

F/YR16/0194/F

**Applicant: Mr R Grundy**

**Agent : Mr S Bates  
Swann Edwards Architecture Limited**

**Land South East Of Mole End, Gull Road, Guyhirn, Cambridgeshire**

**Erection of 4 x 2-storey 4-bed dwellings and the formation of 2 new accesses**

**Reason for Committee: Officer recommendation is at variance to that of the Parish Council**

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## **1 EXECUTIVE SUMMARY**

The proposal is a full application for 4 dwellings, on garden land on the edge of Guyhirn considered a Small Village in Policy LP3 of the Fenland Local Plan. LP3 states that development in Small Villages will be considered on its merits but will normally be limited in scale to residential infilling. Notwithstanding this, this site forms part of a considerable gap in the built form on the eastern side of Gull Road between Mole End and Dove Cottage. This part of Gull Road has not been as intensively developed as the western side, characterised by a few scattered dwellings and the caravan park further north. Therefore the site is considered to relate more to the open countryside. It is also considered not to be infill development or that of limited scale. The principle of development of this site is therefore considered to be contrary to Policy LP3.

The proposed development for 4 dwellings on garden land, creating two new accesses onto the highway, is considered to also conflict with LP12 Part A as it would compromise the existing settlement character, street scene and core shape. The west side of Gull Road is mostly characterised by linear/ ribbon development set back from the highway, the east side of Gull Road is considered to be outside the settlement's built form as the natural mature boundaries and agricultural land come all the way to the highway edge. The footpath which stretches the length of Gull Road on the west side also adds an urbanising feel and highlights the difference between the two sides of the road. The proposal is therefore also considered to conflict with LP12 A parts a), c) and d).

It is accepted that within the immediate vicinity, there has been considerable redevelopment which has extended the residential built form north west along Gull Road. However, the site is on the opposite side of the road where there is considered to be of a significantly different character for the reasons set out above. Therefore the environmental role or impact is considered to be significantly and demonstrably negative, contrary to Paragraph 14 of the NPPF.

The recommendation is for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The site measures 0.17ha and consists of part of the side garden and paddock of Mole End a residential property within an area which has experienced residential growth within the last few years. The garden is south east of the property adjacent to Gull Road.
- 2.2 The site is to the east of Gull Road, opposite the previous nursely site where permission was granted for 4 x properties.
- 2.3 A dyke marks the eastern boundary along with mature hedging and trees which also mark the western and southern boundaries. Within the site are numerous trees.
- 2.4 The majority of the site is within Flood Zone 1, but was previously within Zones 2 and 3. A small area to the rear of Plot 1 remains within Flood Zone 3.

## **3 PROPOSAL**

- 3.1 The proposal is in full for 4 x 2 storey 4 bed detached dwellings. Plots 1 and 4 are similar in design being 7.3m to the ridge. Plots 2 and 3 are also similar but slightly taller being 8.2m to the ridge. Materials are to be confirmed later.
- 3.2 The existing access to Mole End will be retained and 2 x new access will serve the 4 x properties this will open onto Gull Road.
- 3.3 Recently, an Ecological Report and Tree Survey and Arboricultural Assessment have been submitted. The plans have also been amended to take into account the highway officer's comments.
- 3.4 No trees need to be removed to accommodate the development. Two openings are to be made in the hedgerow along the road frontage which is in poor shape.
- 3.5 Two Poplar trees and a row of Leylandii Cypress to the rear of Plots 2 and 3 are located six metres from the rear elevations of the dwellings and too close for future occupiers and foundation design, so are proposed to be removed.
- 3.6 The application was submitted in March 2016. At that time the site fell within Flood Zones 2 and 3. The applicant undertook the sequential test and exception test which was to provide a commuted sum to the Parish Council. This required the completion of a Unilateral Undertaking. The preparation of this legal agreement was on going for approximately 18 months. Towards the end of 2017 the majority of the site was removed from Flood Zones 2 and 3 on the Environment Agency's Map. Since the submission of the application the local planning authority has attempted to take a consistent approach to development in Guyhirn, in line with previous decisions, especially on the eastern side of Gull Road.

Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O2FL16HE06P00>

## 4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR07/0285/O	Erection of 2 houses with garages Land South East Of Mole End Gull Road Guyhirn Wisbech Ca	Refused	02/05/2007
F/YR06/0552/O	Erection of 2 houses with garages Land South East Of Mole End Gull Road Guyhirn Wisbech Ca	Refused	27/06/2006

## 5 CONSULTATIONS

**5.1 Wisbech St Mary Parish Council:** Recommend approval

**5.2 EA (who commented when the site was within FZ3):** The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment (FRA) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

### Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Geoff Beel Consultancy dated March 2016 and the following mitigation measures detailed within the FRA:

Floor levels of the proposed dwellings will be a minimum of 500mm above existing land level at a minimum of 2.30m AOD with flood resilient construction up to 300mm above finished floor level.

Safe refuge is available at first floor level with no sleeping accommodation at ground floor.

Reason- To reduce the risk of flooding to the proposed development and to future occupants in accordance with LP14 of Fenland Local Plan 2014

**5.3 FDC Environmental Health:** The Environmental Protection Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given that the proposal is for a site that is close to filled land (inert material) the following condition should be imposed.

### UNSUSPECTED CONTAMINATION

CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON- To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

**5.4 PCC Wildlife Officer 06.02.2018:** I am pleased to note is now accompanied by an Ecological Impact Assessment Report (Jan 2018). I have the following comments to make with regard to protected species and habitats:

### Protected Species:

Bats: No evidence of any bat roosts were found during the survey, however the building (S1 in report) and two ivy-clad hawthorn trees on the western boundary were considered to have some bat roosting potential. In addition there was thought

to be a low level of bat foraging activity across the site. I would therefore recommend the following measures in relation to bats:

- a) Provision of a range of bat boxes and bat tiles to be incorporated into the new dwellings to provide suitable bat roosting habitat;
- b) External lighting to be designed to be baffled downwards away from the retained boundary hedges and trees;
- c) Building S1 to have roof "soft-stripped" by hand and two ivy-clad hawthorn trees to be carefully felled (if required); should any evidence of bats be found, works to stop immediately and an ecologist contacted for advice.

The above detail should be provided by the applicant which would be acceptable via a suitably worded condition.

**Reptiles:** The report identifies the possibility that reptiles may utilise areas of the site, however there is a low probability of them being present. Nevertheless a precautionary approach is recommended, which I would support. I would therefore request that a suitably worded condition is imposed requiring that site clearance works are carried out under ecological supervision.

**Nesting Birds:** The Report identifies habitats and features within the site which are likely to support nesting birds. Where any vegetation or buildings are to be removed, these might provide suitable habitat for nesting birds during the nesting season (1st March to 31st August). I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

I would also request that a range of bird nest boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

**Hedgehogs:** Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006. I would therefore recommend that as a precaution, all construction trenches are covered overnight or a means of escape provided for any hedgehogs (or other mammals or reptiles) that may have become trapped.

In addition it is recommended that impenetrable barriers are avoided by allowing adequate gaps to be retained under any new fencing. The above may be secured via a suitably worded condition.

#### **Landscaping:**

I would recommend that the boundary hedgerows and trees are retained and strengthened wherever possible. With regard to any additional planting I would recommend the use of a range of native tree and shrub species, the detail of which may be provided via a suitably worded condition.

#### **Recommendation:**

I have no objection to the proposal subject to the use of appropriate conditions as set out above. I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss to biodiversity.

**5.5 Tree Officer 05.02.2018:** The application is for the construction of a residential scheme comprising 4 x 2-storey dwellings and 2 new accesses at the current site.

A tree report to BS5837:2012 standards has been provided by the applicant and I have no objection to the conclusions. I agree that the retention of 2 poplars and the line of cypress (trees 11, 12 and group G1) is not sustainable should the scheme be approved. Poplars are noted for failure of branches in inclement weather.

Should the scheme be approved, I would be prepared to see trees 11 & 12 and group G1 removed and replaced as part of the landscaping. The use of birch and alder would be acceptable along the boundary.

**5.6 CCC Highways (amended drawings) 06.02.2018:** I have no highway objections subject to the following condition recommendations;

1.) The gradient of the vehicular accesses shall not exceed 1:12 for a minimum distance of 5.0m into the site as measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

2.) Prior to the first occupation of the development the vehicular accesses where it crosses the public highway shall be laid out and constructed in accordance with detailed plans to be submitted and approved in writing by the Local Planning Authority

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

3.) Notwithstanding the submitted plans, the accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

4.) Prior to the first occupation of the development the proposed on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

5.) Prior to first occupation of the development hereby approved, a 1.8m wide footway link between the site accesses along Gull Road shall be laid out in accordance with submitted plan 02 Rev D and constructed to the written satisfaction of the local planning authority.

Reason - In the interests of highway and pedestrian safety Informative

**5.7 CCC Archaeology:** Our records indicate that the site lies in an area of high archaeological potential on a north west to south east aligned roddon. To the north west are Romano-British settlement (Historic Environment Record reference MCB11238) and Romano-British field systems (MCB11247, MCB4754). To the south west is an earthwork complex (MCB17827, which are truncated by the former course of Morton's Leam (MCB17919), during construction in 1490. In addition to the east is further evidence of Roman (MCB11412, MCB11248, MCB11025) and Medieval occupation (MCB17859).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

"No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of

investigation which has been submitted by the applicant and approved in writing by the local planning authority."

This will secure the preservation of the archaeological interest of the area either by record or *in situ* as appropriate. The model condition also indicates:  
*Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.*

#### **5.8 Local Residents/Interested Parties:** None received

### **6 STATUTORY DUTY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

### **7 POLICY FRAMEWORK**

#### **National Planning Policy Framework (NPPF)**

#### **National Planning Policy Guidance (NPPG)**

Paragraph 2 - Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

Paragraph 7 - The three dimensions to sustainable development.

Paragraph 11 Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise.

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, 34 – 37, 39: Promoting sustainable transport

Paragraph 47 – Housing land supply

Paragraph 56-61- Requiring good design

#### **Fenland Local Plan 2014**

LP1, LP2, LP3, LP12, LP15, LP16, LP19

### **8 KEY ISSUES**

- **Principle of Development**
- **Community Consultation/ Village Thresholds**
- **Five Year Housing Land Supply**
- **Character and Amenity**
- **Highways and infrastructure**
- **Biodiversity**
- **Flood Risk**
- **Sustainability**
- **Planning Balance**

### **9 ASSESSMENT**

#### **Principle of Development**

- 9.1 Policy LP3 identifies Guyhirn as a Small Village where development will be considered on its merits but will normally be of a very limited nature and limited in scale to residential infilling. In the immediate vicinity, there has been considerable redevelopment which has extended the residential built form north west along the west side of Gull Road.

9.2 Although the site is on the opposite side of the road, it is located on garden land between existing residential properties. Notwithstanding this, this site forms part of a gap in the built form on the eastern side of Gull Road between Mole End and Dove Cottage. This part of Gull Road has not been as intensively developed as the western side, characterised by a few scattered dwellings and the caravan park further north. Therefore the site is considered to relate more to the open countryside. It is also considered not to be infill development or that of limited scale. The principle of development of this site is therefore considered to be contrary to Policy LP3.

### **Community Consultation/ Village Threshold**

9.3 Policy LP12 Part A (i) and (ii) requires new developments that exceed the 10% village threshold to have evidence of community support for the scheme. Guyhirn has exceeded its village threshold of 25 by 23 dwellings and as such this evidence is required. A community consultation event was carried out which involved the erection of a notice on site advertising the proposal, letters were also delivered to neighbours. These letters included the plans of the proposal; a covering letter and a response form to be returned to the agent. 8 of the 63 were returned. Of the responses, 2 (25%) were objections, 6 (75%) were in support. As such the proposal has met the requirements of Policy LP12 in terms of the village thresholds/community consultation requirements.

### **Five Year Housing Land Supply**

9.4 Under the NPPF, Local Planning Authorities are required to have and to be able to demonstrate a five year supply of housing. The Council's five year land supply was recently tested on appeal in relation to a proposal for 6 dwellings on land south west of Syringa House, Upwell Road, Christchurch (reference No. F/YR16/0399/O). The Inspector in upholding this appeal and granting planning permission concluded, on the basis of the evidence presented to him, that the Council is currently unable to robustly demonstrate a five year land supply (the supply available is approximately 4.93 years).

9.5 The Inspector concluded that applications must be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing. Paragraph 14 states that for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. In considering which policies are 'relevant policies' for the supply of housing, regard needs to be had to the outcome of the decision in *Richborough Estates Partnership LLP v Cheshire East Council and Suffolk Coastal DC v Hopkins Homes Limited* (2017) which was considered in the Supreme Court.

9.6 In summary this decision concluded that only those local plan policies relating to housing distribution and numbers are out of date and all other local plan policies remain relevant.

9.7 Whilst initially in response to this appeal decision the LPA took the view that Policies LP3, LP4 and LP12 were policies that influenced the supply of housing

and as such were rendered out of date this view has been revisited given the outcome of an appeal decision which comes after the Syringa House decision.

- 9.8 This most recent decision in respect of 2 no dwellings at land north-east of Golden View, North Brink, Wisbech (reference No. F/YR16/1014/F) clearly highlights that whilst LP3 and LP12 may have an effect on the supply of housing they are primarily concerned with directing most forms of development, including housing, to the most sustainable locations and limited development in the countryside for its protection and on this basis neither is a policy for the supply of housing. Based on the above, there are no policies which influence the supply of housing for consideration in this case.

### **Character and Amenity**

- 9.9 The proposal will introduce 4 dwellings onto the site which will sit in a linear formation fronting the highway. The main character of this part of Gull Road is characterised by a few scattered dwellings and the caravan park further north. Therefore the site is considered to relate more to the open countryside.
- 9.10 LP12 Part A, highlights that new development will be supported where it contributes to the sustainability of the settlement, and does not harm the wide open character of the countryside. To ensure this there are a number of criteria expressed in this policy, namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of development whilst also ensuring that developments respond to the existing built form and settlement character, retain and respect existing features of the site and the locality, respect biodiversity and ecology and provide appropriate servicing etc. Policy LP16 also seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area.
- 9.11 Biodiversity will be dealt with separately below but the proposed development for 4 dwellings on garden land, creating two new accesses onto the highway, is considered to conflict with LP12 Part A as it would compromise the existing settlement character, street scene and core shape. The west side of Gull Road is mostly characterised by linear/ ribbon development set back from the highway, the east side of Gull Road is considered to be outside the settlement's built form as the natural mature boundaries and agricultural land come all the way to the highway edge. The footpath which stretches the length of Gull Road on the west side also adds an urbanising feel and highlights the difference between the two sides of the road. The proposal is therefore also considered to conflict with LP12 A parts a), c) and d).
- 9.12 Policy LP2 and LP16 (e) seek to ensure that development does not adversely affect the amenity of neighbouring or future occupiers. The linear nature of the development, also backing onto farmland, results in minimal impact on the existing neighbouring properties or the future occupiers. However, the applicant has included frosted/ obscure glazed windows to the side elevation bathroom windows.
- 9.13 The amount of private amenity space conforms to policy and adequate parking is provided. Although no bin storage points have been identified for the properties, there is ample room on site. Similarly the walking distance to the roadside collection points are acceptable. The proposal is therefore considered to comply with Policy LP2 and LP16 (e).

### **Highways and infrastructure**



- 9.14 A new footpath has been requested by the highways officer to be provided across the front of the site linking the four properties. The two new accesses proposed onto Gull Road to serve the four properties are considered to be acceptable following the submission of amendments.

### **Biodiversity**

- 9.15 Policy LP19 requires new development to conserve, enhance and promote biodiversity. The Tree Officer is prepared to see trees 11 & 12 and group G1 removed and replaced as part of the landscaping. The use of birch and alder would be acceptable along the boundary.
- 9.16 The Wildlife Officer has requested a number of actions to be completed prior to the site being cleared. Site clearance does not require planning permission and therefore it would be unreasonable to add such a condition. Similarly other legislation exists to safeguard protected species. An informative will be added to the permission. However, conditions will be added for the following:
- a) Provision of a range of bat boxes and bat tiles to be incorporated into the new dwellings to provide suitable bat roosting habitat;
  - b) External lighting to be designed to be baffled downwards away from the retained boundary hedges and trees;
  - c) A range of bird nest boxes be installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant;
  - d) All construction trenches should be covered overnight or a means of escape provided for any hedgehogs (or other mammals or reptiles) that may have become trapped; and
  - e) Impenetrable barriers are avoided by allowing adequate gaps to be retained under any new fencing.
  - f) Details of the additional planting to enhance the existing boundaries.

### **Flood Risk**

- 9.17 The EA were consulted in 2016 because a proportion of the developable area of the site was within Flood Zone 2 and 3. The EA did not object but recommended that the development be built out in accordance with the submitted flood risk assessment. This included: floor levels of the proposed dwellings to be a minimum of 500mm above existing land level at a minimum of 2.30m AOD with flood resilient construction up to 300mm above finished floor level; and safe refuge to be available at first floor level with no sleeping accommodation at ground floor.
- 9.18 The most up to date mapping removes the majority of the site from Zones 2 and 3. Part of the proposed rear garden to Plot 1 remains susceptible. Notwithstanding this, the site is now considered to be exempt from the sequential and exception tests. With regard to finished floor levels, this can be conditioned to be no higher than 2.30m AOD.

### **Sustainability**

- 9.19 For the sake of completeness the scheme has also been assessed against Paragraph 7 of the NPPF. Paragraph 7 states:

*There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

In respect of this proposal the development of this site will further the sustainability objectives as follows:

#### *Economic Role*

9.20 The provision of housing, especially in light of the current deficiency in supply will contribute to the economic success of the District. It is recognised that the construction of the development would provide some employment for the duration of the work contributing to a strong responsive and competitive economy. It is also recognised that there would be a potential increased expenditure in local shops and pubs and other services. The proposal would score quite highly in terms of its economic role.

#### *Social Role*

9.21 The development would provide housing to assist in meeting the needs of existing and future generations. It would also support community facilities. Policy LP2, LP15 and LP16 of the Fenland Local Plan 2014 remain relevant with regard to residential amenity, good design and safe and convenient access. Paragraph 17 of the NPPF also sets out the core planning principles. Therefore, the proposal would score well in terms of its social role.

#### *Environmental Role*

9.22 There are no objections to the development from consultees in terms of its impact on the environment or highways network.

9.23 New development in Guyhirn should be considered on its merits but will normally be of a very limited nature and limited in scale to residential infilling. It is accepted that within the immediate vicinity, there has been considerable redevelopment which has extended the residential built form north west along Gull Road. However, the site is on the opposite side of the road where there is considered to be of a significantly different character for the reasons set out above. Therefore the environmental role or impact is considered to be significantly and demonstrably negative.

#### **Planning Balance**

9.24 Key to the overall evaluation is Paragraph 14 of the NPPF which states where the development plan is absent, silent or relevant policies are out-of-date, the LPA should grant permission unless: *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the*

*policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted*

- 9.25 The report has considered the issues relevant to the proposal and concluded that the development would not be consistent with Policies LP3, LP12A and LP16 of the Fenland Local Plan 2014.
- 9.26 In the absence of a five year land supply where relevant policies which restrict the supply of housing can be considered out-of-date (Paragraph 14 of the NPPF) the weighted planning balance is tipped in favour of granting planning permission for sustainable development. For the above reasons, the balance of sustainability would be against the development.

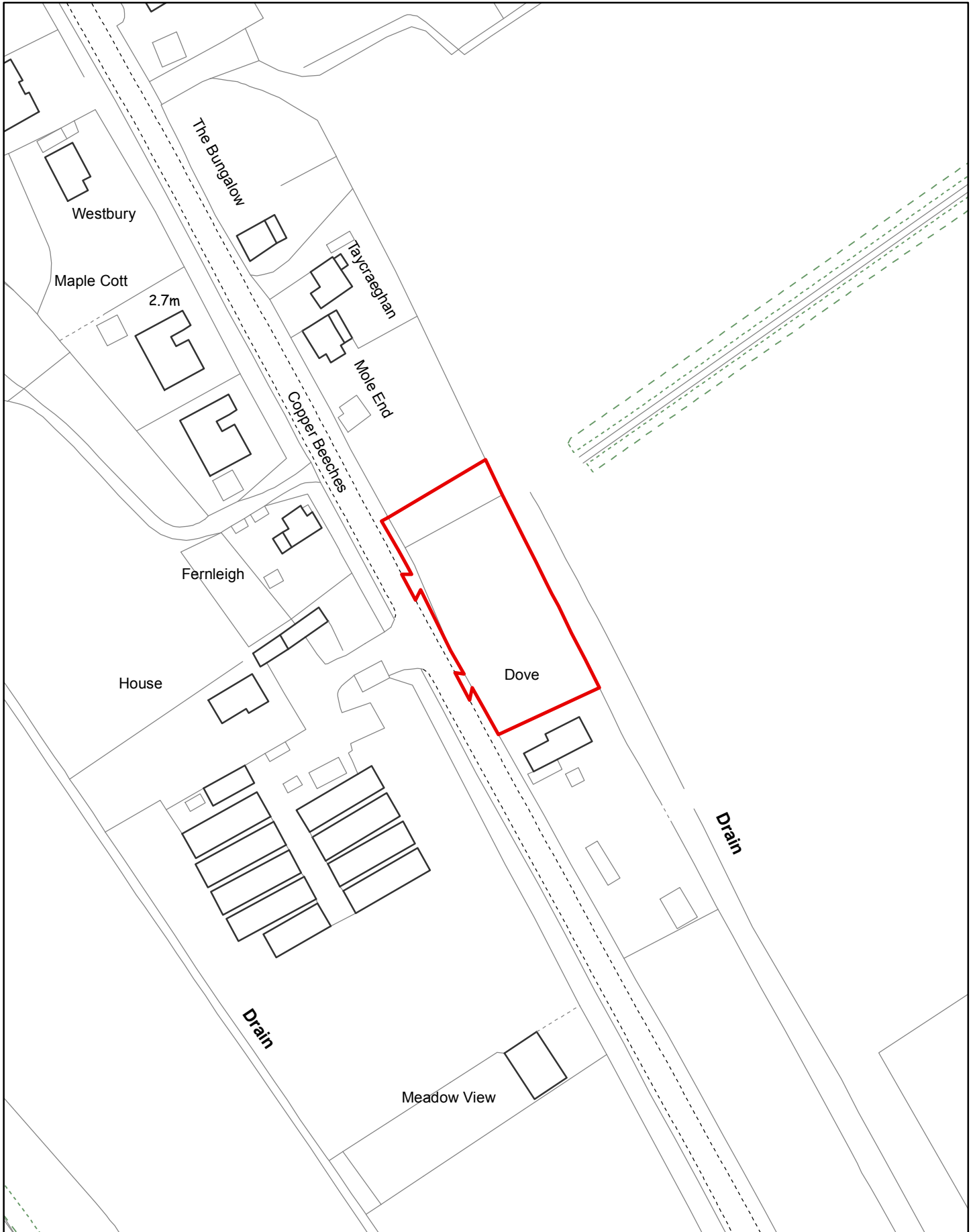
## **10 CONCLUSIONS**

- 10.1 The proposal is a full application for 4 dwellings, on garden land on the edge of Guyhirn considered a Small Village in Policy LP3 of the Fenland Local Plan. LP3 states that development in Small Villages will be considered on its merits but will normally be limited in scale to residential infilling. Notwithstanding this, this site forms part of a considerable gap in the built form on the eastern side of Gull Road between Mole End and Dove Cottage. This part of Gull Road has not been as intensively developed as the western side, characterised by a few scattered dwellings and the caravan park further north. Therefore the site is considered to relate more to the open countryside. It is also considered not to be infill development or that of limited scale. The principle of development of this site is therefore considered to be contrary to Policy LP3.
- 10.2 The proposed development for 4 dwellings on garden land, creating two new accesses onto the highway, is considered to also conflict with LP12 Part A as it would compromise the existing settlement character, street scene and core shape. The west side of Gull Road is mostly characterised by linear/ ribbon development set back from the highway, the east side of Gull Road is considered to be outside the settlement's built form as the natural mature boundaries and agricultural land come all the way to the highway edge. The footpath which stretches the length of Gull Road on the west side also adds an urbanising feel and highlights the difference between the two sides of the road. The proposal is therefore also considered to conflict with LP12 A parts a), c) and d).
- 10.3 It is accepted that within the immediate vicinity, there has been considerable redevelopment which has extended the residential built form north west along Gull Road. However, the site is on the opposite side of the road where there is considered to be of a significantly different character for the reasons set out above. Therefore the environmental role or impact is considered to be significantly and demonstrably negative, contrary to Paragraph 14 of the NPPF. The recommendation is for refusal.

## **11 RECOMMENDATION**

### **Reason for Refusal**

1. The application site is outside the core shape and form of the settlement and would have an adverse impact on the character and appearance of the surrounding area where the open countryside meets the village. The development proposal would result in an incursion into the open countryside rather than small scale infilling and would result in the urbanisation of this part of Gull Road. Therefore the proposal is considered to be contrary to Policies LP3, LP12 (a, c and d) and LP16(d) of the adopted Fenland Local Plan 2014 and as such represents unsustainable development contrary to the aims and objectives of the NPPF.



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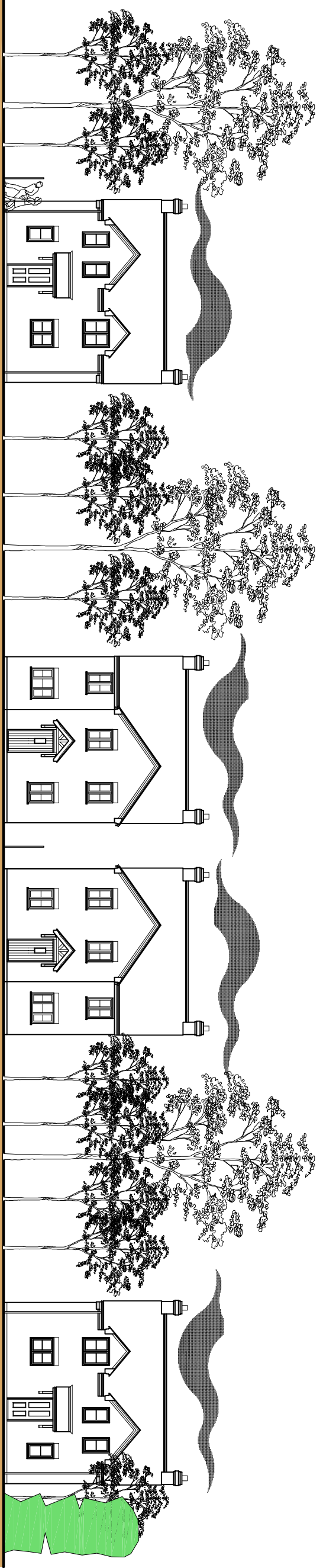
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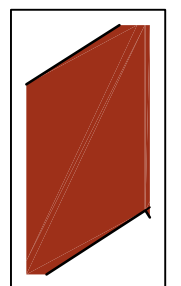
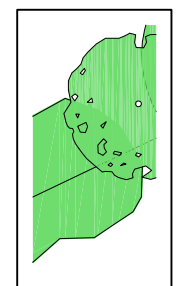
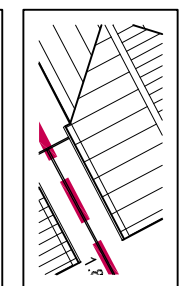
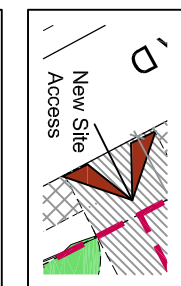

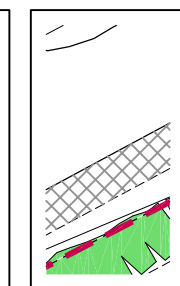
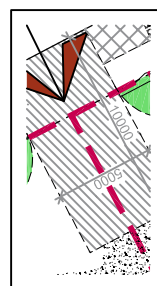



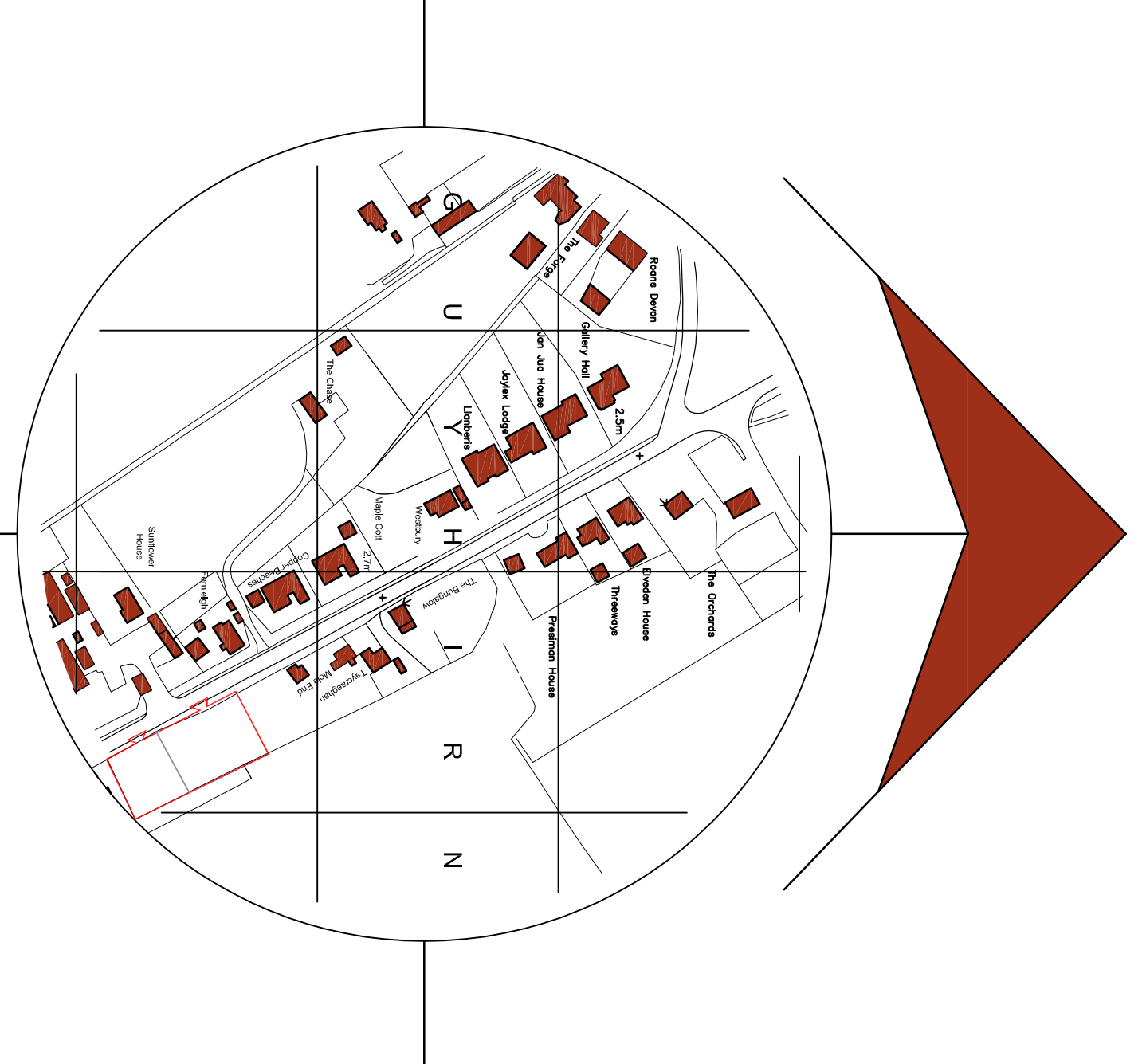
**Proposed Site Elevation**  
Scale: 1:200

**General Notes**

1. This drawing shall not be scaled; figured dimensions only to be used.
2. The drawings are shown from a north-south perspective unless stated.
3. The drawings are shown from a north-south perspective unless stated. All dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designer's attention.

**SITE PLAN KEY**

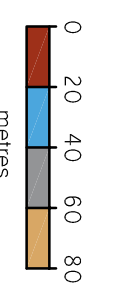
-  Indicates buildings unsurveyed (from ordinance survey) location
-  Indicates existing un-surveyed trees, hedgess and planting
-  Indicates proposed footprint of buildings
-  Indicates proposed site access
-  New Site Access
-  Indicates existing overhead cables
-  Indicates proposed public footpath
-  Indicates proposed site access to be sealed and drained into the site



**Location Plan**  
Scale: 1:2500

**Site Plan**

Scale: 1:200



**Revisions**

A	Feb 2016	Minor amendments made in acc. with planning officer's comments.
B	March 2016	Red Line Amended on Location Plan
C	June 2016	Foot Path Added
D	New 2017	Site access notes amended

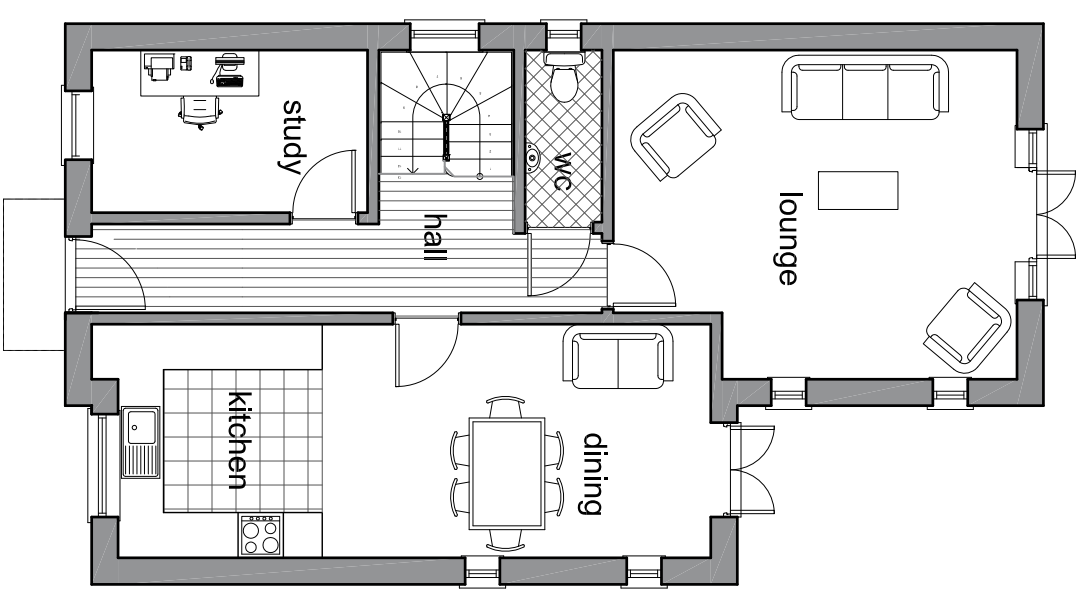
**FOR COMMENT**



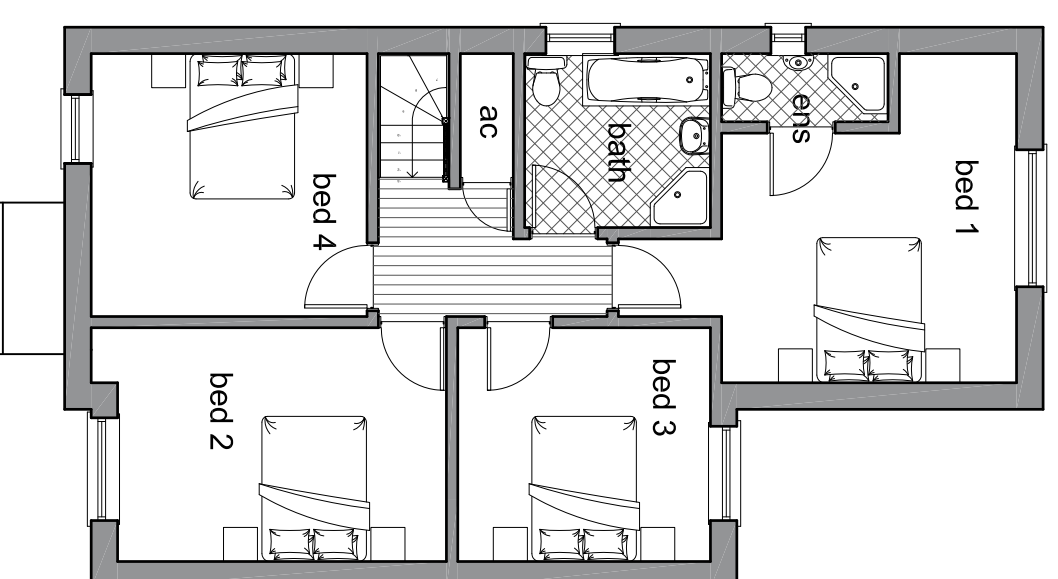
**Proposed Residential Development Mole End, Gull Road for Mr R Grundy**

Job Title	Scale
December 2015	As Shown
Planning Drawing SE-509	Sheet Size A1
Location & Site Plan	Drawn by SJB
	Revision D





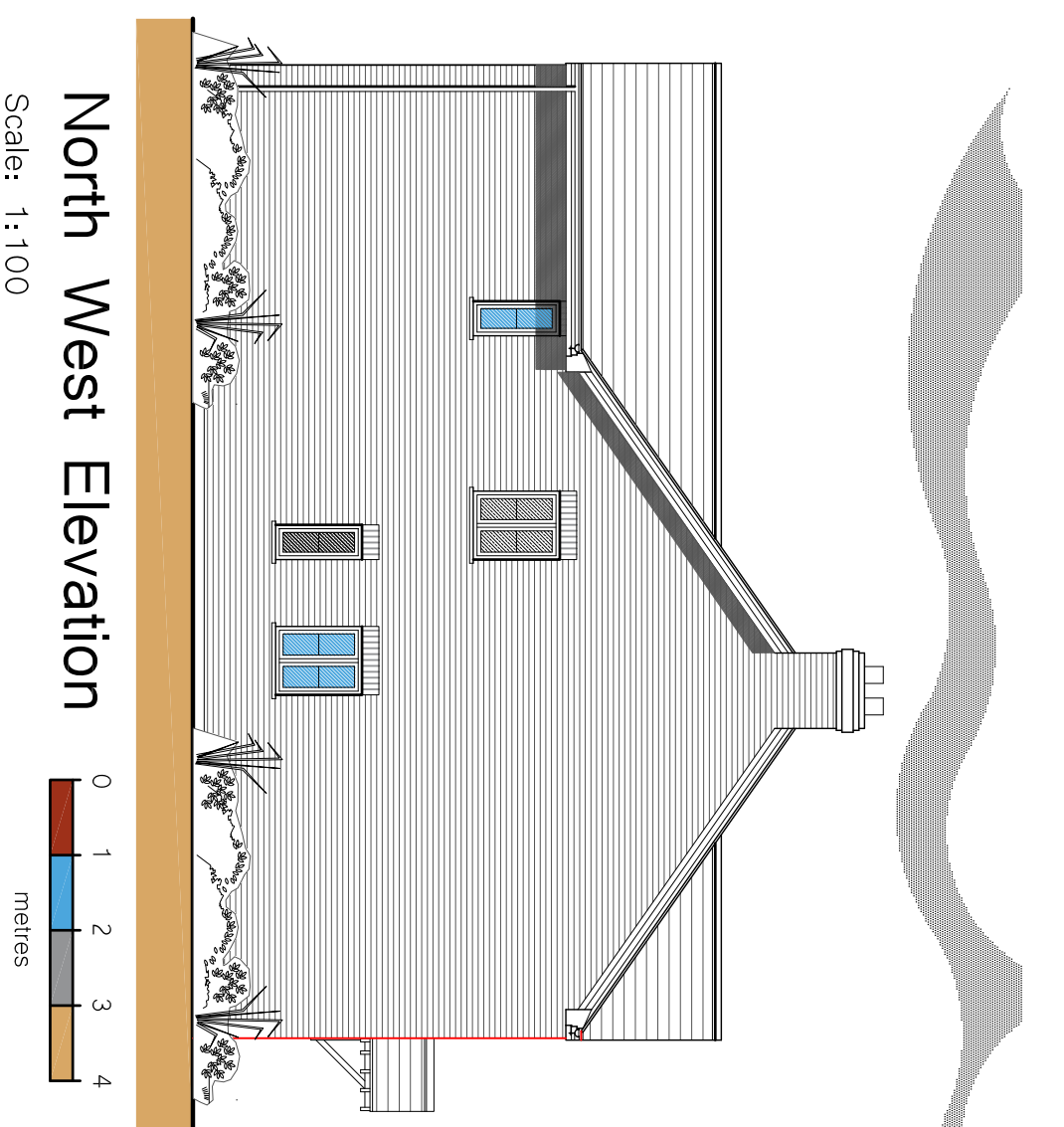
**Ground Floor Plan**  
Scale: 1:100



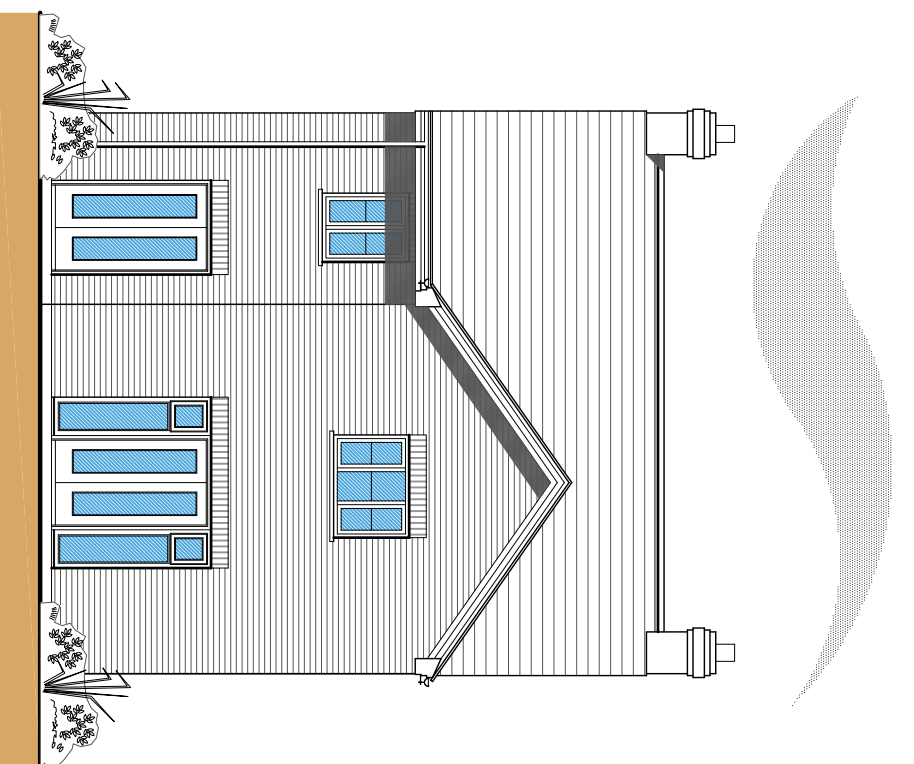
**First Floor Plan**  
Scale: 1:100



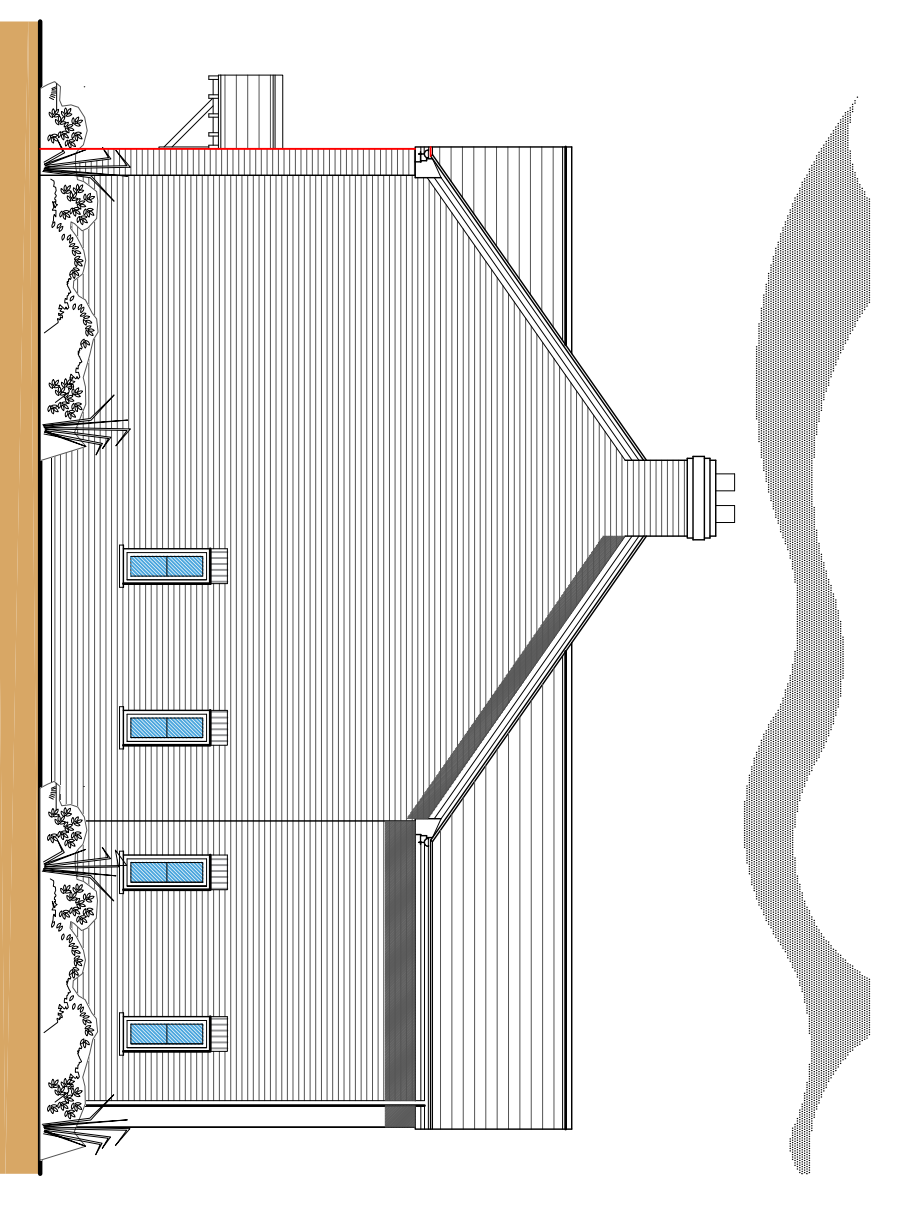
**South West Elevation**  
Scale: 1:100



**North West Elevation**  
Scale: 1:100

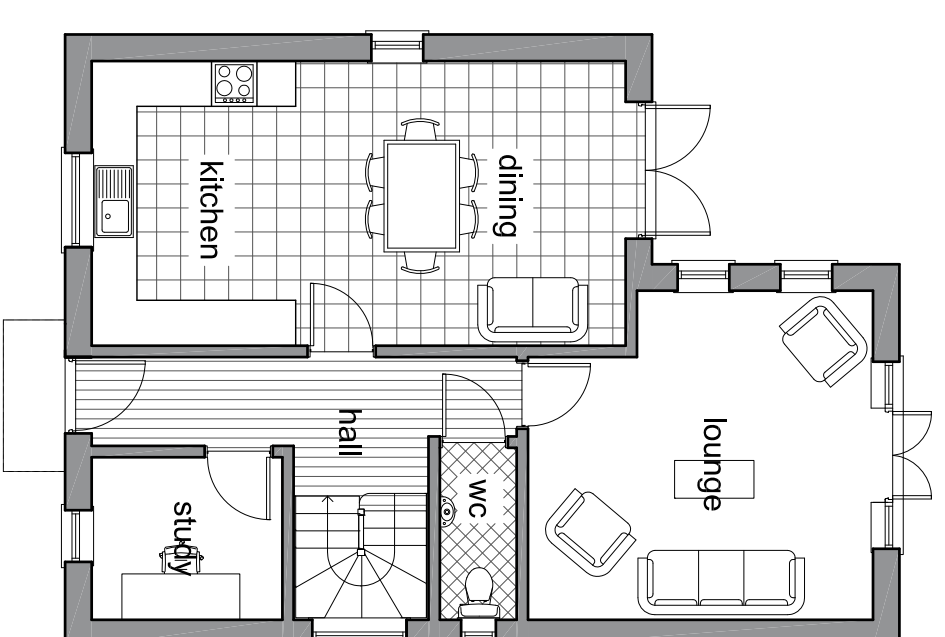


**North East Elevation**  
Scale: 1:100

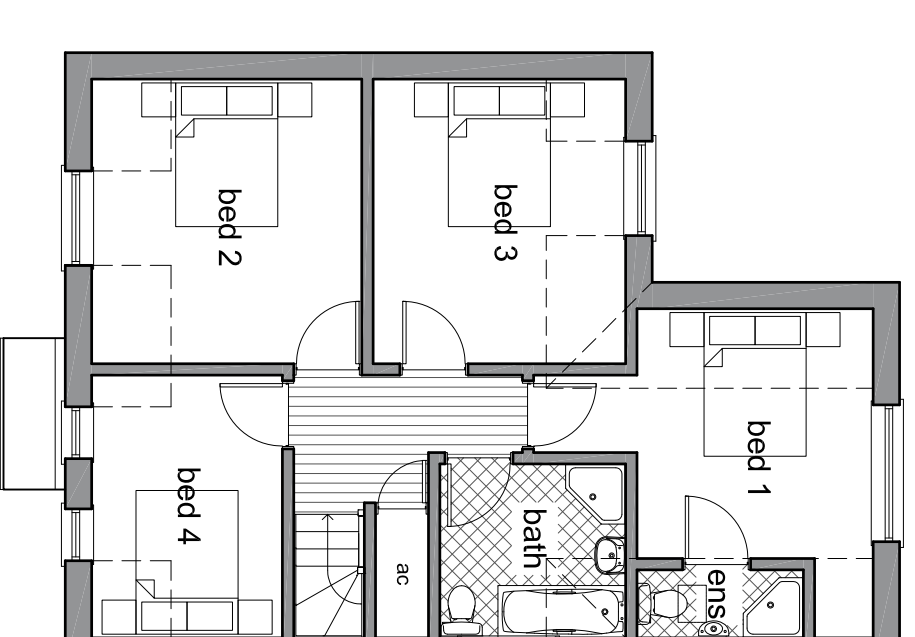


**South East Elevation**  
Scale: 1:100

Plot 3



**Ground Floor Plan**  
Scale: 1:100



**First Floor Plan**  
Scale: 1:100



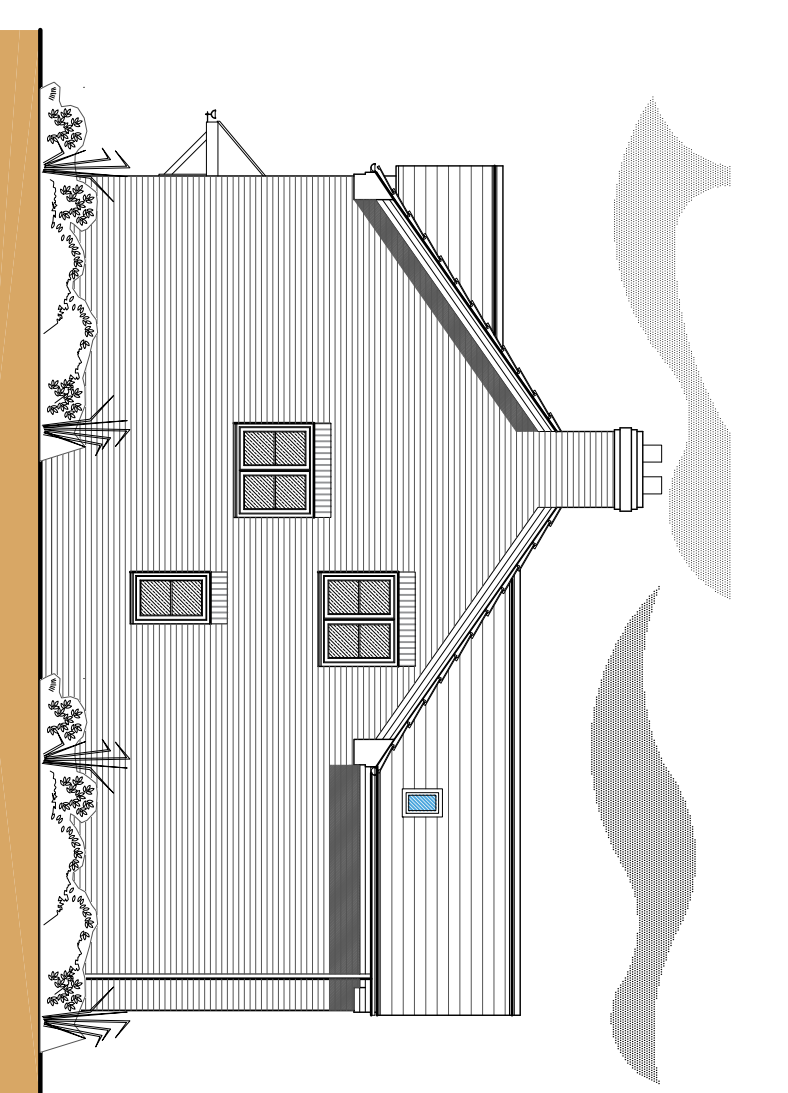
**South West Elevation**  
Scale: 1:100



**North West Elevation**  
Scale: 1:100



**North East Elevation**  
Scale: 1:100

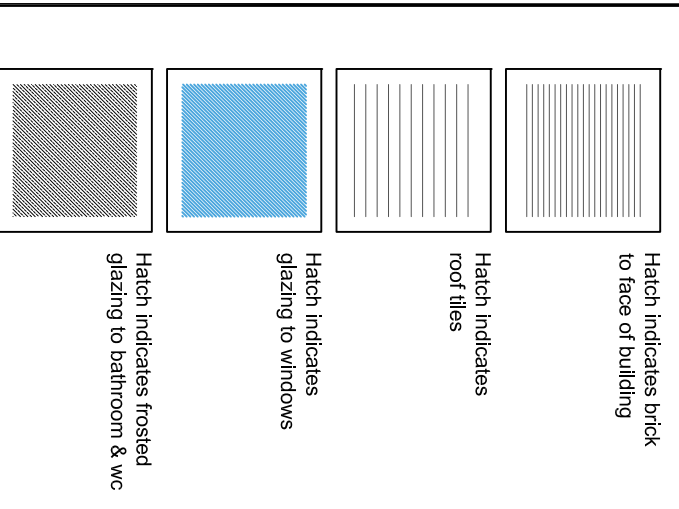


**South East Elevation**  
Scale: 1:100

Plot 4

- General Notes**
1. This drawing shall not be scaled, figured dimensions only to be used.
  2. The architect will submit a full set of drawings for approval.
  3. The architect will submit a full set of drawings for approval.
  4. The drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
  5. Any discrepancies are to be brought to the designer's attention.

**ELEVATION KEY**



**Revisions**

A	Feb 2016	Minor amendments made in acc. with planning officer comments.
B	Feb 2016	Windows and walls on elevations amended

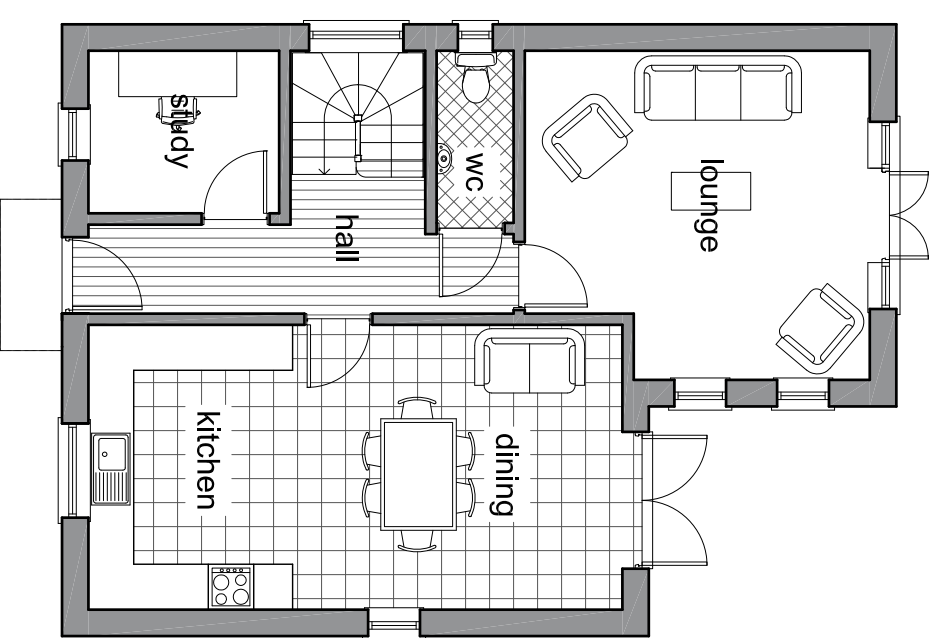
**FOR COMMENT**

**SWANN EDWARDS ARCHITECTURE**  
Swann Edwards Architecture Limited, Elvedon House, Gill Road, Guyhirn, Woburn, Cambs, PE13 4ER  
T 01945 450684 e info@swannedwards.co.uk w www.swannedwards.co.uk

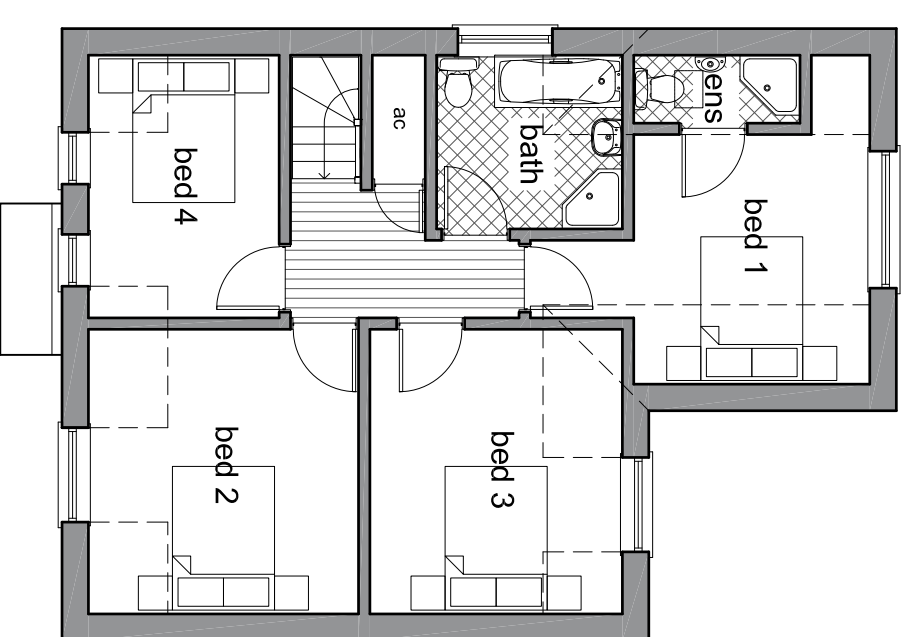
**Proposed Residential Development**  
Male End, Gill Road  
Guyhirn, Woburn  
for Mr C Gray

Job No.	December 2015	Scale	As Shown
Drawn By	SE-509	Sheet Size	A1
Checked By	SE-509	Revision	B
Drawn By	SE-509	Revision	B





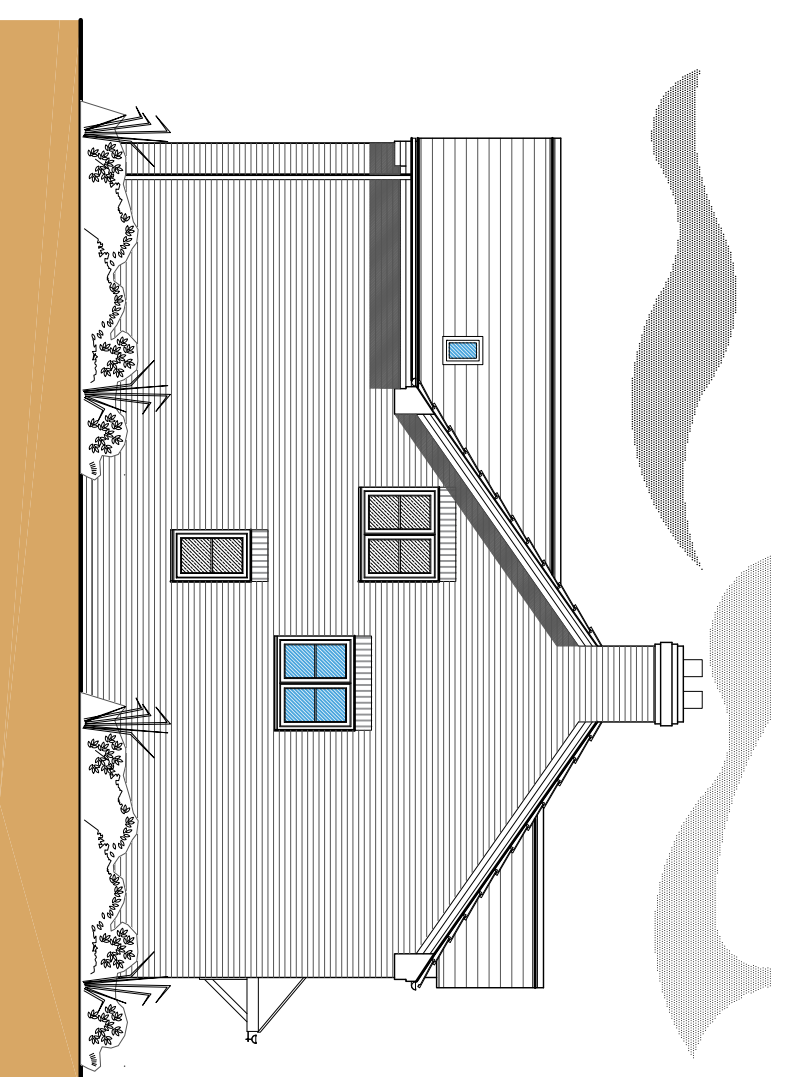
Ground Floor Plan  
Scale: 1:100



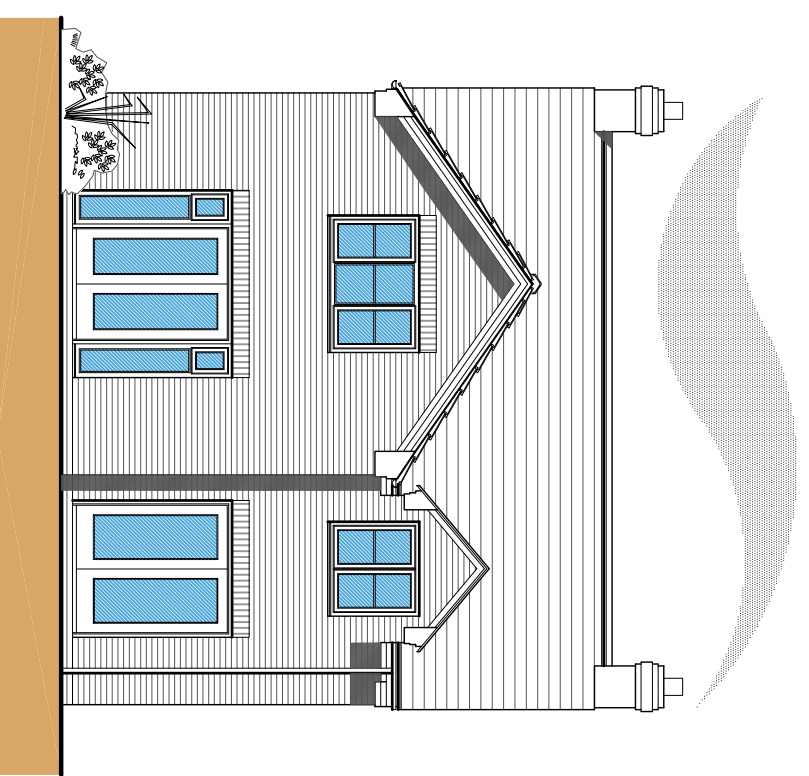
First Floor Plan  
Scale: 1:100



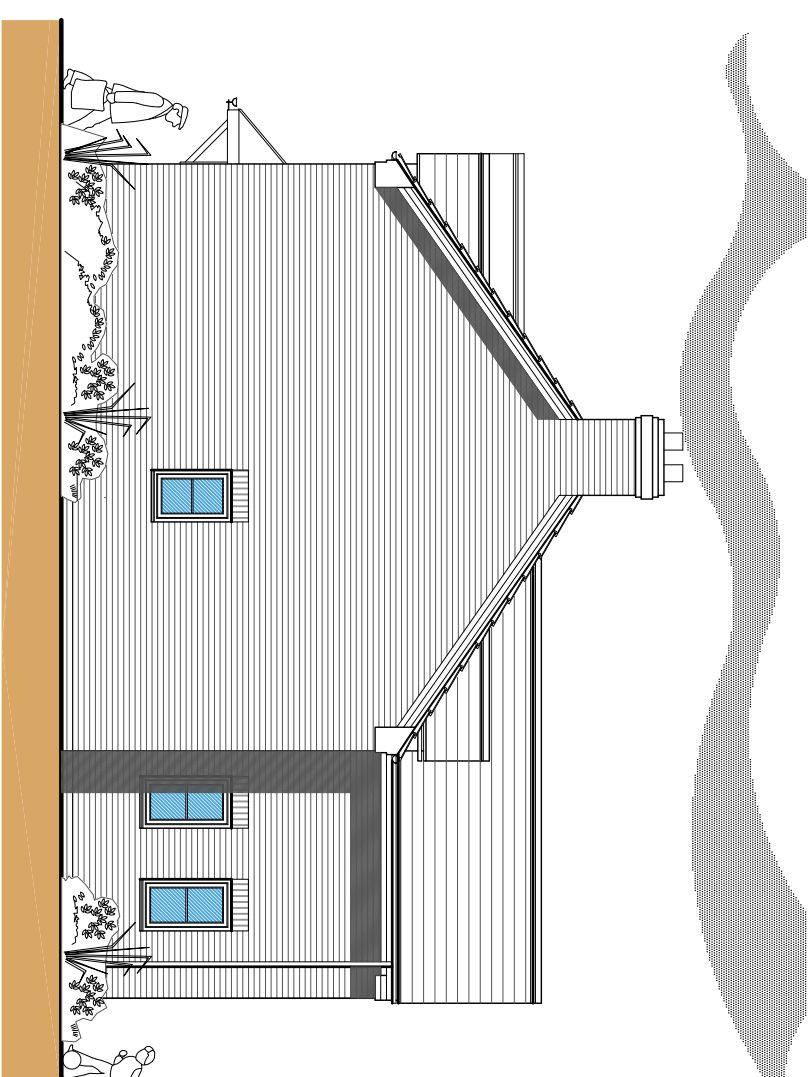
South West Elevation  
Scale: 1:100



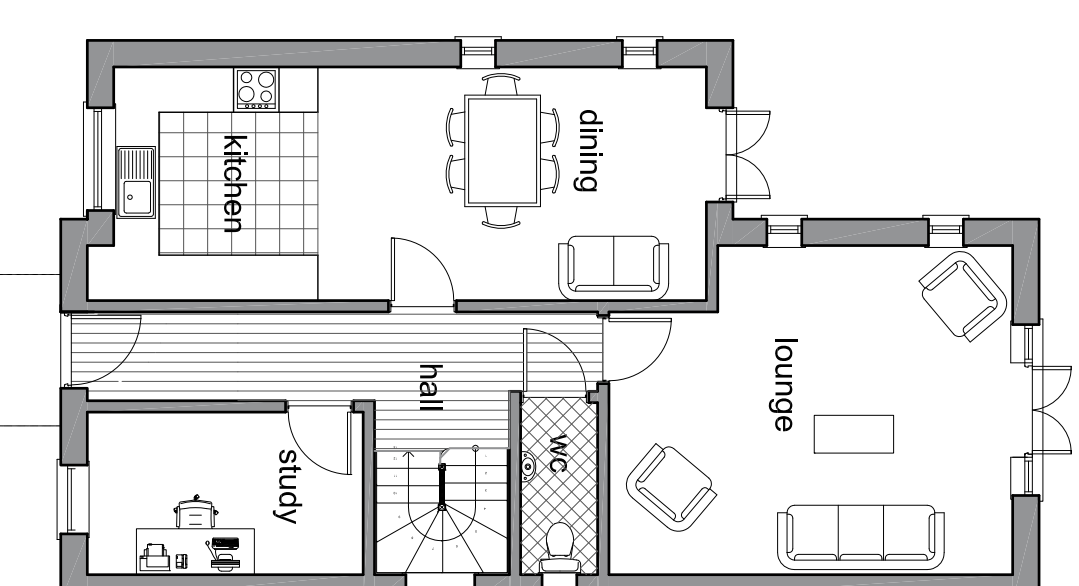
North West Elevation  
Scale: 1:100



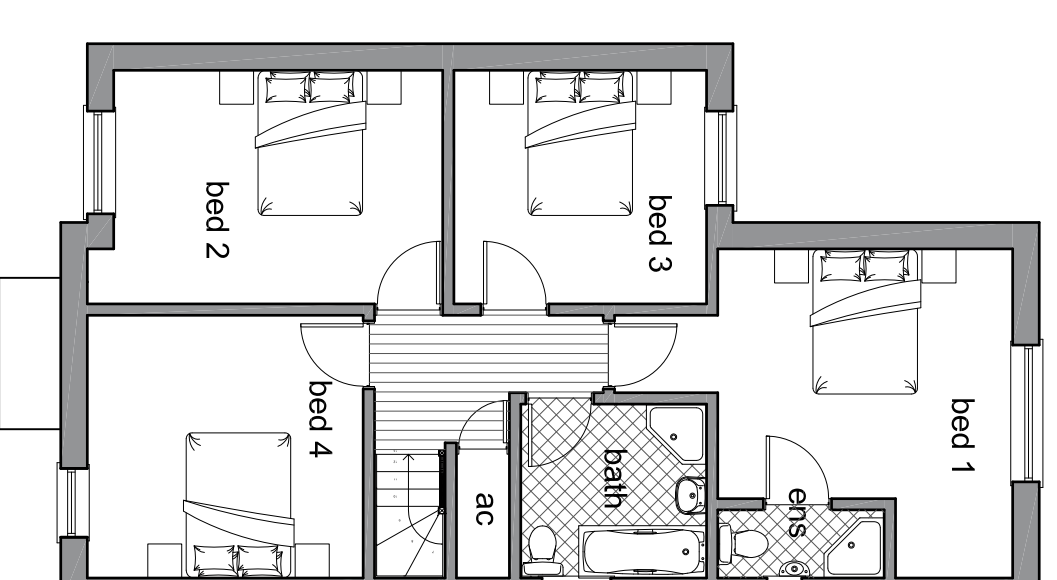
North East Elevation  
Scale: 1:100



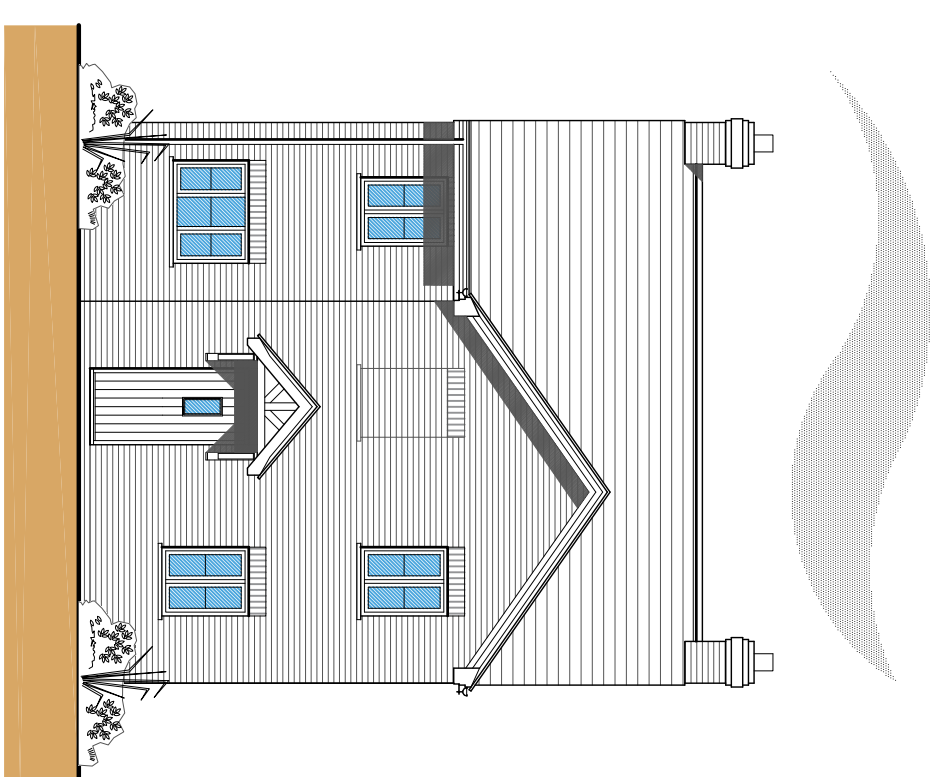
South East Elevation  
Scale: 1:100



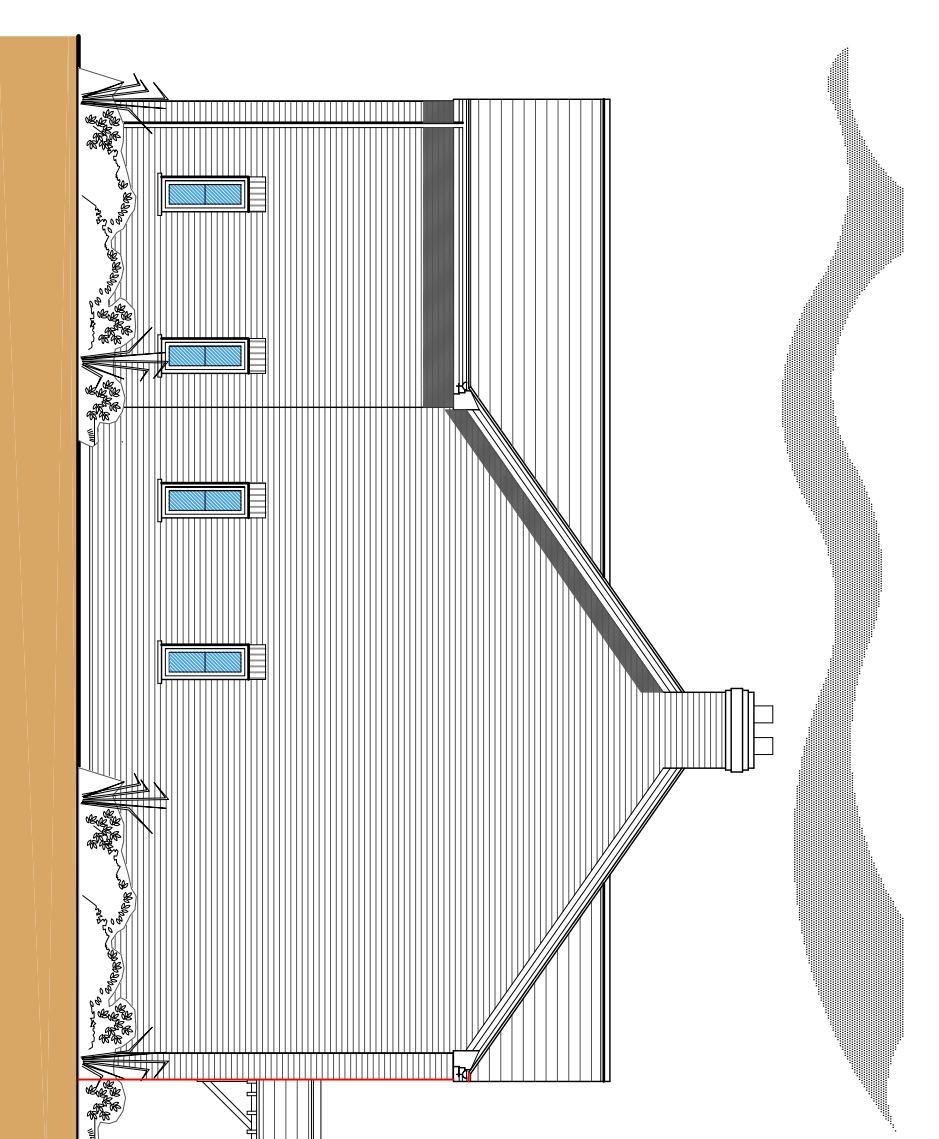
Ground Floor Plan  
Scale: 1:100



First Floor Plan  
Scale: 1:100



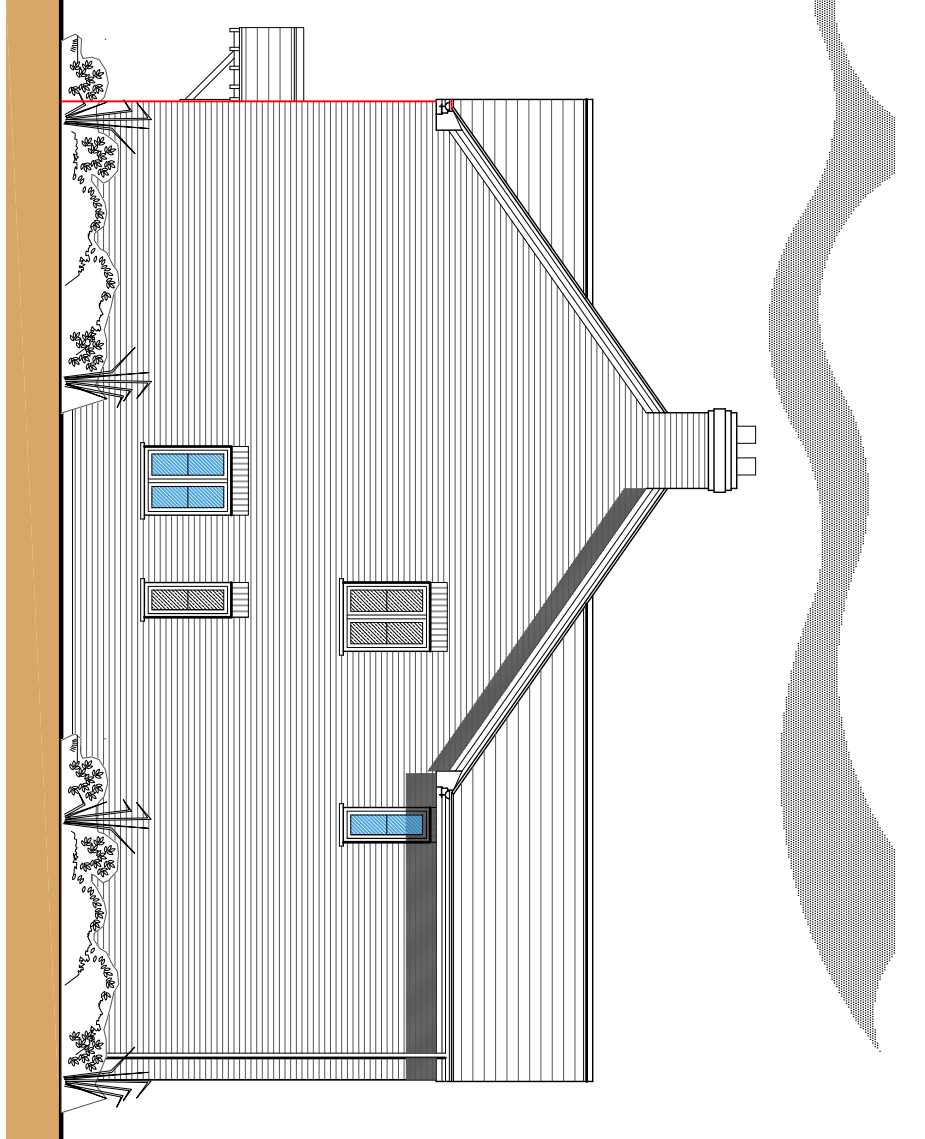
South West Elevation  
Scale: 1:100



North West Elevation  
Scale: 1:100



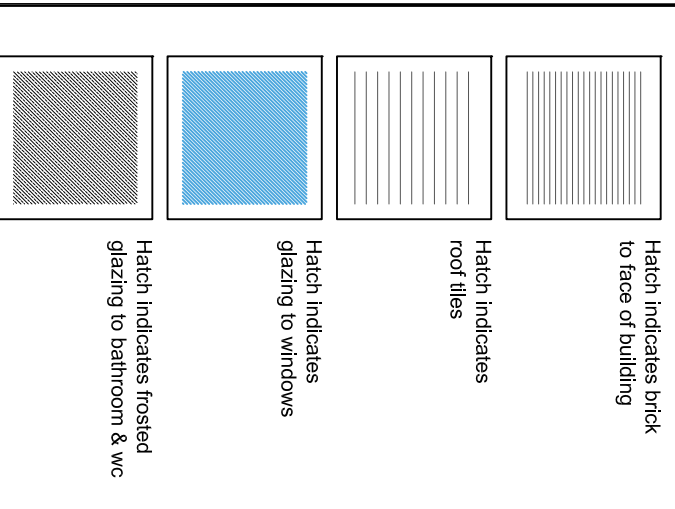
North East Elevation  
Scale: 1:100



South East Elevation  
Scale: 1:100

- General Notes**
1. This drawing shall not be scaled; figured dimensions only to be used.
  2. The architect and structural engineer are not responsible for the accuracy of dimensions on site prior to the commencement of any work.
  3. The drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
  4. Any discrepancies are to be brought to the designer's attention.

**ELEVATION KEY**



**Revisions**

A	Feb 2016	Minor amendments made in acc. with planning officer comments
B	Feb 2016	Windows on elevations amended

**FOR COMMENT**

**SWANN EDWARDS ARCHITECTURE**

Swann Edwards Architecture Limited, Elveden House, Gill Road, Guyhirn, Webbs, Cambs, PE13 4ER  
T 01945 450844 e info@swannedwards.co.uk w www.swannedwards.co.uk

**Proposed Residential Development**

Job No.	December 2015	Scale	A5 Shown
Drawn By	SE-509	Sheet Size	A1
Checked By	SJB	Revision	B
Drawn By	SE-509	Revision	B