAB APPLE



## 1.200m post and rail fence 1:50

**Peter Humphrey Associates Ltd.**  
 ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
 RESIDENTIAL DEVELOPMENT

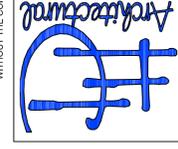
SITE  
 FEN ROAD  
 NEWTON

DRAWING  
 PROPOSED

CLIENT  
 MRS J GOOSE

DATE JUNE 2013 SCALE As Shown @ A1 JOB No. 4930 PL01b

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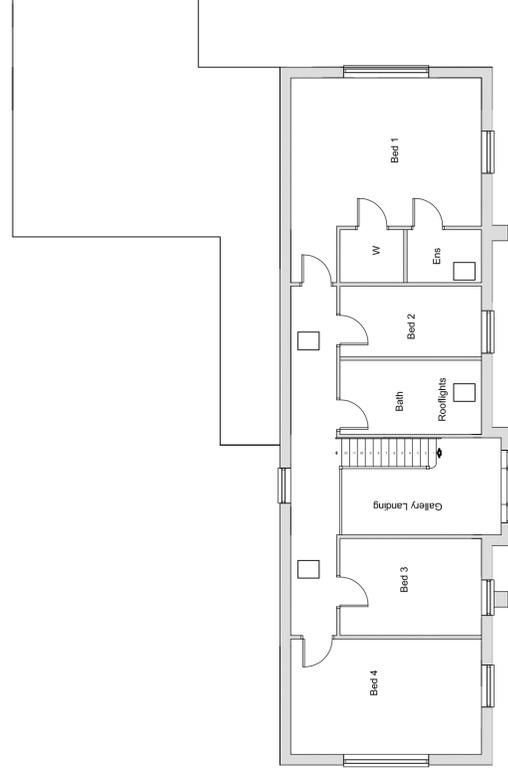
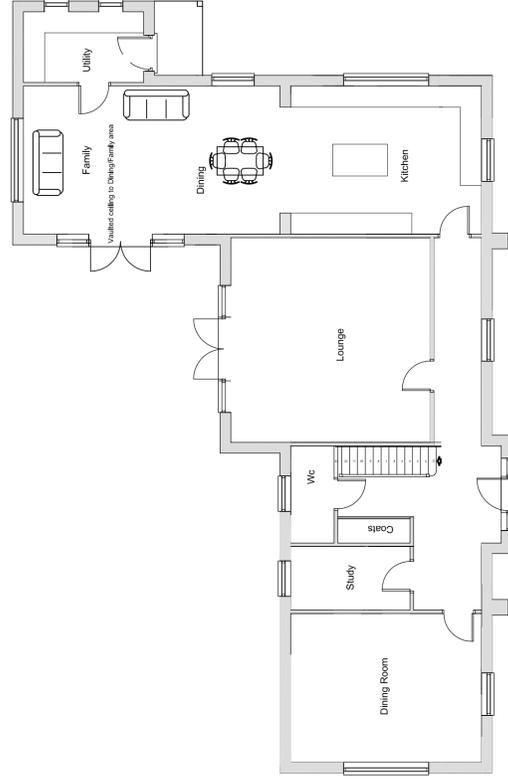
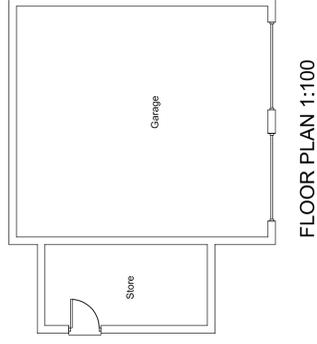
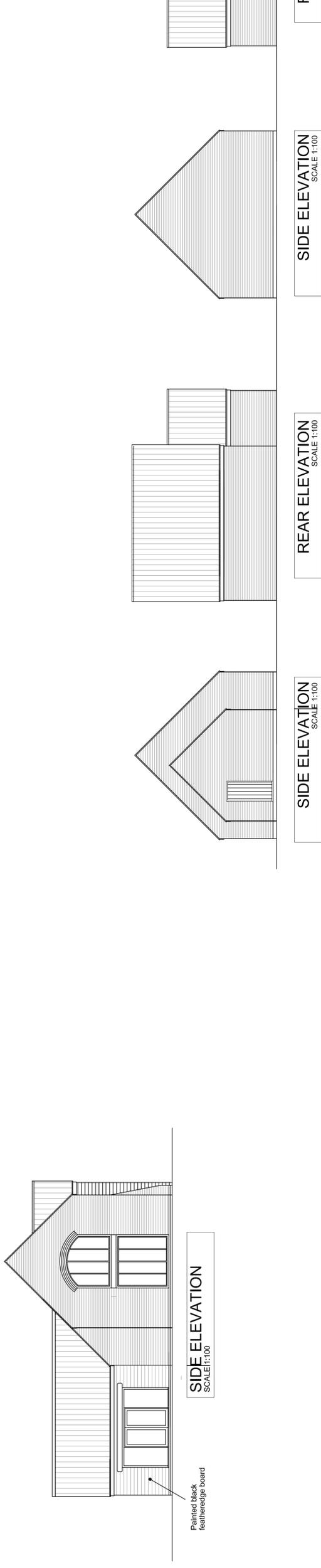


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Building  
 100% COMPLIANT WITH THE BUILDING REGULATION 2010  
 Cambridge Winter 03/08/10  
 October Winter 2011





**PLOT 1**

**Peter Humphrey Associates Ltd.**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
**RESIDENTIAL DEVELOPMENT**

SITE  
**FEN ROAD  
NEWTON**

DRAWING  
**PROPOSED**

CLIENT  
**MRS J GOOSE**

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