

## AGENDA

### **PLANNING COMMITTEE**

**WEDNESDAY, 10 DECEMBER 2025**

**1.00 PM**

**COUNCIL CHAMBER, FENLAND HALL,  
COUNTY ROAD, MARCH, PE15 8NQ**

Committee Officer: Jo Goodrum  
Tel: 01354 622424 (committee only)  
e-mail: [memberservices@fenland.gov.uk](mailto:memberservices@fenland.gov.uk)

- 1 To receive apologies for absence.
- 2 Previous Minutes (Pages 5 - 28)  
  
To confirm and sign the minutes from the previous meeting of 12 November 2025.
- 3 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified
- 4 To receive Members declarations of any interests under the Local Code of Conduct or any interest under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting.
- 5 F/YR25/0258/VOC  
Land East Of, The Elms, Chatteris  
Variation of condition 7 (southern access) and removal of condition 16 (LEAP) of planning permission F/YR22/0967/FDL (Erect up to 80 x dwellings (outline application with matters committed in respect of access)) - re wording of condition.  
(Pages 29 - 54)  
  
To determine the application.
- 6 F/YR25/0347/F  
20 Nene Parade, March, PE15 8TD  
Erect 2x self-build/custom build dwellings involving demolition of existing dwelling and garage within a Conservation Area (Pages 55 - 80)  
  
To determine the application.

7 F/YR25/0776/PIP

Land North Of 386, Wisbech Road, Westry

Permission in Principle for up to 9 x dwellings (Pages 81 - 90)

To determine the application.

8 TPO042025

Tavistock Road, Wisbech (Pages 91 - 98)

To advise members of the current situation and determine an appropriate course of action.

9 F/YR25/0726/PIP

Land South Of 29, Primrose Hill, Doddington

Permission in Principle for 2 x dwellings (Pages 99 - 112)

To determine the application.

10 F/YR25/0729/PIP

Land North Of 10, Primrose Hill, Doddington

Permission in Principle to erect 4 workplace dwellings (Pages 113 - 126)

To determine the application.

11 F/YR25/0730/PIP

Land North Of The Quadrant, Primrose Hill, Doddington

Permission in Principle for 2 x dwellings (Pages 127 - 140)

To determine the application.

12 F/YR25/0787/PIP

Land East Of 50 Station Road, Manea

Permission in principle to erect up to 7 x dwellings

(Pages 141 - 156)

To determine the application.

13 F/YR25/0796/PIP

Land North Of 120 London Road, Chatteris

Permission in principle to erect up to 1 x dwelling (Pages 157 - 168)

To determine the application.

14 Items which the Chairman has under item 3 deemed urgent

Monday, 1 December 2025

Members: Councillor Mrs J French, Councillor D Connor (Chairman), Councillor C Marks (Vice-Chairman),



Councillor I Benney, Councillor R Gerstner and Councillor S Imafidon

This page is intentionally left blank

# PLANNING COMMITTEE

**WEDNESDAY, 12 NOVEMBER 2025 - 1.00 PM**

**PRESENT:** Councillor D Connor (Chairman), Councillor C Marks (Vice-Chairman), Councillor I Benney, Councillor Mrs J French, Councillor R Gerstner, Councillor S Imafidon and Councillor N Meekins,

Officers in attendance: Matthew Leigh (Head of Planning), Alan Davies (Principal Planning Officer), Zoe Blake (Development Officer), Danielle Brooke (Senior Development Officer), Kimberley Crow (Development Officer), Tom Donnelly (Senior Development Officer), David Grant, Hayleigh Parker-Haines, Stephen Turnbull (Legal Officer) and Elaine Cooper (Member Services)

## **P60/25      PREVIOUS MINUTES**

The minutes of 15 October 2025 were confirmed and signed as an accurate record.

## **P61/25      F/YR25/0416/F LAND TO THE WEST OF HORSEWAY FARM, BYALL FEN DROVE, MANEA ERECT AN AGRICULTURAL STORAGE BUILDING, AND THE FORMATION OF AN ATTENUATION POND AND AN ACCESS**

Kimberley Crow presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Jonathan Malings, the agent. Mr Malings stated that Allpress Farms is a fifth generation family run Fenland business, farming in the region since the early 1900s, employing over 100 full-time staff and around 130 seasonal workers during the busy harvest months, with these jobs held primarily by local residents with operations on the farm supporting many local businesses and the business currently grows around 10,000 tonnes of leeks each year supplying major UK retailers. He made the point that the leek season runs for just 44 weeks leaving an 8 week gap where produce must either be imported or stored and, as with all rural businesses, Allpress Farms are seeing a tougher economic climate to provide what consumers and suppliers require, fresh local produce all year, whilst reducing their carbon footprint and providing a sustainable business model.

Mr Malings stated that the new cold store will allow the farm to keep production British, storing their own crops on site, reducing the need for the current imports from Spain to meet demand, with the cold store reducing the circa 40 lorries required currently to undertake the 3,000-mile trip from Spain each year to meet demand. He expressed the opinion that from a policy perspective the proposal aligns fully with both national and local planning policy, with the NPPF encouraging the sustainable growth and diversification of rural businesses, and it complies with the Local Plan policies LP6, 12 and 14, which promote rural enterprises, local employment and renewable energy use.

Mr Malings stated that the building will be powered directly by renewable energy from the farm's anaerobic digestion plant, significantly reducing its carbon footprint, with the digestion plant being powered by leek production from the farm and by products used on the farm. He expressed the view that the proposal has been designed to minimise impact with landscaping and new tree planting is proposed to integrate the building into the landscape, which will deliver a biodiversity net gain of over 15% with lighting limited to when the site is in use.

Mr Malings referred to traffic and access, appreciating the importance of maintaining road safety and currently the leek harvested are transported off site to Chatteris for storage, a round trip that generates approximately 200 vehicle movements per year and once the new store is built these journeys will no longer be necessary meaning a reduction in overall traffic to the current farm along the highway at the busiest period of the site which is to be used for storage expected to need only three deliveries a day. He added to improve safety further they are proposing a new access point, which will meet modern highway design standards and they welcome the acceptance of their proposal for access and traffic management to the site by Highways.

Mr Malings expressed the view that environmentally the scheme is designed to the highest standards, and a sustainable drainage system will manage runoff to the building and yard areas using an attenuation lagoon designed for a 1 in a 100-year storm event plus a 40% climate change allowance. He stated that a Flood Risk Assessment confirms the site lies primarily in Flood Zone 1 and all necessary mitigation is in place and the ecological survey shows that no significant impact on protected species and details the landscaping plan will enhance local habitats and the visual character of the site.

Mr Malings expressed the opinion that by supporting the scheme the Council would be backing local employment, a Fenland business, safeguarding over 200 seasonal and full-time jobs, encouraging low carbon renewable power, food production and reducing import dependency in food miles. He continued that Allpress Farms have worked closely with officers and specialist consultants to create a design that delivers measurable environmental, social and economic benefits and fully aligns with both local and national policies and asked committee to support the application.

Members asked questions of Mr Malings as follows:

- Councillor Imafidon asked for clarification that there are no runoffs to the public drains and it is an attenuation pond? Mr Malings confirmed that it is an attenuation pond that will manage the runoff.
- Councillor Gerstner asked for confirmation that if the committee granted planning permission that they can comply with all the conditions that officers have recommended? Mr Malings responded that conditions that they have seen currently regarding requirements on the construction of access and management of the build will be complied with.
- Councillor Gerstner asked if the facility is built will it be a 24-hour operation? Mr Malings stated that at the busiest period it is a store and it is predicted there will be three deliveries going in and out all day. He added that at the lower period of the season it may be two deliveries and when it is not in use it will just be storing. Councillor Gerstner asked if this will be seven days a week? The applicant stated that 60% of the movements are going to be between 9am and 4pm Monday to Friday and occasionally on Saturdays from 7am until 12 Noon.

Members made comments, asked questions and received responses as follows:

- Councillor Benney stated that he knows the site well, it is halfway between Chatteris and Manea and lies adjacent to his ward. He made the point that Allpress Farms are big employers in the town, they are a big farm and as with all agriculture it takes precedent in this area being an agricultural area and Nightlayer Leek Company is no longer in business and hopefully this proposal will bring stability to the leek market and ensure leeks are grown locally. Councillor Benney expressed the view that it is a policy compliant application, and he is pleased to see the reduction in traffic movements locally, which will add to road safety. He stated that he sees nothing wrong with this application, it is a local business and a big supporter of local employment and feels it should be approved.
- Councillor Mrs French stated that she fully supports the application, and it is nice to see farmers investing, bearing in mind what they have gone through over the last 18 months.

**Proposed by Councillor Benney, seconded by Councillor Mrs French and agreed that the**

**application be GRANTED as per the officer's recommendation.**

*(Councillor Marks declared that one of the directors is known to him via another business and took no part in the discussion and voting thereon)*

**P62/25      TPO 02/2025  
62 CHURCH STREET, WHITTLESEY**

Zoe Blake presented the report to members.

Members asked questions of officers as follows:

- Councillor Mrs French referred to the mention of health and safety and looking at the photos some of the trees do not look stable asking if there is a safety issue? Zoe Blake responded that the Tree Officer has provided their comments in the report.
- Councillor Meekins asked why the applicant wanted to fell these trees as he could not see this within the report. Matthew Leigh responded that the applicant suggested it was because there was ongoing maintenance and some concern in relation to the fact that there had been some branches fall over a historic period without any detail, however, the Council's Arboricultural Officer has visited the site, assessed the trees and has not considered that the trees are at any particular risk more than any other tree to public safety or their health.
- Councillor Meekins made the point that there seems to be a suggested TPO on 15 trees so presumably there is some threat to these 15 trees. Officers indicated this to be the case.

Members made comments, asked questions and received responses as follows:

- Councillor Gerstner stated that he lives within 200 metres of this site and passes it several times a day, with the building being a unique one-off building in Whittlesey and the original owner was a Mr Limes, who owned the brick works in Whittlesey, and he sold it on to a Mr Brown who lived there for 50 plus years. He continued that Mr Brown maintained all those trees and, on the demise and death of Mr Brown, he believes the property has been sold twice, with there being some development in the back and the two subsequent owners have come along and wanted to do things with the trees. Councillor Gerstner expressed the opinion that it is a very important building, part of the Conservation Area and there is a lane adjacent to it which school children use to go up and down to Park Lane School. He believes that TPOs on all those trees that are adjacent to that pathway should be applied but he has reservations about the four cedar trees on the front as they are getting very large but feels that TPOs would be a good idea for the amenity of the area because it would put the owner under some conditions that if they needed work doing on them that they would have to apply to the Council to get planning permission to do so. Councillor Gerstner referred back to the Conservation Area and the safety of that walkway where school children use it daily during school times.
- Councillor Connor made the point that if the TPO is granted it will save the trees and give comfort that they will not be cut down, however, they can be pollarded at any time with the Council's permission.
- Councillor Mrs French expressed concern about health and safety and suggested that the Tree Officer monitors the condition of these trees regularly. Matthew Leigh responded that this cannot be conditioned and there are a lot of trees in the District that are adjacent to footpaths and certain trees cannot be monitored as they should all be treated consistently. He added that the trees have been looked at and there is no evidence currently of them showing any signs of disease or distress. Councillor Mrs French acknowledged that these are private trees in a private garden but understands that FDC trees are checked on a regular basis so is a bit concerned on the safety of those trees but if the Tree Officer is content then she is happy.
- Councillor Benney stated that private trees should be the responsibility of the owner for the upkeep, maintenance and safety and from personal knowledge he knows that people who undertake works would give advice and feels that if the Tree Officer has been out the advice

given should be adhered to and it falls to the owner of the trees to comply.

- Councillor Gerstner asked if one of the trees need to come down is there a condition to replace it? Matthew Leigh responded that there is a requirement for a tree replacement.

**Proposed by Councillor Meekins, seconded by Councillor Mrs French and agreed that TPO be CONFIRMED in respect of 1 x Lime, 1 x Beech, 1 x Copper Beech, 1 x Yew, 1 x Sycamore, 4 x Silver Birch, 1 x Norway Maple, 1 x Holly and 4 x Corsican Pine.**

*(Councillor Gerstner registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Whittlesey Town Council but takes no part in planning)*

**P63/25**

**F/YR25/0591/A**

**28 BROAD STREET, MARCH**

**DISPLAY OF 1 X INTERNALLY ILLUMINATED FASCIA SIGN AND 1 X EXTERNALLY ILLUMINATED ROTATING PROJECTING BARBER POLE (RETROSPECTIVE)**

Zoe Blake presented the report to members.

Members asked questions of officers as follows:

- Councillor Marks referred to USA Chicken and other signage in the area and asked why has this shop been brought before committee when there is other signage that does not have permission? Alan Davies responded that the applicant's went ahead and made an application following an enforcement investigation whereas the property next door also has unauthorised signage and the owners of that property have not come forward with a planning application. He continued that applications can only be determined that are received and those unauthorised signs within the area are being investigated by the Enforcement Team and those applications would be brought to committee in due course should those applications come forward. Councillor Marks requested clarification that enforcement have investigated this one because the applicant has submitted an application? Matthew Leigh responded that there are a number of open cases for adverts within the District and other forms of breaches and when officers engage with an applicant/owner they can decide to submit an application and other times they can be less than forthcoming. He continued that whilst there is an open case it shows the Council has not considered that it is acceptable and that it is worthy of closing. Matthew Leigh stated that this application has been submitted because the applicant has brought it forward, it has not been because officers have proactively taken action against one over another, but this applicant has attempted to regularise the situation. He made the point that officers have considered the merits of the scheme and come up with a recommendation of refusal, with the fact that there is an advert next to it that is potentially unauthorised as well is an ongoing, open case and should not have any material consideration on determination of this application.

Members made comments, asked questions and received responses as follows:

- Councillor Marks questioned whether this was just progress as 20-30 years ago it would have just been a dull bulb and now as there are LED lights they are a lot brighter. He expressed the view that 50 years ago the sign for the barbers would have just been a red and white pole and whilst he understands the approach of planning he questioned whether this is not just what is happening in a LED world that people live in. Councillor Marks stated that he cannot see the harm that is being mentioned, he can understand that it is near the fountain and is probably not as in keeping as previous lights and frontages, however, in his view, this is a modern society and he cannot see anything wrong with the application.
- Councillor Benney referred to the signage at the Turkish restaurant being considered a couple of months ago but the committee received a slating on Facebook questioning whether members were sane for refusing this signage. He agreed with Councillor Marks that

LED lights have progressed and this is modern signage, with March Broad Street having been updated at a cost of millions of pounds and Barclays Banks is being demolished on the corner and this is changing the whole of Broad Street. Councillor Benney stated that he visited March in the evening and in the Conservation Area of March there are 8 other business premises that have got internally illuminated signage and, in his view, this is a modern way of living questioning what people would rather see a shop that is lit up or one that is boarded up and empty not paying any rates or offering a service to the people of March. He stated that he will be supporting this proposal.

- Councillor Imafidon referred to refusing in September the Turkish restaurant and whilst it is a Conservation Area, he thinks he will be supporting this proposal even though he did not support the Turkish restaurant one. He expressed the view that, compared to the previous picture shown of what the shop looked like, the sign is not significantly bigger and whilst it is illuminated so is next door. Councillor Imafidon made the point that this is a trading street so it has to somehow make itself known to passing trade and customers and the rotating pole is a recognised international sign to show that it is a barber's shop. He stated that he will be supporting the application as he does not think it is as detrimental because it is a commercial street.
- Councillor Marks made the point that a barbers instead of a dry cleaners relies on footfall, it is an internationally recognised sign and it works, and in relation to LED lighting, Cambridgeshire County Council replaced half of the lights in Fenland with dull lighting, so this stands out.
- Councillor Connor stated that he called this application into committee as he thought it had some merit and he is unable to add to the comments of the other councillors but he will be supporting the application.
- Alan Davies clarified that in terms of the officer recommendation that is based on the duty placed on the Council when assessing proposals in Conservation Areas, with the test being to preserve or enhance the character or appearance of the Conservation Area. He continued that this is an advert consent application and the signage would not necessarily be recommended for refusal if it was elsewhere in a modern shop front or modern precinct but the consideration here is the impact it has on the historic Conservation Area, with it being a modern design and not necessarily appropriate for a Conservation Area.

**Proposed by Councillor Benney, seconded by Councillor Marks and agreed that the application be GRANTED against officer's recommendation, with authority delegated to officers to apply conditions.**

Members do not support officer's recommendation of refusal of planning permission as they feel that the proposal is not detrimental to the street scene, Conservation Area or Listed Building, it enhances the regeneration of the Town Centre and character of the area and does not detract from it, and the fabric of the building is not being altered.

*(Councillor Mrs French declared that she is involved with Shop Front Grants and took no part in the discussion and voting thereon. She further registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that she is a member of March Town Council but takes no part in planning)*

**P64/25**

**F/YR25/0405/VOC**

**LAND NORTH OF 96A TO 100 WESTFIELD ROAD, MANEA**

**VARIATION OF CONDITION 22 (LIST OF APPROVED DRAWINGS) OF PLANNING PERMISSION F/YR22/1156/O (ERECT UP TO 26 X DWELLINGS, INVOLVING THE FORMATION OF A NEW ACCESS (OUTLINE APPLICATION WITH MATTERS COMMITTED IN RESPECT OF ACCESS)) TO ALTER ACCESS ROAD**

Danielle Brooke presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that the officer has summed up the application very well and the proposal is merely to move the access into the position it is built in now, with no objections from Environmental Health, Highways or the Tree Officer. He made the point that the proposal moves the access even further away from the TPO and there is no other change to the application, with the conditions currently being worked upon and an archaeological dig has been carried and the drainage design has been submitted to Anglian Water.

Mr Hall stated that when he had a meeting with the applicant a few weeks ago they are keen to push on and have reviewed the Section 106 Agreement when the trigger points are for payments and none of that is being changed, with the applicant being well aware when the payments need to be made.

Members made comments, asked questions and received responses as follows:

- Councillor Mrs French expressed the opinion that it is a good application, and she will fully support it.
- Councillor Marks stated that the proposal is within his ward and by slightly moving the access over it gives it a better vision splay. He added that he has not heard anybody complain about this development within the village and is happy to support it.
- Councillor Imafidon stated that he is happy to support and changing the access would probably protect the tree further, which is a plus. He made the point that it was nice to see that the surface of the road is good and almost in a finished state.

**Proposed by Councillor Marks, seconded by Councillor Imafidon and agreed that the application be GRANTED as per the officer's recommendation.**

*(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally and the applicant is also known to him, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Imafidon declared that the agent is undertaking work for him, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Marks registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Manea Parish Council but takes no part in planning)*

**P65/25**

**F/YR25/0609/F**

**222 LYNN ROAD, WISBECH**

**ERECT 8 X DWELLINGS INVOLVING THE DEMOLITION OF EXISTING BUILDINGS**

Tom Donnelly presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from Chris Walford, the agent. Mr Walford stated that this application seeks approval for eight 2 to 3 bedroom dwellings creating much needed housing provision within the built-up area of Wisbech and the proposal has the full support of Wisbech Town Council, Highways, Ecology and the Tree Officer. He added that the proposal involves the demolition of the former Superseal showroom and its associated factory to the rear where the windows and doors were manufactured on site, with Superseal now having moved the whole operation and their staff to a new location out of town and the site has been vacant for about 12 months.

Mr Walford made the point that the site is vacant, was operated by Superseal for many years and it



is a quite historic use and there are no current restrictions on the activities or working hours so in theory any future business could, with similar working operations in retail or light industrial use, potentially move in and continue operating from the site. He expressed the view that this is a non-conforming use within a built-up residential area that is flanked on three sides by existing residential dwellings.

Mr Walford expressed the opinion that, based on its location and the proximity to existing dwellings, they feel that the site should ultimately be residential, with the site having an extant permission for 3 dwellings, however, this permission is not financially viable when factoring in demolition costs, tree protection and BNG offset so the number has been increased to make it a viable and workable scheme. He feels that the site is in a sustainable location, it is located a short walk from the town centre, close to local amenities and the St Peters Primary School.

Mr Walford referred to the officer's report for the extant permission describing the site as well situated, sustainable and in accordance with planning policy. He expressed the view that, with regard to overlooking to neighbours, the site is enclosed by dense trees and hedges, all of which will be retained as part of the scheme and the site has been designed to ensure there is no impact on existing trees, one of which is a TPO tree, hence the more unusual layout that is purely to avoid the root protection areas.

Mr Walford made the point that officers have stated that they have concern with some of the gardens being shaded by existing trees, however, in his view, this is personal preference and consideration by a buyer in the future, not a reason to refuse the development and it is nice to see new build plots that do have trees, referring to the Chapter Gardens site in Leverington which had many trees and the conclusion was that it was not a reason to refuse. He stated that, in terms of flood risk, the proposal adopts the same finished floor levels agreed as part of the extant permission, which was deemed to pass the sequential and exception tests as it was a redevelopment of a site within a built-up urban area previously used for Classes A-D and, in his view, this provides significant weight and at the time outweighed any concerns before which is a material consideration that should be made and considered with this application.

Members asked questions of Mr Walford as follows:

- Councillor Marks referred to the concern regarding overlooking and shaded areas and asked has this design been formulated to protect the trees or if there were less properties would that make a difference? Mr Walford responded that the Tree Officer and third party tree specialist came to the site and there has been a real focus on trying to retain those trees as he feels they are key to the site and are in good condition, with there not being a way to remove under policy unless they are an age dying or decaying trees. He stated that the ones on the perimeter were essential to be kept for the reasons that are being discussed today. Mr Walford acknowledged that it is not an average and an usually shaped site and the indicative outline for the three showed them very close to the boundaries, which were approved under delegated powers so any number, in his view, between 3 and 8 due to the nature of the trees and the shape of the site would result in the same. He expressed concern that the site is now vacant, what is going to happen with it, it is in the middle of the town, it is in a residential area but recognised it is not going to tick all the boxes, however, all consultees are supportive.

Members asked questions of officers as follows:

- Councillor Gerstner asked for confirmation that the pathway for pedestrians is fully compliant, and officers are supportive of this now? Tom Donnelly responded that the reference in the update report was on amended plans that provided clarification about the extension of the footpath along the site frontage and this has been considered by the Highway Authority and they are satisfied that subject to conditions the scheme would be acceptable in terms of the highway safety impact and safety of pedestrians using that footpath.

Members made comments, asked questions and received responses as follows:

- Councillor Marks expressed the view that the agents are working with a lot of restrictions on this site due to the trees but it is nice to see the trees are being retained and whilst there will be overlooking most properties overlook something. He stated that he does not agree with the one car parking space outside the window of No.6 but the design has been made to fit onto this land and smaller gardens and shading probably adds to the character. Councillor Marks stated that he will be supporting the application.
- Councillor Mrs French stated that it is a site that does need redevelopment otherwise it will sit there as a brownfield piece of land for decades and the agent, in her view, has done a great job to fit the development into this awkward piece of land. She stated that she will also support it.
- Councillor Benney made the point that these trees will come down at some time as trees do die and it is about the quality of the living space versus the trees and whilst he understands the issue of viability from the previous application it seems to be cramming dwellings onto the site due to the trees and putting car parking in front of one of the dwellings, with the proposal not being ideal. He questions the thinking about putting trees before people's quality of living.
- Councillor Mrs French made the point that every street in Fenland has cars parked outside the front of a house so does not agree this is an issue.
- Councillor Marks referred to a previous item on TPO where trees could be replaced so these trees may be replaced and he hopes in 20 years time that 75% of the trees would be left but there would also be vegetation.
- Councillor Gerstner referred to the officer's report which states there is insufficient information to demonstrate that refuse vehicles can adequately transverse the site and he tends to agree.
- Councillor Marks stated that there are various sized dustcarts and if the applicant liaises with Fenland there would be some mechanism to empty the bins. He made the point that the site is in Flood Zone 2, committee keep discussing flood zones and he would be more concerned about this than dustcarts and layout.
- Councillor Connor stated that he cannot remember this site flooding, even in the great flood which occurred he believes in 1981.
- Councillor Meekins stated that the great flood was in 1978, but he does feel it is putting 'a quart into a pint pot' and 8 dwellings are being squeezed in. He feels that the car parking is a red herring as most properties have car parked outside their windows.
- Councillor Marks expressed the opinion that planning is about land usage and this proposal makes good use of land.
- Councillor Benney expressed the view that a better scheme could be produced with the trees taken down and there is too much emphasis put on these trees but recognised that this is not the application before members. He feels that whilst the proposal does work the trees are standing in the way of where people are going to live, they are going to be cramped when they could have bigger gardens and if the trees were removed the agent would have come up with a totally different and better scheme.
- Councillor Mrs French made the point that if someone does not want a small garden, they will not purchase these properties.

**Proposed by Councillor Marks, seconded by Councillor Mrs French and agreed that the application be GRANTED against officer's recommendation, with authority delegated to officers to apply conditions.**

Members do not support the officer's recommendation of refusal of planning permission as they feel that it is a good use of land with no trees being damaged or removed, it is a brownfield site, the site lies within Flood Zone 2 and homes are required in Wisbech.

*(Councillor Imafidon declared, in accordance with Paragraph 14 of the Code of Conduct on*

*Planning Committee, that he is a member of Wisbech Town Council and was a member of the Town Council's Planning Committee when this application was considered and took no part in the discussion and voting thereon)*

*(Councillor Meekins declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Committee, that he is a member of Wisbech Town Council but takes no part in planning)*

**P66/25**

**F/YR25/0547/F**

**LAND NORTH OF 1 GULL ROAD, GUYHIRN**

**ERECT 6NO DWELLINGS AND THE FORMATION OF 2NO ACCESSES**

Tom Donnelly presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Rory Canham, the agent. Mr Canham stated that this is an infill site and all the dwelling are 100% affordable, ensuring homes for local people and future generations. He expressed the view that the principle of development, on balance, is considered to be acceptable, noting the positive support from various consultees such as Highways, Ecology, Archaeology, Environment Agency and Environmental Health.

Mr Canham referred to the 100% affordable housing provision and made the point that the Council's Housing Team have previously confirmed that there are 31 names of people currently seeking affordable homes in Guyhirn. He stated that a recent outline application 70 metres to the south east of the application site along Gull Road received approval during September's committee meeting and involved the erection of 24 affordable homes and in light of that approval this application site is the last remaining gap in development on this side of Gull Road and would represent a completion of the linear pattern of development along Gull Road, therefore, showing compliance with Policy LP3 relating to infill development whilst simultaneously not extending the village boundary.

Mr Canham expressed the opinion that the proposed 6 affordable units within this application look to successfully assist in meeting the remaining provision of the 31 affordable units assigned to Guyhirn, taking the new total to 30. He feels the design proposals put forward with this application are also in keeping with the form, scale, character and materiality of the immediate area, mirroring the similarly sized scheme which has been built to the north of the site.

Mr Canham stated that they naturally approached the parish in August 2024 prior to any formal application being submitted where the parish noted their interest in this site being a rural exception site supporting affordable housing for a registered social housing provider and subsequently they have submitted this application following this positive pre-application consultation with the parish where they had a separate objection based on the highway, traffic and parking concerns. He added that the separate highways consultation concluded and highlighted no objections on these same concerns, with there being ample off-road parking being provided including two new access driveways which achieve suitable turning circles and visibility splays all in accordance with the Fenland Local Plan.

Mr Canham advised that the applicant has been in dialogue with Anglian Water direct where they have a pre-development drainage strategy agreement in place should planning be sought, which involves foul drainage connecting to the existing infrastructure along Gull Road whilst surface water is discharged to the existing drains to the rear of the site subject to separate agreement with the IDB. He continued that in terms of flooding the application is located on the border of Flood Zones 1 and 3 and the sequential test submitted clearly justifies the search area as being the parish boundary and, therefore, not District wide, which was a similar approach taken for the recent approval of the 24 to the south east of the site with that specific application site being located further into Flood Zone 3.

Mr Canham expressed the opinion that the site is technically safe from flooding with the indicative street scene showing that the proposed heights are comparable with the neighbouring dwellings and the land levels will not be raised above road level, which mirrors the approach of the built dwellings directly opposite and to the north of the site where no issues have been identified. He feels that this application is a perfect example and sole reason why rural exception sites exist in order to allow affordable housing to sufficiently meet the obvious local need and the proposal is, therefore, considered acceptable in respect of character, amenity, biodiversity and highway safety impact.

Members asked questions of Mr Canham and Mr Walford as follows:

- Councillor Mrs French asked if they have been in discussion with North Level Drainage Board? Mr Walford responded that they commented during the application and they undertook the 8 to the north for private market sale so they had a lot of information needed from this development that has been adopted into this proposal, essentially 9 metre easement to the back, no pathways, ramps or anything within that area and they accepted discharge to that on the previous application so have assumed this proposal will be the same. He added that the applicant has made direct contact as well.
- Councillor Mrs French asked, if approved, what will the plans be with the riparian dyke as the owner is responsible? Mr Walford responded that there will be a housing provider for the site and they will be made aware of the 9 metre easement and it is their duty to pass onto their tenants.
- Councillor Benney referred to the proposal being affordable and asked what is the split in terms of shared ownership or rental and will preference be given to local people as from the statistics there is a need within Guyhirn? Mr Walford responded that it is a struggle to find a housing provider on smaller sites so no one has been definitely lined up but there are 3 companies in the running so he is unable to guarantee the exact nature of affordable. He added that he is not sure about local provision but there would be a preference for those registered in the Guyhirn area or whether this could be conditioned or put in the legal agreement. Councillor Benney stated that he understands the position but wanted to know the breakdown and preference to local people.

Members made comments, asked questions and received responses as follows:

- Councillor Marks referred to the fact that committee discussed a scheme adjacent previously hearing today what the agent said previously, and these are 4 properties along the road which are houses and not bungalows.
- Councillor Benney stated that he visited the site and there are a lot of houses along that road that have been approved, with all these houses looking nice and all these gaps will be filled in making Guyhirn a destination place. He feels it is a good solid application, with the same arguments for and against as with the adjacent application and he will support it.

**Proposed by Councillor Marks, seconded by Councillor Imafidon and agreed that the application be GRANTED against officer's recommendation, with authority delegated to officers to apply conditions and for the applicant to enter into a Section 106 Agreement regarding affordable homes and the offering to local people.**

Members did not support the officer's recommendation of refusal as they feel that a precedent has been set, the application is an infill development and there is significant benefit to the people of Fenland by providing much needed affordable homes which outweighs the requirement for a sequential test.

*(Councillor Connor declared that his reason for call-in related to the weight to be given to the community benefit, but is not pre-determined and will consider the application with an open mind)*

**LAND SOUTH OF WENNY HOUSE, IRETONS WAY, CHATTERIS**  
**CHANGE OF USE OF EXISTING PADDOCK LAND TO DOG EXERCISE AREAS**  
**INCLUDING THE ERECTION OF 2 X SHELTERS, A DETACHED DOG GROOMING**  
**HUT AND A 1.8M HIGH BOUNDARY FENCE, AND THE FORMATION OF**  
**ASSOCIATED HARDSTANDING**

David Grant presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that on site at present there is a café, a shop selling various country goods, animal feeds, gifts and homeware and that business has been on site for approximately 8 years, with there already being parking on site and an existing access. He advised that the applicants have identified a need for this proposal in Chatteris and have already had a number of enquiries with regard to the dog grooming proposal following the application appearing in the Cambs Times in July and also from people visiting the site.

Mr Hall made the point that there are other dog exercise areas in March, Manea and Doddington which are popular. He stated there are no technical objections to this application, it is all in Flood Zone 1.

Mr Hall advised that queries were raised by the Highways Officer and they were given time to address these, which was gratefully received, and Highways have now come back and there is no objection, with the proposal being to upgrade the existing access slightly. He stated that the proposal will allow further expansion of an existing business, looking to employ further persons for maintenance and the dog grooming business, which, in his opinion, will complement the existing business.

Mr Hall expressed the view that the officer's report sums up the application well, with a recommendation to approve. He referred to a comment by Chatteris Town Council about having 2 metre high industrial fencing set around, which has not been proposed as, in his opinion, it would stick out being next to a very prominent road and they have worked with the officer, receiving suggestions on fencing, which they have took on board.

Members asked questions of Mr Hall as follows:

- Councillor Meekins referred to Chatteris Town Council wanting a 2 metre high fence but 1.8 metre is considered high enough and asked about their proposal for the double gate system of access to each of the areas? Mr Hall responded that the gated system is set back so people can pull off the road, he believes users will book online and they will then receive a code for the gate to open it. Councillor Meekins sought clarification that this was the access to the two fields for dog exercising? Mr Hall indicated it was, making the point that the main access from the main road will always be open.

Members made comments, asked questions and received responses as follows:

- Councillor Benney stated that whilst this is in Manea parish now it is nearer to Chatteris, he knows the site well and these dog exercise facilities seem to be cropping up everywhere. He welcomes this application, it is a further development of the business and another service being offered and he is sure it will do well when it is up and running. Councillor Benney stated that it is nice to see something coming to Chatteris and feels this application just needs approving.

**Proposed by Councillor Meekins, seconded by Councillor Mrs French and agreed that the application be GRANTED as per the officer's recommendation.**

*(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and*

*himself personally, but he is not pre-determined and will consider the application with an open mind. He further declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Chatteris Town Council but takes no part in planning)*

*(Councillor Imafidon declared that the agent is undertaking work for him, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Marks declared that he believes he has had dealings via business with the applicant and took no part in the discussion and voting thereon. He further declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he a member of Manea Parish Council and attends Chatteris Town Council meetings but takes no part in planning)*

**P68/25**

**F/YR25/0698/F**

**LAND WEST OF BURNLEA HOUSE, WIMBLINGTON ROAD, MANEA  
ERECT 1 X SELF-BUILD/CUSTOM BUILD DWELLING AND GARAGE, CHANGE  
OF USE OF LAND, ERECTION OF AN INDUSTRIAL SHED AND FORMATION OF  
AN ACCESS, IN ASSOCIATION WITH EXISTING BUSINESS**

David Grant presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from David Nicholas, a supporter of the proposal. Mr Nicholas informed members that he lived close to this location, probably 200-300 metres, and has lived here for 10 years, but farmed the land for about 30 years and his father farmed the land prior to this so he has experience of the land for the past 70 years. He made the point that in that time there has been no flooding whatsoever and he is a member of the local drainage board, so he is well aware of drainage matters, although he does not represent the drainage board.

Mr Nicholas expressed the view that there has been people trying to imply that there is not good road visibility but that is not true as they have farmed here for 70 years and they have never had a problem, with the visibility in both directions being very good. He stated that the one problem he has had with farming is theft but since he has moved on the farm that has virtually reduced and he can understand why Mr Harrison wants to live with his buildings with his equipment in to keep them secure because, in his view, in the Fens this is a problem.

Members asked questions of Mr Nicholas as follows:

- Councillor Marks stated that he lives in Manea and travels Wimblington Road every day, he referred to access and vision along that road and asked if he would agree that, from Lion's Drove, Boots Bridge and up to Poly Sports can be seen, probably a distance of 1.5 miles in total? Mr Nicholas agreed and stated it is approximately 1 mile to Boots Bridge.
- Councillor Marks referred to Mr Nicholas' property being the one that has been built further down Lion's Drove, which is quite a large property with three garages, and asked if it was in keeping with the dwelling being proposed today, being of the same size and scale. Mr Nicholas responded that he could not comment on this.
- Councillor Marks asked in relation to drainage boards if this comes under Wimblington? Mr Nicholas responded that it is the Curf and Wimblington Combined Internal Drainage Board. Councillor Marks continued that he has stated that he is unaware of any flooding within that area, which is in Flood Zone 3 and asked if the land is drained? Mr Nicholas responded that he did not know, it could well be, but he has not seen it flood.

Members received a presentation, in accordance with the public participation procedure, from Sam Harrison, the applicant, and Matthew Hall, the agent. Mr Harrison stated he wishes to build an occupational dwelling for himself, his wife and three children, two of which are in Manea school. He added that he has lived in Manea for just over 25 years and is proud to call it his home.

Mr Harrison stated that part of this application is for a storage shed and yarded area to be a secure base to run his equipment from and he is currently running out of his parents shed, which he has outgrown. He feels the need to have his own premises in a secure independent location for the future building of the business, and he was recently successful in being awarded a small business grant from FDC, which has already helped him in being able to purchase machinery that has secured him some additional contracts.

Mr Harrison informed members that he currently has himself and three full-time members of staff, with his father working part-time as well as part-time admin staff. He stated that he is not looking to build this to sell, it will be for himself and his family to live in and to be able to build and safeguard his business for the future.

Mr Hall made the point that the applicant has outlined his personal circumstances and his business which is expanding with contracts in Cambridgeshire and Lincolnshire and been awarded a small grant by Fenland District Council. He referred to the report where Cambridgeshire Constabulary confirmed that this area is in a medium crime risk area, not low.

Mr Hall stated that there are numerous objections to this application, as seen in the report, however, when you view these they are all very similar and a lot of them are from empty properties in Doddington and March, with this being raised with officers and Carol Pilson. He made the point that there are no technical objections to this application and the applicant is happy to sign a legal agreement and pay a fee as this is clearly a self-build property where the applicant has been heavily involved with the design, is going to build it and live in it and knows the conditions regarding self-build.

Mr Hall stated that they are not applying for a residential dwelling and using this site is logical, the applicant lives in Manea and this site is next to the shed he uses, with this shed also lying within Flood Zone 3 as are the adjacent buildings as is Mr Nicholas' dwelling, with the Environment Agency having no objection to this application. He made the point that the proposal is for an established business that wishes to expand with further on-site storage for equipment and there are three full-time staff employed plus the applicant, with some part-time staff.

Mr Hall expressed the opinion that the design in relation to National Planning Policy Paragraph 84 would enhance the setting, it does not create any adverse impact on neighbouring properties, no-one has objected from the adjacent sites and also it is a very similar size to Mr Nicholas' property. He reiterated that it is an established business that was started by the applicant 17 years ago who has outlined his personal circumstances.

Members asked questions as follows:

- Councillor Marks referred to the mention of it being an established business and that over the years he has probably expanded with more contracts and equipment and have outgrown their current facilities and asked what benefit this extra area will give him? Mr Harrison responded that they are hoping to further expand in time, he does not want to be one of those that grows the biggest and falls the quickest, with steady expansion being his intention. He stated that he is currently based out of his parents shed, he has almost evicted everything of his father's out of the shed, so he is housing him and his father wants his shed back hence the application. Mr Harrison stated that the one proposed shed is slightly bigger, and he is hoping to further fill it with more equipment, more employment for themselves and more work.
- Councillor Marks asked if the land is drained and, as a garden business, does he have a flail where he can keep the dyke tidy? Mr Harrison responded that they have undertaken projects on the existing land and have come across land drains across the site. He added that he does have equipment to flail the dyke out but only to a certain reach, all of their equipment is compact and classed as light goods, and they already maintain the front

roadside dyke as it does get overgrown if they do not.

- Councillor Marks referred to Ghant Farm being ½ mile up the road and security issues here have been that CCC have now agreed to a hard gate being installed because of break ins and issues. He asked if this was similar to Mr Harrison? Mr Harrison responded that his father's property has been secure but previously there have been two guard dogs there, which have now passed away, and his father is away a lot more as well as his family which is leaving all the equipment exposed. He does not live on site, so it is becoming a factor of concern that it is now starting to get vulnerable and with the equipment not being able to all fit in the barn there are mini diggers and vans sitting outside which are vulnerable. Councillor Marks agreed with this as he travels the road most days and can see the equipment sitting there.
- Councillor Benney referred to it only being an opinion on drainage and whether it drains or not and asked for assurance that there is a drainage scheme here, whether it is building the land up so that it safeguards it from flooding, and there is a technical solution, irrespective of whether the land drains or not, to flooding of the property that is proposed. Mr Hall responded in the affirmative, it is a large site, a lot of it is permeable area, with a large amount of area for soakaways which would be in accordance with Building Regulations, there is also a drainage ditch at the front riparian ditch but he would suggest that it will be on-site drainage and it is likely that there will also be some rainwater harvesting from the shed which can be used in the business. He added there are no mains drains here, and it would be a treatment plant, which is one of the reasons the site has been made so large is for the drainage.

Members asked officers questions as follows:

- Councillor Marks referred to 1.2 of the officer's report where it is considered there is insufficient evidence for information submitted to demonstrate the proposal is essential for a rural worker as required in an elsewhere location such as this, therefore, the proposal is considered unacceptable in principle contrary to policies LP3 and LP12, however, members have heard from the applicant regarding security on site and the business is actually running from next door so how would it be established that it is not needed if he erected a shed? Alan Davies responded that the application was not accompanied with the information that the applicant has discussed so the justification on the basis of security was not with the application, but it also is not a material planning consideration. He made the point that it is a self-build, custom dwelling in an elsewhere location so the principle of this is based on whether it is appropriate within that location.

Members made comments, asked questions and received responses as follows:

- Councillor Marks stated that he knows the area as he travels it twice a day at least and this is a proposal for a business that is expanding and has been supported by FDC in the past, which will provide a home for a young family and provides the comfort factor of security and extra assistance regarding parking. He made the point that, in relation to flood zones, there have been previous applications regarding workplace homes where they were built out of the ground so high you needed a ladder to walk into the front room, and members have heard from the agent that there is mitigation that can be implemented and from a supporter that the area does not flood. Councillor Marks expressed the view that the proposal should be supported as committee has done with many others.
- Councillor Mrs French expressed the view that it is good that this is a young farmer prepared to invest, especially with what they have had to go through over the last 18 months.
- Councillor Benney made the point that this is a business that wants to grow, with it being hard enough being a businessman currently and this provides employment for local people. He expressed the opinion that there are no technical reasons that cannot be worked around, and it is known the plant is very nickable and a theft could finish the business so the best security there is, is living on the premises. Councillor Benney stated that this is the applicant's site although there might be other locations, but this is helping a business, it is



not in an elsewhere location and will be the applicant's home. He stated that he will be supporting the proposal.

- Councillor Marks expressed the view that the visibility splays are very good unlike the application that committee considered further along at Poppyfields, it ticks all the boxes and the ground is also land drained, with the applicant going to keep the drain clear. He expressed concern over the various dubious letters that were submitted and hopes they do not get the outcome they wanted.
- Councillor Connor commended the application being for a young family wanting to invest in business, with Fenland being Open for Business and it would be a travesty if this was refused. He stated that he would be supporting the proposal.

**Proposed by Councillor Marks, seconded by Councillor Benney and agreed that the application be GRANTED against officer's recommendation, with authority delegated to officers to apply conditions in consultation with the Vice-Chairman and for the applicant to enter into a Unilateral Undertaking.**

Members do not support the officer's recommendation of refusal of planning permission as they do not feel this is an elsewhere type location, it is a good use of land, it provides security for the business which is a growing business and mitigation can be undertaken for the site lying in Flood Zone 3.

*(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Imafidon declared that the agent is undertaking work for him, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Marks declared that the applicant's parents are known to him, but he does not know or socialise with the applicant and is not pre-determined and will consider the application with an open mind. He further declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Manea Parish Council but takes no part in planning.)*

**P69/25      F/YR25/0526/F  
49 WHITTLESEY ROAD, MARCH  
ERECT 12 X LIGHT INDUSTRIAL UNITS AND A LINK EXTENSION TO EXISTING  
UNITS INVOLVING THE DEMOLITION OF EXISTING BUILDING**

David Grant presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that the site was used by Fenn's Buses for just over 40 years, there are permanent structures on site which the photos show, some of which are being utilised as part of this proposal. He continued that the applicant purchased the site approximately a year ago and at present the units on site are rented out to existing businesses.

Mr Hall made the point, as the officer has stated, this is a brownfield site and under 10.3 it states this is a material consideration that weighs positively on the proposal. He continued that directly opposite this site, to the north in 2024 planning permission was obtained under delegated powers for industrial units, with that site progressing, and this is all in Flood Zone 3 just as this site is.

Mr Hall expressed the view that there are no technical objections to this application from Lead Local Flood Authority, Highways and March Town Council and he is pleased to note that Fenland's own Business and Economy Team support the application and state there is a significant demand for these units. He reiterated that this site is directly opposite a site under delegated powers

received approval in 2024 for industrial units and within the officer report it stated on that application that the proposal was on an established site with some replacement buildings, the scope of the sequential test is agreed to be confined to this site as all of the site is in Flood Zone 3 there are no preferred areas within the site where the buildings would be set and, in his view, this site is directly opposite to the south, is also in Flood Zone 3, confirmed as brownfield, has been used by Fenn's buses for over 40 years and is already partly developed.

Mr Hall referred to Policy LP6 and, in his opinion, the proposal would allow for employment opportunities and one key point in the officer's report under 10.7 is that between 2012-2025 the town of March should achieve 105,000 metre squared employment area but at present it has only achieved about 51,500 metre squared of employment area, which is not even half the requirement so there is still a significant need and this application will go towards that. He referred to the site layout plan on the presentation screen, making the point that over half of the site is parking to help with the drainage and to comply with the Local Plan in terms of parking and they have used existing buildings on site that are already rented out.

Mr Hall stated that the proposal does not affect the Board's drain, that is all to the north on the opposite side of the road and Middle Level have not objected. He showed a plan of the site highlighting that directly to the west is the Force One site where works have commenced, which was approved by members in 2021 in Flood Zone 3, beyond that is the Middle Level offices to the west which is also in Flood Zone 3, directly to the north is the site he has already referred to in Flood Zone 3 and to the east there are industrial units with businesses, Fox's boatyard and to the north there is also further industrial businesses.

Mr Hall stated the report states it is a brownfield site, it has been used by Fenn's Buses for over 40 years who retired and then the applicant, Mr Rutterford, brought it, it is set between industrial sites, over half the site is for parking, there are no objections to the application, there is a need for these units, which members have previously said and Fenland's own Business Team state there is a need and on the previous application it was stated that Fenland is Open for Business.

Members asked questions of Mr Hall as follows:

- Councillor Benney acknowledged that the site is in Flood Risk 3 but asked if there is a technical solution to stop flooding? Mr Hall responded that they submitted a Flood Risk Assessment as well as a drainage strategy and the ditch to the south is in the applicant's ownership, he has cleaned it out and maintained it and from that ditch there is a pipe under the site within his ownership which then discharges into the Board's drain to the north and underground attenuation tanks will be installed also so it should go in at greenfield run off rate.
- Councillor Marks referred to the mention of footpaths and asked if there is not a walkway that comes across the A141 down Marina Drive, which is about 50 yards? Mr Hall responded that was correct, with Marina Drive being approximately 20 metres from the site.
- Councillor Marks made the point that the site is currently in use and asked is everything being used that is able to be used? The Chairman allowed Mr Rutterford to respond. Mr Rutterford responded that they are and there is a waiting list for units.

Members made comments, asked questions and received responses as follows:

- Councillor Benney expressed the opinion that the map tells a story as the site is surrounded by industrial units, a carpentry shop, motor mechanics, Fox's Marina, the approved Force One site and the Middle Level Commissioner's offices, with the industrial units approved opposite in Flood Zone 3 under officer delegation. He feels to say it is unsustainable as there is not a footpath is being out of touch with local reality as you cannot work in a rural area without a car and having a footpath is not an issue, with there being plenty of parking on site for people. Councillor Benney questioned where else industrial units can be placed, however, the application is for this site, with when he was Portfolio Holder for Economic Growth a policy being brought in to help build these type of units and the Council should be

supporting businesses, with this being what is needed in Fenland, it wants to retain business as it is not just about bringing new business into the area but the fact that if there is a business that relocates outside the area people lose their jobs. He expressed the opinion that this is the right place for this proposal, it is crying out to be approved and he will be supporting the proposal.

- Councillor Marks agreed with Councillor Benney, he deals with a number of businesses in Fenland and a lot of them want to expand into bigger units and they cannot find them, with this area becoming more and more industrial, with only a minority wanting to walk to the site. He made the point that someone is prepared to build something in Fenland and it will bring revenue in. Councillor Marks stated that he is surprised to see the application in front of committee, the Force One application took a long time to resolve, which is next door but this is a brownfield site and has all the issues that Force One had so questioned why it is at committee. He stated that he will be supporting the application.
- Councillor Connor expressed the view that this application should not have come before committee, it is clear the site is crying out for industrial units, the Council's Business Team support it and Fenland is Open for Business.

**Proposed by Councillor Benney, seconded by Councillor Imafidon and agreed that the application be GRANTED against officer's recommendation, with authority delegated to officers to apply conditions.**

Members do not support officer's recommendation of refusal of planning permission as they feel that it is not a rural area but industrialised, the fact that it brings employment and prosperity outweigh any perceived detrimental harm to the character of the area, it is not an unsustainable location, there is a technical solution to overcome the fact that the site lies in Flood Zone 3 and there is a need for this type of development in Fenland.

*(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Mrs French declared that the applicant supports March Events which she is involved with and took no part in the discussion and voting thereon. She further declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that she is a member of March Town Council but takes no part in planning)*

*(Councillor Imafidon declared that the agent is undertaking work for him, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Marks declared that he supplies forklifts to and obtains parts from one of the tenants on the site, but he is not pre-determined and will consider the application with an open mind)*

*(Councillor Gerstner left the meeting following this item and was absent for the remaining agenda items)*

**P70/25**

**F/YR25/0520/RM**

**NENE PARADE, BEDFORD STREET, CHASE STREET, WISBECH**

**RESERVED MATTERS APPLICATION RELATING TO DETAILED MATTERS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (PLOT 5 ONLY)**

**PURSUANT TO OUTLINE PERMISSION F/YR24/0485/VOC TO ERECT A C2 USE CARE HOME FACILITY TO ACCOMMODATE 70 X APARTMENTS WITH COMMUNAL AND AMENITY SPACE**

Hayleigh Parker-Haines presented the report to members and informed members that Anglian Water has responded today confirming that they are satisfied the surface water hierarchy has been

complied with and, therefore, this application is now recommended for approval subject to the conditions contained within report.

Members received a presentation, in accordance with the public participation procedure, from Alastair Close, the agent. Mr Close stated that he is delighted that, after many months of working closely with officers, the application is recommended for approval. He commended the officers for the comprehensive report as well as their diligence throughout this process which has led to the recommendation.

Mr Close made the point that Nene Waterfront is a major regeneration opportunity, with outline planning permission being approved in 2023 for five plots and these comprise of a mix of residential, commercial and a care home, with this application relating to Plot 5 and will deliver an extra care home with 70 apartments in line with the outline permission. He stated that Fenland Extra Care Consortium, the applicants, is a partnership between Bemore, Seafeld Construction and Pinnacle Care Group, industry leaders in both delivery and operation of state of the art care facilities, with the consortium working closely with Fenland Future Ltd, Cambridgeshire County Council and Homes England and all of these stakeholders are fully supportive of the much needed care accommodation being created.

Mr Close stated that the apartments will be for over 55's who require an element of care, they will be able to live independently but with the added security of access to professional care on site and the homes will also be fully adaptable so they can respond to evolving care needs and residents will have access to shared communal amenities. He made the point that 100% of the units will be affordable and are subject to nomination rights and the building will also be partially funded by a Homes England grant to support the affordability for residents.

Mr Close expressed the opinion that local needs data confirms considerable demand for this type of accommodation and it will be similar to the successful facilities in Whittlesey and Doddington, being the first of this quality in Wisbech. He expressed the view that 25 new jobs will be created on site with many more opportunities during the construction phase.

Mr Close stated that the building has been designed to embrace its waterfront setting, two wings extend towards the River Nene which both maximises views for residents as well as helping to create light and airy living space. He feels the share central amenity area links directly to the waterfront promenade to generate interest and activity and the façade of the building will be predominantly finished in brick work to respect the local character, and this will be patterned across the various facades to add interest and where practical there are also areas of green roof.

Mr Close continued that the building is set within structured landscaping, which includes native planting and there will be 24 dedicated parking spaces as well as internal space for mobility scooters. He added that the building has been designed so that all sensitive accommodation, ie living space, is outside of the flood zone and his team has worked closely with Anglian Water and the Environment Agency to ensure that all flooding and drainage arrangements are fully compliant and as officers have confirmed this is now agreed.

Mr Close stated that all other matters are confirmed as being acceptable and he hopes it is clear that the proposal has been carefully designed to meet both residents needs and respect the local setting, and he looks forward to working in continued partnership to deliver this exciting scheme and breathe new life into this site. He asked members to support the officer's recommendation.

Members asked questions of Mr Close as follows:

- Councillor Marks referred to the mention of 25 jobs on site and asked if they were live in jobs? Mr Close responded that some may be, but staff tend to work on a rotation basis and Pinnacle find that 50% of their staff live within 5 miles of the site and 70% within 10 miles so mostly they will be local positions. Councillor Marks asked that they are to look after the

residents? Mr Close responded it will be a mix, care home staff to look after the residents, on-site management and maintenance staff for the operational side.

Members asked officers questions as follows:

- Councillor Marks asked how many ground floor flats there are? Hayleigh Parker-Haines responded that there is no residential accommodation at ground floor, it is at podium level elevated from the ground floor like a mezzanine, which is to overcome the flood risk being 0.5 metres from the ground floor.

Members made comments, asked questions and received responses as follows:

- Councillor Mrs French expressed the opinion that it is an excellent application, and she thinks Wisbech people and the Town Council will be pleased to see it, with the site being derelict for many years.
- Councillor Meekins expressed the view that it is a welcome application, it is in his ward and the whole site has been an eyesore for too long. He stated that his experience of care homes is that the grounds are well maintained and staff are on site to look after residents so there are no problems with anti-social behaviour, with it also being right next to the Police Station.
- Councillor Marks stated he fully supports the proposal, it is nice to hear there are going to be at least 20 workers on site, but his only concern is with the flood risk that exists but sensibly no ground floor accommodation is proposed.
- Councillor Meekins stated, in relation to the flood risk, there is a flood wall right in front of this site and gates and it is supposed to be a one in a thousand-year event so does not feel it is a risk.
- Councillor Marks agreed it can be mitigated by flood walls/gates but flood risk is brought up regularly as an issue.
- Matthew Leigh made the point that this is a Reserved Matters application, so the Council has already accepted the principle of development of the site in a flood zone.

**Proposed by Councillor Meekins, seconded by Councillor Mrs French and agreed that the application be GRANTED as per the officer's recommendation.**

*(Councillor Benney declared that he was on the Investment Board when this proposal initially came forward, and took no part in the discussion and voting thereon)*

*(Councillor Imafidon declared that he is part of Fenland Future Ltd and took no part in the discussion and voting thereon. He further declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Wisbech Town Council but takes no part in planning)*

*(Councillor Meekins declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Wisbech Town Council but takes no part in planning)*

**P71/25**

**F/YR25/0274/F**

**LAND WEST OF PLAYING FIELD, BARTON ROAD, WISBECH**

**ERECT X 42 AFFORDABLE DWELLINGS, 1 X OFFICE/COMMUNAL SPACE INCLUDING CYCLE STORES, LANDSCAPING, HIGHWAY IMPROVEMENTS AND ASSOCIATED WORKS AND DEMOLITION OF ALL EXISTING BUILDINGS**

Alan Davies presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Beverley Moss, the agent. Ms Moss stated that the officer has provided a succinct report on the recently updated position of the flood risk and drainage consultees as a direct response to the reason for deferring the decision at the committee last month. She made the point that the

conclusion from those key parties is clear that there is not a technical flood risk or drainage reason to object to the proposals, with the consultees being wholly satisfied with the technical information submitted and that the use of planning conditions will provide the necessary controls for development and she trusts this gives members the comfort they require.

Ms Moss stated that she presented the key headlines last month and reiterated that this is a scheme for 42 affordable homes, with all the homes being available for social rent and provides a secure housing option for people on the lowest of incomes. She added that the Council's own Housing Needs report confirms there is a clear and demonstrable need for affordable housing of all tenure types in the District.

Ms Moss made the point that all of the homes are bungalows and 6 of those will be fully adapted for wheelchair users, with the new homes in an area identified in the Local Plan for housing growth and that area of growth was subject to a Level 2 Strategic Flood Risk Assessment (SFRA) when the area was first identified for inclusion in the Local Plan. She continued that the SFRA confirmed that Wisbech is well defended from fluvial and tidal flood risk issues through a number of things and the Local Plan was adopted on that basis.

Ms Moss expressed the view that the site is sustainably located close to the centre of Wisbech and the site has never flooded in 67 years the current owner has lived there. She stated that the development involves the reuse of previously developed land, which forms a key part of both national and local planning policies.

Ms Moss made the point that there are no objections from the Local Highways Authority both in terms of impact on the local highway network or detailed design in the layout, with the proposal including 8 visitor parking spaces. She feels that officers are satisfied that the new homes will not result in any amenity issues for neighbouring residents and the new homes will be accompanied by new landscaping in the form of private gardens spaces, new trees and other shrub and grass planting, with over 400 metres of new hedgerow and an area of informal amenity open space.

Ms Moss stated that the resolved position of the Council is that contributions for social infrastructure will not be sought on 100% affordable schemes in recognition of the viability issues in this area. She summarised that this is a much-needed affordable housing scheme that seeks to deliver a high-quality development, and which has addressed all relevant technical issues, with no objections from any consultees and she asked committee to resolve to grant planning permission.

Members asked officers the following questions:

- Councillor Marks expressed surprise that members had asked for four different agencies to attend, all of which are not present today and asked if they were invited in writing or verbally, especially in the case of Anglian Water that they definitely said they could not attend. Alan Davies responded that was correct, he e-mailed each of the four consultees directly and asked for them to attend, along with Highways, with all five responding to the e-mail confirming they were unable to attend and in lieu of this they would provide written responses, which has confirmed they have no concerns.
- Councillor Connor stated that after the Chairman's Briefing yesterday he was concerned because a lot of the deferment was around Anglian Water so he contacted a senior officer at Anglian Water and he confirmed to him that no planning officer at Anglian Water had been contacted about attending today but they were asked for extra information which they duly submitted. He suggested that there may have been crossed wires either by Anglian Water or by officers, if it is Anglian Water he will be contacting them again to clarify the situation, but he did think it was imperative that Anglian Water attended today. Alan Davies responded that he was in contact with a planning advisor from Anglian Water, showing the Chairman his computer screen showing the response that they were unable to attend. Councillor Connor stated that he does not like having misinformation from anyone so will be following this up.

- Councillor Marks stated he believes the senior officer from Anglian Water that Councillor Connor spoke to who members deal with on a regular basis regarding the reservoir did offer to the Chairman to field an officer at the meeting but by the time it came through it was suggested it be via Teams so it was felt that it was not acceptable. Councillor Connor confirmed this to be correct but had to decline his offer through Teams as there would not have been time before the meeting to arrange.
- Councillor Mrs French made the point that there are so many different departments at Anglian Water so can understand why there was some confusion and at her quarterly meeting with them she did bring up the chaos at Barton Road and they did say they were looking into it. She thanked Ms Moss for her update and feels that members have got the information back that they wanted.

Members made comments, asked questions and received responses as follows:

- Councillor Marks stated that he is probably going to be in a minority of one, but he is still not keen on this application, with there being something wrong with putting people who are disabled in Flood Zone 3, with it being known in Wisbech that it does flood. He feels that committee is opening itself up to a lot of problems on site should there have to be a major evacuation, he knows that Councillor Benney will come back and say that there is mitigation, but, in his view, sense should prevail in putting people at 55 plus in wheelchairs in an area that is already known to have flooding issues and he does not want to be remembered as a councillor who gave planning permission on a site where people have had to be evacuated and it has caused a lot of problems to the emergency services.
- Councillor Benney made the point that this is a policy compliant application, there is no reason to refuse it but plenty of reasons for it to be approved, mainly monetary ones as if it is not approved this will go to an appeal, the Council will lose and have costs given against it. He referred to mitigation, with officers having differing views in differing areas and this area is nearer to the sea and is being built 300 mm out of the ground and is not deemed an issue. Councillor Benney referred to the roadworks and feels they are a 'red herring' and have no bearing on this application, this is about land usage and, in his view, it is a policy compliant application and committee is only guided by the technical people who inform us it will be safe and whilst he appreciates the concerns of Councillor Marks but this just makes a mockery of Flood Zone 3 to him as you cannot build in Flood Zone 3 in Manea, which is miles from the sea and far less likely to flood than Wisbech is, but building can take place in Wisbech. He stated that national policy does not take into account that Fenland is probably the best drained part of the country and all flooding is based on if all the pumps were turned off at once and not turned back on again, which is very unlikely to happen. He expressed the view that everyone lives with risk and this application needs approving as if it is not it will go to appeal and it will cost the Council money, Council Tax will go up and the development could still be allowed to proceed.
- Councillor Connor stated that he has certain sympathies with the views of Councillor Marks but there is nowhere else to go, it is a policy compliant application and there are no objections from the technical consultees, with if it went to appeal, in his view, the Council would lose. He added that his heart is saying it should not be supported but his head is saying it should so he will be supporting the proposal.
- Councillor Marks acknowledged the views of the other councillors, but he is struggling with putting money in front of safety and is not convinced about the area.
- Councillor Imafidon agreed with the views of Councillor Marks and will not be supporting it.
- Matthew Leigh clarified that saying the scheme is policy compliant is not correct and what officers are saying the benefits of the scheme outweigh the harm. He stated that officers have laid out what the benefits are, which are subjective, and if this was a normal market scheme officers would possibly not have reached the same recommendation.
- Councillor Benney asked, in officer's professional opinion, if this application was refused and went to appeal, what would the outcome be? Matthew Leigh responded that this is a subjective matter, he does not think the Council would get costs, it would be a balancing exercise, planners have made an informed judgement, and it would be in the gift of the

inspector.

- Councillor Mrs French made the point that this is a difficult decision, but the benefits outweigh the harm, it is in Flood Zone 3 and local councillors are not in support of it but there is benefit for the surrounding Wisbech area, over 55 homes are required and there is a waiting list for these homes. She stated that she will be supporting the application.
- Councillor Marks stated that whilst he accepts what Councillor Mrs French says, there will be disabled people living in a flood zone area and elderly people are also impacted with the other issues in the area, which have not been resolved. He questioned that if this was not a retirement type complex would this obtain planning? Matthew Leigh responded that there are a few benefits from the scheme, the quantum of affordable housing and the fact that it is older people's housing as there is a need. He feels that if officers had a scheme of a less quantum it would probably be less likely because the number of the public benefits go hand in hand with the fact that it is age restricted and the benefits that go with that beyond just the provision of those houses for those residents. Councillor Marks asked for clarification that if this was a standard development the likelihood is that it would not get approval because it does not tick all the boxes regarding the benefits of putting older people into a Flood Zone 3 site. Matthew Leigh responded that if it were a normal market scheme there would be no or minimal public benefits and it cannot be said that the public benefits would outweigh the harm, which is consistent with every application considered. Councillor Marks asked if this is something the Inspector would take into consideration? He added that it has been said that the Council would probably not get costs but if the inspector saw this proposal as a standalone without the age restriction, bearing in mind that the last application considered by committee was approval for 70 apartments on the Nene Waterfront with no downstairs living at all for safety so there is already this application, does this then put the same emphasis on needing this proposal? Matthew Leigh responded that there is an acknowledged need for older people's housing in the District and he does not consider that a Reserved Matters to go with an outline application would significantly alter the need as this has already received an in principle approval so it is not materially altering the balancing exercise. Councillor Marks summarised that physically able younger people on that site would more than likely be refused as a standard development, but older people is deemed to be acceptable in Flood Zone 3. Alan Davies responded that the test officers have to apply is a sequential test and then the exceptions test and in order to pass the exceptions test it is looking at what the public benefits are being gained from this proposal and those public benefits are the quantum of affordable housing, housing for over 55s and wheelchair adapted housing which outweigh that the site lies partially within Flood Zone 3. He continued that the site is not being considered as an open market site versus an affordable site, it is being considered based on what has been submitted and are those public benefits enough to outweigh the harm that will result in developing a site in Flood Zone 3 and this is undertaken at every committee when sites are looking at that need a sequential test and an exceptions test. Alan Davies made the point that if this site was a purely open market site, it is difficult to say without undertaking the balancing exercise, but there is unlikely to be other public benefits unless a theoretical application had other benefits.
- Councillor Benney expressed the opinion that the proposal is not being built in Flood Zone 3 as by the time it is raised out of the ground it is above the flood line so people are not being put at risk of flooding because their property is built up, which is the mathematics of building it up 300mm. He added that if every pump was turned off it would only raise the water level by 300mm and the floor levels are being raised out of the ground, the dwellings are being built out of Flood Zone 3 so that they are in Flood Zone 1 by the time the floor level is finished so the risk is taken away. Councillor Benney expressed the view that the calculation between harm and benefit is a paperwork exercise in terms of the sequential test to approve and run it through policy whereas the reality is that people are not being put in Flood Zone 3, they are in Flood Zone 1 plus the properties are out of the ground.
- Alan Davies made the point that the northern part of the site, which is where the site will be accessed from Barton Road, is in Flood Zone 1 so this is what the Environment Agency would consider to be safe access and there is also the fact that the dwellings are being



raised.

- Councillor Marks stated that whilst he accepts part of Councillor Benney's argument, he does not accept all of it and it still does not dilute the fact that it is known that there have been flooding issues within that area. He continued that Anglian Water are not in attendance and it has been heard that there is a difference in opinion between officers and Anglian Water whether they could or should have been in attendance, he has read the press and visited the site and he is still of the view that he cannot support it.
- Councillor Connor made the point that the agent did say the site has not flooded for 67 years which needs to be taken into consideration. Councillor Benney added that is without mitigation.
- Councillor Imafidon referred to officers mentioning the benefits outweigh the harm but asked in this case to whose detriment, is it not to the detriment of the people who live there already because one of the biggest arguments that he heard is that the people who already live around this site complaining about how it affects their own lives, including the availability of spaces with local doctors. He understands that it is not a planning reason, but should committee not take that into consideration because it harms and not benefits those existing residents. Matthew Leigh responded that the officer's report deals with this matter, it is an acknowledged point that Fenland struggles to deliver the Section 106 contributions that are required and this scheme will not be providing contributions towards NHS the same as any 100% affordable scheme so while that weighs against the scheme members appear to not give that very much weight as a decision making process because in this instance as well it would only be NHS, there would not be any education shortfall because there is no requirement. He continued that it does weigh against the development, but he would be concerned for the consistency if this was going to be given a lot more weight than it normally does, which would be the most risky part of an appeal if the Council was inconsistent in its decision making.
- Councillor Imafidon stated that there are highway issues as well, with Barton Road being closed and, whilst it is being said it is not linked, Anglian Water are not present even though they were invited and they have said Barton Road should be open in March 2026 but they have given dates before, and these deadlines have passed. He added that roads such as Magazine Lane and the road by the Secret Garden as it has been raining the verges are so soft and cars were sliding into the ditches and, whilst he knows this is not going to continue forever, there are serious problems around the roads in that area and another possible 60-84 vehicles are going to be added and it needs to be taken into account how it impacts people who already live there and the infrastructure in that area. Councillor Imafidon stated that he will not be supporting this application.
- Councillor Connor acknowledged the comments of Councillor Imafidon but made the point that this is not a material planning consideration as issues are being spoken about which are nothing to do with this application and carry no weight.
- Councillor Marks stated in the main he agrees with Councillor Imafidon, previously on this site, although it has not flooded for 67 years, there was a nursery and it has not been a built up area with roadways, etc. He feels the water has to go somewhere and further along the road there is an issue which could be compounded so he cannot support it.
- Councillor Benney made the point that the road might not be fixed until April next year, but this proposal is not going to be built by then so committee cannot go on what might happen. He referred to the NHS and GPs will be found for a practice for an increase in population within an area, with over 55s already receiving health care treatment and it is up to the health service to move that provision from where they are to where they are going to be but none of this is a planning consideration.
- Councillor Marks stated his concern is not NHS but that there has been an issue and there could be one going forward, Anglian Water are not present, and people will have mobility issues, like himself, that are going to be placed in a problem area, which has a knock on effect on the emergency services. He added that he has seen flooding first hand at Manea, seen not only the disruption but the distress when people are having to evacuate their houses.

- Councillor Connor questioned what would be gained by having Anglian Water here? Councillor Benney made the point that Anglian Water and the Lead Local Flood Authority have been present on previous applications saying everything is fine and if they turned up today they would only reiterate what they have stated within their reports.

**Proposed by Councillor Benney, seconded by Councillor Mrs French and agreed that the application be GRANTED as per the officer's recommendation.**

*(All members present declared, in accordance with Paragraph 2 of the Code of Conduct on Planning Matters, that they had been lobbied on this application)*

*(Councillor Meekins declared that he was not at the previous meeting when this application was considered so took no part in the discussion and voting thereon. He further declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Wisbech Town Council but takes no part in planning)*

5.19 pm

Chairman

**F/YR25/0258/VOC**

**Applicant: Mr David Aplin  
Lovell Partnerships**

**Agent: John Mason  
Carter Jonas LLP**

**Land East Of, The Elms, Chatteris, Cambridgeshire**

**Variation of condition 7 (southern access) and removal of condition 16 (LEAP) of planning permission F/YR22/0967/FDL (Erect up to 80 x dwellings (outline application with matters committed in respect of access)) - re wording of condition**

**Officer recommendation: Approve, subject to completion of S106**

**Reason for Committee: Fenland Futures Ltd are the land owners.**

## **1 EXECUTIVE SUMMARY**

1.1 This Section 73 application relates to land east of The Elms, Chatteris; a 3.59-hectare site forming the northern part of the East Chatteris Strategic Allocation (Policy LP10, Fenland Local Plan 2014). Outline planning permission was granted in September 2024 for up to 80 dwellings, subject to a Section 106 agreement securing 20% affordable housing and financial contributions, including the provision of an on-site Locally Equipped Area for Play (LEAP).

1.2 The application seeks:

- To amend Condition 7 to remove the requirement for a vehicular access to the southern boundary, retaining only a cycleway/footpath link;
- To remove Condition 16 requiring an on-site LEAP, replacing this with a financial contribution towards improvements at the Wenny Recreation Ground; and
- To remove affordable housing provision, supported by a detailed viability assessment.

1.3 Independent reviews of the applicant's Financial Viability Assessment by CP Viability Ltd and an independent Quantity Surveyor (Thornton Firkin) confirm that the scheme is unviable even without affordable housing or S106 contributions. On this basis, officers accept that the removal of these obligations is justified to ensure the site's delivery, consistent with national and local policy objectives to maintain housing supply on allocated sites.

1.4 The proposed rewording of Condition 7 is also considered acceptable. The Local Highway Authority raises no objection, confirming that the outline permission was assessed on the basis of access from The Elms only. The amendment retains pedestrian and cycle connectivity and avoids potential "rat run" issues, remaining broadly consistent with the East Chatteris Broad Concept Plan.

1.5 The removal of Condition 16, with a £67,000 off-site contribution secured through a Deed of Variation to the S106 agreement, is likewise supported. This contribution will enhance local play facilities at Wenny Recreation Ground, providing an equivalent community benefit within walking distance of the site.

1.6 In summary, the application is supported by robust independent evidence, and the proposed variations are considered to comply with Policies LP5, LP7, LP10, and LP16 of the Fenland Local Plan (2014). The amendments will facilitate the delivery of housing on this strategic allocation without adverse impacts on highway safety, open space provision, or the wider planning objectives for East Chatteris.

1.7 The application is subsequently recommended for approval, subject to the variation to the legal agreement.

## **2 SITE DESCRIPTION**

- 2.1. The application site is located at the eastern edge of Chatteris and can be accessed from The Elms (cul-de-sac) and Green Park, existing residential areas to the west and north of the site respectively. The site measures 3.59 hectares and is located within Flood Zone 1, but is subject to surface water flooding.
- 2.2. The site is currently informal grassland. The land to the south and east, beyond the A142, are similarly undeveloped and are comprised of largely open pasture/meadow land.
- 2.3. The site forms the northern part of the East Chatteris Strategic Allocation in the adopted local plan. A Broad Concept Plan was adopted by Planning Committee in June 2017, which covered a larger 26-hectare site in total, including land north of Wenny Road and west of the A142. The adopted BCP identified overall potential for up to 350 dwellings across the whole BCP area.

## **3 PROPOSAL**

- 3.1. This application seeks alter the wording of Condition 7 and remove Condition 16 of the outline planning permission (F/YR22/0967/FDL) for the land to the east of The Elms. Condition 7 of the outline permission states:

*The submission of a detailed layout as required by condition No 1, shall include a vehicular access and cycleway/footpath which will abut the southern boundary of the site enabling a future link for development of land to the south within the East Chatteris BCP allocation.*

*Reason: In accordance with policy LP10 of the Fenland Local Plan 2014, and the adopted East Chatteris BCP, and in the interests of comprehensive development.*

- 3.2 Condition 16 of the outline permission states the following:

*Notwithstanding the indicative layout submitted with the application, the submission of a detailed layout as required by condition No 1, shall include details of a LEAP to be provided. The submission shall include full details of specifications and layout of the play area, management and maintenance and a timetable for delivery. The development shall be carried out only in accordance with the approved details.*

*Reason: In the interest of satisfactory development and in accordance with policy LP16 of the Fenland Local Plan 2014.*

- 3.3 The applicant is seeking to reword Condition 7 by removing the words ‘vehicular access and’, which would amend the condition to read as follows:

*The submission of a detailed layout as required by condition No 1, shall include a cycleway/footpath which will abut the southern boundary of the site enabling a future link for development of land to the south within the East Chatteris BCP allocation.*

*Reason: In accordance with policy LP10 of the Fenland Local Plan 2014, and the adopted East Chatteris BCP, and in the interests of comprehensive development.*

- 3.4 It is proposed to remove Condition 16 entirely and a financial sum would be provided for improvements to existing play space within the area through a Deed of Variation to the existing s106 agreement.
- 3.5 Also proposed is the removal of the provision of affordable housing, on viability grounds.

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

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

#### **4 SITE PLANNING HISTORY**

Reference	Description	Decision
F/YR25/0350/RM	Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/0967/FDL to erect 54 x dwellings	Pending Consideration
F/YR25/0249/NONMAT	Non-material amendment: variation to condition 11, 12, 23 and 24 wording, relating to planning permission F/YR22/0967/FDL (erect up to 80 dwellings – outline application with matters committed in respect of access)	Approved 16 <sup>th</sup> April 2025
F/YR22/0967/FDL	Erect up to 80 dwellings – outline application with matters committed in respect of access)	Granted 23 <sup>rd</sup> September 2024

#### **5 CONSULTATIONS**

- 5.1 It is important to note that the original submission for the variation of conditions related solely to the amendment of Condition 7 and the removal of Condition 16. The request to remove the affordable housing provision was not included until 31st

July 2025, which prompted a full re-consultation. The responses below reflect and incorporate comments received from both rounds of consultation.

## **5.2 Chatteris Town Council**

Objection: initially the Town Council raised concerns that the removal of the vehicular access will increase traffic on St Martins Road, Birch Avenue, and The Elms, which cannot cope with additional volumes. Following the second consultation, the Town Council recommends refusal, noting the development is unpopular and provides no direct community benefit. Affordable housing, urgently needed for local young people, was the only planned benefit, and its removal is strongly opposed. The Council disputes the viability report and considers the application should be determined by an independent authority, such as the County Council. Following the consultation due to the receipt of the viability review information the Town Council maintain their objection stating:

*“Recommend Refusal and strongly object to the proposal. There are no section 106 agreements which will benefit the town, despite the fact that the land was sold by FDC for a profit. The town will gain nothing from this development. Affordable housing, which is badly needed for the young people of the town was to be the only benefit for the community and the proposal is now to remove that element. The Town Council continues to dispute the viability report and notes that it appears that FDC keeps on getting viability reports until it gets the answer it wants. The Council believes this FDC application should be determined by another authority, such as the County Council, as there is clearly a conflict of interest.*

### **External Consultees**

## **5.3 Cambridgeshire County Council Highways**

Raised no object as part of either consultation: *As set out in the covering letter by Carter Jonas (dated 14th March 2025), a southern vehicle link between this development and the development to the south (F/YR23/0697/FDL) was not modelled as part of the outline permission (F/YR22/0967/FDL). In the event that a southern vehicle link was being proposed, then additional assessment of the impacts on the local highway network would be required.*

*The outline permission was assessed by the Local Highway Authority on the premise of a sole vehicular point of access (The Elms) and considered accepted at that time. This RM application proposes a sizable reduction in dwelling numbers compared to the number approved at outline. The proposed variation of Condition 7 would not result in a significant impact on the public highway and is in line with the transport assessments presented during the outline application.*

### **Internal Consultees**

## **5.4 FDC Environmental Health**

No objection as part of both consultations.

## **5.5 Leisure and Open Spaces Manager**

No objection: *A s106 contribution to Wenny Recreation Ground which is at the other end of the Elms would be a good location for the funds to be allocated, rather than (the provision of) another play area.*

## 5.6 Local Councillor

As part of the re-consultation Councillor James Carney has objected to the application:

- The proposed change to the southern access is unclear and should remain to support future development, as required by the original planning decision under policy LP10 and the East Chatteris BCP.
- The proposal to remove 20% affordable housing has caused significant concern. The viability report offers no clear justification, and removing this provision undermines local housing needs and the ability for residents to live near work, family, and schools.

## 5.7 Local Residents/Interested Parties

Four objections to the proposal have been received from three individuals. One of which was in response to the re-consultation, these are summarised below:

Objecting Comments	Officer Response
The Variation of Condition does not conform to either the Local Plan or the East Chatteris Broad Concept Plan (BCP) as the BCP area has been split into three separate applications and is not 'planned and implemented in a coordinated way'.	Comments noted and discussed throughout the below report.
By proposing to remove a vehicular access link, the developer is moving even further away from LP7, the adopted BCP, and the entire purpose of the BCP concept, which is to prevent disjointed development on a Strategic Allocation.	Comments noted and discussed in the below report.
There is insufficient detail to assess if the existing play areas are a suitable substitute for on-site play areas in accordance with the LP's Open Space Standards.	Comments noted and discussed in the below report.
Full vehicular access is required by planning officers between the two sites within the East Chatteris BCP (F/YR23/0697/FDL and F/YR21/0981/F) for the application to comply with the BCP.	Comments noted and discussed throughout the below report.
Vehicular Link (Condition 7): Removing the required southwards vehicular link undermines the adopted Fenland Local Plan (2014) Policy LP7 and the approved East Chatteris BCP (2017).	Comments noted and discussed throughout the below report.

This site's access via The Elms already deviates from the BCP's Wenny Road strategy; removing the internal link worsens this fragmentation, risking isolated estates lacking cohesion and connections, contrary to the BCP's intent.	Comments noted and discussed throughout the below report.
Removing the on-site LEAP is unacceptable - contradicts emerging policy direction, significantly worsens this local deficit for Chatteris, and ignores the distinct function of equipped play versus informal space.	Comments noted and discussed throughout the below report.
Greenfield site - Land has been grassland for decades, making it cost-effective to develop.	Comments noted.
Public ownership - Originally owned by Chatteris Urban Council, transferred to FDC in 1974, and then to FFL (wholly owned subsidiary) at a discounted rate (£200,000).	Comments noted and discussed in the below report.
Developer partnership - FFL partnered with Lovell in March 2024; FDC is effectively both landowner and development partner.	Comments noted and discussed in the below report.
<p>Viability assessment issues:</p> <ul style="list-style-type: none"> <li>- Treats the land transfer as private and arm's-length, inflating Benchmark Land Value (BLV).</li> <li>- Existing Use Value (£10,000/acre) appears high for dormant grassland.</li> <li>- Landowner premium is excessive; FFL does not need additional incentive to develop.</li> </ul>	Comments noted and discussed throughout the below report.
Interrelated parties: FDC, FFL, and Lovell are not independent, contrary to assumptions in the VA.	Comments noted and discussed throughout the below report.
Policy context: Site is part of the East Chatteris Strategic Allocation; Local Plan policies LP7 and LP10 require a broad housing mix including affordable housing.	Comments noted and discussed throughout the below report.
Public expectation: Given public ownership and discounted land transfer, the development should deliver public benefits, including affordable housing.	Comments noted and discussed throughout the below report.



The VA should be revised to account for public ownership, related-party relationships, and existing incentives to accurately assess unviability.	Comments noted and discussed throughout the below report.
--	---

## 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) 2024

Chapter 2 - Achieving sustainable development  
Chapter 4 – Decision-making  
Chapter 5 – Delivering a sufficient supply of homes  
Chapter 8 – Promoting healthy and safe communities  
Chapter 9 – Promoting sustainable transport  
Chapter 11 – Making effective use of land  
Chapter 12 – Achieving well-designed places  
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change  
Chapter 15 – Conserving and enhancing the natural environment

### National Planning Practice Guidance (NPPG)

Determining a Planning Application

### National Design Guide 2021

Context  
Identity  
Built Form  
Movement  
Nature  
Public Spaces

### Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development  
LP2 – Facilitating Health and Wellbeing of Fenland Residents  
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside  
LP4 – Housing  
LP5 – Meeting Housing Need  
LP10 – Chatteris  
LP13 – Supporting and Managing the Impact of a Growing District  
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland  
LP16 – Delivering and Protecting High Quality Environments across the District  
LP17 – Community Safety

## **Developer Contributions SPD 2015**

## **Cambridgeshire Flood and Water SPD 2016**

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP4: Securing Fenland's Future
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP11: Community Safety
- LP12: Meeting Housing Needs
- LP20: Accessibility and Transport
- LP21: Public Rights of Way
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP30: Local Green Spaces and Other Existing Open Spaces
- LP31: Open Space and Recreational Facilities
- LP32: Flood and Water Management
- LP46: Residential site allocations in Chatteris
- LP47: Employment allocations in Chatteris

## **8 KEY ISSUES**

- **Principle of Development**
- **Loss of Affordable Housing Provision**
- **Amendment to Condition 7 of the Outline Permission**
- **Amendment to Condition 16 of the Outline Permission**
- **The conditions subject to which planning permission was granted**

## **9 BACKGROUND**

- 9.1 Outline planning permission was granted on 23<sup>rd</sup> September 2024 for up to 80 dwellings at land east of Elm Road, Chatteris. The application was subject to a s106 agreement which is signed and dated as of 18<sup>th</sup> September 2024 which amongst other things sought contributions in respect of a Localised Equipped Area of play (LEAP) and 20% affordable housing.
- 9.2 The application site is within the East Chatteris Strategic Allocation in the adopted Local Plan for which a Broad Concept Plan (BCP) has been produced and adopted, this will be discussed further in the relevant sections of the below report.

- 9.3 Schedule 2 of the signed S106 agreement sets out that prior to implementation 50% of the Infrastructure contribution (£80,000) shall be paid with the other 50% to be paid prior to occupation of any part of the development, the definitions provided provide further clarity about where this contribution will be allocated
- 9.4 Schedule 3 (para 2) goes on to state that no less than 20% of the total number of dwelling shall be affordable housing units. With para 3 setting out the tenure (70% affordable rent and 30% shared ownership).
- 9.5 Schedule 4 sets out the open space, which as per the definitions includes the LEAP, as noted above this was originally proposed to be provided on-site. However, the developer is now proposing to provide a financial contribution instead.
- 9.6 It is also pertinent to note that Fenland Future Ltd own the land. Fenland Future is a wholly owned subsidiary of FDC which has the objective of, amongst other things, maximising the return to the Council as shareholder from its asset portfolio and exploiting opportunities for acquisitions, development and commercial return from assets and to create a delivery model that operates with a degree of commerciality in line with aspirations that mirror the Council's Business Plans and Commercial Investment Strategy.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1. Section 73 of the Town and Country Planning Act 1990 allows amendments to, or the removal of, conditions previously applied to planning permissions. Applications under this section require the local planning authority to consider only the questions of the conditions under which planning permission should be granted. Accordingly, this assessment focuses on the proposed removal of Conditions 7 and 16 attached to planning permission F/YR22/0967/FDL.
- 10.2. Notwithstanding the Section 73 requirements, the proposed amendments must be considered in the context of the wider planning permission, the East Chatteris Broad Concept Plan, and Policies LP7 and LP10 of the Fenland District Local Plan (2014). Each condition is considered individually below.
- 10.3. The application also seeks to remove the affordable housing provision on viability grounds. While variations to affordable housing obligations can be considered at any stage, any approval would require modifications to the associated legal agreement, making it logical to consider under this application.
- 10.4. The below assessment will discuss and assess each matter in turn against relevant considerations starting with affordable housing provision then moving on to each condition in turn.

### **Removal of Affordable Housing Provision**

- 10.5. The Courts have made it clear that there are four essential questions to be considered when a Council determines an application to vary or discharge an agreement after five years. It is considered that these same questions are appropriate when a landowner requests a variation of an agreement within the five-year period. They are set out and assessed independently as follows:

### What is the current obligation?

- 10.6. The existing obligation is that the development provides an element of affordable housing and a financial contribution calculated on a per-dwelling basis. These obligations are not incidental; they were fundamental to the grant of outline planning permission and represented a balance struck between allowing the development to proceed and ensuring that its impacts on housing need and infrastructure were properly mitigated.
- 10.7. This is clear from the original officer report presented to committee on 8<sup>th</sup> March 2023 with the following paragraphs of importance:

*3.2 The proposal includes provision of 20% affordable units and provision of a total of £2,000 per dwelling accordance with the Council's own viability assessment part of the evidence base of the emerging plan. The provision will be proportioned between the infrastructure requirements respectively. The contributions and affordable housing will be safeguarded by provision of a unilateral agreement*

*10.11 The proposal is to provide 20% affordable and comply with the current position following the Council's own viability assessment. This should result in 11 affordable rented and 5 shared ownership homes to be included in the Unilateral Agreement. This is considered to accord with Policy LP5 of the Fenland Local Plan*

- 10.8. In terms of other infrastructure contributions:

*10.14 As the development can provide only £2,000 per plot (accepted viability in Fenland due to the evidence base viability study undertaken as part of the emerging plan) this excludes the library provision as proportionately would be a meaningless amount, the remaining proportionate contributions to be included in the Unilateral agreement are as follows: £5120 towards the George Clare Surgery. £31,360 Early Years provision in east Chatteris, £71,680 towards Primary school places in East Chatteris (Glebelands or Kingsfield primary schools) £51,840 towards Secondary school at Cromwell School Total £160,000.*

*10.15 The Unilateral agreement shall also include provision and details of management and maintenance of the open space and LEAP, and 20% affordable housing subject to the final number of houses provided, a maximum of 11 affordable rented and 5 shared ownership homes*

### What purpose does it fulfil?

- 10.9. The purpose of the obligation is twofold: firstly, to secure the provision of affordable housing as part of the development, meeting an identified need within the local housing market; and secondly, to ensure that an appropriate financial contribution is made to mitigate the impact of the development on local services and infrastructure. Without these provisions, the planning permission might not have been granted, as the scheme would otherwise fail to accord with development plan policies on affordable housing and the delivery of necessary infrastructure.

### Does it have a useful purpose?

- 10.10. It is clear that the obligation continues to serve a useful purpose. The need for affordable housing has not diminished; if anything, it remains pressing. Similarly,

financial contributions are necessary to ensure that local facilities and services can respond to the increased demand generated by the new development. These considerations remain material planning concerns today, just as they were at the time the outline permission was granted. The fact that the landowner willingly entered into the agreement in order to secure the planning consent is evidence that the purpose was, and remains, of real significance.

Will the proposed modification equally serve the identified purpose?

- 10.11. The proposed modification; namely, the removal of both the affordable housing obligation and the financial contribution, would not serve the identified purpose at all, let alone equally. By stripping out these obligations, the development would cease to provide affordable housing and would contribute nothing towards mitigating its impact. The purposes identified under questions 2 and 3 would therefore be wholly undermined. A variation in such terms cannot be said to maintain the balance originally struck between the grant of permission and the securing of planning obligations.
- 10.12. The case of *R (The Garden and Leisure Group Ltd) v North Somerset Council* [2003] confirms that the statutory test under section 106A is a specific one, distinct from the broader range of planning considerations that might otherwise be relevant when determining a planning application. In applying this statutory test, it is the four questions set out above that are determinative.
- 10.13. Taking into account the above, the original outline consent was granted on the strength of the affordable housing provision and financial contribution. These elements were material to the decision at the time, and they remain so today. Removing them would not satisfy the statutory test, particularly question 4.
- 10.14. The preamble to Local Plan Policy LP5 makes the delivery of affordable housing a key priority. The Strategic Housing Market Assessment (2012) identifies a need for 3,527 affordable dwellings in the district over the plan period. To help meet this, Policy LP5 requires that a significant proportion of new housing developments provide affordable homes, with requirements informed by local market conditions, identified need and viability evidence.
- 10.15. Policy LP5 requires affordable housing on all sites of five or more dwellings. Larger schemes (10+ units) must provide 25%, rounded to the nearest whole dwelling. However, to inform the preparation of Fenland's emerging Local Plan, a Viability Assessment was undertaken which looked at the cost of building new homes and the costs associated with the policies in this Local Plan. This report concluded that viability in Fenland is marginal and varies between localities in the district.
- 10.16. Consequently, while the Council aims to deliver policy compliant 25% affordable Housing provision on qualifying schemes where possible, it is acknowledged that a reduced percentage of affordable housing via planning obligations to a maximum of 20%, will be achievable in most instances.
- 10.17. Provision should normally be on-site, but off-site delivery or financial contributions may be accepted in exceptional cases. Where robust viability assessments show full compliance is not possible, the Council will negotiate. Beyond affordable housing, the policy promotes a balanced housing mix, including executive and self-build homes and housing for older or disabled residents. Where viable, new

homes should be built to Lifetime Homes Standards to support independent living.

- 10.18. Furthermore, as outlined above the site is part of the East Chatteris Strategic Allocation, as set out in the adopted Local Plan in policy LP10 and is therefore an urban extension. Policy LP7 covers urban extensions stating; unless unviable to do so, LP7c) requires; *‘(c) Provide a broad range of housing choice by size and tenure (including market and affordable housing) and cater for people with special housing needs’*
- 10.19. A viability survey carried out by Carter Jonas (CJ) dated February 2025, has been submitted to support the claims the scheme would no longer be able to provide 20% affordable housing, which concludes the viability modelling of the site indicates that the scheme is not viable at either 20% affordable housing or zero affordable housing.
- 10.20. CJ’s Financial Viability Assessment tested two scenarios. In Scenario 1, a policy-compliant scheme with 20% affordable housing and £108,000 in S106 costs produced a residual land value (RLV) of –£2.65m, far below their benchmark land value (BLV) of £986,113, rendering it unviable. Scenario 2, with zero affordable housing but the same S106 costs, still produced a negative RLV of –£1.87m, again well below the BLV. Even with sensitivity testing, the scheme only became viable if both costs fell by 10% and revenues rose by 10%, giving a positive RLV of just over £1m.
- 10.21. For Scenario 1, CJ estimated a Gross Development Value (GDV) of £14.8m, against Gross Development Costs (GDC) of £17.5m, including build costs, external works, contingency, professional and abnormal costs, finance, profit and S106 obligations. This generated the negative RLV. Their conclusion was that the scheme is unviable both with and without affordable housing.
- 10.22. In accordance with procedure, the Council has had this viability assessment independently reviewed by CP Viability Ltd (CP) whereby it was concluded that the site would remain viable with 20% affordable housing and a financial contribution of £108,000. However, following additional information in terms of abnormal costings and the receipt of additional information on how these figures were derived, a subsequent review of CJ costing and abnormal costs was undertaken by an independent Quantity Surveyor(QS) with a further viability review undertaken as a result of this. The following conclusions were drawn:

#### QS conclusion

*‘In compiling our assessments and comments above we consider the total abnormal cost to be £620,588 against the £1,308,428 included in the Financial Viability Assessment.’*

*‘In compiling our comments and assessments, we consider the total estimated cost to be £11,896,132, compared to that of £12,996,460 set out in the Financial Viability Assessment’*

#### CP conclusion

*‘This shows that with nil affordable housing and nil S106 costs the residual land value is (minus) -£50,994. As this is below the benchmark land value of £986,113*

*this fails to meet the viability threshold, even before any planning policy contributions are factored in.*

*3.2. With Thornton Firkin's cost advice inputted, the scheme therefore is shown to be unviable and unable to support any affordable housing or S106 contributions. Based on this 3rd party, independent advice we now therefore agree with the applicant that there is a justification here for removing the affordable housing / S106 in order to give the scheme the best chance of being delivered.'*

- 10.23. Having undertaken a comprehensive review of the applicant's viability submission prepared by Carter Jonas, together with the independent appraisal by CP Viability Ltd and the subsequent cost review provided by an independent Quantity Surveyor (Thornton Firkin), it is clear that the financial case has been subject to a thorough and transparent level of scrutiny. The independent reviews have examined in detail the assumptions used in the applicant's modelling, including development values, build costs, abnormal costs, professional fees, finance, and developer profit.
- 10.24. The Quantity Surveyor's findings identified a notable overstatement of the abnormal and total development costs within the applicant's original assessment. Specifically, total abnormal costs were reduced from approximately £1.3 million to £0.6 million, and overall scheme costs from around £13 million to £11.9 million. When these revised figures were tested within the updated financial appraisal undertaken by CP Viability Ltd, the scheme continued to demonstrate that it would not achieve a viable outcome, even when assuming no affordable housing provision or financial contributions.
- 10.25. On the basis of this independently verified evidence, it is accepted that the development cannot support the provision of affordable housing or financial contributions towards local infrastructure without becoming unviable. This conclusion accords with national guidance set out in the National Planning Policy Framework and Planning Practice Guidance, which recognise that planning obligations should not be applied to the extent that they would threaten the viability and deliverability of a development.
- 10.26. While it is acknowledged that the removal of affordable housing and associated contributions would alter the balance of considerations that originally justified the grant of planning permission, this must be weighed against the wider strategic imperative of securing housing delivery, especially on an allocated site. The site forms part of the East Chatteris Broad Concept Plan and is a key component of the District's planned growth under Policies LP7 and LP10 of the Fenland Local Plan.
- 10.27. Accordingly, although the loss of affordable housing and infrastructure contributions is regrettable, the evidence demonstrates that the development cannot proceed if these obligations are retained. Allowing their removal is therefore considered necessary to enable the scheme to come forward, ensuring that housing delivery on this strategic site can be realised in accordance with both local and national objectives to boost the supply of homes.

#### **Amendment to Condition 7 of the Outline Permission**

- 10.38. Outline planning permission F/YR22/0967/FDL granted approval for up to 80 dwellings on land to the east of The Elms, Chatteris. This site is part of a wider site, which was allocated for development for around 300 dwellings as part of the

Local Plan. In particular, Policy LP7 covers the strategic allocations for the District and Policy LP10 refers to those at the edge of Chatteris. Policy LP7 is specific in a number of requirements for development at these allocated sites, namely the need for a Broad Concept Plan to be developed for the site prior to the determination of planning applications for the sites.

10.39. In the case of land to the east of The Elms a Broad Concept Plan was submitted to Fenland District Council and approved in 2017 which proposes a masterplan for the development of the allocation. Outline permission was approved based on the approved East Chatteris Broad Concept Plan. The allocation has come forward for development as three separate applications and land to the east of The Elms is the northernmost of the three. The Broad Concept Plan envisages that the three application areas will have a vehicular access link between them. The effect of this proposal would be to remove the need to provide a vehicular access from this site to the site to the south and thus the wider allocation site.

10.40. Condition 7 of F/YR22/0967/FDL is worded as follows:

*The submission of a detailed layout as required by condition No 1, shall include a vehicular access and cycleway/footpath which will abut the southern boundary of the site enabling a future link for development of land to the south within the East Chatteris BCP allocation.*

*Reason: In accordance with policy LP10 of the Fenland Local Plan 2014, and the adopted East Chatteris BCP, and in the interests of comprehensive development.*

10.41. It is proposed to remove the reference to the vehicular access, which would result in a vehicular access between the northernmost parcel of the allocation, which has outline planning permission for up to 80 dwellings, to no longer have vehicular access to the site to the south. However, the condition would still require pedestrian and cycle access between the two application sites, and thus the allocation as a whole.

#### East Chatteris Broad Concept Plan Implications

10.42. Two objections to the proposed re-wording of Condition 7 of F/YR22/0967/FDL argue that the East Chatteris Broad Concept Plan requires vehicular access through the whole site, effectively functioning as a spine road for the allocation. The Broad Concept Plan intended that there would be three main vehicular accesses into the allocated site. No access is included in the Broad Concept Plan for the area to the east of The Elms.

10.43. It is considered that the Broad Concept Plan indicatively proposed vehicular routes through the allocated site. However, it is noted that non-vehicular connectivity continues to be provided, and there are arguably better outcomes for existing residents in terms of amenity and highway safety where a vehicular route is not introduced. The Local Highway Authority has raised no objection to this approach. On balance, the limited non-compliance with the overall aims of the BCP is not considered to outweigh the overall acceptability of the proposal.

10.44. Furthermore, outline planning permission F/YR22/0967/FDL was determined with full consideration given to the Broad Concept Plan. It was accepted, given that the proposed vehicular access to the site is from the existing highway along The Elms to the west, that the application is not fully in accordance with the Broad Concept Plan. There are no approved plans or documents in the outline



application that propose a vehicular link to the south, neither the approved Location Plan nor the submitted Transport Assessment. As such, as the applicant's own supporting information states, there appears to be no specific reason or obvious requirement as to why vehicular access to the site to the south would be included in Condition 7.

#### East Chatteris Broad Concept Plan Practicalities

- 10.45. As referred to above, the Movement and Connectivity diagram on Page 37 of the Broad Concept Plan shows two potential 'indicative new connections' from the land to the south of the area which is the subject of this application. They are located around the existing watercourse and would not be practical in terms of their location to the east of parcel, the constraints such as the existing hedgerow and watercourse and would not function as a useable or direct route between the two application areas.
- 10.46. Added to this, were a vehicular link between the two areas to be created, it could potentially have the opposite effect to that intended by the Broad Concept Plan, which would be rather than creating a link road/spine road, such a vehicular link could create a dangerous 'rat run' for existing residents from The Elms area, or enabling residents of the wider allocated site to use The Elms as a 'rat run'.
- 10.47. Cambridgeshire County Council (CCC) Highways has been consulted on this application and confirms that they do not object to the proposal to amend Condition 7, which in effect removes the need for a vehicular link to the south. They offer the following comments that *'a southern vehicle link between this development and the development to the south (F/YR23/0697/FDL) was not modelled as part of the outline permission (F/YR22/0967/FDL). In the event that a southern vehicle link was being proposed, then additional assessment of the impacts on the local highway network would be required'*.
- 10.48. It is concluded that *'the outline permission was assessed by the Local Highway Authority on the premise of a sole vehicular point of access (The Elms) and considered accepted at that time...The proposed variation of Condition 7 would not result in a significant impact on the public highway and is in line with the transport assessments presented during the outline application.*
- 10.49. Chatteris Town Council objects to the proposal based on the traffic impact on residents of St Martins Road, Birch Avenue and The Elms. The outline permission was granted on the basis that vehicular access to the site would be along those roads. This proposal would do nothing to amend that situation as assessed as part of the outline planning permission. In fact, this proposal would ensure no further vehicular movements are generated along those roads from traffic generated from the development to the south.
- 10.50. Given that the Local Highway Authority raises no objection to the proposal on practical or highway safety grounds, that the land east of The Elms site will function appropriately in respect of vehicular access and that the outline planning permission (F/YR22/0967/FDL) established that the development is not fully in accordance with the approved Broad Concept Plan it is considered that the proposal to amend the wording of Condition 7 to remove the need for a vehicular access to the south is acceptable and would neither be contrary to the broad principles of the Broad Concept Plan and therefore would comply with Policies LP7 and LP10 of the Local Plan.

## **Amendment to Condition 16 of the Outline Permission**

- 10.51. Condition 16 of the outline planning permission requires a Locally Equipped Area of Play (LEAP) to be provided on site as part of this development. The condition is worded as follows:

*Notwithstanding the indicative layout submitted with the application, the submission of a detailed layout as required by condition No 1, shall include details of a LEAP to be provided. The submission shall include full details of specifications and layout of the play area, management and maintenance and a timetable for delivery. The development shall be carried out only in accordance with the approved details.*

*Reason: In the interest of satisfactory development and in accordance with policy LP16 of the Fenland Local Plan 2014.*

- 10.52. The applicant proposes to remove the condition from the permission entirely. As the application is in outline the amount of open space required will be determined at reserved matters stage and the removal of this condition would not affect the amount of open space required, just whether it has play equipment as part of it. The applicant has proposed to provide a financial contribution to an existing play facility in the vicinity for upgrades and improvements in lieu of the LEAP required by condition.
- 10.53. The application site measures 3.59 hectares and therefore, in accordance with Policies LP7, LP10 and LP16 of the Local Plan, Appendix B requires the proposal to provide 1,436sqm of informal and equipped play space. The applicant accepts that the effect of this application would mean that no equipped play space would be proposed, but as stated above a financial contribution would be made for improvements to play equipment nearby.
- 10.54. The applicant states in their submission that 1.75ha of open space would be provided in the submitted reserved matters application, which amounts to ten times the requirement set out in the Local Plan. However, there are no conditions within the outline application requiring this and this is therefore a matter for consideration as part of the reserved matters application for this site.
- 10.55. Both Fenland District Council's Leisure and Open Spaces Manager and the s106 Monitoring Officer have been consulted on the proposal and have confirmed that there is no objection to a financial contribution towards the upgrade or improvement of equipment at a nearby play space in lieu of an on-site LEAP. The Leisure and Open Spaces Manager has proposed that the contribution could make improvements to the existing facilities at the Wenny Recreation Ground. The Leisure and Open Spaces Manager has advised that a contribution of £67,000 is required for improvements. This would fund the replacement of older play equipment with modern items, upgrade outdated fencing to secure, family-friendly designs, and carry out a general overhaul to ensure the facility remains fit for use for the next 15 years. Due to the high cost of open space and play equipment, a full-scale replacement is not feasible or reasonable.
- 10.56. It is considered that not only would this ensure that an equivalent improvement is delivered for local residents, but it would also mean that residents of this development site would benefit from it, as the Wenny Recreation Ground is less than 10 minutes' walk from the application site.

- 10.57. No objections have been received to the proposal for a financial contribution towards the improvement of a nearby play space in lieu of an on-site LEAP. As such, the removal of this condition is considered to accord with Policies LP7, LP10 and LP16 of the Local Plan.
- 10.58. A Deed of Variation to the existing s106 agreement will therefore be necessary to secure the financial contribution.

#### LEAP and Viability

- 10.59. As a result of this variation of conditions application, an additional financial contribution would ultimately be required, as outlined above. It is recognised that the viability assessments undertaken by both Carter Jonas and CP Viability Ltd did not make specific allowance for this additional contribution. However, this omission is not considered to materially alter the overall conclusions reached in either assessment. Both appraisals included provision for the Local Equipped Area for Play (LEAP), with Carter Jonas allocating a sum of £32,550 for this purpose, and CP Viability Ltd accepting this figure as a reasonable allowance within the overall cost assumptions and abnormal cost items.
- 10.60. It is further acknowledged that the contribution requested by the Council's Leisure Services Manager exceeds the £32,550 allowance identified within the submitted viability evidence. This has been accepted by the Applicant with no concerns raised upon the impact on viability and therefore, there are no concerns in this respect.

#### **Other Matters Raised during consultation**

- 10.61. The Local Planning Authority notes the objections raised regarding the application, which can be grouped under site ownership, developer relationships, viability, policy compliance, and local impacts. It is accepted that the site is publicly owned, having been transferred from Chatteris Urban Council to FDC and subsequently to FFL, a wholly owned subsidiary. Objecting comments advise that FFL's partnership with Lovell means that the landowner and developer roles are closely interrelated, contrary to the arm's-length assumptions made in the submitted viability assessment. Concerns regarding the viability assessment are acknowledged, including the treatment of the land as privately owned, the potentially high Existing Use Value for dormant grassland, and an excessive landowner premium, which may overstate the scheme's unviability. As discussed in preceding sections of this report, the VA has been independently assessed and therefore, it is not considered to prejudice the determination of this application in any respect.
- 10.62. The site forms part of the East Chatteris Strategic Allocation, and policies LP7 and LP10 require a broad housing mix, including affordable housing. Objecting comments state that given the site's public ownership and discounted transfer, there is a clear public expectation that the development should deliver tangible community benefits, particularly affordable housing. This is considered to be adequately addressed within the relevant section of the above report.

#### Reimposition of previous conditions

- 10.63. As this application relates solely to the variation of one condition and the removal of another, and neither change has any wider implications for the remaining

conditions attached to the original permission, all other conditions will be retained in full, as is standard for an application of this nature.

## **11. CONCLUSION**

- 11.1. Taking into account the findings of the preceding assessment, it is considered that the independently reviewed viability evidence prepared by CP Viability Ltd, supported by the cost verification undertaken by an independent Quantity Surveyor, provides a robust and transparent basis for decision-making. The evidence confirms that, even when applying realistic and independently verified assumptions for build costs, sales values, contingency, and finance, the development is unable to generate a viable outcome while accommodating the previously required 20% on-site affordable housing and £108,000 in infrastructure contributions.
- 11.2. This conclusion contrasts with the initial position taken during the original grant of permission, where the scheme was deemed capable of supporting those obligations. However, the updated viability testing, reflecting current construction costs, market conditions, and abnormal site requirements, demonstrates that these assumptions are no longer achievable. The independent appraisal has verified that the inclusion of affordable housing or financial contributions would render the scheme unviable, even under favourable sensitivity scenarios.
- 11.3. Accordingly, it is accepted that the applicant's position is substantiated by credible, independently tested evidence. On this basis, it is concluded that the removal of the affordable housing and financial contributions is justified in order to ensure the deliverability of the development, consistent with the objectives of both local and national planning policy to maintain housing delivery on allocated sites.
- 11.4. Furthermore, the proposed amendment to Condition 7 is considered acceptable. The site will still provide pedestrian and cycle connectivity between parcels, preserving movement through the wider allocation. The Local Highway Authority has raised no objection, noting that the original outline permission assessed the site with a single vehicular access from The Elms. The indicative nature of the Broad Concept Plan does not mandate a vehicular link, and practical constraints such as hedgerows and watercourses would make such a link unfeasible or potentially unsafe. This amendment therefore aligns with the broad principles of the East Chatteris Broad Concept Plan and complies with Policies LP7 and LP10 of the Local Plan.
- 11.5. Similarly in terms of the amendment to Condition 16, the removal of the on-site LEAP is considered acceptable, subject to a financial contribution of £67,000 to upgrade nearby facilities at Wenny Recreation Ground. This contribution will fund the replacement of outdated play equipment, the installation of secure and family-friendly fencing, and a general overhaul to ensure the facility remains fit for use over the next 15 years. Given the prohibitive costs of full-scale on-site provision, this approach represents a reasonable, deliverable, and community-led solution. It ensures that residents of the development benefit from equivalent recreational provision within walking distance, and it complies with Policies LP7, LP10, and LP16 of the Local Plan.

## **12 RECOMMENDATION**

**Members are recommended to APPROVE the application in accordance with the following terms;**

- 1. The Committee delegates authority to finalise the terms and completion of the s106 legal agreement and planning conditions to the Head of Planning; and,**
- 2. Following the completion of the s106 application F/YR25/0258/VOC be approved subject to planning conditions set out below; or,**
- 3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree to any necessary extensions to the determination period to enable the completion of the s106 legal agreement, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable**

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> <li>i. the layout of the site</li> <li>ii. the scale of the building(s);</li> <li>iii. the external appearance of the building(s);</li> <li>iv. the landscaping</li> </ul> <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before 23rd September 2027</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The residential elements of the development shall be up to and no more than 80 dwellings (Use Class C3). 80 dwellings shall depend on the submission of an acceptable layout at the submission of reserved matters stage. No layout of 80 dwellings has been accepted by the granting of this outline permission.</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development</p>
4	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the consideration of the following aspects of construction:</p> <ul style="list-style-type: none"> <li>a) Site wide construction programme</li> <li>b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers</li> <li>c) Construction hours and delivery times for construction purposes</li> <li>d) Maximum noise mitigation levels for construction equipment, plant and vehicles</li> </ul>

	<p>e) Dust suppression management including</p> <ol style="list-style-type: none"> <li>1, identification of person responsible for air quality and dust issues</li> <li>2, the recording of dust and air quality complaints</li> <li>3, to undertake appropriate measures to reduce emissions in a timely manner</li> <li>4, An agreement for dust deposition, dust flux, or real-time particulate matter monitoring locations with the Local Authority including baseline monitoring before work commences</li> <li>5, machinery and dust causing activities to be located away from receptors</li> <li>6, Wheel washing measures to prevent the deposition of debris on the highway and the general environment</li> </ol> <p>f) Site lighting</p> <p>g) Location of Contractors compound and method of moving materials, plant and equipment around the site</p> <p>h) Details and locations of hoardings</p> <p>The CEMP shall be implemented in accordance with the agreed details unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of residential amenity, in accordance with policies LP15, LP16 and LP19 of the Fenland Local Plan 2014.</p>
5	<p>The submission of a detailed layout as required by condition No 1, shall include a noise mitigation scheme. This shall be in accordance with details set out within the submitted noise assessment under the terms of application F/YR22/0967/FDL and shall have regard to the internal and external noise levels as stipulated in British standard 8223:2014 Guidance on sound insulation and noise reduction for buildings and the World Health Organisation (WHO) Guidelines for Community Noise.</p> <p>The noise mitigation scheme shall confirm 'final' details of:</p> <ol style="list-style-type: none"> <li>a) the façade mitigation performance having regard to the building fabric, glazing and ventilation</li> <li>b) mitigation measures to reduce the level of noise experienced externally</li> </ol> <p>The scheme shall be carried out as approved before the residential properties are occupied and shall be retained thereafter.</p> <p>Reason: In the interests of safeguarding the amenity of future residents of the dwellings and in accordance with Policy LP16(I) of the Fenland Local Plan 2014.</p>
6	<p>Prior to the commencement of development, a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <ol style="list-style-type: none"> <li>a) A written method statement for the remediation of land and or groundwater contamination affecting the site. This shall be based upon the findings of a phase 2 site investigation and results of the</li> </ol>

	<p>phase 1 risk assessment (Geo-Environmental Desk Top Study B030853). This shall include the following:  Assessing ground conditions to determine the contamination status at the site (particularly the north of the site);  Carrying out groundwater and ground gas monitoring;  Assessing ground conditions to inform foundation design, including the depth of the infilled pond;  Assessing the presence or absence of shallow groundwater;  Assessing potential suitability of the site for infiltration drainage; and  Undertaking chemical characterisation of soils in the event they are to be reused or disposed of off-site (e.g., foundation arisings).</p> <p>b) No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>c) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraph 189, and policy LP16 of the Fenland Local Plan 2014.</p>
7	<p>The submission of a detailed layout as required by condition No 1, shall include a cycleway/footpath which will abut the southern boundary of the site enabling a future link for development of land to the south within the East Chatteris BCP allocation.</p> <p>Reason: In accordance with policy LP10 of the Fenland Local Plan 2014, and the adopted East Chatteris BCP, and in the interests of comprehensive development.</p>
8	<p>The submission of a detailed layout as required by condition No 1, shall include as part of the reserved matters, the principal vehicular access into the site being from The Elms, with an emergency vehicle access provided from Green Park.</p> <p>Reason: For the avoidance of doubt and to ensure the reserved matters accords with the supporting Transport Assessment and supporting evidence within this outline planning permission and in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
9	<p>Prior to the commencement of development, a Public Rights of Way scheme shall be submitted to, and approved by, the Local Planning Authority in consultation with the Local Highway Authority. Such scheme shall include provision for:</p> <p>a) the design of public rights of way routes, their surfacing, widths, gradients, landscaping and structures.</p> <p>b) any proposals for diversion and closure of public rights of way and alternative route provision</p> <p>Reason: In the interests of amenity and the safety of the public, in accordance with policies LP15, LP16 and LP17 of the Fenland Local Plan 2014.</p>
10	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and</p>

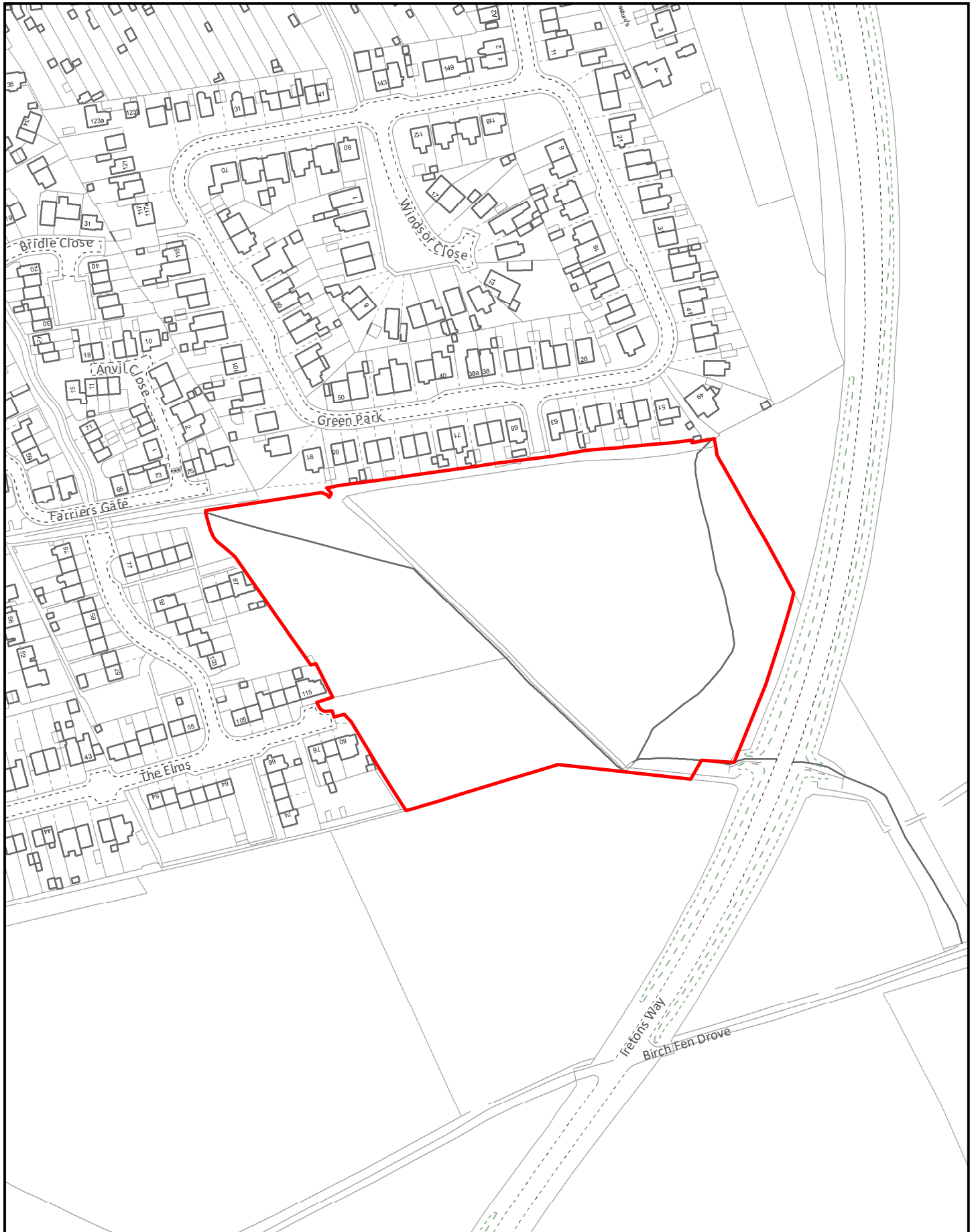
	<p>agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason: To ensure a satisfactory form of development, in accordance with the National Planning Policy Framework.</p>
11	<p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment &amp; Drainage Strategy prepared by Tetra Tech Limited (ref: 784-B030853) dated February 2023 as submitted and approved under the terms of application F/YR22/0967/FDL, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity and in accordance with policy LP14 of the Fenland Local Plan 2014.</p>
12	<p>The surface water drainage scheme, as required by condition No 11, shall include details of the existing ground levels (in relation to an existing datum point) within the application site and on land surrounding the application site, and details of the proposed finished ground levels of the development. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding, in accordance with policy LP14 of the Fenland Local Plan 2014.</p>
13	<p>Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason: In the interest of satisfactory development and for the avoidance of flooding, in accordance with policy LP14 of the Fenland Local Plan 2014.</p>
14	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site</p>



	could bring about unacceptable impacts and in accordance with policy LP14 of the Fenland Local Plan 2014.
15	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to, and approved in writing by, the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in accordance with policy LP14 of the Fenland Local Plan 2014.</p>
16	<p>No development shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>a) Summary of potentially damaging activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of biodiversity and the safeguarding of protected species and in accordance with policy LP19 of the Fenland Local Plan 2014.</p>
17	<p>No development shall take place (including any demolition, ground works) until a method statement for reptile translocation has been submitted to, and approved in writing by, the Local Planning Authority. The content of the method statement shall include the:</p> <ul style="list-style-type: none"> <li>a) purpose and objectives for the proposed works;</li> </ul>

	<p>b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);</p> <p>c) extent and location of proposed works shown on appropriate scale maps and plans;</p> <p>e) persons responsible for implementing the works;</p> <p>f) initial aftercare and long-term maintenance, as applicable;</p> <p>g) disposal of any wastes arising from works, as applicable.</p> <p>The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.</p> <p>Reason: In the interest of biodiversity and the safeguarding of protected species and in accordance with policy LP19 of the Fenland Local Plan 2014.</p>
18	<p>No external lighting shall be erected until, a "lighting design strategy for biodiversity" for all lighting across the site has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for ecological constraints that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: In the interest of biodiversity and the safeguarding of protected species and in accordance with policy LP19 of the Fenland Local Plan 2014.</p>
19	<p>Details to be included in accordance with condition 1 shall include the soft landscaping of the site. The scheme shall include the following details:</p> <p>a) Planting plans to all public areas including a tree lined avenue next to the watercourse, retained hedge and trees in accordance with the Arboricultural report, species, numbers, size and density of planting with screen planting adjacent to site boundaries for existing nearby residents.</p> <p>b) Placement, type and number of any recommended biodiversity enhancements.</p> <p>c) Management and maintenance details and a timetable for planting,</p> <p>Development shall be carried out in accordance with the submitted</p>

	<p>details.</p> <p>Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.</p> <p>Reason: In the interest of amenity and biodiversity of the area and in accordance with policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
20	<p>Prior to the commencement of any works or storage of materials on the site, all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover, measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason: To ensure that retained trees are adequately protected, in accordance with policy LP16 of the Fenland Local Plan 2014.</p>
21	<p>Prior to first occupation of the development, the developer shall be responsible for the provision and implementation of Welcome Travel Packs to be agreed in writing with the Local Planning Authority. The Welcome Travel Packs shall include the provision of bus taster tickets and/or cycle discount vouchers. The Welcome Travel Packs shall be provided to residents upon first occupation of each dwelling.</p> <p>Reason: In the interests of sustainable travel and in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
22	<p>The details submitted in accordance with condition No 1 of this permission shall accord with the recommendations in the Tree Survey report as submitted under the terms of application F/YR22/0967/FDL (Job Number: B030853, Revision V2.0, Recommendations section 5.0 - 5.3) and shall include submission of an Arboricultural Impact Assessment, a Tree Protection Plan and Arboricultural Method Statement.</p> <p>Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site, in accordance with policy LP16 of the Fenland Local Plan 2014.</p>
23	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p>



Created on: 03/04/2025

© Crown Copyright and database  
rights 2025 Ordnance Survey 10023778

**F/YR25/0258/VOC**

Scale = 1:2,500



**F/YR25/0347/F**

**Applicant: Mr Chris White**

**Agent: Mr G Boreham  
Morton & Hall Consulting Ltd**

**20 Nene Parade, March, Cambridgeshire, PE15 8TD**

**Erect 2x self-build/custom build dwellings involving demolition of existing dwelling and garage within a Conservation Area**

**Officer recommendation: Approve**

**Reason for Committee: Deferral from 25<sup>th</sup> June 2025 Committee**

---

## **1 EXECUTIVE SUMMARY**

- 1.1 This application proposes the redevelopment of a site within the March Conservation Area to provide two self-build dwellings. The scheme has undergone significant design revision following Committee deferral in June 2025, and subsequent engagement with the Conservation Officer. Amendments include reductions in scale, revised roof pitches, narrowed dormers, removal of an integral garage and adjustments to improve proportions and the relationship with surrounding development.
- 1.2 While the resulting design does not wholly reflect the traditional character of Nene Parade, the existing dwelling is itself uncharacteristic and the revised scheme now sits more comfortably within its context. No substantial harm to the detriment of the Character and Appearance of the Conservation Area is identified. The delivery of two self-build dwellings offers minor additional benefit, despite the Council already meeting local self-build demand.
- 1.3 The development is judged to accord with relevant Local Plan policies and national planning guidance.

## **2 Update**

- 2.1 On 25 June 2025, Committee members resolved to defer the application to allow officers to work with the Agent to secure a scheme acceptable in terms of design and its impact on the character and appearance of the site and its surroundings. The original officers report is appended to this update.
- 2.2 Following this, discussions took place in liaison with the Conservation Officer, resulting in a series of revisions. These seek to balance the requirements and aspirations of the Applicant with the statutory duty to preserve and enhance the Conservation Area.
- 2.3 The design has subsequently been amended in the following ways:
- A detached garage introduced to serve Plot 1 (previously integral)

- Reduction in the overall width and depth of both dwellings.
- Narrowing of dormer windows.
- Reduction from double to single garages.
- Steeper roof pitches.
- Minor adjustment to the red line boundary to reflect ownership accurately.
- Addition of a gable projection to the rear elevation of each dwelling.
- Addition of a chimney to Plot 2.
- Proposed materials now include Weinerberger Weathered Gault blend brick, Lincoln Clay interlocking pantile and Cedral cladding, with Plot 1 to have a green door and Plot 2 to have a blue door.

2.4 As amended, each dwelling would now have a maximum height of 7.67 m, a width of 8.53 m and a maximum depth of 11.4 m (including the gabled rear projection). Previously, the dwellings had a maximum height of 7.75 m, with Plot 1 measuring 8.1 m by 10.7 m and Plot 2 measuring 8.5 m by 10.7 m.

### 3 Consultations

3.1 A statutory re-consultation was undertaken and the following comments were received:

#### 3.2 FDC Conservation Officer:

*The increased width is welcome and more proportionate but I still consider that the scheme would appear significantly better as a connected pair, thereby reflecting the characteristic rows of cottages that front Nene Parade and West End.*

A low level of less than substantial harm is identified in accordance with paragraph 213 of the NPPF, which requires clear and convincing justification for any harm to the significance of a designated heritage asset. While the existing dwelling provides limited contribution to the Conservation Area, the revised scheme still falls short of fully conserving and enhancing the area or making a positive contribution as required by paragraph 210. In particular, opportunities to achieve a more traditional form and proportion, including reduced gable depths and a more characteristic connected appearance, have not been explored within the design. Notwithstanding this, certain material choices are acceptable in principle and detailed elements can be refined to better reflect local character.

#### 3.3 Local Residents

An additional objection comment has been received from a resident on Elwyn Road and is summarised below:

Objecting Comments	Officer Response
Out of character with the surrounding Conservation Area, particularly along Nene Parade.	Comments noted and discussed within the original officers report and below.
The objector considers that insufficient weight has been given to the	Comments noted.

Conservation Officer's professional advice.	
They dispute the Agent's claim that the proposal is inspired by existing traditional and modern dwellings, noting that properties in this location are generally wider and positioned on, or very close to, the highway boundary.	Comments noted and discussed within the original officers report and below.
It is argued that approval of the current layout would undermine the effective application of Conservation Area policies and guidance in the future.	Comments noted and discussed within the original officers report and below.
In contrast, the proposed dwellings would be set back approximately 5.9–6 metres, which is considered inconsistent with the prevailing street scene.	Comments noted and discussed within the original officers report and below.
Reference is made to previous consultations from the Conservation Officer raising similar concerns and highlighting the statutory duty to preserve and enhance the character and appearance of the March Conservation Area.	Comments noted.

## 4 ASSESSMENT

- 4.1 Given that the proposed amendments relate solely to the design and scale of the dwellings, it is not considered that they materially affect other planning considerations. These include the principle of development, neighbouring amenity, amenity for future occupiers, landscaping and ecology, parking and highway safety, flood risk or biodiversity net gain, as assessed within the original report appended to this update. The proposal is therefore reassessed below on design grounds only.

### Design and Impact on Character and Appearance of the Area

- 4.2 Policies LP12 and LP16 of the Fenland Local Plan, sets out several criteria in which proposals are required to meet, to ensure that high quality environments are provided and protected. Policy LP12 focuses on development in rural areas with Policy LP16 focusing specifically on design criterion. This stance is also supported by Policy H2 of the March Neighbourhood Plan. The site sits within the March Conservation Area and therefore the requirements of Policy LP18 in respect of preserving and enhancing the special character of the Conservation Area are relevant.
- 4.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 4.4 The surrounding area is characterised by residential development, including single-storey cottages with attic dormers and two-storey terraced properties. Surrounding dwellings generally abut the road and occupy relatively narrow, long plots. The existing site is somewhat unusual given its scale, form and set-back from Nene

Parade. It sits at odds with the 1.5 and 2-storey traditional cottages that stand directly on the back edge of the footway and which give Nene Parade its distinctive character. The existing building is a mid-twentieth century bungalow and is not considered architecturally or historically significant.

- 4.5 The proposed dwellings have been revised to address previously raised design concerns. In particular, the removal of the integral garage from Plot 1 and its replacement with a detached structure provides a more active and positive frontage. The overall width and depth of both dwellings have been reduced and the dormers have been narrowed, improving their proportion within the roofscape. The change from double to single garages further reduces visual dominance and incongruity.
- 4.6 Steeper roof pitches have addressed the earlier shallow, chalet-style appearance and now better reflect the established character of Nene Parade. The overall dimensions of the buildings have also been reduced.
- 4.7 Collectively, these amendments improve the relationship of the scheme with its surroundings, allowing the dwellings to better reflect the scale, rhythm and proportions of nearby development. However, opportunities to further reinforce the traditional form, including reducing gable depths and adopting a more characteristic connected appearance, have not been fully realised. As such, the design does not wholly align with the expectations of paragraph 210 of the NPPF, which seeks development that conserves and enhances the Conservation Area and makes a positive contribution to local character.
- 4.8 Notwithstanding this, the resulting harm is assessed as low less than substantial, consistent with paragraph 213 of the NPPF, which requires clear and convincing justification for any harm to a designated heritage asset. Given the limited contribution of the existing dwelling and the improvements secured alongside the provision of two additional self-build dwellings which also carries minor positive weight, despite the Council meeting its current self-build obligations, it is considered on balance, that this low level of harm is outweighed by benefits.
- 4.9 On balance, whilst the development is considered to result in a low level of less than substantial harm to the character or appearance of the Conservation Area, it is considered that the minor benefits of two additional self-build dwellings, alongside securing architectural detailing and materials would weigh in favour of the scheme, and therefore the proposal complies with Policies LP16 and LP18 of the Fenland Local Plan and relevant paragraphs of the NPPF.
- 4.10 Given the sensitive nature of the area, it is considered necessary and reasonable to impose conditions removing permitted development rights relating to extensions and roof alterations for each dwelling. This will ensure that any future works of this nature can be appropriately assessed, particularly in relation to their impact on the character and appearance of the conservation area and on neighbouring amenity.

## **Other Matters**

### **Unilateral Undertaking**

- 4.11 Recent appeal decisions have consistently dismissed proposals where there was no enforceable mechanism in place to ensure that the approved dwelling would be delivered and occupied as a genuine self-build or custom-build project. These



decisions reinforce the importance of securing the self-build nature of such developments through a legally binding agreement.

- 4.12 In line with best practice and national policy guidance, it is therefore considered essential that a legal agreement; typically in the form of a Section 106 obligation, is secured to guarantee the delivery of the dwelling as self-build. Without such a mechanism, there is no means by which the Council can ensure the dwelling will meet the requirements of self-build housing as defined by the Self-Build and Custom Housebuilding Act 2015 (as amended).
- 4.13 As the application is recommended for approval, discussions have taken place between the Officer and Agent to secure this obligation. However, in the interests of expediency, this does not prevent the Committee from reaching a decision, subject to completion of the agreement.

## **5 CONCLUSIONS**

- 5.1 Overall, on balance, the less than substantial harm identified is considered to be outweighed by the minor benefits associated with the provision of two self-build dwellings and the design improvements secured through the revision of the scheme. While the proposal does not fully replicate the traditional character of the surrounding built form, the existing dwelling is similarly unreflective of local vernacular and the amended design reduces the extent of harm to a low level. In this context, the proposal considered to comply with Policies LP16 and LP18 of the Fenland Local Plan and the relevant provisions of the NPPF.

## **6 RECOMMENDATION**

Approve, subject to the completion of a legal agreement securing the Self-Build and Custom nature of development and the following conditions or refuse permission if the legal agreement is not completed within 6 months from the date of this committee:

1.	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>No development shall commence until a detailed Arboricultural Method Statement and Tree Protection Plan, in accordance with BS5837:2012, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall set out the measures to ensure the protection of all trees to be retained throughout the construction period, including the type and position of protective fencing and the means by which tree protection will be monitored and maintained.</p> <p>The development shall thereafter be carried out in full accordance with the approved Method Statement and Tree Protection Plan, and all protective measures shall remain in place for the duration of the construction works.</p> <p>Reason: To ensure adequate protection of retained trees and to safeguard the character and appearance of the area, in accordance with Policies LP16 and</p>

	LP19 of the Fenland Local Plan (2014).
3	<p>The external materials of the development shall be carried out in full accordance with the details set out within the submitted documents, specifically:</p> <p>Wienerberger Weathered Gault Blend brick Marley Lincoln Rustic Red roof tiles</p> <p>The development shall be completed using these materials unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the March Conservation Area, in accordance with Policy LP18 of the Fenland Local Plan.</p>
4	<p>Notwithstanding Condition 3, the dormer faces and cheeks shall be finished in lead and shall not be clad in uPVC. In addition, the mortar used in all brickwork shall be a cream-coloured mix reflecting the characteristics of traditional lime mortar and shall not comprise grey cement.</p> <p>Reason: To preserve the special architectural and historic character of the March Conservation Area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
5	<p>Prior to their inclusion in the development hereby approved, details of windows and doors shall be submitted to and agreed in writing by the LPA. The proposed works shall be carried out in accordance with the details as approved and retained as such, in perpetuity.</p> <p>The details should include manufacturers specification (inc. elevation and cross sections) and colour.</p> <p>Reason: In order to preserve the special architectural and historic character of the March Conservation Area and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
6	<p>Prior to the first occupation of the development, details of two bat roosting boxes, including their design, specification and locations on the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved bat roosting boxes shall be installed prior to first occupation of the dwellings and shall be retained and maintained thereafter for the lifetime of the development.</p> <p>Reason: To protect and enhance biodiversity in line with policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
7	<p>No dwelling hereby approved shall be occupied until the parking spaces and associated vehicular access to the adjoining highway serving that specific dwelling have been provided in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The parking spaces provided shall thereafter be retained for the use of occupiers and visitors of the respective dwelling in perpetuity.</p> <p>Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety, in accordance with Policy LP15 of the Fenland Local Development Plan</p>

8	<p>Elevational windows (whether sash or casement) shall be set back into their reveals from the front face of the brickwork by at least 50mm.</p> <p>Reason: In order to preserve the special architectural and historic character of the March Conservation Area and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
9	<p>The brick lintels above elevational windows and doors shall be gauged brick arches maintaining the curvature to the underside as detailed on the drawings.</p> <p>Reason: In order to preserve the special architectural and historic character of the March Conservation Area and in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policy LP18 of the Fenland Local Plan 2014.</p>
10	<p>Notwithstanding the provisions of Article 3 of the Town &amp; Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no dormer window alteration or other form of addition or opening shall be constructed in the roof or gable walls of the buildings hereby permitted without planning permission having been obtained from the local planning authority.</p> <p>Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the conservation area in which it is set and to prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	<p>Notwithstanding the provisions of Article 3 of the Town &amp; Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site without planning permission having been obtained from the local planning authority.</p> <p>Reasons: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the conservation area in which it is set in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014.</p>
10	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p>

**F/YR25/0347/F**

**Applicant: Mr Chris White**

**Agent: Mr G Boreham  
Morton & Hall Consulting Ltd**

**20 Nene Parade, March, Cambridgeshire, PE15 8TD**

**Erect 2x self-build/custom build dwellings involving demolition of existing dwelling and garage within a Conservation Area**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer recommendation**

---

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks full planning permission for the demolition of an existing five-bedroom bungalow on Nene Parade, March, and its replacement with two chalet-style bungalows. The site lies within the March Conservation Area and is located in a sustainable location within Flood Zone 1.
- 1.2 While the principle of residential development is supported by both the Fenland Local Plan and the March Neighbourhood Plan, the proposed design is considered to lack architectural merit and fails to respond positively to the historic character of the conservation area. The scale, form, and detailing—particularly the use of shallow-pitched roofs, oversized dormers, and integral garages—are not reflective of the traditional built form along Nene Parade. As such, the proposal is considered contrary to Policies LP16 and LP18 of the Local Plan and relevant sections of the NPPF (2024), which seek to protect and enhance the special character of the Conservation Area.
- 1.3 Other aspects of the proposal, including residential amenity, flood risk, ecology, and highways, raise no significant concerns. However, these do not outweigh the identified harm to the character and appearance of the conservation area.
- 1.4 Accordingly, the application is recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site sits to the northern side of Nene Parade and falls within the March Conservation Area. The site is currently occupied by a large, detached bungalow with a detached garage to the western boundary. The existing dwelling benefits from five bedrooms, a kitchen, dining room and living room. The existing dwelling is not listed. To the south of the site is the River Nene and to the west is a public footpath. The surrounding area is predominately residential in nature consisting of terrace dwellings fronting the Road.

2.2 The site sits in Flood Zone 1 and the March Conservation Area.

### **3 PROPOSAL**

- 3.1 Planning permission is sought for the demolition of the existing bungalow and garage and the construction of two residential chalet-style bungalows on the site. These will be set back slightly further than the existing built form on site.
- 3.2 Plot 1 would have a maximum height of 7.75 metres with an eaves height of 3.3 metres, a width of 8.1 metres and a depth of 10.7 metres. Also included is an attached garage to the western side of the dwelling which would have a maximum height of 6.1 metres with an eaves height of 2.95 metres, a width of 6.35 metres and a depth of 7.7 metres. (internally this is 6 and 7 metres respectively). This would provide a lounge, open plan kitchen/diner and utility room at ground floor, alongside the parking of two vehicles with three bedrooms (one en-suite) and a bathroom at first floor. The dwelling itself would benefit two gable dormer roof alterations to the front and two to the rear of the proposed dwelling. With another two to the rear of the garage.
- 3.3 Plot 2 would have a maximum height of 7.75 metres with an eaves height of 3.3 metres, a width of 8.5 metres and a depth of 10.7 metres. This would provide a lounge, open plan kitchen/diner, utility room and integral garage at ground floor with three bedrooms (one en-suite) and a bathroom at first floor. This dwelling would feature two gable dormer roof alterations to the front and two to the rear of the proposed dwelling.
- 3.4 The proposal would utilise the existing accesses off Nene Parade, however, these would be widened. Two parking spaces per dwelling are proposed.

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

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### **4 SITE PLANNING HISTORY**

- 4.1 There is no recent site history relevant to the determination of this application.

### **5 CONSULTATIONS**

#### **5.1 March Town Council**

Recommends approval although notes serious concerns regarding the structural integrity of the bank, subsequent issues with the road and traffic. Construction traffic would exacerbate these existing issues

#### **5.2 Arboricultural Consultant**

No objection to the proposal subject to the inclusion of a suitably worded condition to ensure a tree protection method statement is provided

#### **5.3 CCC Highways**

No objection subject to the relocation of the access serving plot 1

#### **5.4 CCC Archaeology**

No comment or requirement for the scheme.

## **5.5 FDC Conservation Officer**

Objects to the proposal due to the scale, form and architectural detailing being insufficient and jarring, therefore, detracting from the character and appearance of the conservation area

## **5.6 FDC Environmental Health**

No objection subject to the inclusion of a condition in regard to limiting the hours of demolition/construction

## **5.7 FDC Ecologist**

No objection to the proposal subject to the following informatives:

- If bats are found at any time during the works, this must cease, and advice sought from a qualified person
- 2 x bat roosting boxes should be installed on site, post-completion
- Care should be taken to avoid the spread of Wall Cotoneaster, which has been recorded on site

## **5.8 Local Residents/Interested Parties**

11 letters of support have been received from residents on Berryfield (x2), Elwyn Road, Boundary Drive, Wisbech Road, Pits Lane, Knights End Road, Cypress Close, Upwell Road, Gull Road and Curlew Avenue; these are summarised below:

- The proposal would be of a benefit to Nene Parade given issues with subsidence and potential for it to become derelict drawing on anti-social and homelessness activities.
- Asset to the area/ streetscene
- Better than existing property which is an eyesore
- Benefit to the Town giving opportunity for two families to live next to the river
- No justification to support repair of existing building given how unsafe it is.
- Increases the local housing stock which is desperately required.

One letter of objection has been received from residents on Nene Parade

- The proposal would result in the driveway being inaccessible – this driveway is utilised by other residents to complete 2-point turns to leave the parade in a safe manner.
- Devalue neighbouring properties
- Effects of lorries using Nene Parade – highway safety – vehicular and pedestrian alongside concerns for riverbank

One letter of offering comments on the application have been received from a resident on Nene Parade this is summarised below:

- An agreement needs to be met with the owner regarding retaining the existing use of the driveway as a turning point for other residents and users of the road.

- This is an opportunity for a more appropriate design and build as existing dwelling does not fit in well
- Consideration needs to be given to the construction route to be utilised.

## **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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017)

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

## **7 POLICY FRAMEWORK**

### **National Planning Policy Framework (NPPF) 2024**

Chapter 2 - Achieving sustainable development  
 Chapter 4 – Decision-making  
 Chapter 5 – Delivering a sufficient supply of homes  
 Chapter 8 – Promoting healthy and safe communities  
 Chapter 9 – Promoting sustainable transport  
 Chapter 11 – Making effective use of land  
 Chapter 12 – Achieving well-designed places  
 Chapter 14 – Meeting the challenge of climate change, flooding and coastal change  
 Chapter 15 – Conserving and enhancing the natural environment  
 Chapter 16 - Conserving and enhancing the historic environment

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

Determining a Planning Application

### **National Design Guide 2021**

Context  
 Identity  
 Built Form  
 Movement  
 Uses  
 Homes and Buildings

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development  
 LP2 – Facilitating Health and Wellbeing of Fenland Residents  
 LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside  
 LP4 – Housing  
 LP5 – Meeting Housing Need  
 LP9 – March  
 LP14 – Responding to Climate Change and Managing the Risk of Flooding in

- Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP18 – The Historic Environment
- LP19 – The Natural Environment

### **March Neighbourhood Plan 2017**

- H2 – Windfall Development
- H3 – Local Housing Need

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

- DM2 – Natural Features and Landscaping Schemes
- DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP22: Parking Provision
- LP23: Historic Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Design**
- **Impact on the Character and Appearance of the Conservation Area**
- **Residential Amenity and Amenity Space**
- **Landscaping and Ecology**
- **Parking, Access and Highway Safety**
- **Flood Risk**
- **Biodiversity Net Gain (BNG)**
- **Planning Balance**

## **9 ASSESSMENT**

### **Principle of Development**



- 9.1 Policy LP1 is the overarching policy supporting a presumption in favour of sustainable development; planning applications that accord with the policies within the Local Development Plan (LDP) will be approved without delay unless material considerations indicate otherwise. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy. Furthermore, Policy LP9 confirms that March is a focus for housing, employment and retail growth. This stance is supported in Policy H2 of the March Neighbourhood Plan. The application site is located within March whereby the majority of the District's new housing, employment and retail growth should be directed.
- 9.2 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in accordance with the development plan, unless material considerations indicate otherwise. Similarly, Policy H3 of the March Local Plan requires all housing proposals to contribute towards meeting local housing need, which includes starter homes, family homes, executive homes and self-build homes; and mixed tenure that will result in a diverse community, where this is reasonably achievable
- 9.3 The Housing Needs Assessment 2021 identified a greater need of 2-3 bedroom market units for the District. The proposal would provide two three-bedroom dwellings and therefore would meet this identified need. Furthermore, the proposal would result in the loss of a five-bedroom property (of which there is not great identified need for in the District).
- 9.4 Given the sites location within the sustainable location of March Town Centre, with good accessibility via sustainable modes of transport to everyday services and facilities, it is considered the principle of development would be acceptable and in accordance with Policies LP1 and LP3 of the LDP. Other Material considerations will be discussed below.

#### Self-Build and Custom Housing

- 9.5 Policy LP5 of the Local Plan also seeks to ensure that housing solutions are provided which meet market expectations, this includes self-build homes. This stance is reflected by Policy H3 of the March Neighbourhood Plan. Under Section 1 of the Self Build and Custom Housebuilding Act 2015, Local Authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under Sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
- 9.6 As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period.

- 9.7 The permissions granted demonstrate that the demand for self-build and custom housing (as identified by the register) is comfortably being met in Fenland. Therefore, no weight will be given to the delivery of self/ custom build housing at this time.

### **Design and Impact on Character and Appearance of the Area**

- 9.8 Policies LP12 and LP16 of the Fenland Local Plan, set out a number of criteria that proposals are required to meet to ensure that high quality environments are provided and protected. Policy LP12 focuses on development in rural areas with Policy LP16 focusing specifically on design criteria. This stance is also supported by Policy H2 of the March Neighbourhood Plan. The site sits within the March Conservation Area and therefore the requirements of Policy LP18 in respect of preserving and enhancing the special character of the Conservation Area are relevant.
- 9.9 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 9.10 The surrounding area is characterised by residential development, featuring both single-storey cottages with attic dormers and two-storey terraced properties. Surrounding properties tend to abut the road and feature relatively narrow long plots. The existing site is relatively unique in its own right given the scale form and set back from Nene Parade. It is somewhat at odds with the 1.5 and 2 storey traditional cottages that sit on the back edge of the footway which gives Nene Parade its character. Furthermore, the existing building is a mid C20 bungalow and not considered to be architecturally or historically significant.
- 9.11 The form and detailing of the proposed dwellings are considered to lack architectural merit, in that they lack architectural detail and would appear awkward within the street scene. The design is neither in-keeping with the single-storey cottages with attic dormers or the two-storey terraced properties that form the immediate and positive character of Nene Parade. The very deep floorplan of the proposed dwellings gives a shallow raking roof which appears very much like a chalet bungalow in terms of form, which is uncharacteristic of the current residential development in the immediate vicinity. Additionally, the dormers are substantially out of scale. Furthermore, integral garaging is not considered to provide positive frontage to the public realm but rather serves to detract from the special character of the conservation area.
- 9.12 There are indeed poor examples of development found along Nene Parade and that the existing dwelling is of limited architectural merit, which is going to be the case for a road that has evolved over the course of several centuries. However, poor examples should serve to guide what should not be perpetuated, rather than seen as a justification for further poor development that does not respond positively to the conservation area. The proposal should take reference from positive traditional buildings along Nene Parade and West End, in relation to scale, proportionality, brickwork detailing (gauged arches, banding, coggled brickwork, recessed windows, proportionate dormers, quality bricks and tiles/slates).
- 9.13 Taking into account the above assessment, it is considered the proposed development by way of form, scale and detailing would fail conserve or enhance the special character of the conservation area, of which the LPA have a statutory

duty to protect. Therefore, the application is considered to be contrary to Policies LP16 and LP18 of the LDP and Paragraphs 210, 212, 213, 215, 216, 219 and 221 of the NPPF (2024).

### **Residential Amenity and Amenity Space**

- 9.14 Policy LP2 of the Fenland Local Plan seeks to promote high levels of residential amenity. Similarly, Policy LP16 requires development proposals to not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- 9.15 Each of the proposed dwellings would benefit from a usable amenity space of at least a third of the plot, in line with the requirements of Policy LP16 (h). This is considered to be sufficient in terms of privacy and usability.
- 9.16 Furthermore, given the proposal relates to the provision of two bungalows, largely utilising the existing footprint of the existing dwelling on site, alongside the degree of separation from neighbouring properties boundaries, it is not considered the proposal would have a detrimental impact on neighbouring amenity by way of loss of light, privacy or an overbearing nature. Similarly, each habitable room would be served by sufficient openings, (although the bedrooms would only benefit from a single north facing window) to provide an acceptable level of light and given the orientation of the buildings in regard to the dedicated amenity space, there are no concerns in regard to the amenity to be afforded to the future occupants. Therefore, there are no objections to the proposal on these grounds.

### **Landscaping and Ecology**

- 9.17 Policy LP16 requires all development to contribute to high quality environments; in respect of landscaping criterion c) and d) requires proposals to retain and incorporate nature and historic features of the site, such as trees, hedgerow and field patterns, to retain and preserve landscape character and settlement pattern of the surrounding area.
- 9.18 Furthermore, Policy LP12 (g) requires development proposals to ensure that the site retains and respects ecological, heritage and biodiversity features. Furthermore, policy LP19 requires development proposals to conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland.
- 9.19 A number of trees which are considered to be of high public amenity value site adjacent to the sites western and northern boundary's, with the tree to the west subject to a Tree Preservation Order. The Arboricultural Officer has been consulted in regard to this proposal and confirms that the supporting arboricultural report satisfactorily identifies the quality and constraints of the existing trees. The only proposed arboricultural intervention is minor crown lifting to T1, which is considered minimal and acceptable. The report concludes that the development is acceptable within arboricultural parameters, subject to the implementation of appropriate methodologies.
- 9.20 However, a robust Tree Protection Method Statement will be required to set out how works within the Root Protection Areas (RPAs) and associated protection measures will be managed in accordance with BS5837:2012. Therefore, should the application be approved, and confirmation from the Agent that this is acceptable given the trigger point for details would be prior to commencement, it is

considered a suitably worded condition could be included to ensure the retention and protection of trees.

- 9.21 Similarly, the accompanying preliminary ecological appraisal concludes that the proposal would not impact on any protected or priority species, subject to appropriate mitigation and enhancement measures. The Council's Ecologist is satisfied that this is the case and therefore, should the application be approved, a condition would be included to ensure the proposed development is carried out in accordance with the details and recommendations contained within this supporting document.

### **Parking, Access and Highway Safety**

- 9.22 Policy LP15 requires all new development proposals to contribute to the delivery of the sustainable transport network by providing well designed, safe, convenient access for all. Development proposals should provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring parking provision is provided in accordance with the standards. Appendix A sets out that two parking spaces are required for a three-bedroom unit. Appendix A also sets out that a garage can be counted as a parking space provided the size of the garage exceeds 7.0m x 3.0m (internal dimensions).
- 9.23 Each dwelling would benefit from a minimum of 2 parking spaces, including the integral/attached garages and therefore, there are no objections to the proposal in terms of parking provision.
- 9.24 Nene Parade is a narrow road, whereby on street parking is common. It is acknowledged that this makes accessibility difficult and may result in congestion and awkward manoeuvres for car users. However, the road does benefit from parking restrictions and given the proposal relates to the provision of one additional unit. It is not considered that the proposal would result in a material intensification of the use of this road by future residents, to the detriment of highway safety. Furthermore, the Highways Authority have raised no objection to the proposal in this respect.
- 9.25 The Highways Authority have raised no objection to the proposal, subject to revisions to the access serving Plot 1. It is therefore considered that the proposal, would be acceptable, subject to minor amendments in this respect, in terms of highway safety. Should this application have been considered acceptable against all other material considerations, amendments would have been sought in accordance with the Highway Authority's recommendations. However, as the application is recommended for refusal, whereby any amendments would result in a significant material change to the scheme, these amendments have not been sought.
- 9.26 It is noted that a number of neighbouring representations have been received which raise concerns in respect of the additional traffic and highway safety which has been discussed above. Given the temporary nature of construction, this is not considered to materially weigh against the scheme. Similarly, reference is also made to road users, including other residents, utilising the current drive to maneuverer and turn around to exist the road in forward gear. Whilst this is appreciated and acknowledged, this is an informal agreement with the current occupants/owners and would not form a material planning consideration in the determination of this application.

## **Flood Risk**

- 9.27 Policy LP14 of the Fenland Local Plan and Paragraphs 170-182 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk, with both documents steering development in the first instance towards land at a lower risk of flooding. The application site sits within Flood Zone 1 and therefore, there are no objections to the proposal in this respect.
- 9.28 Furthermore, appropriate details in terms of surface water drainage and foul drainage can be secured by appropriately worded conditions should the application be approved.

## **Biodiversity Net Gain (BNG)**

- 9.29 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.30 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

## **Planning Balance**

- 9.31 In terms of sustainability the National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives; economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)
- 9.32 This stance is supported by Local Plan Policy LP1. In respect of the first of these, the current proposal would provide economic benefits, for example in respect of employment during the construction phase, as well as support for existing and future businesses, services, and facilities by introducing additional residents that would make use of them and provide future spend in the local economy. However, given this relates to the provision of two self-build dwellings, with a net gain of just one dwelling, this is considered to be negligible.
- 9.33 In respect of the social objective, it is noted that a number of minor benefits would be provided, including the provision of two three-bedroom units, which meets the identified need for market housing in the district. However, given this relates to just two dwellings this is considered to be negligible. Representations have been made advising that the proposal would be of benefit to the area given subsidence issues alongside potential anti-social behaviour. These are noted however, in the absence of any such reports/evidence, it is not considered this would weigh in favour of the scheme to an extent that would overcome the harm identified.

- 9.34 Lastly, in terms of the environmental objective, as discussed above, it is considered the proposed scheme, it is considered the proposed development by way of form, scale and detailing would fail conserve or enhance the special character of the conservation area, of which the LPA have a statutory duty to protect. Therefore, the application is considered to be contrary to Policies LP16 and LP18 of the LDP and Paragraphs 210, 212, 213, 215, 216, 219 and 221 of the NPPF 2024. It is noted that the drawings provided indicate that solar panels are proposed to the front roof slope of each dwelling, whilst we encourage renewable energy provision, this would not overcome the harm identified above.
- 9.35 It is not considered that the negligible benefits as outlined above, would overcome the identified harm in respect of the impact of the proposal on the character and appearance of the site and surrounding character and appearance of the conservation area.

## 10 CONCLUSIONS

- 10.1 Taking into account the above assessment, it is considered the proposed development by way of form, scale and detailing would fail preserve or enhance the special architectural character of the conservation area, of which the LPA have a statutory duty to protect. Therefore, the application is considered to be contrary to Policies LP16 and LP18 of the Local Development Plan and Paragraphs 210, 212, 213, 215, 216, 219 and 221 of the National Planning Policy Framework 2024.
- 10.2 It is acknowledged that the proposal would result in some minor benefits, however as discussed above, these are not considered to overcome the harm identified.

## 11 RECOMMENDATION

**Refuse**, for the following reason:

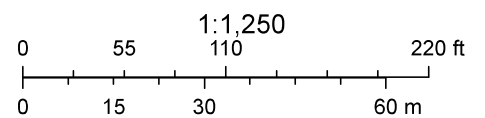
1.	<p>The proposed development, by virtue of its form, scale, and detailing, fails to reflect the established character and architectural quality of the surrounding built environment along Nene Parade. The dwellings are considered to lack architectural merit, presenting dwellings which lack architectural detail and would appear awkward within the street scene and would be at odds with the positive vernacular of the area, including the nearby single-storey cottages with attic dormers and two-storey terraced properties. The deep floorplans and resulting shallow roof pitch give rise to a chalet-style form, which is uncharacteristic of the locality, while the oversized dormers and integral garages further detract from the street scene and fail to contribute positively to the public realm.</p> <p>Rather than drawing inspiration from the area's traditional detailing — such as gauged brick arches, banding, coggled brickwork, recessed windows, and proportionate dormers — the design disregards these qualities, and instead perpetuates poor-quality development that undermines the character of the conservation area. As such, the proposal fails to preserve or enhance the special architectural or historic interest of the Nene Parade Conservation Area, contrary to Policies LP16 and LP18 of the Fenland Local Plan and Paragraphs 210, 212, 213, 215, 216, 219 and 221 of the National Planning Policy Framework (2024), which collectively seek to ensure high-quality design and the protection of the special architectural or historic interest of the conservation area.</p>
----	--

--	--



9/2/2025, 3:08:20 PM

 Fenland District Boundary



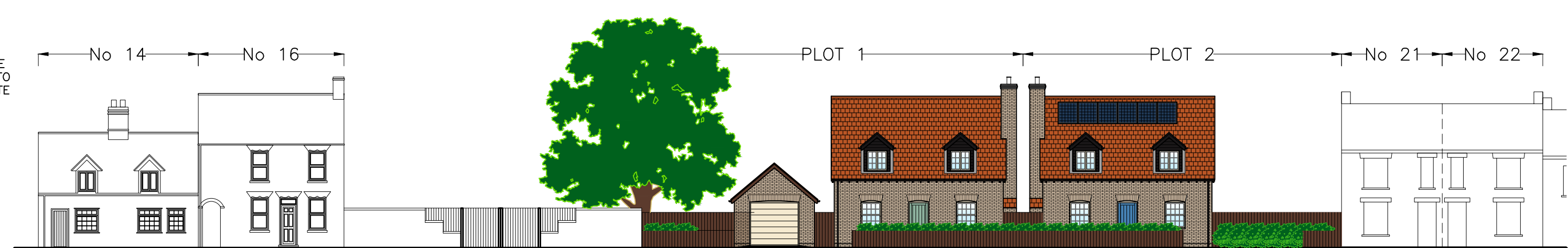
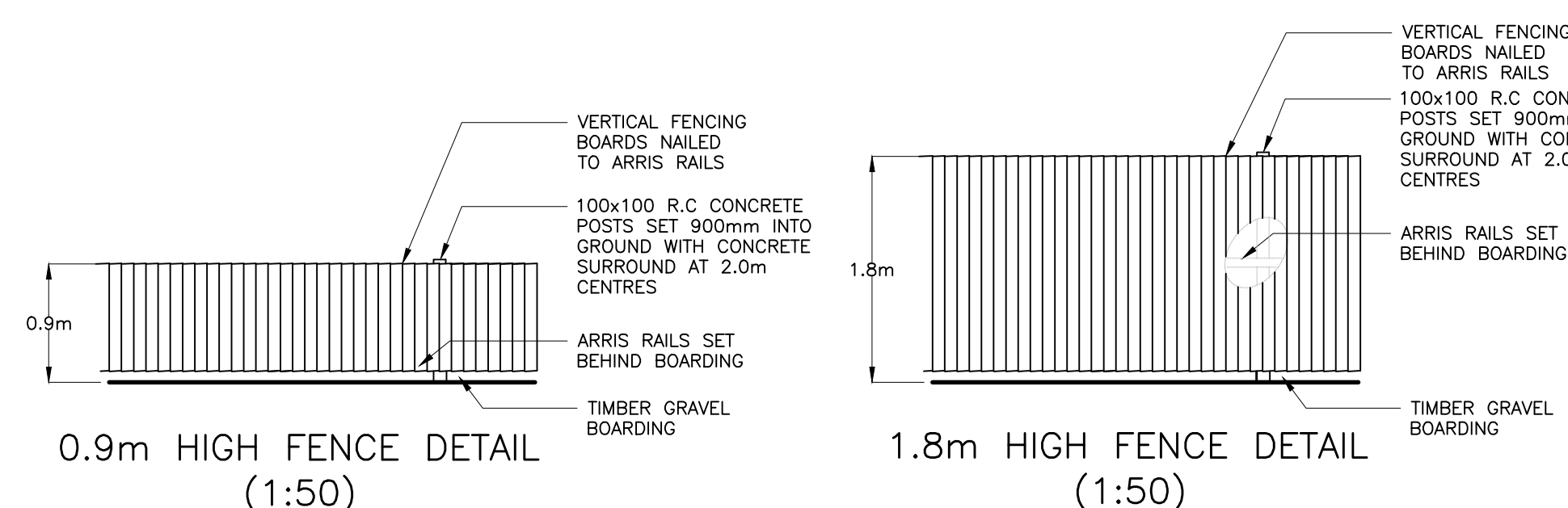
Fenland District Council





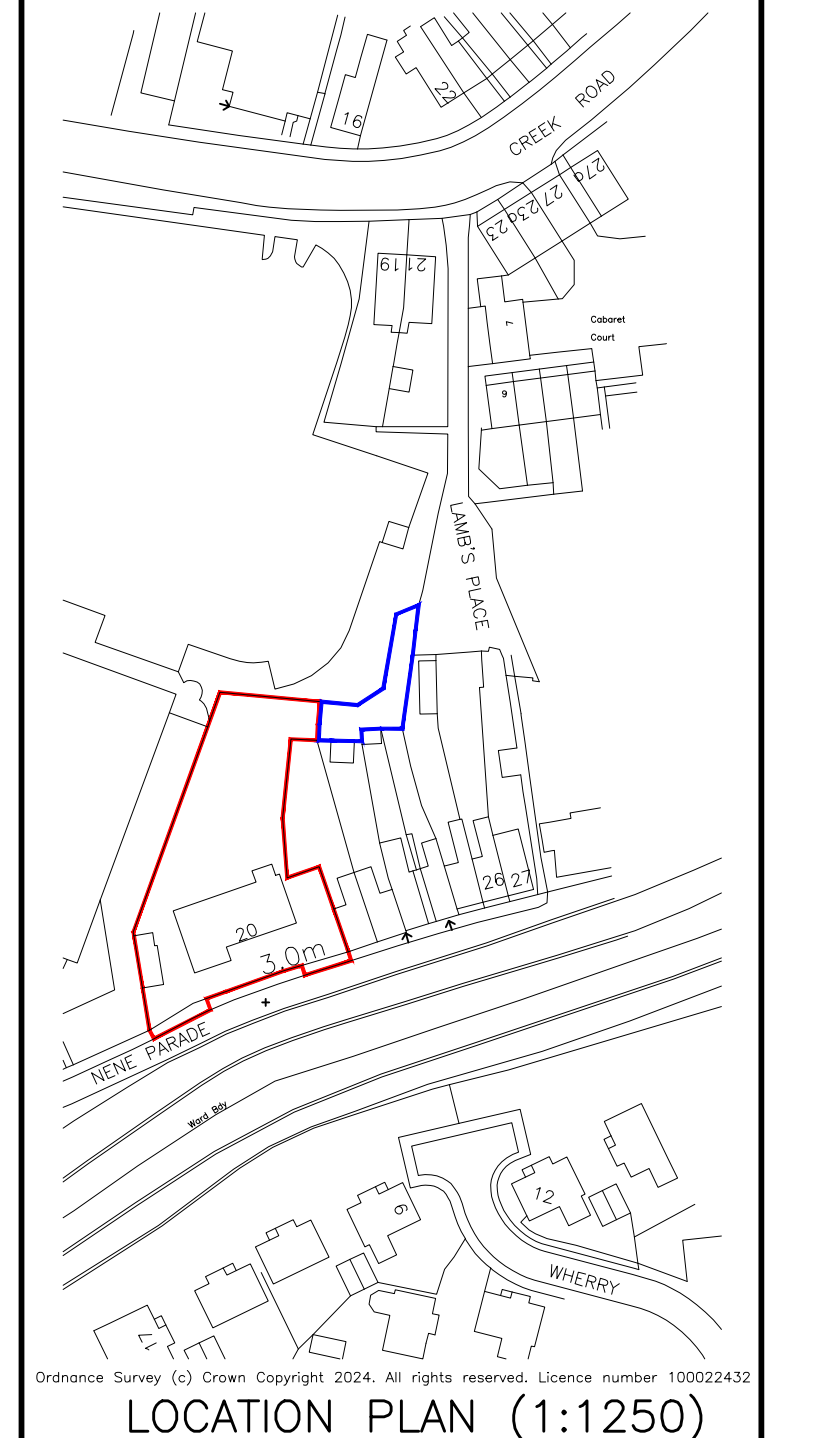
PROPOSED SITE PLAN (1:200)  
LEGEND:

- PERMEABLE BLOCK PAVING (NON SLIP)
- PROPOSED DWELLINGS
- GRASS
- SLAB PAVING
- EXISTING BUILDINGS
- VEGETATION
- BIN STORE/ COLLECTION

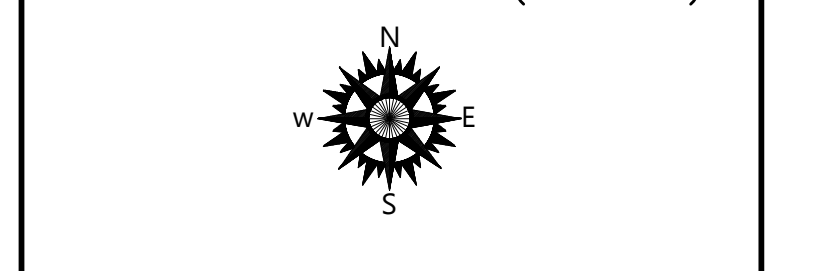


PROPOSED STREET SCENE (1:200)

Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details



LOCATION PLAN (1:1250)



B A	PLANNERS COMMENTS UPDATED FOLLOWING CLIENT COMMENT	OCT 25 AUG 25
	REVISIONS	DATE

**MORTON & HALL**  
CONSULTING LIMITED  
CONSULTING STRUCTURAL ENGINEERS

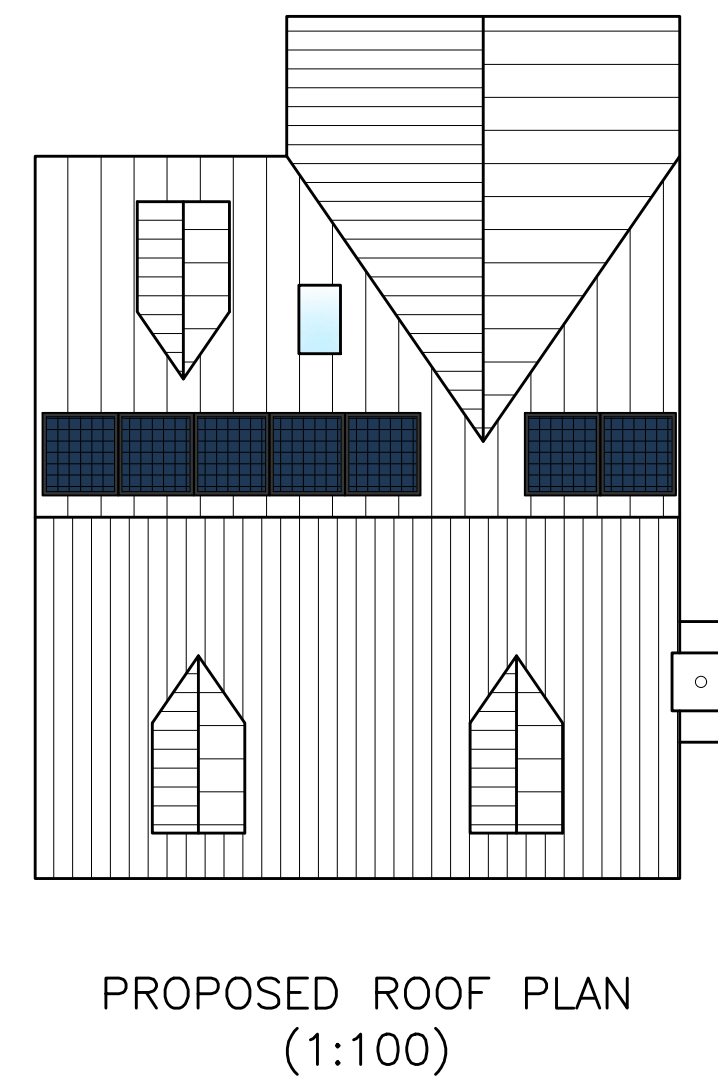
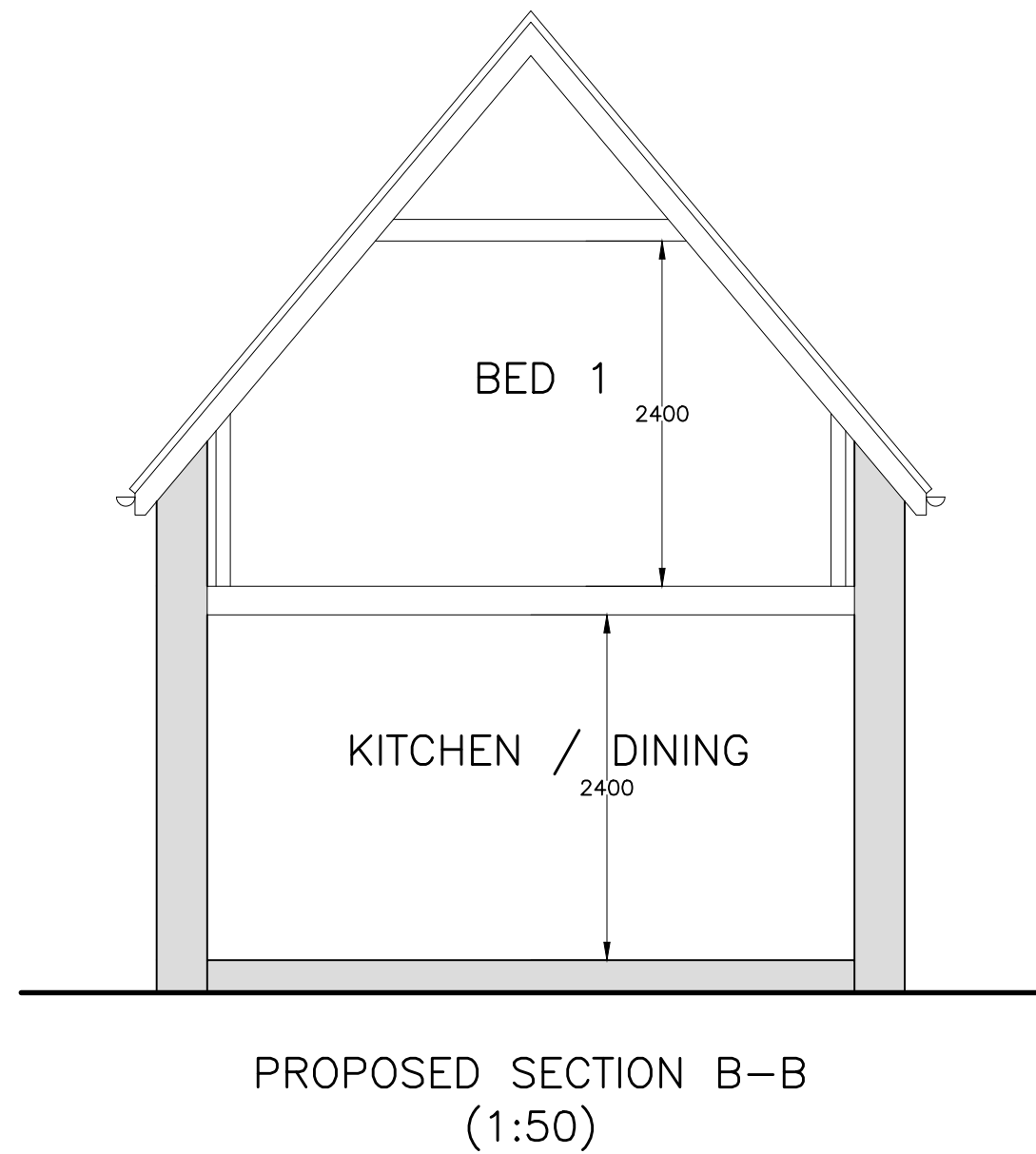
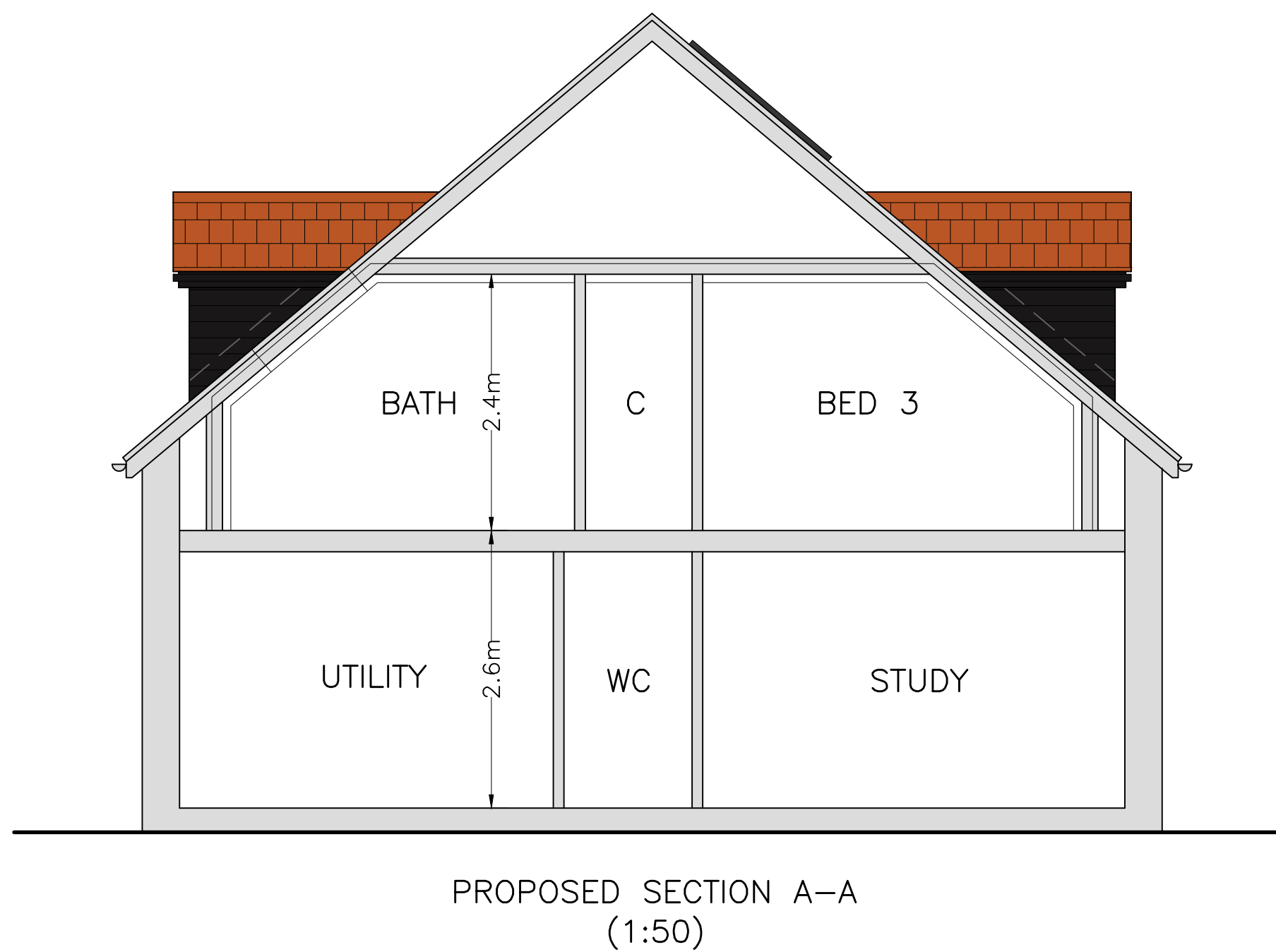
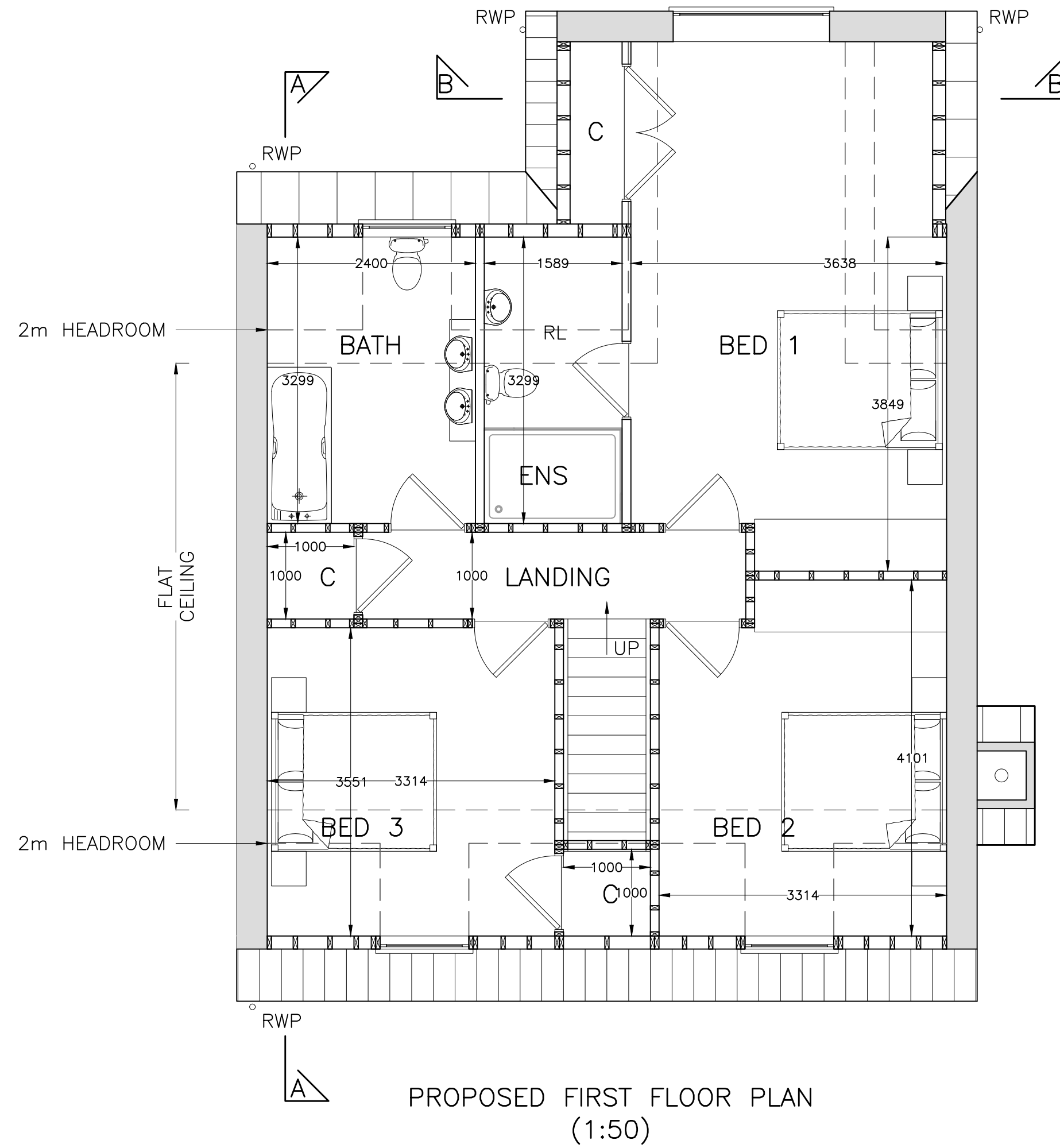
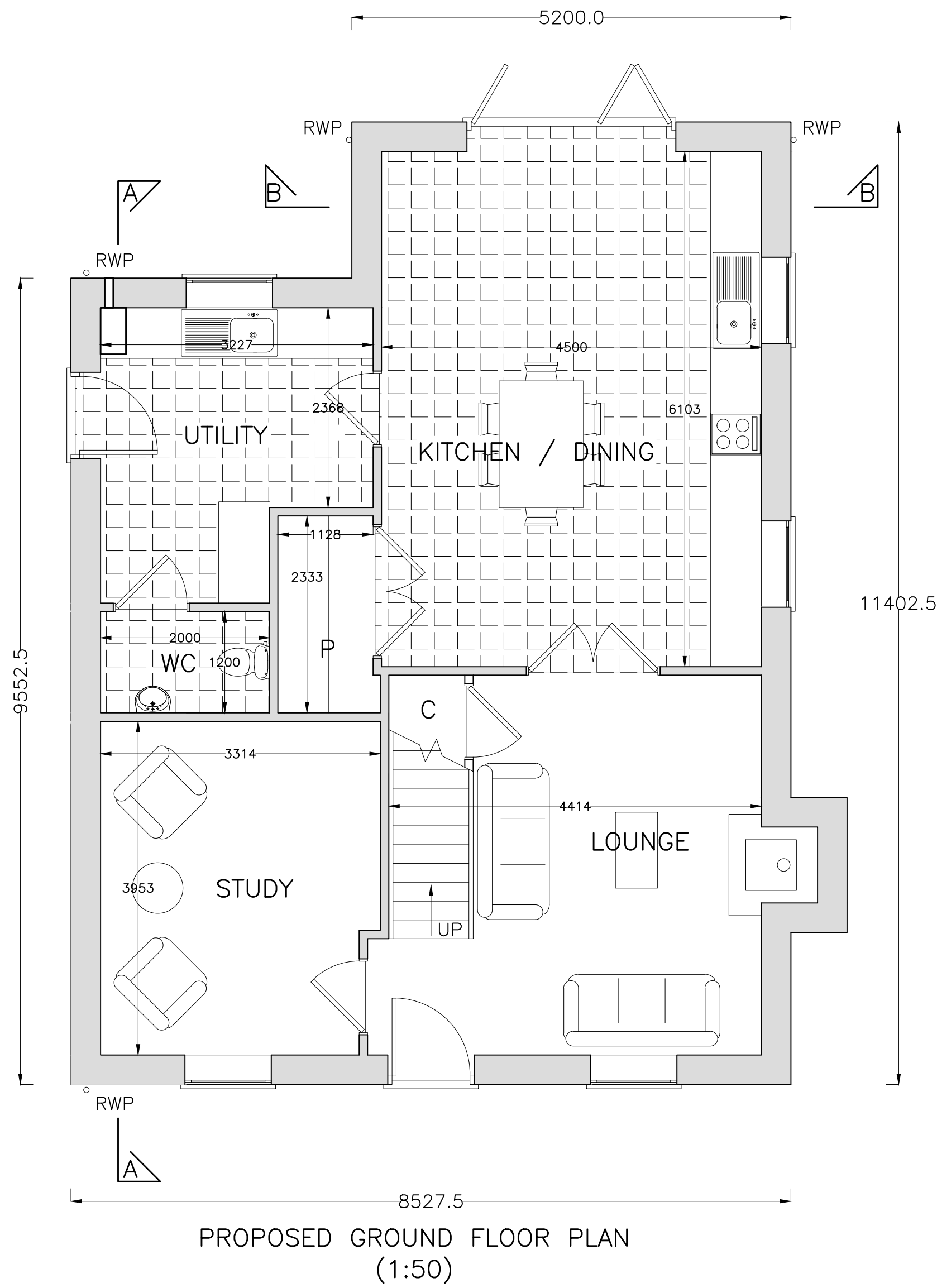
1 Gordon Avenue,  
March,  
Cambridgeshire,  
PE15 8AJ

Tel: 01354 655454  
Fax: 01354 660467  
E-mail: info@mortonandhall.co.uk  
Website: www.mortonconsultingengineers.co.uk

Fenland District Council  
Building Excellence Award  
winner

CLIENT		Mr C White	
PROJECT		20 Nene Parade March Cambridgeshire PE15 8TD	
TITLE		Location Plan & Proposed Site Plan, Proposed Street Scene & Fence Details	
DRAWN	J. Burrows	DATE OF ISSUE	
CHECKED	M. Hall		
DATE	August 2025	DRAWING NUMBER	H9928/10 <sub>B</sub>
SCALE	As Shown		

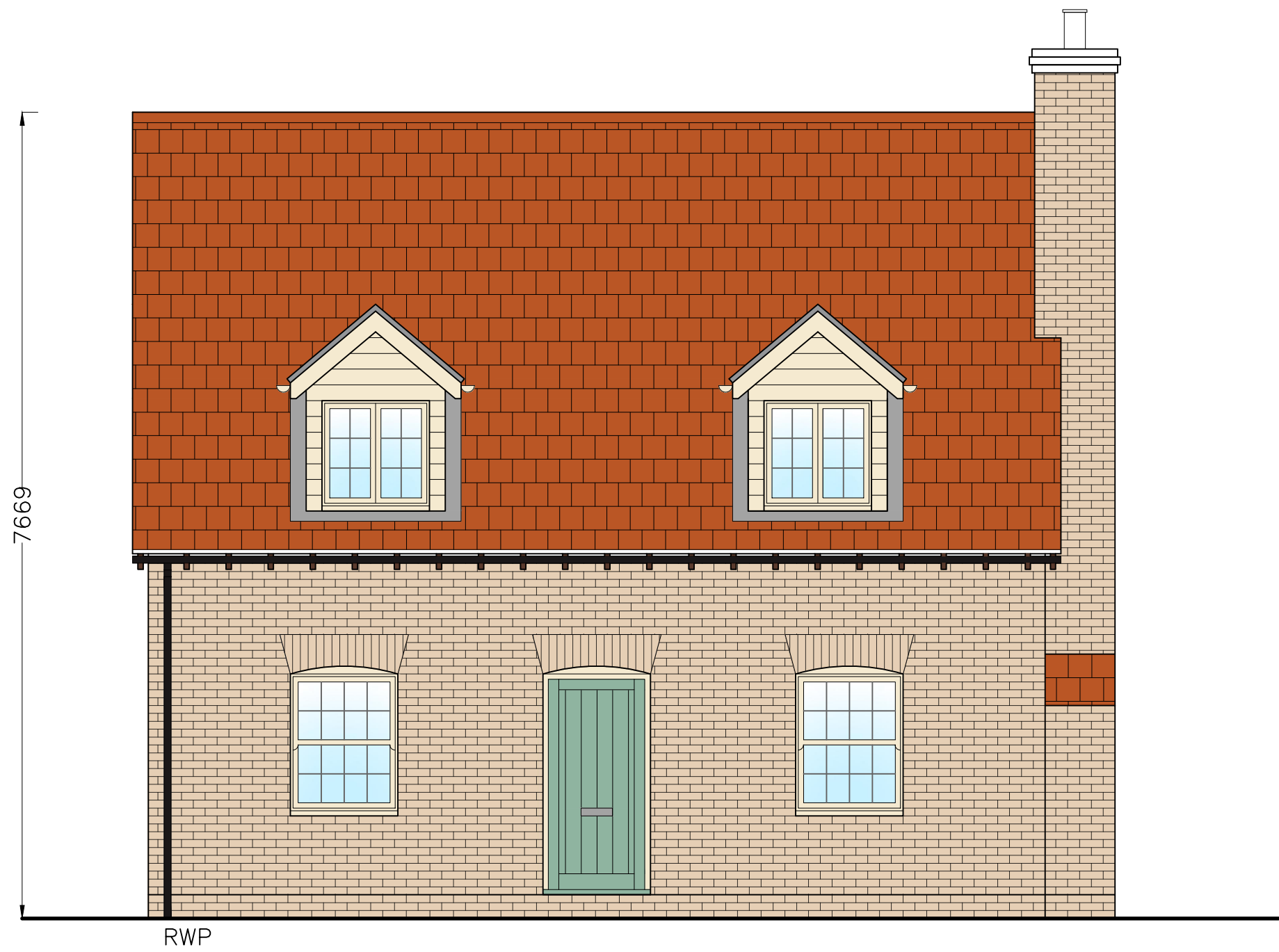




PLOT 1

Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

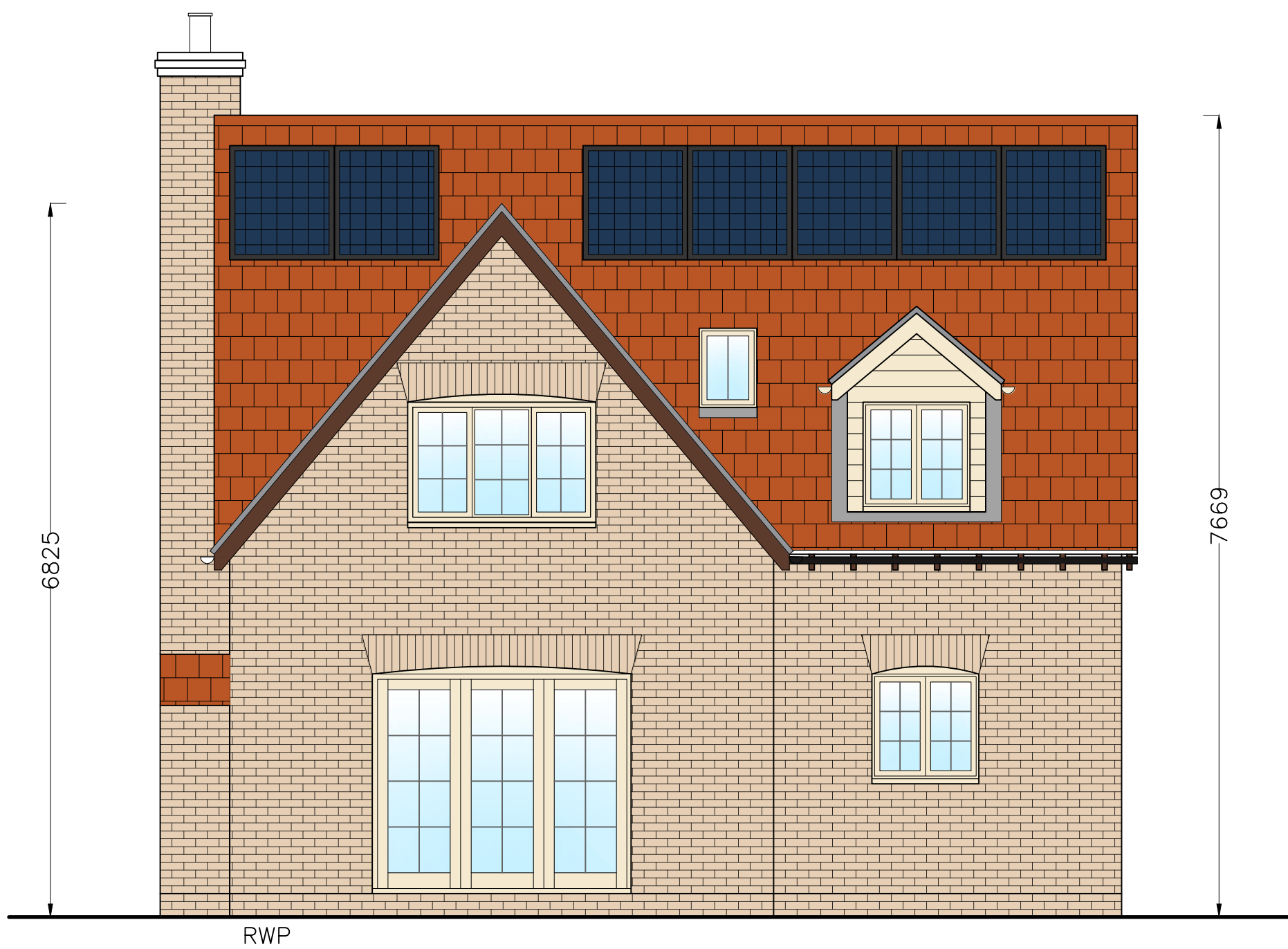
B A	PLANNERS COMMENTS UPDATED FOLLOWING CLIENT COMMENT	OCT 25 AUG 25
	REVISIONS	DATE
<b>MORTON &amp; HALL</b> <b>CONSULTING LIMITED</b> CONSULTING STRUCTURAL ENGINEERS 1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk		
Fenland District Council Building Design Awards winner Building Excellence in Fenland		
CLIENT Mr C White		
PROJECT 20 Nene Parade March Cambridgeshire PE15 8TD		
TITLE Plot 1 Proposed Floor Plans, Roof Plan & Section		
DRAWN J. Burrows	DATE OF ISSUE	
CHECKED M. Hall		
DATE August 2025	DRAWING NUMBER H9928/11 B	
SCALE As Shown		



PROPOSED FRONT ELEVATION  
(1:50)



PROPOSED RHS ELEVATION  
(1:50)



PROPOSED REAR ELEVATION  
(1:50)



PROPOSED LHS ELEVATION  
(1:50)

PLOT 1

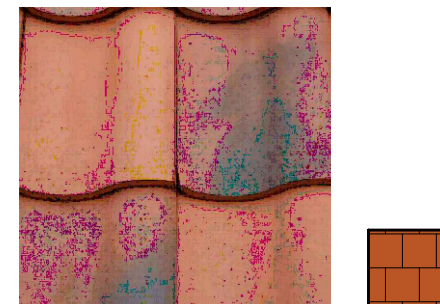
Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

#### LEGEND:

BRICKWORK:  
Weinerberger – Weathered Gault Blend



ROOF TILE:  
Marley – Lincoln Clay Interlocking Pantile,  
Rustic Red



CLADDING:  
Cedral – Cedral Lap, Black C50



JOINERY:  
Tradelink – Clotted Cream UPVC



FRONT DOOR:  
Pine Green UPVC



**MORTON & HALL**  
**CONSULTING LIMITED**  
CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue,  
March,  
Cambridgeshire,  
PE15 8AJ  
Tel: 01354 655454  
Fax: 01354 660467  
E-mail: info@mortonandhall.co.uk  
Website: www.mortonconsultingengineers.co.uk



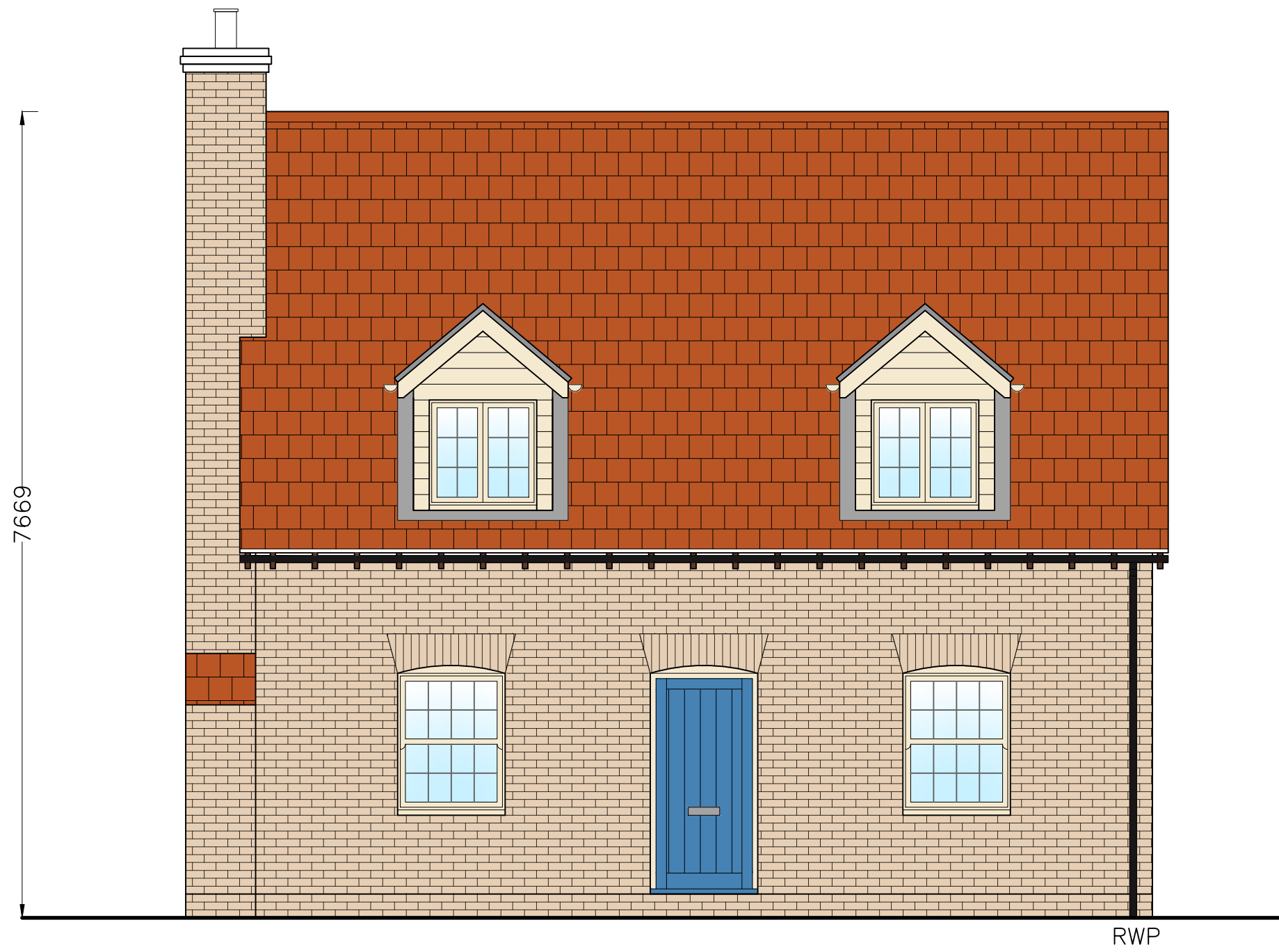
Mr C White

20 Nene Parade  
March  
Cambridgrshire  
PE15 8TD

Plot 1  
Elevations

DRAWN J. Burrows	DATE OF ISSUE
CHECKED M. Hall	
DATE August 2025	DRAWING NUMBER H9928/12 <sub>B</sub>
SCALE As Shown	





PROPOSED FRONT ELEVATION  
(1:50)



PROPOSED LHS ELEVATION  
(1:50)



PROPOSED REAR ELEVATION  
(1:50)



PROPOSED RHS ELEVATION  
(1:50)

PLOT 2

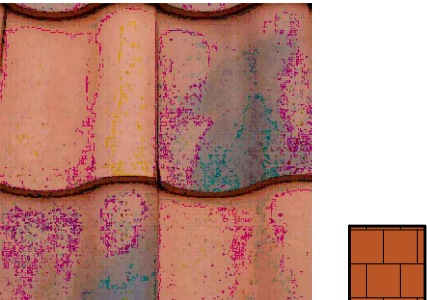
Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

LEGEND:

BRICKWORK:  
Weinerberger – Weathered Gault Blend



ROOF TILE:  
Marley – Lincoln Clay Interlocking Pantile,  
Rustic Red



CLADDING:  
Cedral – Cedral Lap, Black C50



JOINERY:  
Tradalink – Clotted Cream UPVC



FRONT DOOR:  
Steel Blue UPVC



**MORTON & HALL**  
**CONSULTING LIMITED**  
CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue,  
March,  
Cambridgeshire,  
PE15 8AJ

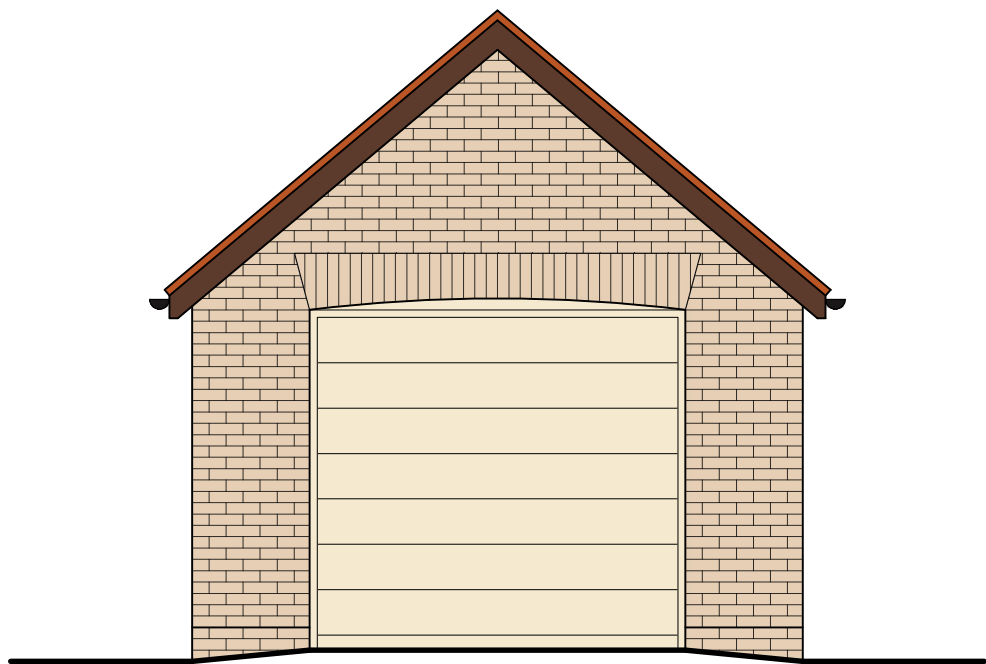
Tel: 01354 655454  
Fax: 01354 660467  
E-mail: info@mortonandhall.co.uk  
Website: www.mortonconsultingengineers.co.uk

**Fenland District Council**  
**Building**  
Design Awards  
winner  
Building Excellence in Fenland

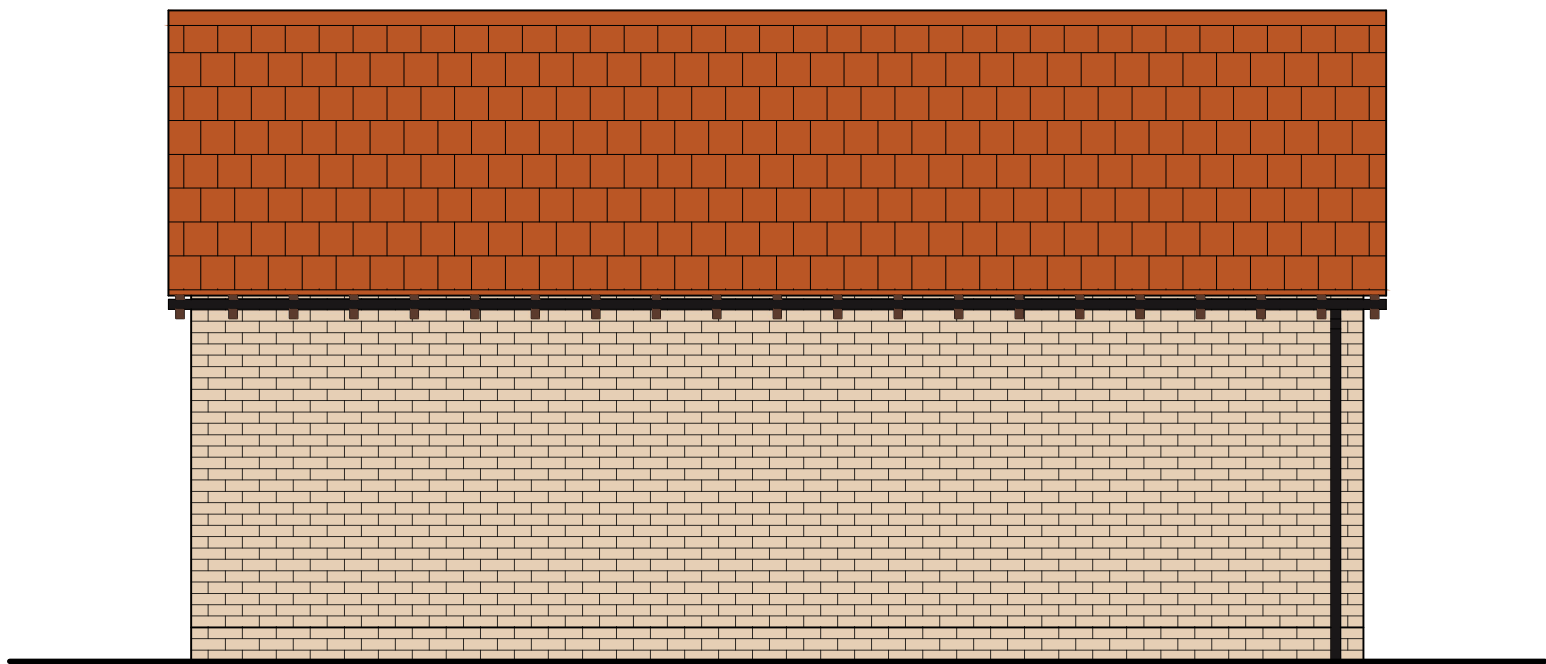
PROJECT	
20 Nene Parade March Cambridgeshire PE15 8TD	
TITLE	
Plot 2 Elevations	
DRAWN J. Burrows	DATE OF ISSUE
CHECKED M. Hall	
DATE August 2025	DRAWING NUMBER  H9928/14A
SCALE As Shown	



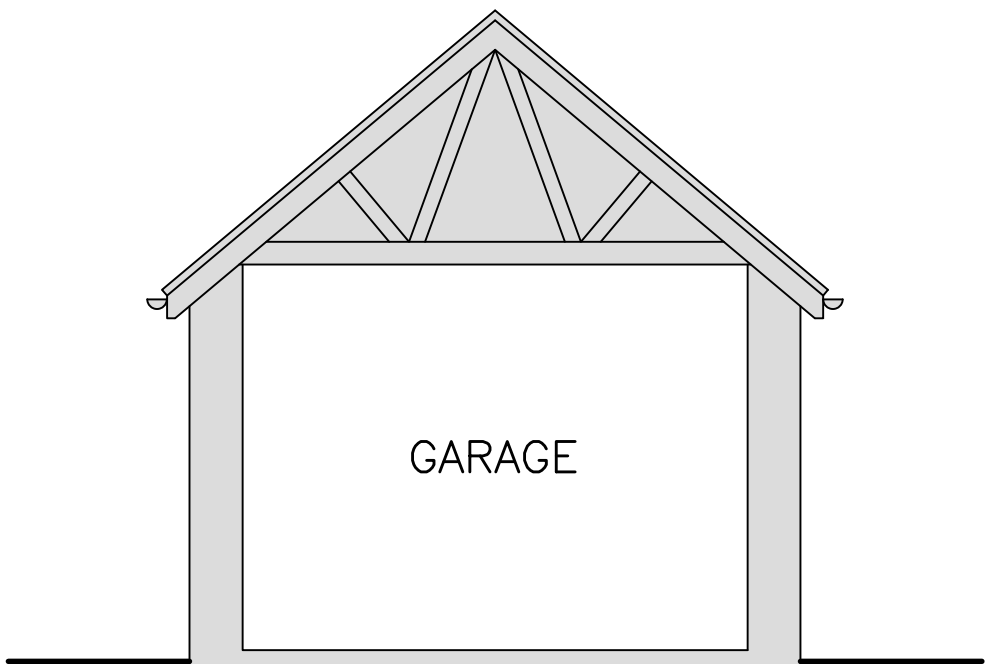




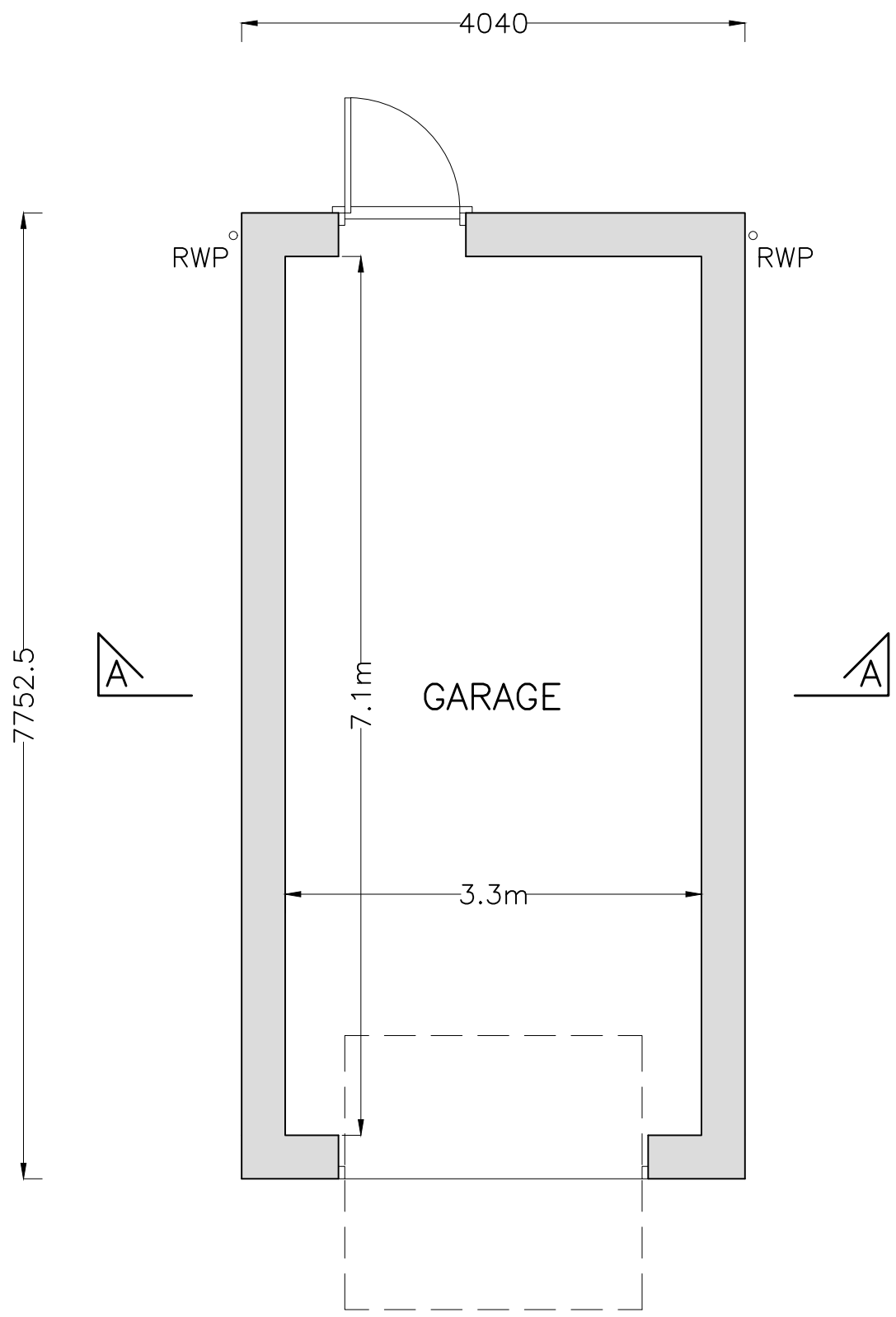
PROPOSED FRONT ELEVATION  
(1:50)



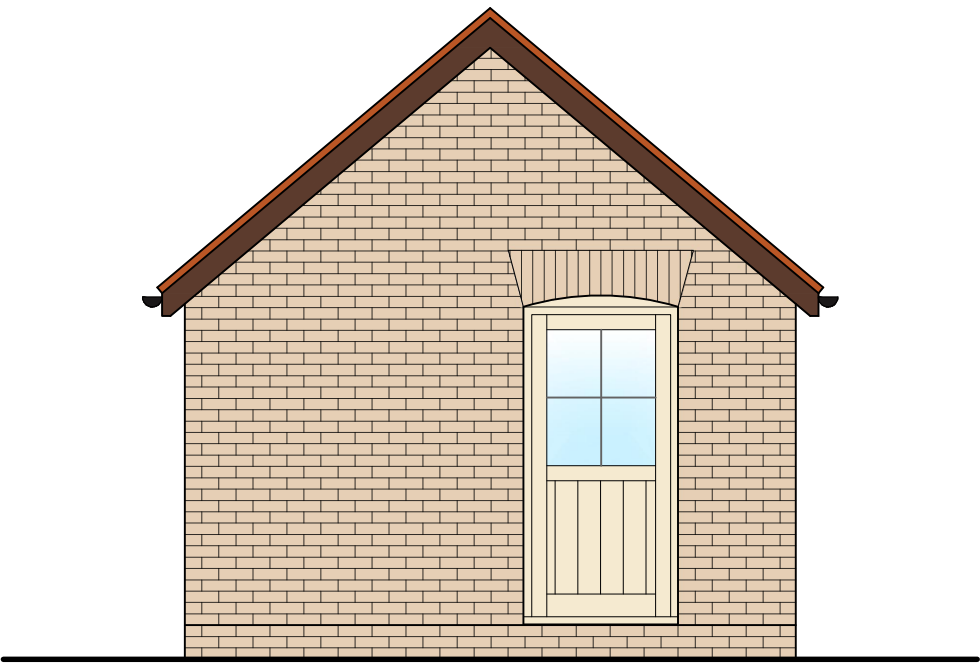
PROPOSED RHS ELEVATION  
(1:50)



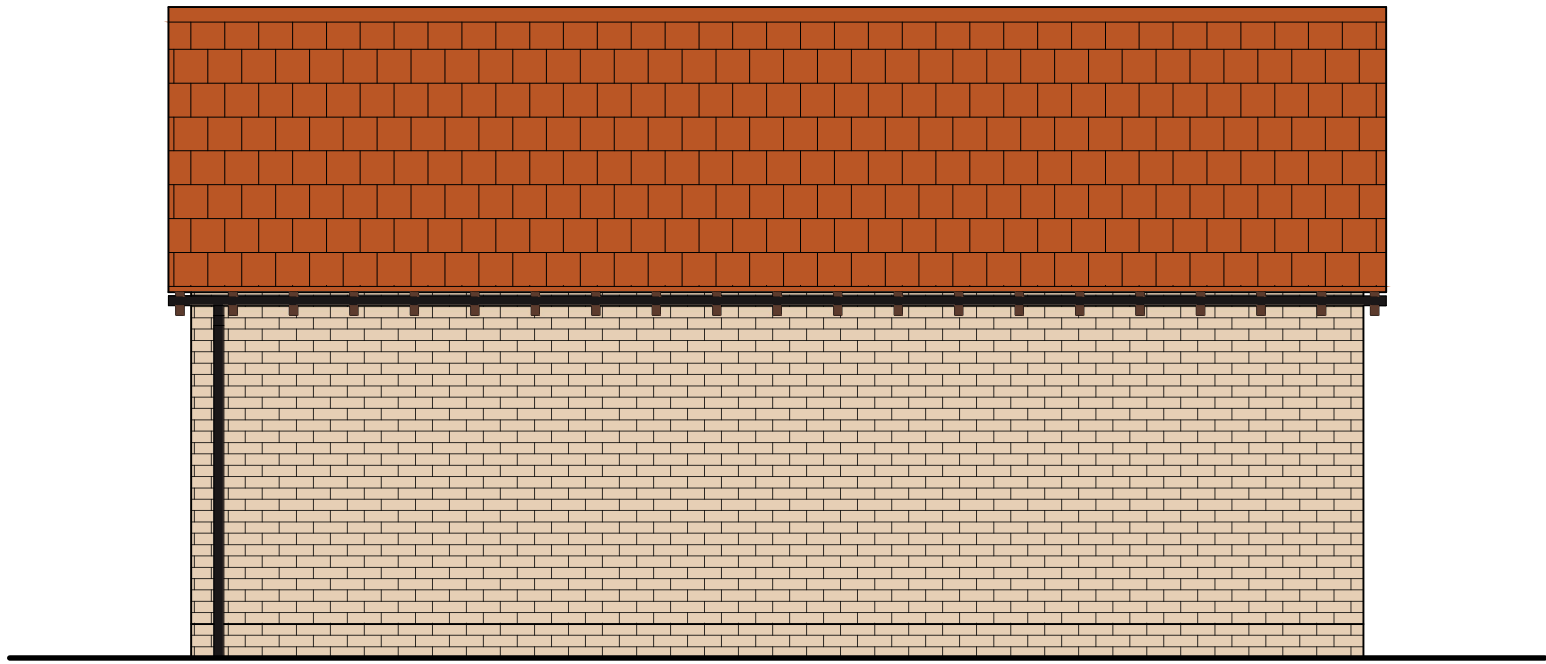
PROPOSED SECTION A-A  
(1:50)



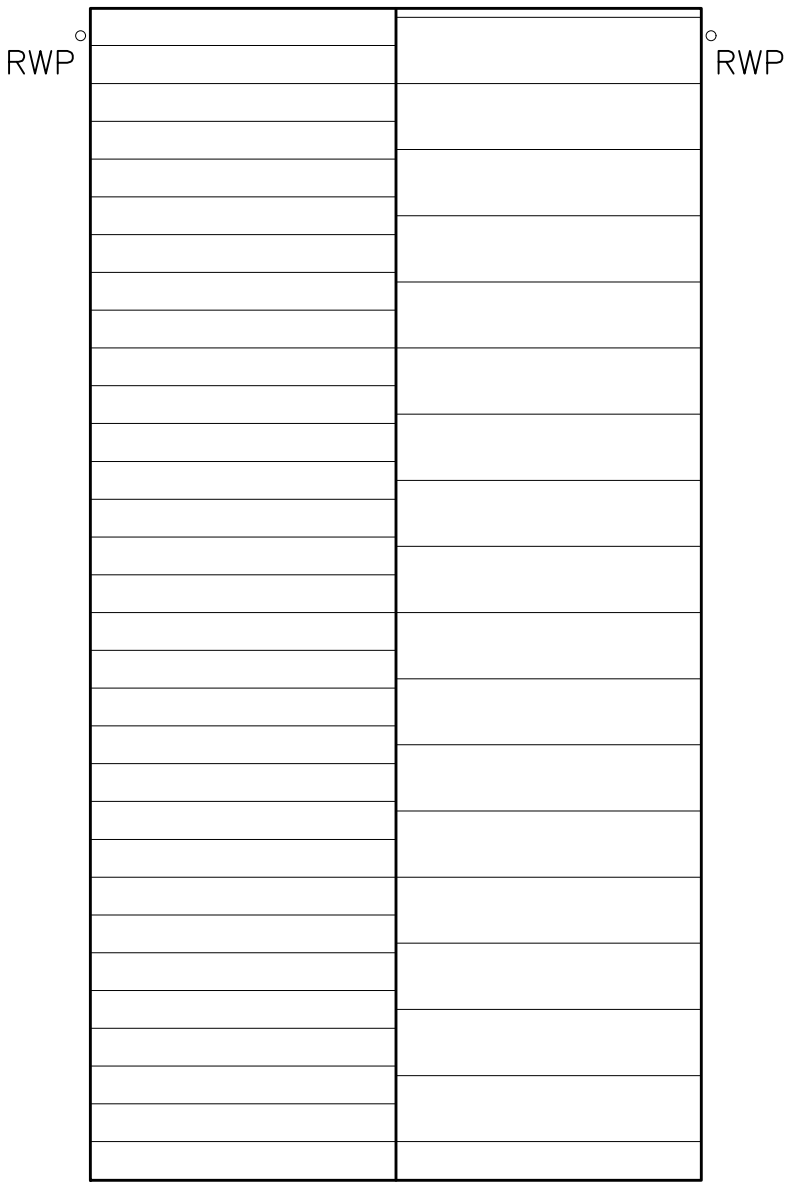
PROPOSED GARAGE FLOOR PLAN  
(1:50)



PROPOSED REAR ELEVATION  
(1:50)



PROPOSED LHS ELEVATION  
(1:50)



PROPOSED GARAGE ROOF PLAN  
(1:50)

PLOT 1

Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

A	PLANNERS COMMENTS	OCT 25
REVISIONS		DATE
<div><div><div><div><div><div><span></span></div><div><b>MORTON &amp; HALL</b></div><div>CONSULTING LIMITED</div><div>CONSULTING STRUCTURAL ENGINEERS</div></div></div><div><div>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ</div><div><div>Tel: 01354 655454 Fax: 01354 660467 E-mail: <a href="mailto:info@mortonandhall.co.uk">info@mortonandhall.co.uk</a> Website: <a href="http://www.mortonconsultingengineers.co.uk">www.mortonconsultingengineers.co.uk</a></div></div></div><div><div><div><div><div><span></span></div><div>LABC</div></div><div><div><span></span></div><div>LABC</div></div></div><div><div><div><span></span></div><div>LABC</div></div><div><div><span></span></div><div>LABC</div></div></div></div><div><div><div><div><span></span></div><div>Fenland District Council</div></div><div><div><span></span></div><div>Building Design Awards</div></div><div><div><span></span></div><div>Building Excellence in Fenland</div></div></div></div></div></div></div></div>		
CLIENT		
Mr C White		
PROJECT		
20 Nene Parade March Cambridgrshire PE15 8TD		
TITLE		
Plot 1 Garage Floor Plan, Elevations & Section		
DRAWN	J. Burrows	DATE OF ISSUE
CHECKED	M. Hall	
DATE	August 2025	DRAWING NUMBER
SCALE	As Shown	H9928/15 <sub>A</sub>

**F/YR25/0776/PIP**

**Applicant: Mr & Mrs Giddens**

**Agent : Mr G Boreham  
Morton & Hall Consulting Ltd**

**Land North Of 386, Wisbech Road, Westry,**

**Permission in Principle for up to 9 x dwellings**

**Officer recommendation: Refuse**

**Reason for Committee: Town Council comments contrary to Officer Recommendation**

---

## **1 EXECUTIVE SUMMARY**

- 1.1. The application seeks permission in principle of the erection of up to 9no. dwellings on Land North of 386 Wisbech Road, Westry. As the application is only for permission in principle, it is only possible to assess the location, land use and amount of development proposed.
- 1.2. As assessed above, amount of development is acceptable in principle for new residential development. However, the location of the site in an 'Elsewhere' Location fails to accord with the aims of Policy LP3 of the Fenland Local Plan (2014), where development is to be restricted to that which is essential to the effective operation of rural enterprise, with no evidence submitted to demonstrate this.
- 1.3. Further, the development of the site for residential purposes would not constitute sustainable development, having regard to the settlement hierarchy as set out in Policy LP3, and the Planning Inspector's decision on a nearby site in relation to application F/YR17/1114/O, resulting in an erosion of the open and rural landscape character of the area.
- 1.4. The proposal is therefore considered to be unacceptable in planning terms, and it is accordingly recommended that permission in principle is refused in this instance.

## **2 SITE DESCRIPTION**

- 2.1. The application site is located on Land North of 386 Wisbech Road, Westry. The site is currently an undeveloped parcel of agricultural land.
- 2.2. There is residential development immediately to the north and south of the site, with the site having a frontage of approximately 100m. There is also residential development on the opposite side of Wisbech Road.
- 2.3. The site lies within Flood Zone 1 and is at very low risk of surface water flooding.

### **3 PROPOSAL**

- 3.1. The proposal seeks permission in principle for the erection of up to 9no. dwellings on the site.
- 3.2. Whilst not a requirement of a PiP application, an indicative site layout plan has been submitted illustrating a centrally located access point onto Wisbech Road serving all properties, with a linear form of development set back from the highway by approximately 35m.
- 3.3. The indicative layout shows areas of soft landscaping along the front of the site, with 2no. swales provided in this area to assist with drainage.
- 3.4. Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### **4 SITE PLANNING HISTORY**

- 4.1. There is no site history relevant to the determination of the application.

### **5 CONSULTATIONS**

#### **5.1. March Town Council – 04.11.25**

*Recommendation; Approval*

#### **5.2. Environmental Services - 24.10.25**

No objection

#### **5.3. CCC Archaeology – 27.10.25**

No objection subject to condition securing scheme of archaeological work

#### **5.4. CCC Highways – 03.11.25**

No objection in principle – further details required at technical details stage

#### **5.5. Anglian Water – 18.11.25**

No objection

#### **5.6. Mineral and Waste Authority – 19.11.25**

*The proposed dwellings at Plots 4 and 5 shown on the Proposed Site Plan H10460/03A would be within the Consultation Area (CA) for the safeguarded Waste Management Area (WMA) known as March AD Plant as identified under Policy 16 (Consultation Areas) of the MWLP. Policy 16 seeks to safeguard waste management facilities. It states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the area, i.e. the waste management site for which the CA has been designated; and not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.*



## 5.7. Local Residents/Interested Parties

A total of 15no. letters of objection were received from residents of Wisbech Road.

Objecting Comments	Officer Response
Wisbech Road experiences a lot of traffic – HGV's & Lorries	See 'Other Matters' Section
Development will result in increased traffic movements	See 'Other Matters' Section
Risk to pedestrians from proposed pavements – approximate 45-minute walk to services & facilities	See 'Assessment' section of report
Detriment to visibility of adjacent site access	See 'Other Matters' Section
Loss of rural character	See 'Other Matters' Section
Increased disturbance and lost of privacy to adjacent dwelling	See 'Other Matters' Section
Roadside drains overflowing	See 'Other Matters' Section
Increased surface water flood risk	See 'Other Matters' Section

## 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

## 7 POLICY FRAMEWORK

### National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

### National Planning Practice Guidance (NPPG)

Determining a Planning Application

### National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

### Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents  
 LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside  
 LP4 – Housing  
 LP5 – Meeting Housing Need  
 LP9 – March  
 LP12 – Rural Areas Development Policy  
 LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland  
 LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland  
 LP16 – Delivering and Protecting High Quality Environments across the District  
 LP17 – Community Safety  
 LP19 – The Natural Environment

#### **March Neighbourhood Plan 2017**

H2 – Windfall Development  
 H3 – Local Housing Need

#### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

#### **Cambridgeshire Flood and Water SPD 2016**

#### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy  
 LP2: Spatial Strategy for the Location of Residential Development  
 LP5: Health and Wellbeing  
 LP7: Design  
 LP8: Amenity Provision  
 LP12: Meeting Housing Needs  
 LP18: Development in the Countryside  
 LP20: Accessibility and Transport  
 LP22: Parking Provision  
 LP24: Natural Environment  
 LP25: Biodiversity Net Gain  
 LP27: Trees and Planting  
 LP28: Landscape  
 LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Location**
- **Land Use**
- **Amount**
- **Biodiversity Net Gain (BNG)**

## **9 ASSESSMENT**

- 9.1. Noting the guidance in place regarding Permission in Principle submissions, assessment must be restricted to (a) location, (b) use, and (c) amount, and these items are considered in turn below.

### **Location**

- 9.2. Policy LP1 is the overarching policy supporting a presumption in favour of sustainable development, planning applications that accord with the policies within the LDP will be approved without delay unless material considerations indicate otherwise. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy. The application site is located in a generally rural location, with limited access to services and facilities. As such, it is considered that the site is located within an 'Elsewhere' location, as defined in Policy LP3 of the Fenland Local Plan (2014). Policy LP3 stipulates that development in these locations will be restricted to that which is demonstrably essential to the effective operation of local enterprise. This position is further supported by Policy LP12.
- 9.3. This position was supported by an appeal decision made in respect of planning application F/YR17/1114/O (Appeal ref: APP/D0515/W/18/3209909) for a site approximately 50m away, where the inspector concluded that this location should be assessed as an 'Elsewhere' location on the basis of the descriptions as set out in the Fenland Settlement Hierarchy.
- 9.4. Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five-Year Housing Land Suppl. In June 2025, Fenland District Council published a new Five-Year Housing Land Supply report (for the five-year period between 1st April 2025 and 31st March 2030) which concludes that the Council can demonstrate a 6.6 years supply of housing land. As the Council can demonstrate a robust supply of housing land which is well in excess of five years supply, substantial weight is given to the Fenland Settlement Hierarchy as specified within the Local Plan. Therefore, any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.5. The submitted planning statement states that the site is located within the built form of March and therefore accords with Policy LP3. However, on the basis of the assessment above, and the Planning Inspectorate's previous conclusion, it is not considered that this is the case.
- 9.6. Further to this, the erection of 9 dwellings in a linear fashion in a generally rural and open location such as this would inherently be to the detriment of the character of the area through the urbanisation of an area characterised by generally sporadic development.
- 9.7. No justification has been provided in support of the application to demonstrate that the proposals would be essential to the effective operation of local enterprise, and therefore it is considered that the proposal conflicts with the aims of Policy LP3 of the Fenland Local Plan (2014), and therefore the location of the site is considered to be unacceptable.

### **Use**

- 9.8. Whilst the site is located in what is considered to be a rural, 'Elsewhere' location, there is existing sporadic residential development to the north and south of the site, as well as on the opposite side of the highway.
- 9.9. Notwithstanding this, in the assessment of the aforementioned appeal on a nearby site, the Planning Inspector concluded that this location would not be a suitable location due to poor accessibility to services therefore rendering the location generally unsustainable for residential development.
- 9.10. Given the proximity of this application site to that which was subject of the appeal, it is not considered that the site would be materially different so as to render it a sustainable location for residential development.
- 9.11. As such, it is not considered that the proposed use of the site for residential purposes would accord with the aims of the Fenland Local Plan or NPPF in terms of supporting sustainable development.

### **Amount**

- 9.12. The application seeks Permission in Principle for up to 9no. dwellings. Whilst not required as part of a PiP application, an indicative site layout plan has been submitted showing 5no. detached properties in a linear arrangement, set back from the public highway behind an access road running along the frontage of the site, served by a single access point.
- 9.13. The site measures approximately 0.66 hectares in size. As such, the erection of 9no. dwellings would result in a density of approximately 12 dwellings per hectare. It is considered that this is a relatively low density but would not be out of keeping nor disproportionate in a more rural location such as this.
- 9.14. It is considered that the development of the site for 9no. dwellings could likely be accommodated in an acceptable and suitable manner at technical details stage.
- 9.15. Therefore, the principle of development in respect of the amount of development is acceptable having regard to Policy LP16 of the Fenland Local Plan (2014).

### **Biodiversity Net Gain (BNG)**

- 9.16. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.17. Applications for Permission in Principle is not within the scope of mandatory BNG. However, any subsequent Technical Details Consent application would be required to satisfy this requirement. It is at this point that the Biodiversity Gain Condition is required to be approved before development is begun.

### **Other Matters**

- 9.18. A number of representations on the application have been received raising concerns about the development of the site in terms of highway safety and flood risk associated with the site.

- 9.19. The Highway Authority have commented on the proposal and have raised no objection to the development in principle in highway safety terms. The Highway Authority are content that sufficient visibility splays can be achieved from the proposed access due to the geometry of Wisbech Road. It is, however, noted that further information would be required at technical details stage to ensure that the development is fully satisfactory in terms of highway safety.
- 9.20. In respect of flood risk, the site is located in Flood Zone 1 and is at low risk of surface water flooding. As such, there are no issues to be resolved in relation to Flood Risk, having regard to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024).
- 9.21. The comments of the Mineral and Waste Planning Authority in relation to the proximity of the site to the March AD Plant are considered matters which could be addressed at the technical details stage.

## 10 CONCLUSIONS

- 11.1. The application seeks permission in principle of the erection of up to 9no. dwellings on Land North of 386 Wisbech Road, Westry. As the application is only for permission in principle, it is only possible to assess the location, land use and amount of development proposed.
- 11.2. As assessed above, amount of development is acceptable in principle for new residential development. However, the location and use of the site in an 'Elsewhere' Location fails to accord with the aims of Policy LP3 of the Fenland Local Plan (2014), where development is to be restricted to that which is essential to the effective operation of rural enterprise, with no evidence submitted to demonstrate this.
- 11.3. Further, the development of the site for residential purposes would not constitute sustainable development, having regard to the settlement hierarchy as set out in Policy LP3, and the Planning Inspector's decision on a nearby site in relation to application F/YR17/1114/O, resulting in an erosion of the open and rural landscape character of the area.
- 11.4. The proposal is therefore considered to be unacceptable in planning terms, and it is accordingly recommended that permission in principle is refused in this instance.

## 11 RECOMMENDATION

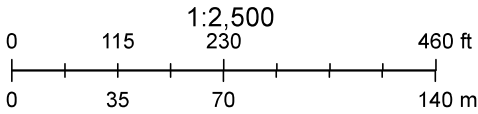
**Refuse;** for the following reason:

1.	The proposed development, which is located outside the settlement of March, is considered to be situated within the open countryside. Therefore, under policy LP3 of the Fenland Local Plan the proposal is considered to be an 'Elsewhere' location. The application is not supported by sufficient justification for dwellings in this location, where development is required to be essential for the effective operation of rural enterprise. Further, the location of the site is considered to be unsustainable for residential development and would result in an incongruous erosion on the rural landscape character of the area, contrary to the aims of Policies LP1, LP3, LP12 and LP16 of the Fenland Local Plan, and chapter 2 of the NPPF (2024).
----	--



10/21/2025, 10:18:58 AM

- |   |  |
|---|--|
|  Public Rights of Way           |  Conservation Area Boundary |
|  Tree Preservation Orders Areas |  Listed Building            |
|  Tree Preservation Orders Trees |  Fenland District Boundary  |



Fenland District Council



Baxters Farm

M J S House

New Cottages

Norfleet

Golden Ball

Westry Lodge

New Marshall House

BARLEY CLOSE

The Paddocks

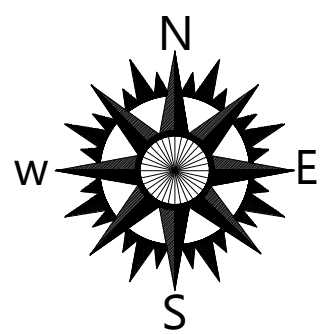
Rusholme

Westview

Baxters Farm Cottages

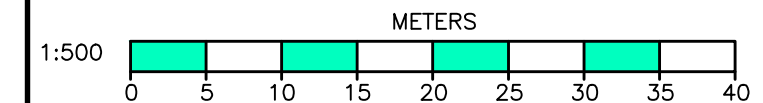
LEGEND:

- EXISTING DWELLINGS
- PAVEMENT
- GRASS
- = MARSHALLS BRINDLE BLOCK PAVING
- = MARSHALLS CHARCOAL BLOCK PAVING
- TARMAC
- GRAVEL
- SLAB PAVING
- WHEELIE BINS
- HEDGING
- VEGETATION
- SB = 2m SILVER BIRCH (BETULA PENDULA)
- CH = 2m CHERRY TREE (PRUNUS REGINA)



PROPOSED INDICATIVE SITE PLAN  
(1:500)

Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details



A	SCHEME AMENDED	OCT 2025
	REVISIONS	DATE

**MORTON & HALL CONSULTING LIMITED**  
CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ  
Tel: 01354 655454  
Fax: 01354 660467  
E-mail: info@mortonandhall.co.uk  
Website: www.mortonconsultingengineers.co.uk

LABC Fenland District Council Building Design Awards winner

CLIENT  
Mr Clive & Mrs Giddens

PROJECT  
Land North of Marshall House, Wisbech Road, March, Cambridgeshire, PE15 0BA

TITLE  
Proposed Site Plan

INDICATIVE

DRAWN G.Boreham	DATE OF ISSUE
CHECKED	
DATE Oct 2025	DRAWING NUMBER H10460/03_A
SCALE As Shown	



This page is intentionally left blank



<b>PLANNING COMMITTEE</b>	
<b>Date</b>	<b>10 December 2025</b>
<b>Title</b>	<b>TPO04/2025 Tavistock Road</b>

## 1. PURPOSE

The purpose of this report is to advise members of the current situation in respect of confirmation of a Tree Preservation Order (TPO) at Cedar Manor, 20 Tavistock Road Wisbech, and to determine an appropriate course of action.

## 2. SUMMARY

The emergency TPO was requested owing to Arboricultural Officer and Conservation Officer consultation comments to an application for works to trees in a conservation area (TRCA) ref: F/YR25/0646/TRCA), objecting to the works to the trees within the application. The works that were proposed to tree under application F/YR25/046/TRCA) were to pollard the tree down to 5m above ground level. The Arboricultural Officer requested an emergency tree Preservation Order (TPO) and submitted a Tree Evaluation Method for Preservation Order form confirming the requirement for the TPO.

Matters relating to the issue and confirmation of a TPO are normally dealt with by delegated powers and confirmations are only referred to this Committee where objections to the Order are received. An objection to the TPO was received from the neighbour at 22 Tavistock Road.

In October 2025 an Emergency TPO was imposed on 1x Sycamore Tree at Cedar Manor 20 Tavistock Road, Wisbech. The Order was required to ensure the trees are protected as they are highly prominent trees located within the Wisbech Bowthorpe Conservation Area, which contributes to the amenity and character of the area.

No consultation responses were received regarding the emergency TPO from the applicant, nor the town/parish council.

The Sycamore tree is located within the Bowthorpe Conservation Area and is within the historic curtilage of the important (but not listed) Bowthorpe Hall. Modern residential development has been previously permitted within the front curtilage of the hall that has detached it from its frontage and boundary wall. The trees are in close quarters with the modern host dwelling (20 Tavistock Rd). The tree is important in the setting of Bowthorpe Hall and also forms a positive backdrop of views from Tavistock Road and important screening of the modern dwellings within the immediate setting of Bowthorpe Hall.

The justification given for pollarding the tree was that the tree has become overbearing, with cavities forming in the trunk meaning risk of failure. The Arboricultural Officer stated in their response to the TRCA application that the proposed re-pollarding would reduce the canopy to a level which would mean the tree is screened by surrounding vegetation and its wider amenity value would be lost.

The tree report submitted with the original application does not provide sufficient evidence to justify the conclusions it makes. No photographs, decay detection results, or internal

investigations of the noted decay pockets have been included to support the claim that re-pollarding is the only management option available. Without such evidence, it is not possible to rule out less severe works that would both retain the amenity value of the trees and potentially provide a more appropriate management solution.

This approach ensures that any trees of merit are afforded suitable safeguarding and reduces the risk of future inappropriate works being carried out.

### **3. RECOMMENDATION**

**It is therefore recommended that members confirm the TPO in respect of the 1x Sycamore Tree at Cedar Manor, 20 Tavistock Road, Wisbech.**

<b>Forward Plan Reference No.</b> (if applicable)	Not applicable
<b>Portfolio Holder(s)</b>	Not applicable
<b>Report Originator</b>	Tracy Ranger, Development Officer
<b>Contact Officer(s)</b>	Matthew Leigh, Head of Planning
<b>Background Paper(s)</b>	N/A

## **1. BACKGROUND**

- 1.1 A TRCA application (a notification of proposed works to trees within a Conservation Area. Town and Country Planning Act 1990.) was received under reference F/YR25/0646/TRCA for Works to 1 x Sycamore tree within a conservation area.
- 1.2 The Arboricultural Officer completed an evaluation of all the trees at the site for a potential TPO using TEMPO (Tree Evaluation Method for Preservation Orders) and considered that the 1x Sycamore tree warranted a TPO.
- 1.3 During the processing of the TPO an objection from the neighbour at 22 Tavistock Road was received resulting in the confirmation of the no. 1 tree to be presented to the Planning Committee.

## **2. ASSESSMENT**

- 2.1 The Order, which encompasses the site at Cedar Manor 20 Tavistock Road is detailed on the accompanying plan.
- 2.2 Matters relating to the issue and confirmation of a TPO are normally dealt with by delegated powers and confirmations are only referred to Committee where objections to an Order are received.
- 2.3 The placement of a TPO does not prevent tree works or even removal but gives the Local Planning Authority control over 'inappropriate' works.
- 2.4 The neighbour has objected to the placing of the TPO for the 1x Sycamore tree at Cedar Manor, 20 Tavistock Road, where it was requested that the TPO be cancelled. The neighbour detailed their reasons for objecting to the TPO as the following:
  - Previously the tree branches have grown in such a way that they've touched a bedroom window.
  - In a recent storm a number of branches fell off onto the patio. We often have to remove branches which have landed on the roof of our summer house & it's only a matter of time before this structure is seriously damaged.
  - It is evident that the falling branches are getting worse so it's obvious the tree is becoming compromised & is not safe.

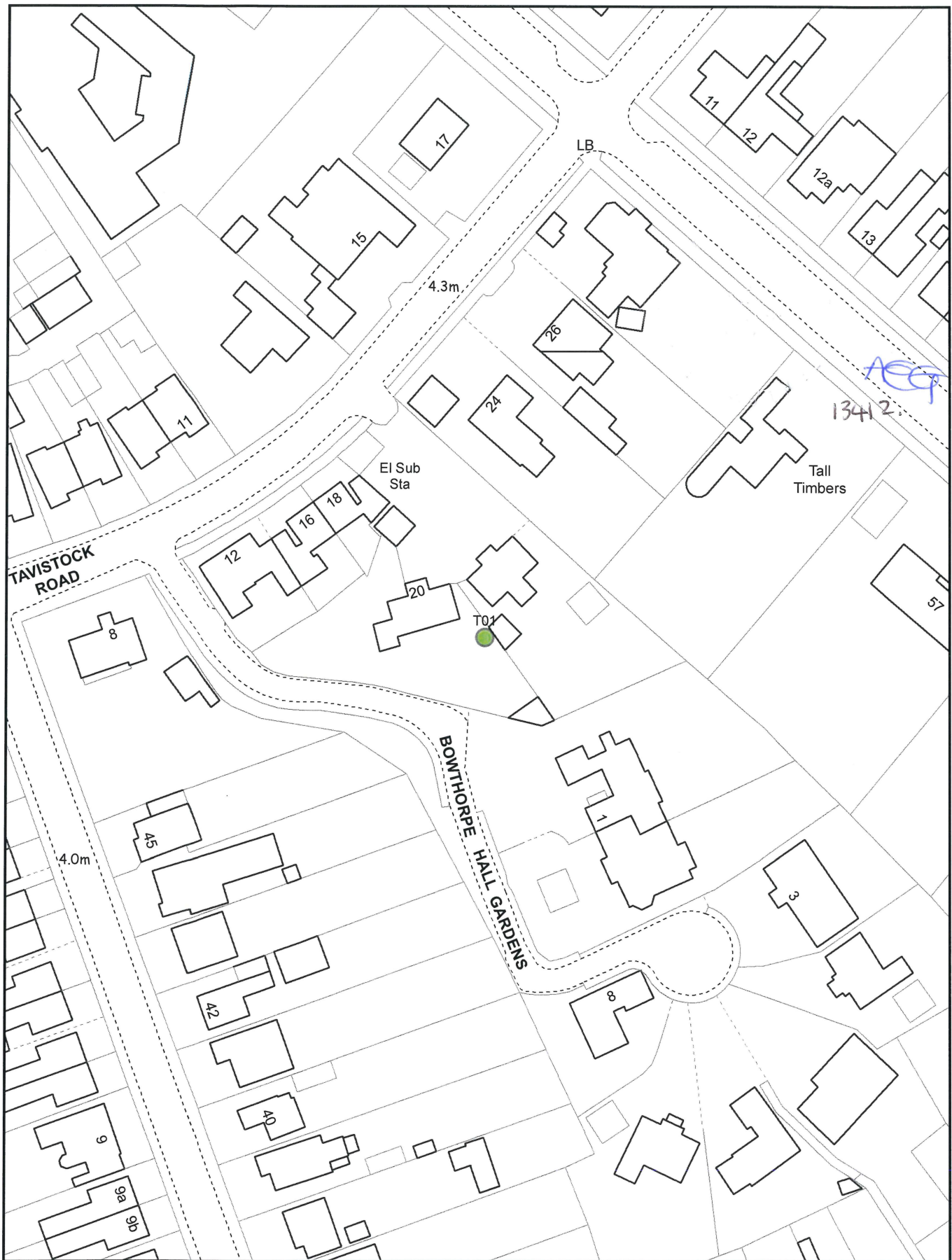
## **3. ARBORICULTURAL OFFICER'S ASSESSMENT**

- 3.1 It is considered that the tree is of high amenity value within the Wisbech Bowthorpe Conservation Area.
- 3.2 The tree in question is considered by the Arboricultural Officer to offer considerable levels of positive verdant amenity to the conservation area, street scene, nearby non-designated heritage asset and the host dwelling. The tree adds to the character of the Bowthorpe Conservation Area and the setting of the non-designated heritage asset (Bowthorpe Hall), where tree removal or harsh pruning works could impact on this. The tree is significant, and no suitable justification has been provided to pollard it.
- 3.3 It is considered expedient to place a TPO on the 1x Sycamore tree to contribute to tree cover, amenity and biodiversity.

- 3.4 In light of the above considerations, it is considered that the placing of a TPO is the correct decision to ensure that the correct advice and guidance is obtained regarding protection of the tree population.

#### **4. CONCLUSION**

- 4.1 The justification given for pollarding the tree was that the tree has become overbearing, with cavities forming in the trunk meaning risk of failure. The Arboricultural Officer stated in their response to the TRCA application that the proposed re-pollarding would reduce the canopy to a level which would mean the tree is screened by surrounding vegetation and its wider amenity value would be lost.
- 4.2 The tree report submitted with the original application does not provide sufficient evidence to justify the conclusions it makes. No photographs, decay detection results, or internal investigations of the noted decay pockets have been included to support the claim that re-pollarding is the only management option available. Without such evidence, it is not possible to rule out less severe works that would both retain the amenity value of the trees and potentially provide a more appropriate management solution.
- 4.3 Due consideration has been given to the objection from the neighbour; however it is considered that the tree identified within the proposed TPO offers considerable levels of tree cover and positive amenity to the Bowthorpe Conservation Area, street scene, nearby non designated heritage asset (Bowthorpe Hall) and the host dwelling. As such, the TPO should be in place to protect this significant tree.
- 4.4 It is therefore recommended that the TPO at Cedar Manor, 20 Tavistock Road Wisbech is confirmed.



Created on: 03/10/2025

Scale = 1:1,000

© Crown Copyright and database  
rights 2025 Ordnance Survey 10023778

**TPO04/2025**  
**Tavistock Road Wisbech**  
**T01 - Sycamore Tree**



# TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

## SURVEY DATA SHEET & DECISION GUIDE

Date: 03/10/25		Surveyor: Andrew Day	
<b>Tree details</b>			
TPO Ref (if applicable):		Tree/Group No: T1	Species: Sycamore
Owner (if known):		Location: 20 Tavistock Road, Wisbech	

### Part 1: Amenity assessment

a) **Condition & suitability for TPO:** Refer to Guidance Note for definitions

- |                         |                         |
|-------------------------|-------------------------|
| 5) Good                 | Highly suitable         |
| 3) Fair                 | Suitable                |
| 1) Poor                 | Unlikely to be suitable |
| 0) Dead/dying/dangerous | Unsuitable              |

Score & Notes 1

b) **Remaining longevity (in years) & suitability for TPO:** Refer to 'Species Guide' section in Guidance Note

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10    | Unsuitable      |

Score & Notes  
4

c) **Relative public visibility & suitability for TPO:**

Consider realistic potential for future visibility with changed land use.

- |   |                       |
|---|-----------------------|
| 5) Very large trees with some visibility, or              | prominent large trees |
| 3) Medium trees, or large trees with limited view only    |                       |
| 2) Young, small trees, or medium/large trees visible only |                       |
| with difficulty   |                       |
| 1) Trees not visible to the public, regardless of size    |                       |

Score &  
Notes 3

### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- |   |   |
|---|---|
| 5) Principal components of formal arboricultural features, or veteran trees   | 4) Tree groups or principal members of tree groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance      |   |
| 2) Trees of particularly good form, especially if rare or unusual             |   |
| 1) Trees with none of the above additional redeeming features                 |   |
| -1) Trees with poor form or which are generally unsuitable for their location |   |

Score & Notes  
1

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- |   |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree                 |
| 2) Perceived threat to tree                   |

Score & Notes 5

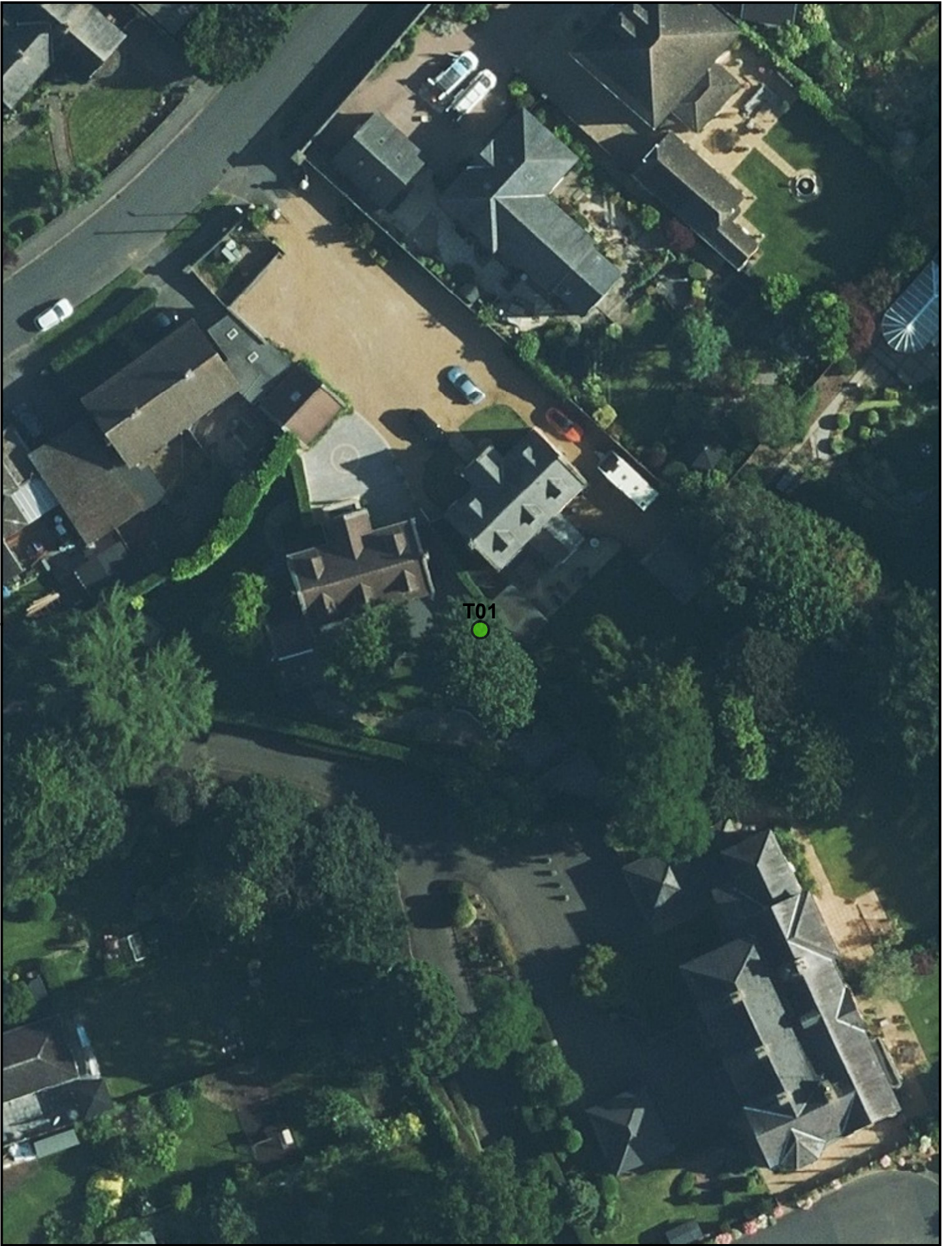
### Part 3: Decision guide

Any 0	Do not apply TPO
1-6	TPO indefensible
7-10	Does not merit TPO
11-14	TPO defensible
15+	Definitely merits TPO

**Decision: 14**

**Add Scores for Total:**





Created on: 24/11/2025

© Crown Copyright and database  
rights 2025 Ordnance Survey 10023778

**TPO04/2025**

Scale = 1:500





**F/YR25/0726/PIP**

**Applicant: Savage Developments Ltd**

**Agent : Mr R Papworth  
Morton & Hall Consulting Ltd**

**Land South Of 29, Primrose Hill, Doddington, Cambridgeshire**

**Permission in Principle for 2 x dwellings**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer recommendation.**

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks Permission in Principle (PiP) for the development of two dwellings on Land South of 29 Primrose Hill, outside the developed footprint of Doddington.
- 1.2 Under Policies LP3 and LP12 of the Fenland Local Plan, the site is considered to be in an 'Elsewhere' location, where new housing is only supported if it is demonstrably essential to a rural-based enterprise. No such justification has been provided. The development would therefore be in direct conflict with the settlement hierarchy and spatial strategy of the Local Plan.
- 1.3 The site lies within Flood Zones 1, 2 and 3. Built development is shown in flood zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding. It is therefore considered that the proposal is not in accordance with Policy LP14 of the Fenland Local Plan, 2014, and Chapter 14 of the National Planning Policy Framework, 2024.
- 1.4 Although the density of development proposed is low and could be accommodated physically on the site, this does not overcome the fundamental policy objections regarding location and use. Other technical details, including highway safety, would be addressed at the second stage (Technical Details Consent), though no objections have been raised by the highways authority at this stage.
- 1.5 Therefore, the proposed development fails to comply with the Local Plan's spatial strategy and the site's location remains unsuitable for residential development in principle.
- 1.6 Accordingly, this application is recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located outside of the settlement footprint of Doddington, to the west side of Primrose Hill and is an agricultural field within an area characterised by its open, agricultural nature with some sporadic development. To the north of the site is 29 Primrose Hill which is a replacement dwelling. On the opposite side of Primrose Hill are a pair of barns which have been converted to residential. The site is bordered by post and rail fencing to the boundary with 29 Primrose Hill and open boundaries to the east, south and west.
- 2.2 The site topography slopes away from the highway with a drain located to the eastern frontage of the site and a separate drain to the southern boundary. The majority of the site is located in Flood Zones 2 and 3, with the north-eastern corner of the site located in Flood Zone 1. None of the site is subject to a low, medium or high annual likelihood of surface water flooding.

### **3 PROPOSAL**

- 3.1 A location plan and an indicative site layout (although not a requirement of a PiP application) accompany this submission. The indicative site layout proposes a new 5.5 metre wide shared access road in the north-east corner of the site leading to two dwellings with detached work units. The dwellings shown face onto Primrose Hill with large rear gardens containing a pond and planting around the site boundaries.
- 3.2 The current proposal is the first part of the Permission in Principle application; this 'first stage' establishes whether a site is suitable in principle only, and assesses the 'principle' issues, namely; (1) Location (2) Use, and (3) Amount of development proposed
- 3.3 Should this application be successful the applicant will have to submit a Technical details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.4 The applicant is only required to submit a completed application form, a plan which identifies the land to which the application relates (drawn to scale and with a north point) and the application fee.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### **4 SITE PLANNING HISTORY**

- 4.1 No relevant site history.

### **5 CONSULTATIONS**

#### **5.1 Doddington Parish Council – 04 November 2025**

Object

*Location - This part of Primrose Hill, being a significant distance from the developed boundary of Doddington, is open countryside where any proposed development needs to be fully justified by special circumstances. None have been provided to support these two PIP applications and the applications therefore conflict with FDC's Policy LP3. In addition, there is a conflict with policy LP12 as both developments would have an adverse impact on the character of the surrounding countryside.*

*Access - This section of Primrose Hill has a speed limit of 60mph whether traffic has left Doddington travelling towards Chatteris or heading towards Doddington from Chatteris. Any traffic needing access to or from the development under application F/YR25/0726/PIP must join Primrose Hill. Traffic needing access to or from the development under application F/YR25/0730/PIP will initially join Dykemoor Drove, a badly maintained track, before joining Primrose Hill. This area of Primrose Hill has no street lighting or a footpath along the roadway to cater for pedestrians. These dwellings together with their occupational units will create additional traffic movements thereby increasing the risk of accidents on this busy, fast road.*

*Workplace Units - No justification has been given that demonstrates there is a need for workplace units in Doddington. Similar developments to those being suggested have been built in Manea and Chatteris. Over the time since their development a significant number of them have been converted into residential use by the dwelling or are now used as residential annexes for relatives.*

## **5.2 Cambridgeshire County Council – Highways – 22 October 2025**

*No objections - The applicant has shown a shared use access at a location with good visibility in either direction which appear to be within the highway extent. I would however note that all and any requirements for this access e.g. visibility splays, widths, material etc... will need to be shown on any future submissions and be to the correct guidance and specifications. As such this non objection by the LHA is just for the principal of the development and not agreement that is accurate at this stage or acceptable to the LHA.*

## **5.3 Cambridgeshire County Council – Archaeology – 13 October 2025**

*Our records indicate that the development lies in an area of archaeological potential, on a spur of higher ground on the southern fen edge of Doddington where the land drops off to the deeper fen to the south. The fen edge was an area commonly settled and exploited during the prehistoric to Roman periods. This has been evidenced in the vicinity of the development area through findspots of a Neolithic ground flint axe (Cambridgeshire Historic Environment Record reference. 03677) and a late Bronze Age rapier (CHER ref. CB14520). Roman occupation has been recorded at Primrose Hill itself, through pottery and a hearth sealed by peat formed through later marine inundation (CHER ref. 03778). The finds were identified through deep ploughing, with hearth features and pottery being reported.*

*Whilst this site lies in an area of archaeological interest we cannot make specific recommendations without sight of a finalised site layout plan and an understanding of the scale and impacts of the proposed development. We are however content that no works are required prior to determination of an application and consequently we wish to raise no objections for this application to secure Planning In Principle, however we would request to be consulted on any future planning application for development within the redline area indicated, with the expectation*

*that a condition on development, if required, could be secured at Technical Details stage.*

#### **5.4 Fenland District Council – Environmental Health – 10 October 2025**

No objection.

#### **5.5 Local Residents/Interested Parties**

Six communications of objection have been received. Five are from addresses in Doddington, namely Primrose Hill x 4 and The Grange . One further objection is from Doddington Road in Benwick.

<b>Objecting Comments</b>	<b>Officer Response</b>
Highway safety	This will be addressed in the Location section.
Development in an 'Elsewhere' location.	This will be addressed in the Location section.
Flood Risk and Drainage	This will be addressed in the Location section.
Impact on rural character	This will be addressed in the Location section.
Would set a development precedent.	This will be addressed in the Location section.
Commercial units not in an appropriate location.	This will be addressed in the Use section.
No evidence of workplace homes demand in the area.	This will be addressed in the Use section.
Loss of view	This will be addressed in the Matters Raised During Consultation section.
Potential overlooking	This will be addressed in the Matters Raised During Consultation section.
Impact on wildlife	This will be addressed in the Matters Raised During Consultation section
Size of proposed dwellings	This will be addressed in the Matters Raised During Consultation section.

Seven communications of support have been received. Three are from Doddington, on Benwick Road, Turf Fen Lane and Askham Row. Two are from Chatteris, on Gull Way and Lode Way. One supporter is from Williams Way in Manea and one from Brewin Avenue in March.

<b>Supporting Comments</b>	<b>Officer Response</b>
The dwellings are near an existing business	This will be addressed in the Location section.
The dwellings are near a new development	This will be addressed in the Location section.
There is a need for occupational dwellings.	This will be addressed in the Use section.
The housing should be for local residents	This will be addressed in the Use section.
The housing will help retain local entrepreneurs and professionals.	This will be addressed in the Use section.
There is a housing shortage in the country.	This will be addressed in the Use section.

## **6 STATUTORY DUTY**

- 6.1 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) 2024**

Chapter 2 - Achieving sustainable development  
Chapter 4 – Decision-making  
Chapter 5 – Delivering a sufficient supply of homes  
Chapter 9 – Promoting sustainable transport  
Chapter 11 – Making effective use of land  
Chapter 12 – Achieving well-designed places  
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change  
Chapter 15 – Conserving and enhancing the natural environment

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

Context Paragraph: 012 (Reference ID: 58-012-20180615). The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission but can advise applicants on the decision notice, where Permission in Principle is granted, what they would expect to see at Technical Details stage.

### **National Design Guide 2021**

Context  
Identity  
Built Form  
Nature  
Uses  
Homes and Buildings

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development  
LP2 – Facilitating Health and Wellbeing of Fenland Residents  
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside  
LP4 – Housing  
LP5 – Meeting Housing Need  
LP12 – Rural Areas Development Policy  
LP13 – Supporting and Managing the Impact of a Growing District  
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland  
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland  
LP16 – Delivering and Protecting High Quality Environments across the District  
LP19 – The Natural Environment

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes  
DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

### **Cambridgeshire Flood and Water SPD 2016**

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan.

Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy  
LP2: Spatial Strategy for the Location of Residential Development  
LP4: Securing Fenland's Future  
LP5: Health and Wellbeing  
LP7: Design  
LP8: Amenity Provision  
LP12: Meeting Housing Needs  
LP18: Development in the Countryside  
LP19: Strategic Infrastructure  
LP20: Accessibility and Transport  
LP22: Parking Provision  
LP24: Natural Environment

## **8 KEY ISSUES**

- **Location**
- **Use**
- **Amount**

## **9 BACKGROUND**

9.1 The proposal is an application for Permission in Principle to develop the site for 2 dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle Stage) establishes whether the site is suitable in principle and assesses the principle issues namely:

- (1) Location
- (2) Use, and
- (3) Amount of development proposed

And the second (Technical Details Consent) stage is when the detailed development proposals are addressed. Technical details consent would need to be applied for should the application be granted.

9.2 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset these can form no part of the determination of Stage 1 of the process. Accordingly, some matters raised via statutory bodies may not be addressed at this time.

## **10 ASSESSMENT**

### **Location**

10.1 Policy LP3 of the Fenland Local Plan (2014) identifies Doddington as being a 'Growth Village'. For these settlements, development and new service provision either within the existing urban area or as a small village extension will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.

- 10.2 Policy LP12 identifies that to receive support, the site must be in or adjacent to the existing developed footprint of the village, defined as the continuous built form of the village and excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement. The Local Plan does not rely on defined settlement boundaries but rather requires a physical assessment to be made to determine whether or not a site is within a village for the purposes of Policy LP12. This results in a situation where a site could be considered in general terms to be part of the village but not be in the village for the purposes of the spatial strategy. It is considered that the site is visibly separated from the edge of the built-up settlement of Doddington by approximately 1 km when travelled by road.
- 10.3 It is apparent, that in the case of the application site, it is clearly detached from the remainder of Doddington by agricultural fields and thus outside the continuous built form of the settlement. The majority of the surrounding area is agricultural in use and rural in nature. As such the proposal would constitute development in an 'Elsewhere' location as defined under LP3 which seeks to restrict that to essential rural based development. The proposal is therefore in conflict with Policies LP3 and LP12.
- 10.4 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.5 The site comprises of approximately 0.52ha of Grade 3 Agricultural land as defined by DEFRA (Defra Spatial Data Download) and classified as very good.
- 10.6 Policy LP12 ((i) states that development should not result in the loss of high grade agricultural land or if so comprehensive evidence is provided to justify the loss. Para 187 of the NPPF recognises the intrinsic character and beauty of the countryside, including the economic and other benefits of the best and most versatile (BMV) agricultural land (defined as Grades 1, 2 and 3a) and para 188 (footnote 65) advises that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 10.7 Having regard to the wider DEFRA mapping site, it is acknowledged that a significant majority of the Fenland District falls within the BMV land with only the urban areas of the main Market Towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades. As such, it is recognised that there are very few areas of poorer quality agricultural land, and it would not be possible therefore for Fenland to meet its housing demands without developing areas of BMV land.
- 10.8 This does not however confer that all agricultural land should be developed, especially where it relates more to open countryside than to the settlement and Officers consider that this is the intention of LP12, Part A (c), supported by the preamble at paragraph 4.7.1 of the Fenland Local Plan. An assessment however should be made as to the relationship of the land to the open countryside, in

comparison to the built envelope of the settlement. As stated in the section above, the application site is considered to relate more to the open countryside than the built form, though it is acknowledged that 0.52ha is not significant in the context of BMV land within Fenland.

- 10.9 The site and surrounding area is unlit and is not served by a footpath. However, there is a bus stop located to the frontage of site which can provide a public transport link to good and services in Doddington, Chatteris and beyond.
- 10.10 It is noted that the Agent has advised of other occupational / workplace developments having been approved at Charlemont Drive, Manea, as well as George Way and Albert Way in Chatteris. Each application must be determined on its own merits. Notwithstanding this basic principle, it is considered that the sites are materially different in that these dwellings are considered to be within the established settlement, have lit roads and are served by footpaths. The site the subject of this application is within open countryside, and no justification has been provided as to why workplace dwellings are essential in this unsustainable location. To allow workplace dwellings in this location would set a harmful development precedent that would urbanise an area of open countryside that is over 1 kilometre by road from the edge of the built up settlement of Doddington.
- 10.11 The site lies within Flood Zones 1, 2 and 3. Built development is shown in flood zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding. It is therefore considered that the proposal is not in accordance with Policy LP14 of the Fenland Local Plan, 2014, and Chapter 14 of the National Planning Policy Framework, 2024.
- 10.12 As per Policy LP3, development not falling into one of the categories set out in the settlement hierarchy will fall into the “elsewhere” category and will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services or to minerals and waste development. Whilst the application is for two “occupational dwellings”, the application does not state that these are specifically in relation to any of the industries defined by Policy LP3. Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character. If this development was supported it would result in an unacceptable urbanisation to the detriment of the open countryside through the erosion the rural character of the locality. To allow unjustified residential development in this unsustainable location would set a precedent for future development, further eroding the open character of the area.

### **Use**

- 10.13 The site is situated close to existing development in the open countryside, however as stated above, it will be contrary to Policy LP12 – Rural Areas Development Policy and Policy LP16 – Delivering and Protecting High Quality Environments across the District. The introduction of residential workplace units and associated paraphernalia is considered to erode the character and appearance of the open countryside. It is therefore considered that the site is not acceptable to use for new dwellings.
- 10.14 In addition, whilst perhaps being a matter more appropriate for consideration at Technical Consent stage, the location of the site for commercial activity and the



established dwellings does raise potential issues around noise and whether a high quality residential environment would ultimately be created.

- 10.15 Supporters of the proposal state that there is a need for occupational dwellings, however, no supporting information has been provided to demonstrate this unsustainable location has sufficient demand for workplace homes. Additionally, no existing or proposed businesses have been identified to fill the workplace units. One letter of support states that the housing should be for local residents, however, there is no mechanism to secure this. Supporters also state that the housing will help retain local entrepreneurs and professionals, however, that does not justify development in an unsustainable location in Flood Zone 3.

### **Amount of Development Proposed**

- 10.16 The application seeks Permission in Principle for two dwellings on a site of 0.52ha which will equate to a density of approximately 4 dwellings per hectare. This is low density and could comfortably be accommodated on-site without being considered an overdevelopment of the site. However, it is difficult to make a direct comparison to other dwellings in the vicinity as they are low in number and do not contain workplace unit buildings. The detailed layout and design will be for consideration at the Technical details stage. In terms of consideration of amount, the proposal is acceptable.
- 10.17 An objection has been raised as to the size of the proposed dwellings, however, the proposed design is indicative, and therefore no planning weight can be given to these comments at this stage of the planning process.

### **Matters Raised During Consultation**

- 10.18 It should be noted that a number of supporting letters have commented noting that the provision of two dwellings will not impact on highway safety or increase congestion. These comments are noted, and this does form a material consideration as part of this assessment, but as discussed above there are no concerns, in respect of highway matters to the amount of development proposed.
- 10.19 It is also noted that the Parish Council have raised concerns in terms of congestion and the associated Highways impact of the proposal, however, Cambridgeshire County Highways have raised no concerns at this stage, with any additional details being secured at the Technical Details stage or subject of a subsequent application. Further given that the proposal relates to two dwellings this quantum of development, is unlikely to result in sufficient harm, to justify the refusal of the application contrary to the Highway Authority's recommendation.
- 10.20 Comments have been raised about impact on wildlife however, this is a matter which is not attributed material weight at this stage of the application process. Additional public comments raise overlooking concerns, however, this is a matter that could only be determined at the Technical Details stage. Some comments points to the national housing shortage. The only new dwelling approved in the vicinity of the site is for a dwelling of exceptional design under F/YR21/0015/F which accorded with local and national planning policy.

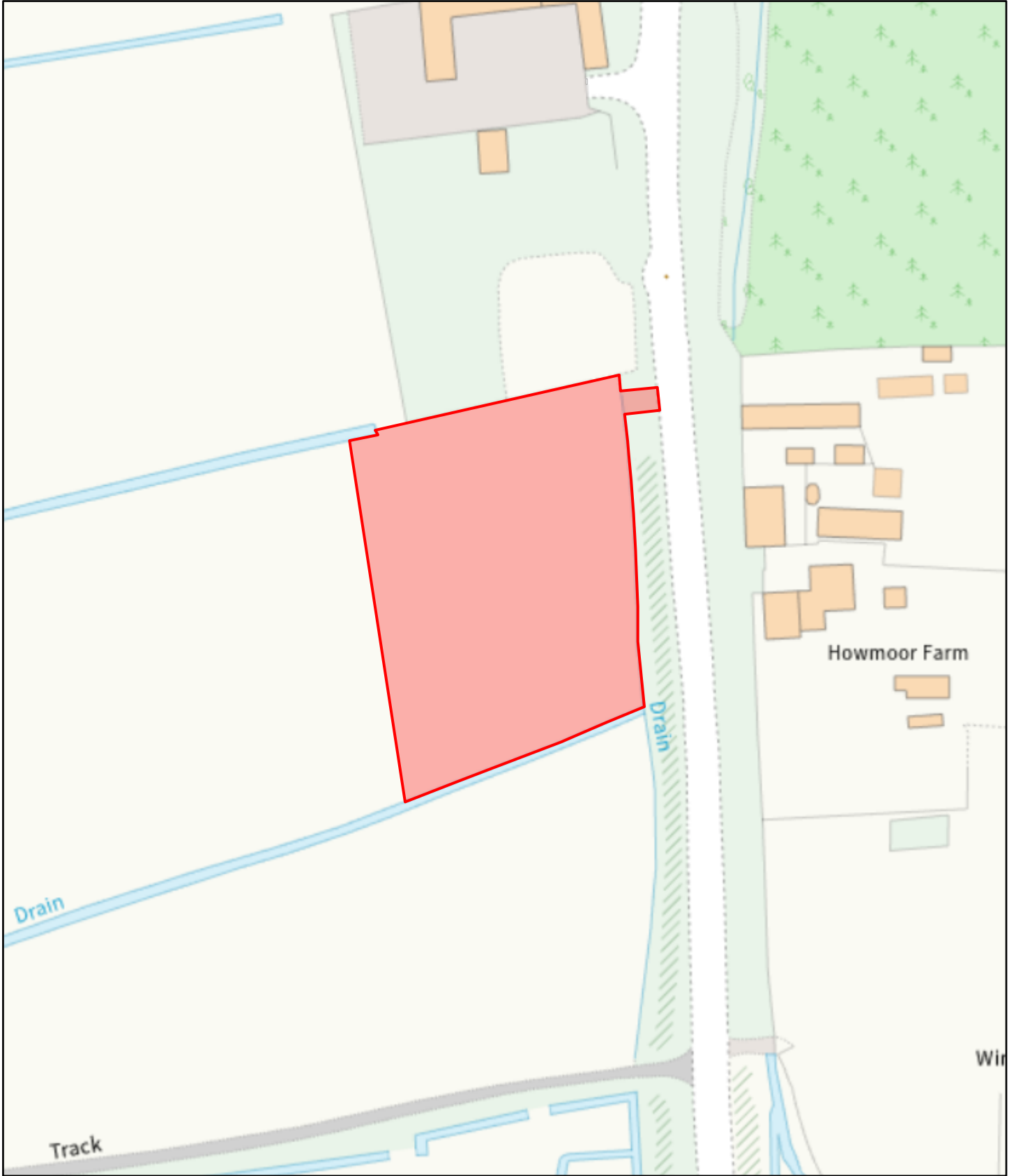
## **11 CONCLUSIONS**

- 11.1 As indicated above it is only location, use and amount of development that may be considered at the first 'permission in principle stage' and it is considered that the location and use of the site for residential development is unacceptable due to the conflict with the settlement hierarchy of the Local Plan.
- 11.2 The principle of development is not supported as the site does not adjoin the built form and whilst the proposal is for workplace dwellings there is no planning justification for such a dwelling in this location.
- 11.3 The site is partially located in Flood Zone 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.
- 11.4 As such the application is considered to be in conflict with both national and local policy and accordingly the recommendation is one of refusal.

## 12 RECOMMENDATION

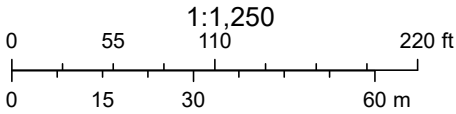
**Refuse;** Permission in Principle for the following reason:

1.	The application site constitutes an area of land located outside the developed footprint of Doddington. Development of this site would result in an unacceptable urbanisation, extending development into the countryside. It would likely set a precedent for future development, further eroding the character of the area and the open countryside. The development proposal will be in an 'elsewhere' location contrary to Policies LP3 and LP12 of the Fenland Local Plan (2014). As such any residential development on this site will be contrary to the above policy considerations and thus, in terms of location and use, the Planning in Principle application fails.
2	Policy LP14 (Part B) of the Local Plan requires development in Flood Zone 3 to undergo a sequential test to demonstrate that the development cannot be delivered elsewhere in the area at lower risk areas of flooding. Policy LP2 seeks to deliver high quality environments, ensuring that people are not put at identified risks from development thereby avoiding adverse impacts in the interests of health and wellbeing. The site lies within Flood Zone 3 which is a high risk flood area. The applicant has failed to undertake a substantive and evidenced sequential test and has therefore failed to demonstrate that the development could not be delivered in an area of lower flood risk, thereby failing LP14 (Part B). Consequently, the proposal fails to satisfy policy LP2 of the Fenland Local Plan as it fails to deliver a high quality environment and unjustifiably puts future occupants at higher risk of flooding.

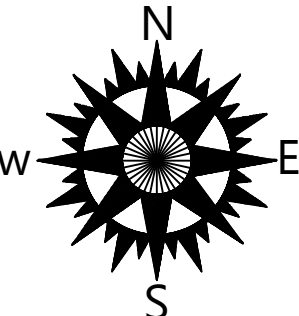


10/8/2025, 2:47:55 PM

 Fenland District Boundary



Fenland District Council



1:250

5 10 15 20

Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs are not to be reproduced in part or in whole without their written permission.

Please read, if in doubt ask. Change nothing without consulting the Engineers.

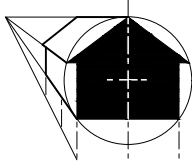



Contractors to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with the drawings and suitable for BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and other standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

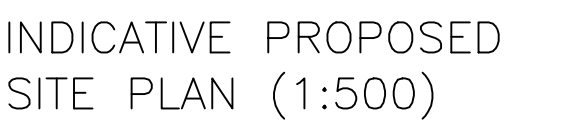
The contractor is to arrange inspections of the works by the BCO (or NHBCC) as required by the Building Regulations to obtain completion certificate and forward to the Engineer.

All finishes, insulation and damp-proofing to architect's details

REVISIONS		DATE	
<h1>MORTON &amp; HALL</h1> <h2>CONSULTING LIMITED</h2> <p>1 Gordon Avenue, March, Cambridgeshire. PE15 6AJ</p> <p>Tel: 01354 655454 Fax: 01354 660467 E-mail: <a href="mailto:info@mortonandhall.co.uk">info@mortonandhall.co.uk</a> Website: <a href="http://www.mortonconsultingengineers.co.uk">www.mortonconsultingengineers.co.uk</a></p>			
			
<p>LABC BUILDING EXCELLENCE AWARDS</p> <p>winner</p>		<p>Fenland District Council</p> <p> Building Design Awards</p> <p>Building Excellence in Fenland</p>	
<p>CLIENT</p> <p>Savage Developments Ltd</p>			
<p>PROJECT</p> <p>Proposed Development South of 29 Primrose Hill Doddington Cams PE15 0SU</p>			
<p>TITLE</p> <p>Location Plan</p>			
<p>DRAWN MH</p> <p>CHECKED</p> <p>DATE July 2025</p> <p>SCALE As Shown</p>		<p>DATE OF ISSUE</p> <p>DRAWING NUMBER</p> <p>H10633/03</p>	



All finishes, insulation and damp-proofing to architect's details



3.9m

Drain

# PRIMROSE HILL

# Howmoor Farm

Page 111

This page is intentionally left blank

**F/YR25/0729/PIP**

**Applicant: Mr W Savage**

**Agent : Mr R Papworth  
Morton & Hall Consulting Ltd**

**Land North Of 10, Primrose Hill, Doddington, Cambridgeshire**

**Permission in Principle to erect 4 workplace dwellings**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer recommendation.**

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks Permission in Principle (PiP) for the development of four workplace dwellings on Land North of 10 Primrose Hill, outside the developed footprint of Doddington.
- 1.2 Under Policies LP3 and LP12 of the Fenland Local Plan, the site is located immediately adjacent to the built-up settlement of Doddington. However, development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character or sporadic settlement pattern as the village is exited. It would result in unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area.
- 1.3 Furthermore, the site lies partially within in Flood Zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.
- 1.4 The proposal is for up to 4 dwellings on a site of approximately 0.99 hectares, equating to approximately 4 dwellings per hectare. It could therefore be argued that this development underutilises the land. However, Policies LP12 (c) and (d) and LP16 (d) require developments to respond to the local character in this regard, as does Paragraph 135 of the NPPF; densities in the area do vary and as such this, and the loss of Grade 3 Agricultural land against the context of best and most versatile land within Fenland, are not put forward as further reasons for refusal.
- 1.5 Given the above considerations, this application is recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The site is situated immediately to the west of the built form of the settlement of Doddington and is in fallow agricultural use. Adjacent development consists of dwellings at Turnpike Close to the east, and 10 Primrose Hill to the south-west. Arable fields are located to the north, west and south of the site. The site is

bordered by frontage trees to the southern boundary, open fields to the west and north, with a 1.8 metre high fence at the eastern boundary.

- 2.2 The site topography slopes gently away from the highway with a drain located to southern frontage of the site. The site is located in Flood Zone 1, 2 and 3, with two of the four dwellings located in in Zones 2 and 3 toward the west of the site. The western half of the site is subject to a low, medium and high annual likelihood of surface water flooding.

### 3 PROPOSAL

- 3.1 A location plan and an indicative site layout (although not a requirement of a PiP application) accompany this submission. The indicative site layout proposes a new 5.5 metre wide shared access road in the south-west corner of the site leading to four dwellings with detached work units. The dwellings shown face onto Primrose Hill with large rear gardens containing a pond and planting around the site boundaries.
- 3.2 The current proposal is the first part of the Permission in Principle application; this 'first stage' establishes whether a site is suitable in principle only, and assesses the 'principle' issues, namely; (1) Location (2) Use, and (3) Amount of development proposed
- 3.3 Should this application be successful the applicant will have to submit a Technical details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.4 The applicant is only required to submit a completed application form, a plan which identifies the land to which the application relates (drawn to scale and with a north point) and the application fee.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR22/0812/PIP	Residential development of up to 9 x dwellings involving the formation of 2 x new accesses (application for Permission in Principle)	Withdrawn – 14 July 2022
F/YR23/0113/PIP	Residential development of up to 9 x dwellings (application for Permission in Principle)	Refused – 27 April 2023

### 5 CONSULTATIONS

#### 5.1 Doddington Parish Council – 04 November 2025

Objection – *The Parish Council expresses concerns regarding:*  
*Highway Safety*  
*Ribbon Development*



### *Biodiversity Impact*

#### *Contrary to Policy LP3 of the Local Plan*

*A large number of existing workplace homes elsewhere in the district have had the units converted into separate residential use or annexe use.*

## **5.2 Cambridgeshire County Council – Archaeology – 14 November 2025**

*Our records indicate that the development lies in an area of high archaeological potential, to the west of Doddington, near the edge of the existing settlement. Whilst outside the settlement edge location there is the cropmark remains of a network of Medieval ridge and furrow extending around the north of the proposed development (Cambridgeshire Historic Environment Record ref. 09674). It is located near the edge of the fen island on which the village is situated and this is known as a favoured location for activity in the past particularly in pre drainage times. Just to the west of the proposed development finds of Roman pot confirm activity in the area (CHER 10888, 03778).*

*Whilst this site lies in an area of archaeological interest, we cannot make specific recommendations without further understanding of the scale and impacts of the proposed development. We are however content that no works are required prior to determination of an application and consequently we wish to raise no objections for this application to secure Planning In Principle, however we would request to be consulted on any future planning application for development within the redline area indicated, with the expectation that a condition on development, if required, could be secured at Technical Details stage.*

## **5.3 Fenland District Council – Environmental Services – 24 October 2025**

*Looking at document ‘Indicative Proposed Site Plan’ will the refuse bins be left by the kerbside on collection days ?*

- 1. New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.*
- 2. Refuse and recycling bins will be required to be provided as an integral part of the development.*

## **5.4 Cambridgeshire County Council – Highways – 23 October 2025**

*No objection – After a review of the submitted information and indicative highway boundary extent in the area. I have no objection to the principal of the developments access location or the construction of a footway along the Primrose Hill leading to the village of Doddington. Whilst I have no objections to the principle of the development and its associated infrastructure, to facilitate its construction. This response is not acceptance of the shown layout, location or design from the highway’s authority. IN the later stages of this application or should a separate application be received all and any works within the highway and any access points with it must meet the current highways authorities guidance at that time.*

## **5.5 Fenland District Council – Environmental Health – 15 October 2025**

*No objection – In the event that Permission in Principle (PIP) is granted and a further application for the site is submitted in the future, owing to the scale of the proposed development and close proximity to existing residents, this service requests the submission of a robust Construction Environmental Management Plan (CEMP) in line with the template for developers, available on Fenland District Council’s website at: Construction Environmental Management Plan: A template*

for development sites (fenland.gov.uk) The CEMP shall be expected to include working time restrictions to negate the need for a separate condition.

## 5.6 Environment Agency – 10 October 2025

No objection – Requests IDB are consulted. States development should be assessed against the Flood Risk Sequential Test.

## 5.7 Local Residents/Interested Parties

Comments of objection have been received from a property on Turnpike Close in Doddington, which is beyond the eastern boundary of the site.

Objecting Comments	Officer Response
Disturbance from business operations to existing residents.	This will be addressed in the Use section.
Not brownfield land.	This will be addressed in the Use Section.
Wildlife impact.	This will be addressed in the Matters Raised During Consultation section.
Foul water drainage provision.	This will be addressed in the Matters Raised During Consultation section.
Number of storeys	This will be addressed in the Matters Raised During Consultation section.
Loss of view	This will be addressed in the Matters Raised During Consultation section.

Seven comments of supports have been received. Three are from Doddington, on Benwick Road, Turf Fen Lane and Askham Row. Two supporters are from Chatteris, on Gull Way and Lode Way. One supporter is from Brewin Avenue in March, and one is from Williams Way in Manea. The nearest supporter is nearly 800 metres from the proposal site.

Supporting Comments	Officer Response
The dwellings are in close vicinity to the settlement.	This will be addressed in the Location section.
Similar proposals are nearby.	This will be addressed in the Use section.
There is a need for occupational dwellings.	This will be addressed in the Use section.
There is a housing need in the area.	This will be addressed in the Use section.
This will benefit the local economy	This will be addressed in the Use section.
This will retain business owners.	This will be addressed in the Use section.
Building the homes will encourage local businesses to join the community	This will be addressed in the Use section.

## 6 STATUTORY DUTY

- 6.1 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) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

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

Context Paragraph: 012 (Reference ID: 58-012-20180615). The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission but can advise applicants on the decision notice, where Permission in Principle is granted, what they would expect to see at Technical Details stage.

### **National Design Guide 2021**

Context  
Identity  
Built Form  
Movement  
Nature  
Uses  
Homes and Buildings

### **Fenland Local Plan 2014**

- LP1 – A Presumption in Favour of Sustainable Development
- LP2 – Facilitating Health and Wellbeing of Fenland Residents
- LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
- LP4 – Housing
- LP5 – Meeting Housing Need
- LP12 – Rural Areas Development Policy
- LP13 – Supporting and Managing the Impact of a Growing District
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP18 – The Historic Environment
- LP19 – The Natural Environment

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

- DM2 – Natural Features and Landscaping Schemes
- DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

### **Cambridgeshire Flood and Water SPD 2016**

#### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan.

Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy  
LP2: Spatial Strategy for the Location of Residential Development  
LP4: Securing Fenland's Future  
LP5: Health and Wellbeing  
LP7: Design  
LP8: Amenity Provision  
LP12: Meeting Housing Needs  
LP18: Development in the Countryside  
LP19: Strategic Infrastructure  
LP20: Accessibility and Transport  
LP22: Parking Provision  
LP24: Natural Environment

## **8 KEY ISSUES**

- **Location**
- **Use**
- **Amount**

## **9 BACKGROUND**

9.1 The proposal is an application for Permission in Principle to develop the site for 4 dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle Stage) establishes whether the site is suitable in principle and assesses the principle issues namely:

- (1) Location
- (2) Use, and
- (3) Amount of development proposed

And the second (Technical Details Consent) stage is when the detailed development proposals are addressed. Technical details consent would need to be applied for should the application be granted.

9.2 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset these can form no part of the determination of Stage 1 of the process. Accordingly, some matters raised via statutory bodies may not be addressed at this time.

## **10 ASSESSMENT**

### **Location**

10.1 Policy LP3 of the Local Plan defines Doddington as a growth village. For these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate, albeit of a considerably more limited scale than appropriate to market towns. Given the site is adjacent to existing built form, development could therefore be considered as an

extension to the village but must also comply with the more detailed policy criteria set out in Policy LP12 as well as Policy LP3.

- 10.2 The application site adjoins Turnpike Close to the east and as such would be adjacent to the existing developed footprint of the village. However, Turnpike Close (along with 8 Primrose Hill on the southern side of the road) is considered to be the edge of the built form, with development further west along Primrose Hill being sporadic frontage development of a rural nature, separated by fields and becoming sparser as the settlement is exited.
- 10.3 Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character or sporadic settlement pattern as the village is exited, it would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area. As such, the proposal is considered contrary to Policy LP12 Part A (c), (d) and (e) which seek to ensure development would not have an adverse impact on the character and appearance of the surrounding countryside and would not result in linear development. Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD, seek to ensure that developments make a positive contribution and are sympathetic to the local distinctiveness and character of the area, recognise the beauty and character of the countryside and do not adversely impact on the landscape character.
- 10.4 The site lies partially within in Flood Zones 2 and 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in danger from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.
- 10.5 The site comprises of approximately 0.99ha of Grade 3 Agricultural land as defined by DEFRA (Defra Spatial Data Download) and classified as good to moderate.
- 10.6 Policy LP12 ((i) states that development should not result in the loss of high grade agricultural land or if so comprehensive evidence is provided to justify the loss. Para 187 of the NPPF recognises the intrinsic character and beauty of the countryside, including the economic and other benefits of the best and most versatile (BMV) agricultural land (defined as Grades 1, 2 and 3a) and para 188 (footnote 65) advises that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 10.7 Having regard to the wider DEFRA mapping site, it is acknowledged that a significant majority of the Fenland District falls within the BMV land with only the urban areas of the main Market Towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades. As such, it is recognised that there are very few areas of poorer quality agricultural land, and it would not be possible therefore for Fenland to meet its housing demands without developing areas of BMV land.

- 10.8 This does not however confer that all agricultural land should be developed, especially where it relates more to open countryside than to the settlement and Officers consider that this is the intention of LP12, Part A (c), supported by the preamble at paragraph 4.7.1 of the Fenland Local Plan. An assessment however should be made as to the relationship of the land to the open countryside, in comparison to the built envelope of the settlement. As stated in the section above, the application site is considered to relate more to the open countryside than the built form, though it is acknowledged that 0.99ha is not significant in the context of BMV land within Fenland.
- 10.9 The area in the vicinity of the site is unlit but is served by a footpath linking to the centre of the village. There is a bus stop located to the frontage of site which can provide a public transport link to good and services in Doddington, Chatteris and beyond. However, it is not considered that these facilities overcome any other harm identified.
- 10.10 It is noted that the Agent has advised of other occupational / workplace developments having been approved at Charlemont Drive, Manea, as well as George Way and Albert Way in Chatteris. Each application must be determined on its own merits. Notwithstanding this basic principle, it is considered that the sites are materially different in that these dwellings are considered to be within the established settlement and have different relationships to the consolidated built form of those settlements. To allow workplace dwellings in this location would set a harmful development precedent that would have an adverse urbanising impact on an area of open countryside that is beyond the edge of the built up settlement of Doddington. Additionally, no justification or evidence of the need for workplace homes has been submitted in respect of this argument.
- 10.11 Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area, as well as introducing unjustified development into an area of flood risk, which would clearly be contrary to policies LP12, LP14 and LP16 of the Local Plan.
- 10.12 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Use**

- 10.13 The site is situated close to existing development in the open countryside, however as stated above, it will be contrary to Policy LP12 – Rural Areas Development Policy and Policy LP16 – Delivering and Protecting High Quality Environments across the District. The introduction of residential workplace units and associated paraphernalia is considered to erode the character and appearance of the open countryside. It is therefore considered that the site is not acceptable to use for new dwellings.

- 10.14 In addition, whilst perhaps being a matter more appropriate for consideration at Technical Consent stage, the location of the site for commercial activity and the established dwellings does raise potential issues around noise and whether a high quality residential environment would ultimately be created.
- 10.15 Supporters of the proposal state that there is a need for occupational dwellings, however, no supporting information has been provided to demonstrate this unsustainable location has sufficient demand for workplace homes. Additionally, no existing or proposed businesses have been identified to fill the workplace units. Supporters state that the housing will help retain local entrepreneurs and professionals, however, that does not justify development in an unsustainable location in Flood Zone 3.

### **Amount of Development Proposed**

- 10.16 The application seeks Permission in Principle for four dwellings on a site of 0.997 ha which will equate to a density of approximately 4 dwellings per hectare. This is low density and could comfortably be accommodated on-site without being considered an overdevelopment of the site. However, the detailed layout and design will be for consideration at the Technical details stage. In terms of consideration of amount, the proposal is acceptable. When compared to dwellings within the built-up settlement limit the amount of development is considered to be an underutilisation of the site. However, the quantum of development is in keeping with the plot sizes of rural dwellings in an 'Elsewhere' location to the west of the site.
- 10.17 An objection has been raised as to the potential size of the proposed dwellings, however, the proposed design is indicative, and therefore no planning weight can be given to these comments at this stage of the planning process.

### **Matters Raised During Consultation**

- 10.18 It should be noted that a number of supporting letters have commented noting that the provision of four dwellings will not impact on highway safety or increase congestion. These comments are noted, and this does form a material consideration as part of this assessment, but as discussed above there are no concerns, in respect of highway matters to the amount of development proposed.
- 10.19 It is also noted that the Parish Council have raised concerns in terms of congestion and the associated Highways impact of the proposal, however, Cambridgeshire County Highways have raised no concerns at this stage, with any additional details being secured at the Technical Details stage or subject of a subsequent application. Further given that the proposal relates to four dwellings this quantum of development, is unlikely to result in sufficient harm, to justify the refusal of the application contrary to the Highway Authority's recommendation.
- 10.20 Comments have been raised about impact on wildlife however, this is a matter which is not attributed material weight at this stage of the application process. Additional public comments raise overlooking concerns, however, this is a matter that could only be determined at the Technical Details stage. Some comments points to the national housing shortage, however it is not role of the Local Planning Authority to address under provision elsewhere in the country when we are exceeding our five year housing land supply with a total of 6.6 years provision.

- 10.21 It is important to note that a previous Permission in Principle application for this site under F/YR23/0113/PIP was recommended for refusal and subsequently refused by the Planning Committee of 26 April 2023 on the basis of a harmful incursion into the countryside and flood risk. Aside from the quantum of development there has been no major changes to the proposal, or to local or national planning policy, and this should be a significant material consideration when this application is assessed.

## 11 CONCLUSIONS

- 11.1 This application seeks 'Planning in Principle' (PiP) for residential development of up to 4 dwellings, where only in principle issues are assessed, namely the location, use and amount of development. All matters of detail would be subject to a Technical Details application should this submission be successful and accordingly, matters raised by consultees may not be addressed at this time.
- 11.2 Development of this site for residential purposes would introduce a formal, linear extension into the open countryside, which does not respect the rural character or sporadic settlement pattern as the village is exited, it would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area.
- 11.3 Furthermore, the site lies partially within in Flood Zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.
- 11.4 The proposal is for up to 4 dwellings on a site of approximately 0.99ha, equating to approximately 4 dwellings per hectare, it could therefore be argued that this development does not make an effective use of land. However, policies LP12 (c) and (d) and LP16 (d) require developments to respond to the local character in this regard, as does paragraph 135 of the NPPF; densities in the area do vary and as such this, and the loss of Grade 3 Agricultural land against the context of BMV land within Fenland, are not put forward as further reasons for refusal.

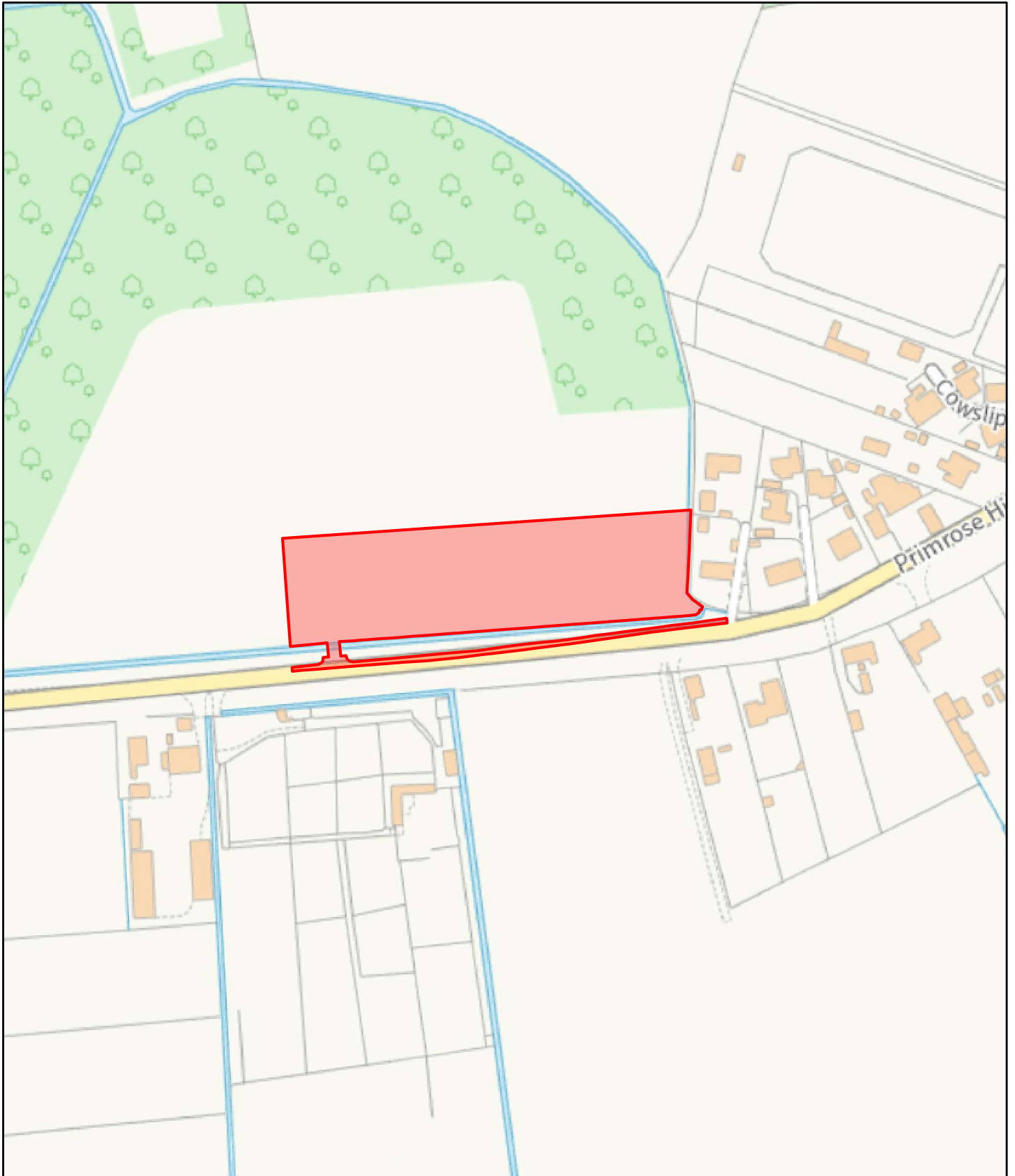
## 12 RECOMMENDATION

**Refuse;** Permission in Principle for the following reasons:

1.	The application site constitutes an area of land located outside the developed footprint of Doddington. Development of this site would result in an unacceptable urbanisation, constituting ribbon development into the countryside. It would likely set a precedent for future development, further eroding the character of the area and the open countryside. The development proposal will be in an 'elsewhere' location contrary to Policies LP3 and LP12 of the Fenland Local Plan (2014). As such any residential development on this site will be contrary to the above policy considerations and thus, in terms of location and use, the Planning in Principle application fails.
2.	The site lies partially within in Flood Zones 2 and 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and

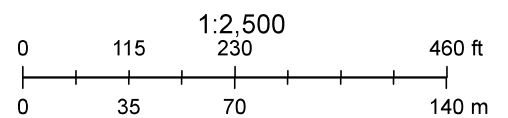


	<p>Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.</p> <p>The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.</p>
--	--



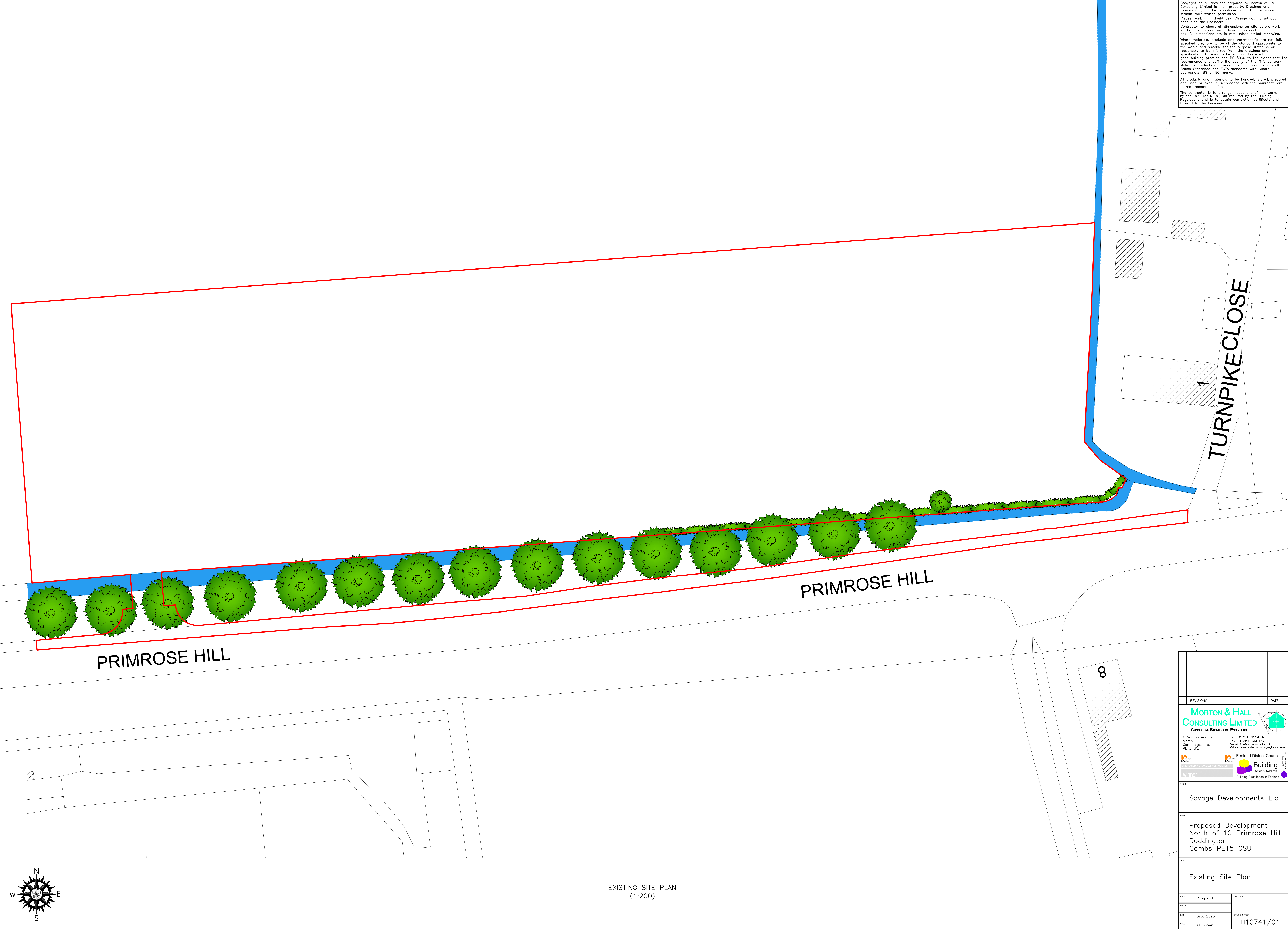
10/9/2025, 9:55:08 AM


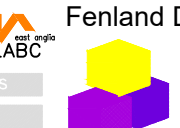
 Fenland District Boundary

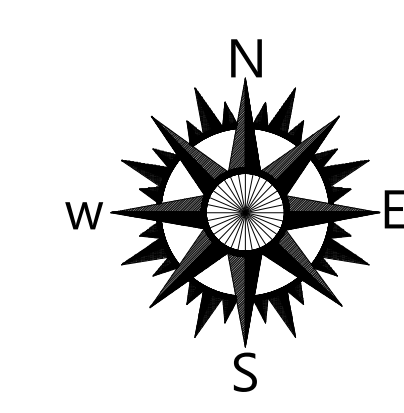


Fenland District Council

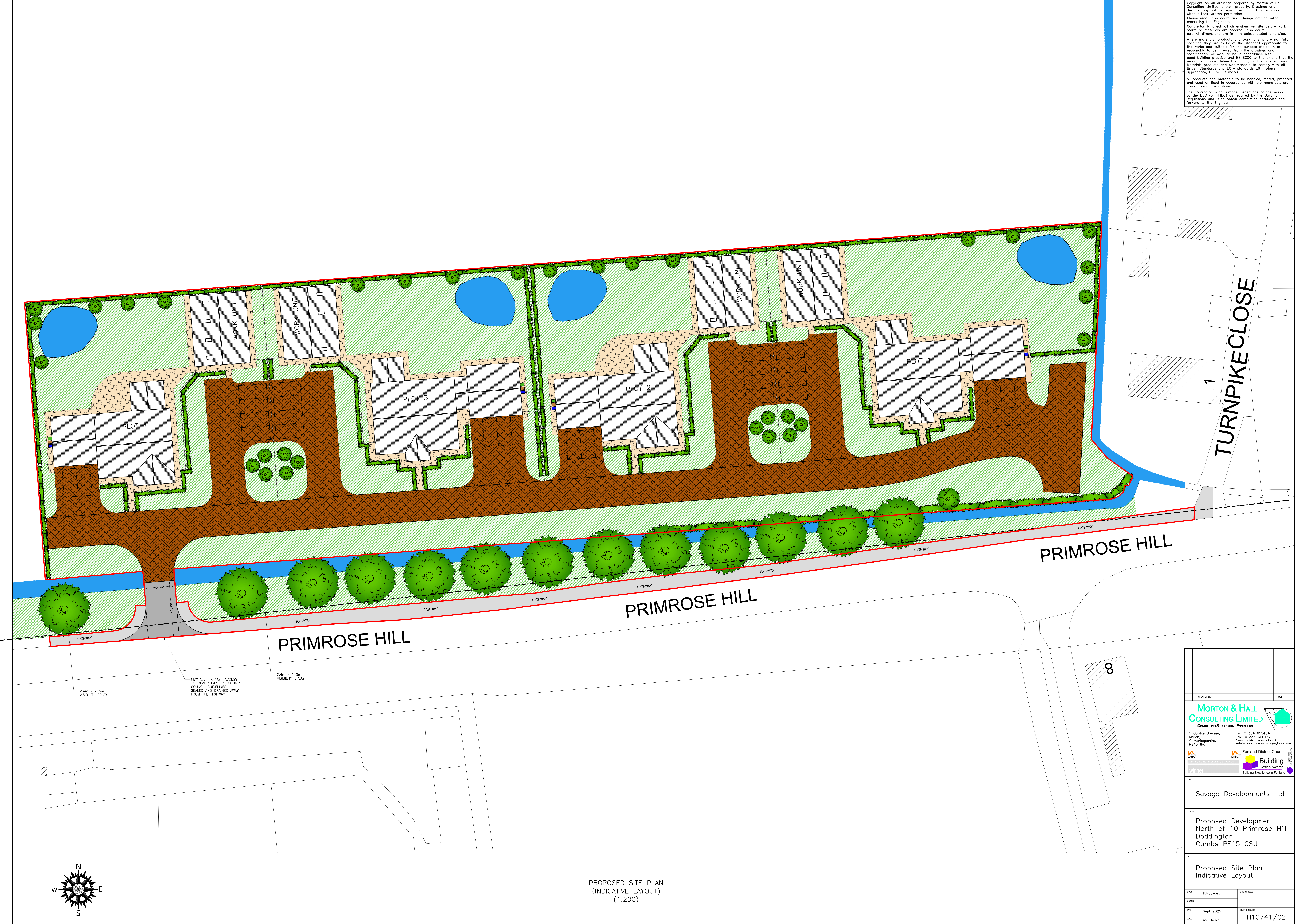
Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work.  
Materials products and workmanship to comply with all British Standards and CEN standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCU (or NBS) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.



REVISIONS		DATE
<b>MORTON &amp; HALL</b> CONSULTING LIMITED Consulting Structural Engineers		
1 Gordon Avenue, Morpeth, Northumberland, NE15 8AU		Tel: 01354 655454 Fax: 01354 660467 E-mail: <a href="mailto:info@mortonandhall.co.uk">info@mortonandhall.co.uk</a> Website: <a href="http://www.mortonandhall.co.uk">www.mortonandhall.co.uk</a>
 Fenland District Council		 Building Design Awards Building Excellence in Fenland
Savage Developments Ltd		
Proposed Development North of 10 Primrose Hill Doddington Cambs PE15 0SU		
Existing Site Plan		
DRAWN	R.Papworth	SHEET NO
DESIGNED		
DATE	Sept 2025	PROJECT NUMBER
SCALE	As Shown	H10741/01







Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask.  
All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work.  
Materials products and workmanship to comply with all British Standards and CEN standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCU (or MHC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.

REVISIONS		DATE
<b>MORTON &amp; HALL</b> CONSULTING LIMITED Consulting Structural Engineers		
1 Gordon Avenue, March, Cambridgeshire, PE15 8AU		Tel: 01354 655454 Fax: 01354 660467 E-mail: <a href="mailto:info@mortonandhall.co.uk">info@mortonandhall.co.uk</a> Website: <a href="http://www.mortonandhall.co.uk">www.mortonandhall.co.uk</a>
LABC	Fenland District Council	Building Design Awards Building Excellence in Fenland
Savage Developments Ltd		
Proposed Development North of 10 Primrose Hill Doddington Cams PE15 0SU		
Proposed Site Plan Indicative Layout		
DRAWN	R.Papworth	CHECKED
DATE	Sept 2025	PROJECT NUMBER
SCALE	As Shown	H10741/02

PROPOSED SITE PLAN  
(INDICATIVE LAYOUT)  
(1:200)



**F/YR25/0730/PIP**

**Applicant: Savage Developments Ltd**

**Agent : Mr R Papworth  
Morton & Hall Consulting Ltd**

**Land North Of The Quadrant, Primrose Hill, Doddington, Cambridgeshire**

**Permission in Principle for 2 x dwellings**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer recommendation.**

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks Permission in Principle (PiP) for the development of two dwellings on Land North of the Quadrant, Primrose Hill outside the developed footprint of Doddington.
- 1.2 Under Policies LP3 and LP12 of the Fenland Local Plan, the site is considered to be in an 'Elsewhere' location, where new housing is only supported if it is demonstrably essential to a rural-based enterprise. No such justification has been provided. The development would therefore be in direct conflict with the settlement hierarchy and spatial strategy of the Local Plan.
- 1.3 The site lies within Flood Zones 1, 2 and 3. Indicative built development is partially shown in flood zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding. This proposal is therefore contrary to Policy LP14 of the Fenland Local Plan, and Chapter 14 of the National Planning Policy Framework.
- 1.4 Although the density of development proposed is low and could be accommodated physically on the site, this does not overcome the fundamental policy objections regarding location and use. Other technical details, including highway safety, would be addressed at the second stage (Technical Details Consent), though no objections have been raised by the highways authority at this stage.
- 1.5 Therefore, the proposed development fails to comply with the Local Plan's spatial strategy and the site's location remains unsuitable for residential development in principle.
- 1.6 Accordingly, this application is recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located outside of the settlement footprint of Doddington. The site is situated to the west of Primrose Hill and is in agricultural use. Adjacent development consists of a commercial building to the south, and a dwelling of 'exceptional' design approved under reference F/YR21/0015/F on the opposite side of Primrose Hill. An 'exceptional' design dwelling is an exemption from normal rural residential policy and is supported by Paragraph 84 (previously Paragraph 80) of the NPPF. Arable fields are located to the north and west of the site. The site is bordered by established trees and hedging to the eastern frontage with open boundaries to the east, south and west.
- 2.2 The site topography slopes away from the highway with a drain located to the eastern frontage of the site. The majority of the site is located in Flood Zone 1 with the rear of the site located in Flood Zones 2 and 3. A eastern frontage drain is subject to a low, medium and high annual likelihood of surface water flooding, however, this drain whilst immediately adjacent to the site frontage is outside of the red line boundary.

### **3 PROPOSAL**

- 3.1 A location plan and an indicative site layout (although not a requirement of a PiP application) accompany this submission. The indicative site layout proposes a new 5.5 metre wide shared access road to the north of the site leading to two dwellings with detached work units. The dwellings shown face onto Primrose Hill with large rear gardens containing a pond and planting around the site boundaries.
- 3.2 The current proposal is the first part of the Permission in Principle application; this 'first stage' establishes whether a site is suitable in principle only, and assesses the 'principle' issues, namely; (1) Location (2) Use, and (3) Amount of development proposed
- 3.3 Should this application be successful the applicant will have to submit a Technical details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.4 The applicant is only required to submit a completed application form, a plan which identifies the land to which the application relates (drawn to scale and with a north point) and the application fee.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### **4 SITE PLANNING HISTORY**

- 4.1 No relevant site history.

### **5 CONSULTATIONS**

#### **5.1 Doddington Parish Council – 04 November 2025**

*Objection - Location. This part of Primrose Hill, being a significant distance from the developed boundary of Doddington, is open countryside where any proposed development needs to be fully justified by special circumstances. None have been provided to support these two PIP applications and the applications therefore conflict with FDC's Policy LP3. In addition, there is a conflict with policy LP12 as both developments would have an adverse impact on the character of the surrounding countryside.*

*Access. This section of Primrose Hill has a speed limit of 60mph whether traffic has left Doddington travelling towards Chatteris or heading towards Doddington from Chatteris. Traffic needing access to or from the development under application F/YR25/0730/PIP will initially join Dykemoor Drove, a badly maintained track, before joining Primrose Hill. This area of Primrose Hill has no street lighting or a footpath along the roadway to cater for pedestrians. These dwellings together with their occupational units will create additional traffic movements thereby increasing the risk of accidents on this busy, fast road.*

*Workplace Units. No justification has been given that demonstrates there is a need for workplace units in Doddington. Similar developments to those being suggested have been built in Manea and Chatteris. Over the time since their development a significant number of them have been converted into residential use by the dwelling or are now used as residential annexes for relatives.*

## **5.2 Middle Level Commissioners Internal Drainage Board – 30 October 2025**

*The application involves development near to the Board's 20m byelaw strip - During the decision-making process both the applicant and your Council must acknowledge the close proximity of important watercourses and/or associated maintenance access strips to the application site.*

## **5.3 Cambridgeshire County Council – Highways Officer – 23 October 2025**

*No objection - The applicant is seeking to construct two new private residential dwellings, accessed off the highway along Dykemoor Drove. In principal I have no objections to the proposal. However, this application only seeks the approval in principal of a development at this location. As such this non objection by the highway authority does not supersede any future comments or requirements made by the highways authority for the permission of a vehicle access from the highway at this location.*

## **5.4 Natural England – 17 October 2025**

No objection.

## **5.5 Environment Agency – 10 October 2025**

No objection – Consult the IDB and assess against the Sequential Test.

## **5.6 Fenland District Council – Environmental Health – 10 October 2025**

No objection.

## **5.7 Local Residents/Interested Parties**

Two communications of objection have been received. Both objectors are from Primrose Hill in Doddington.

Objecting Comments	Officer Response
In a countryside location.	This will be addressed in the Location section.
No information to justify loss of agricultural land.	This will be addressed in the Use section.
There is no local or national policy related to workplace homes.	This will be addressed in the Use section.
Other workplace homes in the district have been converted into annexes or single storey dwellings.	This will be addressed in the Use section.
No evidence of demand.	This will be addressed in the Use section.
New dwellings in the area are a replacement dwelling and a dwelling of outstanding design.	This will be addressed in the Use section.
Speed limit is 60mph so not in a built-up settlement.	This will be address in the Matters Raised During Consultation section.
Poor visibility at proposed access due to frontage trees.	This will be address in the Matters Raised During Consultation section.
Site is unlit.	This will be address in the Matters Raised During Consultation section.
Site is not served by a footpath.	This will be address in the Matters Raised During Consultation section.

Seven communications of support have been received. Three are from Doddington, on Benwick Road, Turf Fen Lane and Askham Row. Two are from Chatteris, on Gull Way and Lode Way. One supporter is from Williams Way in Manea and one from Brewin Avenue in March. The nearest supporter is 700 metres away from the proposal site.

Supporting Comments	Officer Response
The dwellings are near an existing business	This will be addressed in the Location section.
The dwellings are near a new development	This will be addressed in the Location section.
There is a need for occupational dwellings.	This will be addressed in the Use section.
The housing should be for local residents	This will be addressed in the Use section.
The housing will help retain local entrepreneurs and professionals.	This will be addressed in the Use section.
There is a housing shortage in the country.	This will be addressed in the Use section.

## 6 STATUTORY DUTY

- 6.1 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) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change



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

Context Paragraph: 012 (Reference ID: 58-012-20180615). The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission but can advise applicants on the decision notice, where Permission in Principle is granted, what they would expect to see at Technical Details stage.

### **National Design Guide 2021**

Context

Identity

Built Form

Nature

Uses

Homes and Buildings

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

### **Cambridgeshire Flood and Water SPD 2016**

#### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP4: Securing Fenland's Future  
LP5: Health and Wellbeing  
LP7: Design  
LP8: Amenity Provision  
LP12: Meeting Housing Needs  
LP18: Development in the Countryside  
LP19: Strategic Infrastructure  
LP20: Accessibility and Transport  
LP22: Parking Provision  
LP24: Natural Environment

## **8 KEY ISSUES**

- **Location**
- **Use**
- **Amount**

## **9 BACKGROUND**

- 9.1 The proposal is an application for Permission in Principle to develop the site for 2 dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle Stage) establishes whether the site is suitable in principle and assesses the principle issues namely:

- (1) Location
- (2) Use, and
- (3) Amount of development proposed

And the second (Technical Details Consent) stage is when the detailed development proposals are addressed. Technical details consent would need to be applied for should the application be granted.

- 9.2 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset these can form no part of the determination of Stage 1 of the process. Accordingly, some matters raised via statutory bodies may not be addressed at this time.

## **10 ASSESSMENT**

### **Location**

- 10.1 Policy LP3 of the Fenland Local Plan (2014) identifies Doddington as being a 'Growth Village'. For these settlements, development and new service provision either within the existing urban area or as a small village extension will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.
- 10.2 Policy LP12 identifies that to receive support, the site must be in or adjacent to the existing developed footprint of the village, defined as the continuous built form of the village and excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement. The Local Plan does not rely on defined settlement boundaries but rather requires a physical assessment to be made to determine whether or not a

site is within a village for the purposes of Policy LP12. This results in a situation where a site could be considered in general terms to be part of the village but not be in the village for the purposes of the spatial strategy. It is considered that the site is visibly separated from the edge of the built-up settlement of Doddington by approximately 1 km when travelled by road.

- 10.3 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.4 It is apparent, that in the case of the application site, it is clearly detached from the remainder of Doddington by agricultural fields and thus outside the continuous built form of the settlement. The majority of the surrounding area is agricultural in use and rural in nature. As such the proposal would constitute development in an 'Elsewhere' location as defined under LP3 which seeks to restrict that to essential rural based development. The proposal is therefore in conflict with Policies LP3 and LP12.
- 10.5 The site comprises of approximately 0.63ha of Grade 3 Agricultural land as defined by DEFRA (Defra Spatial Data Download) and classified as very good.
- 10.6 Policy LP12 ((i) states that development should not result in the loss of high grade agricultural land or if so comprehensive evidence is provided to justify the loss. Para 187 of the NPPF recognises the intrinsic character and beauty of the countryside, including the economic and other benefits of the best and most versatile (BMV) agricultural land (defined as Grades 1, 2 and 3a) and para 188 (footnote 65) advises that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 10.7 Having regard to the wider DEFRA mapping site, it is acknowledged that a significant majority of the Fenland District falls within the BMV land with only the urban areas of the main Market Towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades. As such, it is recognised that there are very few areas of poorer quality agricultural land, and it would not be possible therefore for Fenland to meet its housing demands without developing areas of BMV land.
- 10.8 This does not however confer that all agricultural land should be developed, especially where it relates more to open countryside than to the settlement and Officers consider that this is the intention of LP12, Part A (c), supported by the preamble at paragraph 4.7.1 of the Fenland Local Plan. An assessment however should be made as to the relationship of the land to the open countryside, in comparison to the built envelope of the settlement. As stated in the section above, the application site is considered to relate more to the open countryside than the built form, though it is acknowledged that 0.63ha is not significant in the context of BMV land within Fenland.
- 10.9 There is a bus stop located 300 metres to the south which can provide a public transport link to good and services in Doddington, Chatteris and beyond. However,

the surrounding area is unlit and is not served by a footpath. As such it is not considered to be reasonably or sustainably linked to Doddington.

- 10.10 It is noted that the Agent has advised of other occupational / workplace developments having been approved at Charlemont Drive, Manea, as well as George Way and Albert Way in Chatteris. Each application must be determined on its own merits. Notwithstanding this basic principle, it is considered that the sites are materially different in that these dwellings are considered to be within the established settlement. Additionally, no justification has been provided as to why workplace dwellings are essential in this unsustainable location. To allow workplace dwellings in this location would set a harmful development precedent that would urbanise an area of open countryside that is over 1 kilometre by road from the edge of the built up settlement of Doddington.
- 10.11 The site lies within Flood Zones 1, 2 and 3. Indicative built development is partially shown in flood zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding. This proposal is therefore contrary to Policy LP14 of the Fenland Local Plan, and Chapter 14 of the National Planning Policy Framework.
- 10.12 As per Policy LP3, development not falling into one of the categories set out in the settlement hierarchy will fall into the “elsewhere” category and will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services or to minerals and waste development. Whilst the application is for two “occupational dwellings”, the application does not state that these are specifically in relation to any of the activities defined by Policy LP3. Development of this site would introduce residential development into the open countryside, which inherently does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area and introducing development into an area at risk of flooding.

### **Use**

- 10.13 The site is situated close to existing development in the open countryside, however as stated above, it will be contrary to Policy LP12 – Rural Areas Development Policy and Policy LP16 – Delivering and Protecting High Quality Environments across the District. The introduction of residential workplace units and associated paraphernalia is considered to erode the character and appearance of the open countryside. It is therefore considered that the site is not acceptable to use for new dwellings.
- 10.14 In addition, whilst perhaps being a matter more appropriate for consideration at Technical Consent stage, the location of the site for commercial activity and the established dwellings does raise potential issues around noise and whether a high quality residential environment would ultimately be created.
- 10.15 Supporters of the proposal state that there is a need for occupational dwellings, however, no supporting information has been provided to demonstrate this unsustainable location has sufficient demand for workplace homes. Additionally, no existing or proposed businesses have been identified to fill the workplace units. One letter of support states that the housing should be for local residents, however, there is no mechanism to secure this. Supporters also state that the

housing will help retain local entrepreneurs and professionals, however, that does not justify development in an unsustainable location in Flood Zone 3.

### **Amount of Development Proposed**

- 10.16 The application seeks Permission in Principle for two dwellings on a site of 0.63ha which will equate to a density of approximately 4 dwellings per hectare. This is low density and could comfortably be accommodated on-site without being considered an overdevelopment of the site. However, it is difficult to make a direct comparison to other dwellings in the vicinity as they are low in number and do not contain workplace unit buildings. The detailed layout and design will be for consideration at the Technical details stage. In terms of consideration of amount, the proposal is acceptable.
- 10.17 An objection has been raised as to the size of the proposed dwellings, however, the proposed design is indicative, and therefore no planning weight can be given to these comments at this stage of the planning process.

### **Matters Raised During Consultation**

- 10.18 It should be noted that a number of supporting letters have commented noting that the provision of two dwellings will not impact on highway safety or increase congestion. Conversely, objector comments have expressed concern with visibility, as well as the condition of Dykemoor Drove. These comments are noted, and this does form a material consideration as part of this assessment, but as discussed above there are no concerns, in respect of highway matters to the amount of development proposed.
- 10.19 It is also noted that the Parish Council have raised concerns in terms of congestion and the associated Highways impact of the proposal, however, Cambridgeshire County Highways have raised no concerns at this stage, with any additional details being secured at the Technical Details stage or subject of a subsequent application. Further given that the proposal relates to two dwellings this quantum of development, is unlikely to result in sufficient harm, to justify the refusal of the application contrary to the Highway Authority's recommendation.
- 10.20 Comments have been raised about impact on wildlife however, this is a matter which is not attributed material weight at this stage of the application process. Additional public comments raise overlooking concerns, however, this is a matter that could only be determined at the Technical Details stage. Some comments points to the national housing shortage, however, this issue would not justify development in an unsustainable location with a risk of flooding.

## **11 CONCLUSIONS**

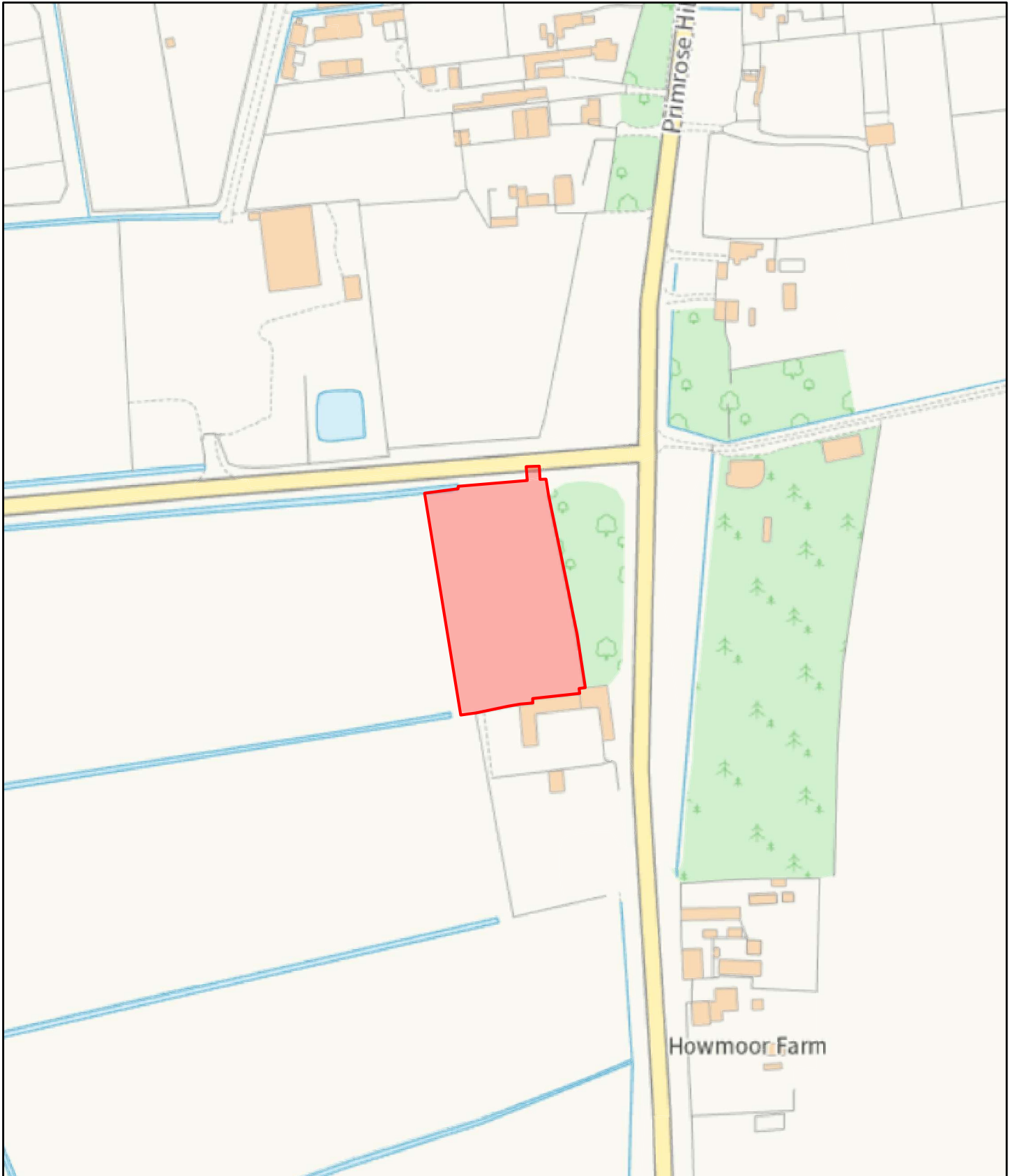
- 11.1 As indicated above it is only location, use and amount of development that may be considered at the first 'permission in principle stage' and it is considered that the location and use of the site for residential development is unacceptable due to the conflict with the settlement hierarchy of the Local Plan.
- 11.2 The principle of development is not supported as the site does not adjoin the built form and whilst the proposal is for workplace dwellings there is no planning justification for such a dwelling in this location.

- 11.3 The site is partially located in Flood Zone 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.
- 11.4 As such the recommendation is one of refusal.

## 12 RECOMMENDATION

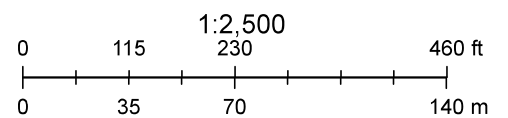
**Refuse;** Permission in Principle for the following reasons:

1.	The application site constitutes an area of land located outside the developed footprint of Doddington. Development of this site would result in an unacceptable urbanisation, extending development into the countryside. It would likely set a precedent for future development, further eroding the character of the area and the open countryside. The development proposal will be in an 'elsewhere' location contrary to Policies LP3 and LP12 of the Fenland Local Plan (2014). As such any residential development on this site will be contrary to the above policy considerations and thus, in terms of location and use, the Planning in Principle application fails.
2.	<p>The site lies partially within in Flood Zones 2 and 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.</p> <p>The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.</p>



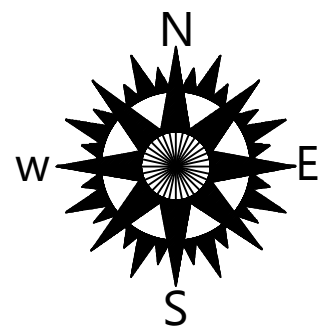
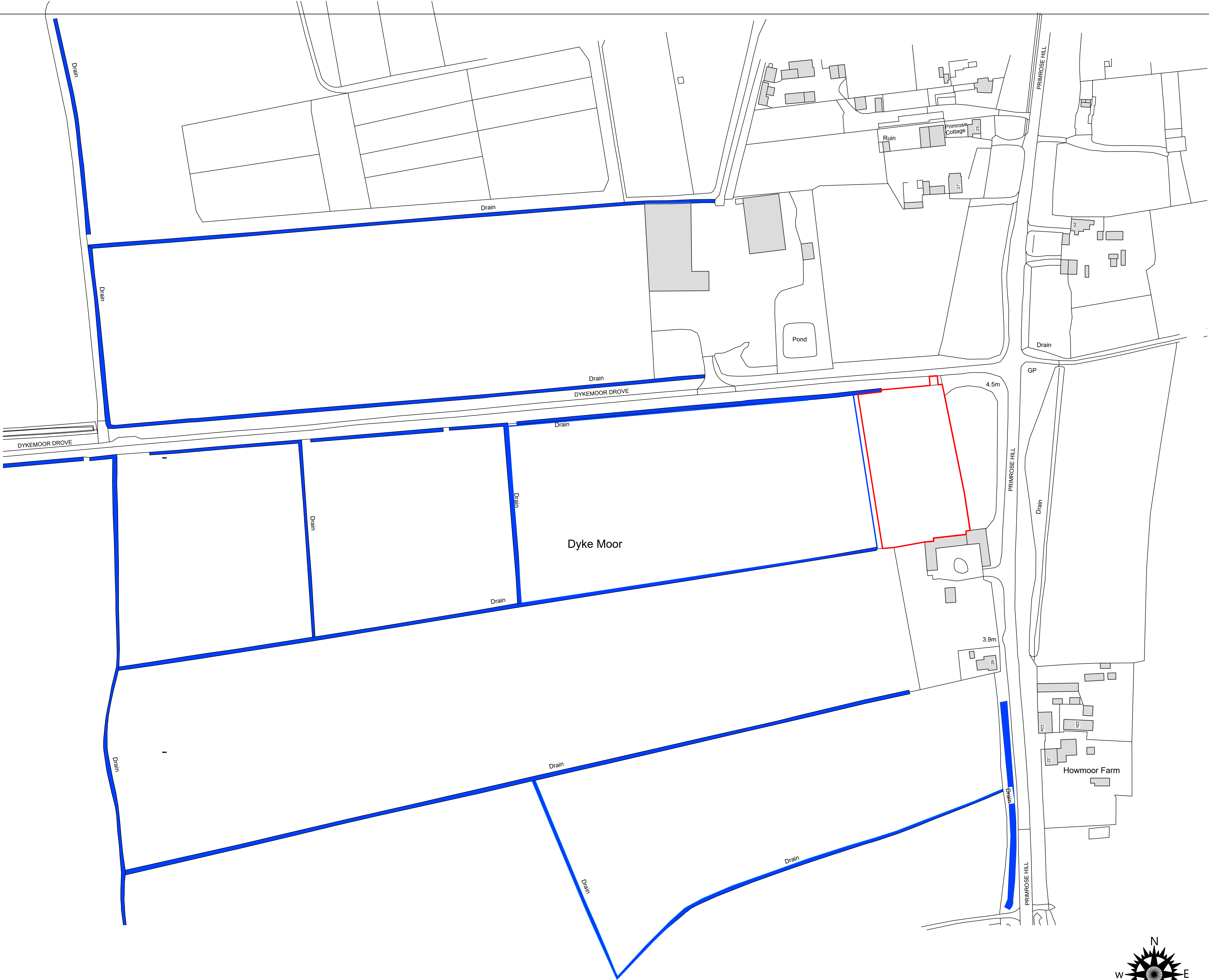
10/9/2025, 12:24:31 PM

 Fenland District Boundary

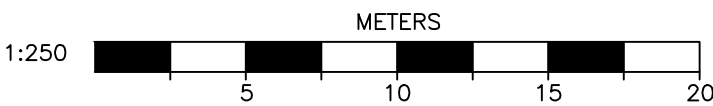


Fenland District Council





LOCATION PLAN (1:1250)



Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.

Please read, if in doubt ask. Change nothing without consulting the Engineers.

Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

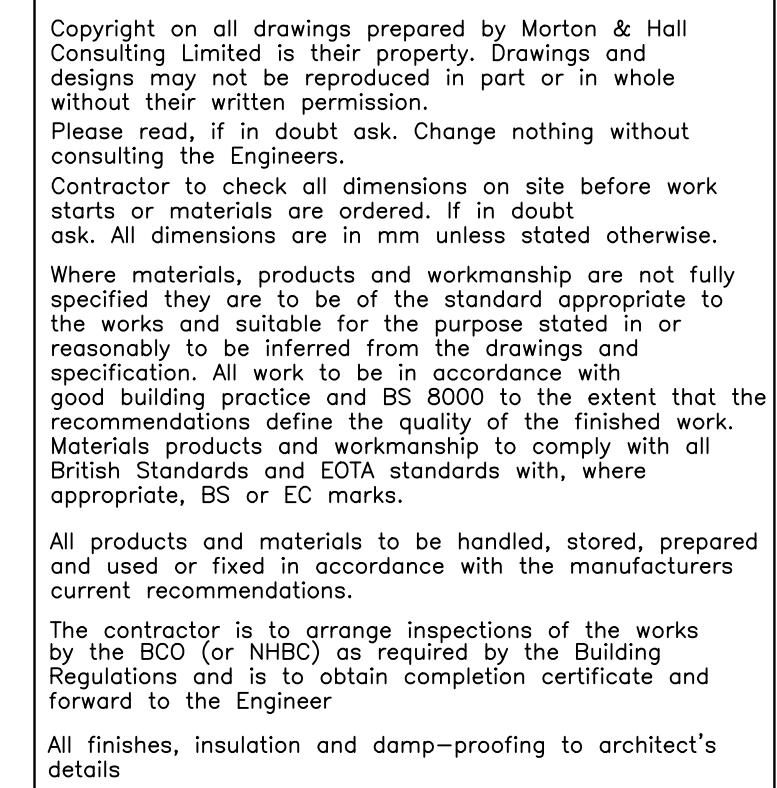
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

All finishes, insulation and damp-proofing to architect's details

A		CLIENTS COMMENTS	AUG 25
		REVISIONS	DATE
<div><div><div><div>MORTON &amp; HALL</div><div>CONSULTING LIMITED</div></div><div><div><div>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ</div><div>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</div></div><div><div><div><div>LABC</div><div>fenland</div></div><div><div><div>fenland</div><div>District Council</div></div></div><div><div><div><div>Building</div><div>Design Awards</div></div><div>winner</div></div><div><div><div>Building Excellence in Fenland</div></div></div></div></div></div></div></div></div>			
CLIENT			
Savage Developments Ltd			
PROJECT			
Proposed Development West of 29 Primrose Hill Doddington Cambs PE15 0SU			
TITLE			
Location Plan			
DRAWN MH		DATE OF ISSUE	
CHECKED			
DATE July 2025		DRAWING NUMBER	
SCALE As Shown		H10633/01_A	



Page 139

This page is intentionally left blank

**F/YR25/0787/PIP**

**Applicant: Mrs Gillian Youlton**

**Agent: Mr Lee Bevens  
L Bevens Associates Ltd**

**Land East Of 50 Station Road, Manea, Cambridgeshire**

**Permission in principle to erect up to 7 x dwellings**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to recommendation.**

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks Permission in Principle (PiP) for the development of seven dwellings on Land East of 50 Station Road, outside the developed footprint of Manea.
- 1.2 Under Policies LP3 and LP12 of the Fenland Local Plan, the site is located immediately adjacent to the built-up settlement of Manea. However, development of this site would introduce a formal, backland extension into the open countryside, which does not respect the rural character or linear settlement pattern of Station Road. It would result in unacceptable urbanisation and erode the open character of this area.
- 1.3 Although the density of development proposed is low and could be accommodated physically on the site, this does not overcome the fundamental policy objections regarding location and use. Other technical details, including highway safety, would be addressed at the second stage (Technical Details Consent), though no objections have been raised by the Highway Authority at this stage.
- 1.4 The site lies entirely within in Flood Zone 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 1.5 The requirement to raise finished floor levels by 2.1 metres above ground level is considered to generate the potential for material character and amenity impacts for neighbouring properties, contrary to Policies LP2 and LP16 of the Fenland Local Plan, 2014. However, it is noted that finished floor levels, as well as elevations and floor plans are matters to be assessed at the Technical Details stage of the application process.
- 1.6 Therefore, the proposed development fails to comply with the Local Plan's spatial strategy and the site's location remains unsuitable for residential development in principle.

1.7 Accordingly, this application is recommended for refusal.
---

## **2 SITE DESCRIPTION**

- 2.1 The application site is located outside of the settlement footprint of Manea. The site is situated immediately to the east of the built-up settlement and is in use as a paddock. Adjacent development consists of frontage dwellings along Station Road to the west, agricultural buildings to the north and arable fields to the east and south. The site is bordered by fencing of varying heights to the west, with established trees and hedging to the northern boundary. Open boundaries are located to the east and south.
- 2.2 The site and surrounding area lies entirely within Flood Zone 3. The eastern extent of the site is subject to a low, medium and high annual likelihood surface water flooding.

## **3 PROPOSAL**

- 3.1 A location plan and an indicative site layout (although not a requirement of a PiP application) accompany this submission. The indicative site layout proposes a new 5.5 metre wide shared access road in the south-west corner of the site leading to seven dwellings on paddock land to the rear of existing frontage dwellings along Station Road.
- 3.2 The current proposal is the first part of the Permission in Principle application; this 'first stage' establishes whether a site is suitable in principle only, and assesses the 'principle' issues, namely; (1) Location (2) Use, and (3) Amount of development proposed
- 3.3 Should this application be successful the applicant will have to submit a Technical Details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.4 The applicant is only required to submit a completed application form, a plan which identifies the land to which the application relates (drawn to scale and with a north point) and the application fee.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

## **4 SITE PLANNING HISTORY**

No relevant site history.

## **5 CONSULTATIONS**

### **5.1 Manea Parish Council – 18 November 2025**

Objection –

*In flood zone 3*

*Raised levels would impact and cause flooding to neighbouring properties.*

*Inadequate access and splays*

*Physical impact on neighbouring properties.*

*No provision for adopted road.  
Back land development*

## **5.2 Fenland District Council – Consultant Trees Officer – 22 November 2025**

*Further information is required regarding the constraints posed by the existing trees, the potential impacts arising from the proposed development, and the protection measures necessary to safeguard them. Any finalised layout will need to demonstrate that both direct and indirect conflicts with retained trees have been fully addressed, ensuring the scheme can be delivered without compromising their long- term contribution to amenity and wildlife value.*

*As the current submission does not provide this level of detail, it is not possible to offer further substantive comments at this stage.*

## **5.3 Natural England – 19 November 2025**

**NO OBJECTION SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

*We consider that without appropriate mitigation the application would:*

- have an adverse effect on the integrity of Ouse Washes Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and Site of Special Scientific Interest (SSSI)*

*The Technical Details Consent (TDC) should include an appropriate condition to secure the following mitigation measures:*

- Confirmation that the relevant Waste Water Treatment Works has sufficient capacity to serve the proposed development prior to occupation*
- Disturbance reduction measures, including an ecologically sensitive lighting strategy*

*Should your authority be minded to grant permission in principle on this site contrary to the advice in this letter, Natural England requests to be consulted at the Technical Details Consent stage.*

## **5.4 Environment Agency – 17 November 2025**

*No objection – Sequential test, exception test, flood warning and other sources of flooding advice given.*

### **Flood Risk**

*We have no objection to the revised Flood Risk Assessment (FRA), referenced 'Sequential and Exception Test Including Flood Risk Assessment' and dated 'September 2025; Revision B' submitted as part of this permission in principle application for the erection of up to 7x dwellings. The submitted revised FRA proposes an altered finished floor level from the previous 'revision A' of 2.1 m above surrounding ground level with 0.6 m of flood resistant and resilient construction above finished floor level. This provides betterment over the previously proposed finished floor level of 1.4 m above typical ground level, plus 0.6 m of flood resistance measures. This means that proposed finished floor levels are now raised above the predicted breach flood depth of 1-2 m.*

### **Flood Risk Assessment**

*To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 'Sequential and*

*Exception Test Including Flood Risk Assessment' and dated 'September 2025; Revision B', are:*

- Residual breach flood risk depths of 1-2 m*
- Potential breach flood velocities and the maximum hazard rating were not assessed*
- Proposed finished floor levels of 2.1 m above typical ground level, with 0.6 m of flood resistance and resilience measures*
- Access/Egress – The FRA states that an evacuation plan should be put in place, as made acceptable by the residents and advised by the emergency planner.*

#### **5.5 Fenland District Council – Environmental Health – 17 November 2025**

*No objection - as it is unlikely to have a detrimental effect on local air quality, be affected by ground contamination or adversely impact the local amenity due to excessive artificial lighting.*

#### **5.6 Cambridgeshire County Council – Highways Officer – 17 November 2025**

*The applicant is seeking an agreement in principle for the development of this site for 7 residential dwellings. They have included within the submission an indicative internal estate layout along with a proposed location and arrangement of a new junction with the highway. This shown junction layout does meet with current highways authority standards and also includes the required inter-vehicle visibility splays information which meets the correct minimum distances of 2.4m x 43m either side of the junction, for the roads speed limit of 30mph. From an initial review of this proposed junction location against our records, it appears that these splays can be achieved within the existing highways extent. Should this application progress to the next stage this would need to be evidenced via submission of confirmed detailed records from our Highways Searches team which is the responsibility of the applicant to obtain. Otherwise, I would have no objection to the principal of the development.*

#### **5.7 Anglian Water – 12 November 2025**

*Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary or affected by the proposals. It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers, lateral drains, or other water infrastructure assets are in existence.*

*This site is within the catchment of Manea-Town Lots Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows generated by the proposed development. However, Manea-Town Lots WRC is included within our Business Plan as a named growth scheme with investment delivery planned between 2025-2030. Written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site. This is to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework Our requested condition would cease to have effect if the development is first occupied after April 2030.*

*Anglian Water would object to any connection into our foul network from the proposed development due to capacity constraints and pollution risk.*

*The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.*

## **5.8 Fenland District Council – Environmental Services – 07 November 2025**

*- Should access be required (plans look like we will have to) onto shared private driveways/roads, they would need to be constructed suitably for a 26 tonne refuse vehicle and indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations. A swept path plan would also be required as per below.*

*- Properties served by shared private driveways will require shared collection points where the drives/roads meet the public highway. Shared collection points need to be of sufficient size to accommodate up to 2 x 240 bins and a 23ltr food caddy from each property. Residents should not be expected move bins more than 30m, Collection points should be no more than 10m from the highway.*

*- A swept path plan would be required to demonstrate that a refuse vehicle could access the site turn and leave the site in a forward direction (vehicle dimensions on the attached).*

*- New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.*

*- Refuse and recycling bins will be required to be provided as an integral part of the development.*

## **5.9 Fenland District Council – Ecology Officer – 24 October 2025**

*I have no in-principle objections to the proposal on Ecology grounds. Any future application must be informed by –*

- Appropriate habitat and species surveys,*
- A Biodiversity Metric providing a baseline calculation for the site,*
- Proposals for biodiversity enhancements*

## **5.10 Local Residents/Interested Parties**

15 communications of objection have been received. Eight objectors are from Manea with six from Station Road and two from Pingle Wood Row. Two objectors are from Banks End and Frost Way in Ramsey. Single objectors are from Heron Way in Benwick, Newgate Street in Doddington, 2 Park Road in Eastleigh, Whittington Barracks in Lichfield and Burrowmoor Road in March. Multiple objectors border the proposal site.

<b>Objecting Comments</b>	<b>Officer Response</b>
Impact from raised 2.1 metre finished floor levels	Addressed in the Location section.
Surface water and foul water flooding	Addressed in the Location section.
Highway safety	Addressed in the Location section.
Access and parking	Addressed in the Location section.
Adverse impact on residential amenity	Addressed in the Location section.
Impact on existing services	Addressed in the Use section.
Loss of view	Addressed in the Use section.
Impact on character of Manea.	Addressed in the Use section.
A stepped approach for future planning to the southern	Addressed in Quantum section.

paddocks to avoid developer contributions.	
There are available frontage sites in the village in lower flood risk areas.	Addressed in Matters Raised During Consultation section.
Impact on wildlife	Addressed in Matters Raised During Consultation section.
Disturbance during and post construction	Addressed in Matters Raised During Consultation section.
Devaluation of properties	Addressed in Matters Raised During Consultation section.

11 communications of support have been received. Eight supporters are from Manea with three supporters from Station Road, two from Westfield Road, one from Charlemont Drove, one from Pingle Wood Row and one from Wisbech Road. Two supporters are from Chatteris, with one from Doddington Road and one from New Road. One supporter is from Glebe Close from March. The nearest supporter is one the opposite side of Station Road to the proposal site.

<b>Supporting Comments</b>	<b>Officer Response</b>
Close to local services and public transport.	Addressed in the Location section.
The proposed access would be uncongested.	Addressed in the Location section.
Would not involve the use of farming land.	Addressed in the Use section.
This end of Manea can support more development.	Addressed in the Use section.
No wildlife impact.	Addressed in Matters Raised During Consultation section.
New housing will create work	Addressed in Matters Raised During Consultation section.
The housing will be affordable	Addressed in Matters Raised During Consultation section.
Housing is needed	Addressed in Matters Raised During Consultation section.

## **6 STATUTORY DUTY**

- 6.1 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) 2024**

Chapter 2 - Achieving sustainable development  
Chapter 4 – Decision-making  
Chapter 5 – Delivering a sufficient supply of homes  
Chapter 9 – Promoting sustainable transport  
Chapter 11 – Making effective use of land  
Chapter 12 – Achieving well-designed places  
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change  
Chapter 15 – Conserving and enhancing the natural environment

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

Context Paragraph: 012 (Reference ID: 58-012-20180615).

The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered



at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission but can advise applicants on the decision notice, where Permission in Principle is granted, what they would expect to see at Technical Details stage.

## **National Design Guide 2021**

Context  
Identity  
Built Form  
Movement  
Nature  
Uses  
Homes and Buildings

## **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development  
LP2 – Facilitating Health and Wellbeing of Fenland Residents  
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside  
LP4 – Housing  
LP5 – Meeting Housing Need  
LP12 – Rural Areas Development Policy  
LP13 – Supporting and Managing the Impact of a Growing District  
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland  
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland  
LP16 – Delivering and Protecting High Quality Environments across the District  
LP19 – The Natural Environment

## **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes  
DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

## **Cambridgeshire Flood and Water SPD 2016**

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy  
LP2: Spatial Strategy for the Location of Residential Development  
LP4: Securing Fenland's Future  
LP5: Health and Wellbeing

LP7: Design  
LP8: Amenity Provision  
LP12: Meeting Housing Needs  
LP18: Development in the Countryside  
LP19: Strategic Infrastructure  
LP20: Accessibility and Transport  
LP22: Parking Provision  
LP24: Natural Environment

## **8 KEY ISSUES**

- **Location**
- **Use**
- **Amount**

## **9 BACKGROUND**

- 9.1 The proposal is an application for Permission in Principle to develop the site for 7 dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle Stage) establishes whether the site is suitable in principle and assesses the following issues:

- (1) Location
- (2) Use, and
- (3) Amount of development proposed

The second (Technical Details Consent) stage is when the detailed development proposals are addressed. Technical Details Consent would need to be applied for should the application be granted.

- 9.2 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset these can form no part of the determination of Stage 1 of the process. Accordingly, some matters raised via statutory bodies may not be addressed at this time.

## **10 ASSESSMENT**

### **Location**

- 10.1 Policy LP3 of the Fenland Local Plan (2014) identifies Manea as being a 'Growth Village'. For these settlements, development and new service provision either within the existing urban area or as a small village extension will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns. The site is not allocated for housing in the adopted Fenland Local Plan (2014) and the Council can currently demonstrate a healthy housing land supply of 6.6 years. This means that the national "tilted balance" (set out in paragraph 11(d) of the NPPF) does not apply in this case, so there is no automatic presumption in favour of granting permission. As such, decisions should be based firmly on how well the proposal aligns with local and national planning policies.
- 10.2 The site is adjacent to the settlement, so would be acceptable with regard to Policy LP3 but would have an adverse character impact under Policy LP12 and LP16 due to backland development and encroachment into the countryside. The Local Plan does not rely on defined settlement boundaries but rather requires a physical assessment to be made to determine whether or not a site is within a village for the purposes of Policy LP12. Policy LP12 identifies that to receive support, the site

must be in or adjacent to the existing developed footprint of the village, defined as the continuous built form of the village and excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement. Whilst the site is immediately adjacent to the built-up settlement of Manea, criteria c, d and e within LP12 are considered to be of relevance when assessing this application.

- 10.3 Policy LP5 sets out the housing targets for the District, and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.4 It is apparent that in the case of the application site it would clearly constitute the extension of the settlement limit onto greenfield land in the open countryside in the form of backland development in an area characterised by linear development. The majority of the surrounding area is agricultural in use and rural in nature. Policy LP3 of the Local Plan defines Manea as a growth village. For these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate, albeit of a considerably more limited scale than appropriate to market towns. The site could therefore be considered as an extension to the village but must also comply with the more detailed policy criteria set out in Policy LP12 as well as Policy LP3.
- 10.5 Policy LP12, Part A states that "*new development will be supported where it contributes towards the sustainability of that settlement and does not harm the wide-open character of the countryside*" Criteria c, d and e are considered to be relevance to this application, and these criteria state:
- (c) It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland*
  - (d) The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance; and*
  - (e) It would not extend linear features of the settlement or result in ribbon development;*
- 10.6 The application site does adjoin Station Road to the west and as such would be adjacent to the existing developed footprint of the village in accordance with criteria (a) above. However, the rear garden of 50 Station Road is considered to denote the edge of the settlement. Development of this site would introduce a formal, backland extension into the open countryside, which does not respect the rural character or linear settlement pattern of the village, it would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area. As such, the proposal is considered contrary to Policy LP12 Part A (c), (d) and (e) which seek to ensure development would not have an adverse impact on the character and appearance of the surrounding countryside and would not result in linear development. Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD, seek to ensure that developments make a positive contribution and are sympathetic to the local distinctiveness and character of the area, recognise the beauty and character of the countryside and do not adversely impact on the landscape character.

- 10.7 Supporters of the proposal state that the site is close to a school and shops. Manea train station is location 800 metres to the north of the site which can provide a public transport link to goods and services in Ely, March and beyond. There are no bus stops in the vicinity of the site.
- 10.8 The site lies entirely within Flood Zone 3. However, it is considered that insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding. The application is accompanied by a sequential test which is limited to Manea. This is in line with the Council's guidance on the area of search for Growth Villages and is agreed. The sequential test considers a number of sites, however the reason for discounting some sites has not been provided, with some commentary simply stating "Not comparable" or "Approved" without any further explanation. Furthermore, several smaller and larger sites plus sites for different types/styles of developments on sites with a lower risk of flooding have been discounted when this application is only for the principle of residential development with such details not provided at this stage. Therefore, the assessment appears to be incomplete and inadequate. One objector has observed that there are available frontage sites in lower flood risk areas which would appear to contradict the findings of the sequential test. It is therefore considered that the proposal is not in accordance with Policy LP14 of the Fenland Local Plan, 2014, and Chapter 14 of the National Planning Policy Framework, 2024.
- 10.9 To address flood risk a revised Flood Risk Assessment document was submitted which proposes finished floor levels 2.1 metres above surrounding ground level. This mitigation measure may generate material character and amenity concerns which it is considered cannot be addressed until the Technical Details Consent stage of the application process.
- 10.10 Foul water capacity and surface water flood risk concerns have been expressed by residents with comments that the rear of the site floods annually and sewage has flooded gardens during November 2025. Manea continues to experience ongoing issues with surface water drainage and sewage system capacity at Manea WRC. The existing infrastructure is already overstretched. This development would place additional strain on an inadequate system, potentially increasing the risk of localised flooding and sewage backflow. The proposal fails to demonstrate compliance with Policy LP16(d), which requires satisfactory drainage and infrastructure provision to support new housing. Anglian Water have stated that *Written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site.*
- 10.11 The site is located between and to the rear of existing dwellings on Station Road and could therefore be considered a village extension, however it must also comply with the more detailed policy criteria set out in Policy LP12 Part A as well as Policy LP3. It should also be noted that LP12 indicates a threshold around appropriate growth for villages (10%) and growth villages (15%). As recorded in the 'Village Threshold Position Statement' the threshold for Manea has been exceeded. If this development was supported it would result in an unacceptable urbanisation to the detriment of the open countryside through the erosion the rural character of the locality.

## Use

- 10.12 The site is situated adjacent to the built-up settlement, however as stated above, it will be contrary to Policy LP12 – Rural Areas Development Policy and Policy LP16 – Delivering and Protecting High Quality Environments across the District. It is therefore considered that the site is not acceptable to use for new dwellings.
- 10.13 In addition, whilst perhaps being a matter more appropriate for consideration at Technical Consent stage, the location of the site for backland dwellings and the proximity to established dwellings does raise amenity potential issues whether a high-quality residential environment would ultimately be created.

### **Amount of Development Proposed**

- 10.14 The application seeks Permission in Principle for seven dwellings on a site of 0.8 ha which would equate to a density of approximately nine dwellings per hectare. This is low density and could comfortably be accommodated on-site without being considered an overdevelopment of the site. However, the detailed layout and design will be for consideration at the Technical Details stage. In terms of consideration of amount, the proposal is acceptable. When compared to dwellings within the built-up settlement limit the amount of development is considered to be a comparable quantum when assessed against existing development.
- 10.15 An objection has been raised as to the potential size of the proposed dwellings, however, the proposed design is indicative, and therefore no planning weight can be given to these comments at this stage of the planning process.
- 10.16 One objector has suggested that there is capacity within the site for further development to the south and that this application seeks a stepped approach for future planning to avoid developer contributions. The Local Planning Authority can only determine the application at hand and speculation as to potential future development cannot be attributed material planning weight.

### **Matters Raised During Consultation**

- 10.17 It should be noted that a number of supporting letters have commented noting that the provision of seven dwellings will not impact on highway safety or increase congestion. These comments are noted, and this does form a material consideration as part of this assessment, but as discussed above there are no concerns, in respect of highway matters to the amount of development proposed.
- 10.18 It is also noted that nearby residents have raised concerns in terms of congestion, and the associated impact of the proposal upon the highway. However, Cambridgeshire County Highways have raised no concerns at this stage, with any additional details being secured at the Technical Details stage or subject of a subsequent application. Further given that the proposal relates to seven dwellings this quantum of development, is unlikely to result in sufficient harm, to justify the refusal of the application contrary to the Highway Authority's recommendation.
- 10.19 Comments have been received that new housing will create temporary employment. This is not a material planning consideration. Another supporter states that housing will be affordable, but no information has been submitted to support this assertion. It should also be noted that disturbance during construction, the devaluation of properties and the loss of views are not matters attributed material planning weight.

- 10.20 Comments have also been raised about impact on wildlife. However, this is a matter which is not attributed material weight at this stage of the application process. Additional public comments raise noise, overlooking, overshadowing and overbearing concerns; however, these are matters that could only be determined at the Technical Details stage. Some comments points to the national housing shortage, however it is not role of the Local Planning Authority to address under provision elsewhere in the country when Fenland District exceeds its five-year Housing Land Supply with a total of 6.6 years provision. Finally, one supporter refers to the character of the applicant. The character of the applicant has no impact on the proposal which must solely be determined against local and national planning policy.
- 10.21 There is a permission in principle site further north for Land South East of 76 Station Road that was approved following a committee overturn under reference F/YR23/0373/PIP. That site is considered to be materially different in that the site was a former piggery site and was considered to constitute a brownfield site. This application is on paddock land and does not constitute a brownfield site.

## 11 CONCLUSIONS

- 11.1 As indicated above it is only location, use and amount of development that may be considered at the first 'permission in principle stage' and it is considered that the location and use of the site for residential development is unacceptable due to the conflict with the settlement hierarchy of the Local Plan.
- 11.2 The site lies entirely within in Flood Zone 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

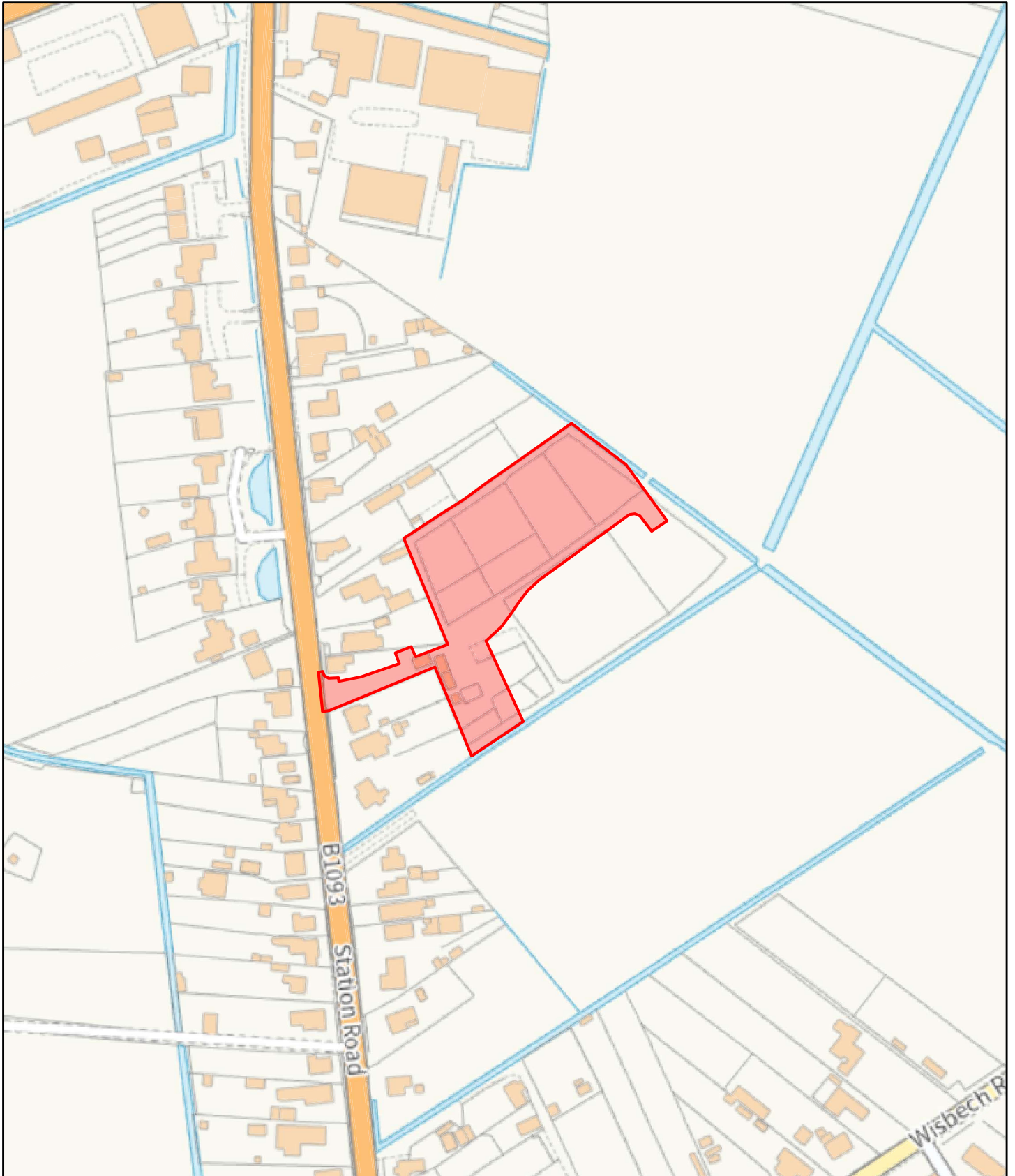
## 12 RECOMMENDATION

**Refuse;** Permission in Principle for the following reason:

1.	Development of this site would result in unacceptable urbanisation of this rural location, constituting backland development in the countryside. It would erode the character of the area and the wider open countryside contrary to criteria c, d and e of Policy LP12 of the Fenland Local Plan (2014). As such, any residential development on this site will be contrary to the above policy considerations and thus, in terms of location and use, the Planning in Principle application fails.
2.	<p>The site lies entirely within in Flood Zone 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.</p> <p>The application is not accompanied by a substantive sequential test and as such insufficient assessment has been undertaken and inadequate information</p>

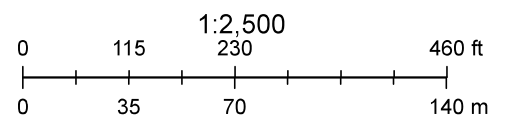


	submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.
--	--

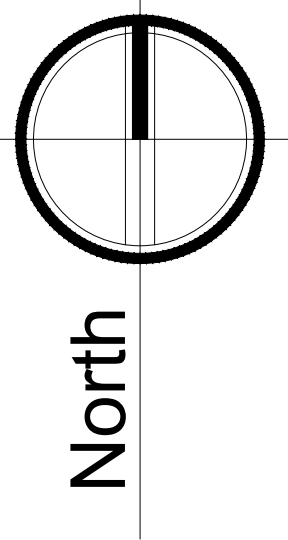


10/22/2025, 10:27:41 AM

 Fenland District Boundary



Fenland District Council



Ordnance Survey (c) Crown Copyright 2025. All rights reserved. Licence number 100022432



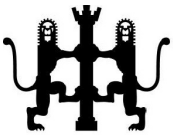
THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF L BEVENS ASSOCIATES ARCHITECTS LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS. COPYRIGHT 2025 G.

ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD REPORTED TO THE ORIGINATOR.

ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.



L Bevens Associates Architects Ltd  
The Doghouse  
10 Cricketers Way  
Chatteris  
Cambridgeshire  
PE16 6UR  
Tel: 01354 493969  
Mob: 07739 562818  
Email: enquiries@lbevens-associatesltd.co.uk  
Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY

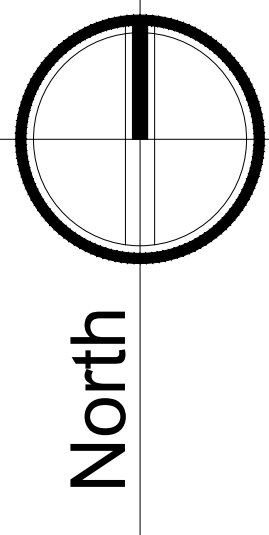
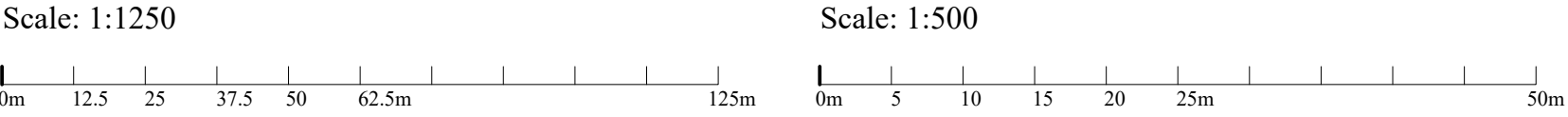
CLIENT  
Mrs G Youlton

PROJECT  
50 Station Road  
Manea, Cambridgeshire. PE15 0HE

DRAWING TITLE  
Location Plan  
Existing Site Plan

SCALE	DATE	DRAWN	CHECKED
1:1250 & 1:500 @ A2	September 2025	LB	
DRAWING NUMBER	REVISION		
CH25/LBA/700/EX-1-100			

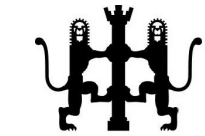




Ordnance Survey (c) Crown Copyright 2025. All rights reserved. Licence number 100022432



Rev B Oct 25 Revised to suit client comments.  
Rev A Oct 25 Revised to suit client comments.



L Bevens Associates Architects Ltd  
The Doghouse  
10 Cricketers Way  
Chatteris  
Cambridgeshire  
PE16 6UR  
Tel: 01354 493969  
Mob: 07739 562818  
Email: enquiries@lbevens-associatesltd.co.uk  
Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	FILE COPY	<input type="checkbox"/>

CLIENT  
Mrs G Youlton

PROJECT
50 Station Road Manea, Cambridgeshire. PE15 0HE

DRAWING TITLE

Location Plan

Proposed Indicative Site Plan

SCALE	DATE	DRAWN	CHECKED
1:1250 & 1:500 @ A2	September 2025	LB	
DRAWING NUMBER			REVISION
CH25/LBA/700/PIP-1-100			B

THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF L BEVENS ASSOCIATES ARCHITECTS LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS. COPYRIGHT 2025 G.

ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD REPORTED TO THE ORIGINATOR.

ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.

---

**F/YR25/0796/PIP**

**Applicant: Mrs D Daines**

**Agent : Mr M Hall  
Morton & Hall Consulting Ltd**

**Land North Of 120 London Road, Chatteris, Cambridgeshire**

**Permission in principle to erect up to 1 x dwelling**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer recommendation.**

---

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks Permission in Principle (PiP) for the development of one dwelling on Land North of 120 London Road, outside the developed footprint of Chatteris.
- 1.2 Under Policy LP3 of the Fenland Local Plan, the site is considered to be in an 'Elsewhere' location, where new housing is only supported if it is demonstrably essential to a rural-based enterprise. No such justification has been provided. The development would therefore be in direct conflict with the settlement hierarchy and spatial strategy of the Local Plan, as well as resulting in the further urbanisation of the area to the detriment of its character and appearance.
- 1.3 Although the density of development proposed is low and could be accommodated physically on the site, this does not overcome the fundamental policy objections regarding location and use. Other technical details, including highway safety, would be addressed at the second stage (Technical Details Consent), though no objections have been raised by the Highway Authority at this stage.
- 1.4 Therefore, the proposed development fails to comply with the Local Plan's spatial strategy and the site's location is considered unsuitable for residential development in principle.
- 1.5 Accordingly, this application is recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located outside of the settlement footprint of Chatteris. The site is situated to the west of London Road to the north-east of 120 London Road. The site is grassed and was formerly used as a bowling green with a building in the western rear corner of the site formerly used as a pavilion. The boundaries of the site are bordered by a 1.4 metre high timber fence to the sides and rear and an established 1.8 metre high hedge to the site frontage. The site is located in Flood Zone 1 and is subject to a low annual likelihood of surface water flooding.

### 3 PROPOSAL

- 3.1 A location plan, existing site plan and indicative site layout (although not a requirement of a PiP application) accompany this submission. These indicate the removal of the existing boundary treatment on the site and the provision of a dwelling with associated parking and landscaping together with the provision of an upgraded access road utilising the existing site access.
- 3.2 The current proposal is the first part of the Permission in Principle application; this 'first stage' establishes whether a site is suitable in principle only, and assesses the 'principle' issues, namely; (1) Location (2) Use, and (3) Amount of development proposed
- 3.3 Should this application be successful the applicant will have to submit a Technical details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.4 The applicant is only required to submit a completed application form, a plan which identifies the land to which the application relates (drawn to scale and with a north point) and the application fee.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR05/0120/O	Erection of 2 detached houses	Refused - 29 March 2005
F/YR06/0001/O	Erection of 2 detached dwellings	Refused – 27 February 2006. Dismissed at Appeal – 06 February 2007.
F/YR08/0494/F	Erection of a 2-bed detached bungalow involving demolition of existing dwelling	Approved – 25 July 2008.

### 5 CONSULTATIONS

#### 5.1 Chatteris Town Council – 30 October 2025

Support.

#### 5.2 Cambridgeshire County Council – Highways – 29 October 2025

No significant impact upon the public highway – *The proposal for 1 dwelling utilises an existing highways access to a former bowling green. The dwelling has parking and turning space to enable vehicles to exit the site in a forward gear. I note that drawing H10792/04 shows that the existing access will be widened to 5m and will be sealed and drained away from the public highway. It is not clear if the*



*access will be gated but if this is the case the gate should be set back 5m from the carriageway edge to enable a vehicle to wait clear of the public highway. It is expected that detail showing that the proposed access will be laid out and constructed in accordance with Cambridgeshire County Council's construction specification will be provided as part of the technical details consent application.*

### 5.3 Fenland District Council – Environmental Health – 29 October 2025

No objections.

### 5.4 Local Residents/Interested Parties

15 communications of support have been received for this application. Fourteen supporters are from addresses in Linden Drive, London Road x 3, Manor Gardens, Millfield Close, New Road x 2, Southampton Place, Station Street, The Sycamores, Tithe Road, Westbourne Road and West Street, Chatteris, with one from Newgate Street, Doddington.

Supporting Comments	Officer Response
Other PIP applications have been allowed in the area.	This will be addressed in the Location section.
The property is frontage development.	This will be addressed in the Location section.
This site is closer to Chatteris than already approved developments.	This will be addressed in the Location section.
The land is currently unused.	This will be addressed in the Use section.
I believe it will look good	This will be addressed in the Matters Raised During Consultation section.

## 6 STATUTORY DUTY

- 6.1 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) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

### National Planning Practice Guidance (NPPG)

Context Paragraph: 012 (Reference ID: 58-012-20180615). The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical

details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission but can advise applicants on the decision notice, where Permission in Principle is granted, what they would expect to see at Technical Details stage.

### **National Design Guide 2021**

Context

Identity

Built Form

Uses

Homes and Buildings

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP4: Securing Fenland's Future

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP12: Meeting Housing Needs

LP18: Development in the Countryside

LP19: Strategic Infrastructure

LP20: Accessibility and Transport

LP22: Parking Provision

## **8 KEY ISSUES**

- **Location**
- **Use**
- **Amount**

## **9 BACKGROUND**

- 9.1 The proposal is an application for Permission in Principle to develop the site for up to 5 dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle Stage) establishes whether the site is suitable in principle and assesses the principle issues namely:

- (1) Location
- (2) Use, and
- (3) Amount of development proposed

And the second (Technical Details Consent) stage is when the detailed development proposals are addressed. Technical details consent would need to be applied for should the application be granted.

- 9.2 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset these can form no part of the determination of Stage 1 of the process. Accordingly, some matters raised via statutory bodies may not be addressed at this time.
- 9.3 It is pertinent to note that this previous full and outline applications for dwellings on this site have been dismissed for this site with F/YR06/0001/O subsequently dismissed at appeal.

## **10 ASSESSMENT**

### **Location**

- 10.1 Policy LP3 of the Fenland Local Plan (2014) identifies Chatteris as being an 'Other Market Town'. For these settlements, the majority of the district's new housing, employment growth, retail growth and wider service provision should take place in these settlements.
- 10.2 The site is considered to be situated within an elsewhere location as it is divorced from the main built form of Chatteris. The Local Plan does not contain settlement boundaries and instead relies upon a case-by-case site specific judgment. Whilst LP12 relates to the development on the edge of villages the criteria within the footnote to this policy are considered to give a helpful indication as to what can or cannot be considered adjacent to the built form of a settlement. This excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement. The application site and its surroundings are considered to fall within these exemptions as the site is separated by approximately 350m by fields of arable land from the continuous built form of the settlement. Immediately adjacent development consists of a single residential dwelling to the south, with areas to the east, north and west rural in nature.
- 10.3 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in

accordance with the development plan unless material considerations indicate otherwise.

- 10.3 The application is submitted as to be self/custom build. Policy LP5, Part C seeks to provide, in appropriate circumstances, housing solutions that meet market expectations including self-build homes, which is supported by Para 63 of the NPPF (2024). Under Section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Weight would therefore be given to this, the amount dependant on identified demand.
- 10.4 However, the Council can currently demonstrate that the number of permissions given for self/custom builds exceeds identified demand, and as such very limited weight can therefore be reasonably afforded to the delivery of this form of housing when determining the application.
- 10.5 While the services and facilities within the town would be accessible by utilising the footpath, this is narrow and unlit and on the opposite side of London Road to the east. The services and facilities are also several hundred metres away. This is not therefore considered sufficient to overcome the harm identified by a new dwelling, in what is considered a countryside location, whereby there is no demonstrable need.
- 10.6 It is noted that the Agent has advised of other residential developments having been approved further to the south of Chatteris. Each application must be determined on its own merits. Notwithstanding this basic principle it is also considered that further development should be avoided in this unsustainable location to prevent the further urbanisation of the area.
- 10.7 Policy LP3 sets out the spatial strategy, settlement hierarchy, and approach to elsewhere developments. This is complemented by Policy LP4 which sets out proposed housing targets for Market Towns and Other Locations. The key driver of these policies is to ensure that new development is directed towards the most sustainable locations whilst recognising that smaller settlements will still need to reflect natural population change and may require additional development of a much smaller scale to reflect these changes. Since the Plan was adopted there have been a number of sites permitted and completed in other locations dramatically exceeding the anticipated provision set out in the adopted Plan with no notable improvements to social, educational and health infrastructure to offset the impacts of development or increase the overall sustainability of these locations. As such the principal of additional residential development within 'Other Locations' should not be automatically accepted.
- 10.8 There is not considered to be any planning justification to support residential applications in this area that are contrary to local and national policy, especially in the context of a five year housing land supply which currently stands at 6.6 years. This means that the national "tilted balance" (set out in paragraph 11(d) of the NPPF) doesn't apply in this case, so there's no automatic presumption in favour of granting permission. As such, decisions should be based firmly on how well the proposal aligns with local and national planning policies.

10.9 The site is considered to be an 'Elsewhere location' as defined by Policy LP3. Development in an elsewhere location will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services or to minerals and waste development. The application does not state that it is essential to the operation of the activities set out by Policy LP3. The site currently forms a gap of open countryside, along with the field to the north, which is a characteristic of this part of London Road which gradually transitions from the developed area of Chatteris towards the open countryside. Development of this site would result in an unacceptable urbanisation, extending development into the countryside. It would likely set a precedent for future development, further eroding the character of the area and the open countryside.

10.10 In addition, whilst perhaps being a matter more appropriate for consideration at Technical Consent stage, the proposal would require the loss of a bowling green, albeit, not currently in use. A section of Policy LP6 is titled 'Retaining community facilities' and states: *Proposals that would lead to the loss of community facilities (e.g. public houses, village shops, community halls, post offices) will only be permitted if:*

- 1) *it can be demonstrated that the retention of the facility is no longer financially viable and an appropriate marketing exercise has been carried out, and it can be demonstrated that there is a lack of community need for the facility, or*
- 2) *an alternative facility is provided.*

### **Use**

10.11 The site is situated 350 metres away, at the nearest point, to the edge of the settlement. However, as stated above, it will be contrary to Policy LP12 – Rural Areas Development Policy and Policy LP16 – Delivering and Protecting High Quality Environments across the District. As set out above the use of the site for residential purposes is contrary to the settlement hierarchy and the introduction of a residential unit and associated paraphernalia is considered to erode the character and appearance of the open countryside. It is therefore considered that the site is not acceptable for a residential use.

### **Amount of Development Proposed**

10.12 The application seeks Permission in Principle for one dwelling on a site of 0.20ha which will equate to a density of approximately 5 dwellings per hectare. This is low density and could comfortably be accommodated on-site without being considered an overdevelopment of the site. However, the detailed layout and design will be for consideration at the technical details stage. In terms of consideration of amount, the proposed density is considered to be in keeping with existing dwellings to the south-west of the site in a more rural location, but underutilised when compared to the more densely developed sites to the north-east, closer to the built-up settlement of Chatteris.

### **Matters Raised During Consultation**

10.13 It should be noted that a number of supporting letters have commented to state that the dwelling will look good or is of good design. These comments are noted, however, no elevations or proposed materials have been provided as this application is solely to assess whether the location, use and amount of development proposed is appropriate in this 'Elsewhere' location.

- 10.14 It is also noted that the Town Council supports this application and Environmental Health have raised no objections. Cambridgeshire County Highways have raised no concerns at this stage, with any additional details being secured at the Technical Details or subject of a subsequent application.

## 11 CONCLUSIONS

- 11.1 As indicated above it is only location, use and amount of development that may be considered at the first 'permission in principle stage' and it is considered that the location and use of the site for residential development is unacceptable due to the conflict with the settlement hierarchy of the Local Plan.
- 11.2 The principle of development for residential purposes is not supported as the site does not adjoin the built form of Chatteris and whilst the proposal is for self/custom build dwellings the Council can currently demonstrate that the number of permissions given for self/custom builds exceeds identified demand, as well as currently having in excess of five years housing land supply.
- 11.3 Should this application be supported contrary to recommendation, there are no material concerns regarding residential amenity (subject to a suitable design at the Technical Details stage) as well as parking/highways matters. There are no issues to address in relation to flood risk and drainage, and ecology.
- 11.4 However these matters are not considered to outweigh the policy conflict identified and as such the application is recommended for refusal.

## 12 RECOMMENDATION

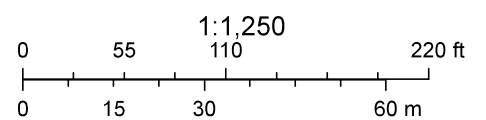
**Refuse;** Permission in Principle for the following reason:

1	The application site constitutes an area of land located outside the developed footprint of Chatteris within an 'elsewhere' location as defined in the Local Plan. Development of this site would result in an unacceptable urbanisation, extending development into the countryside, further eroding the character of the area and the open countryside. The development proposal will therefore be contrary, in principle, to Policies LP3 and LP16 of the Fenland Local Plan (2014).
---	---





10/27/2025, 10:54:38 AM





Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and COTTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

LEGEND

GRAVEL (PERMEABLE COVERING)

TARMAC

GRASS

BLOCK PAVING

PATHS/PATIO AREA

APPLICATION SITE

LAND IN THE SAME OWNERSHIP

HOUSEHOLDER BIN LOCATIONS

REVISIONS	DATE
<div><div>MORTON &amp; HALL CONSULTING LIMITED</div><div></div><div>1 Gordon Avenue, March, Cambridgeshire. PE15 8AU</div><div>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</div></div>	
<div><div></div><div></div><div></div><div></div></div>	
CLIENT Mrs D Daines	
PROJECT Land North of 120 London Road Chatteris Cambridgeshire PE16 6SF	
TITLE Existing Site Plan	
DRAWN MH	DATE OF ISSUE
CHECKED	
DATE October 2025	DRAWING NUMBER H10792/02
SCALE As Shown at A1	





Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.  
Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and COTTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

LEGEND

GRAVEL (PERMEABLE COVERING)

TARMAC

GRASS

BLOCK PAVING

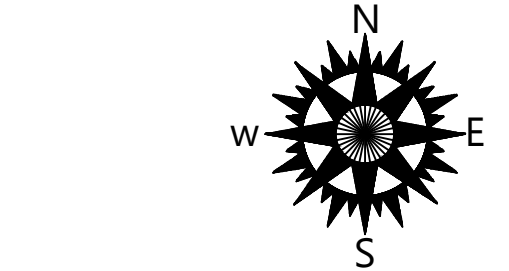
PATHS/PATIO AREA

APPLICATION SITE

LAND IN THE SAME OWNERSHIP

HOUSEHOLDER BIN LOCATIONS

A	PLANNER COMMENT	OCT 25
REVISIONS		DATE
<div><div>MORTON &amp; HALL CONSULTING LIMITED</div><div><div>1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ</div><div>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</div></div><div><div>LABC</div><div>Fenland District Council</div><div>Building Design Awards winner</div></div></div>		
CLIENT Mrs D Daines		
PROJECT Land North of 120 London Road Chatteris Cambridgeshire PE16 6SF		
TITLE Proposed Site Plan INDICATIVE		
DRAWN MH	DATE OF ISSUE	
CHECKED		
DATE October 2025	DRAWING NUMBER H10792/04	
SCALE As Shown		



PROPOSED INDICATIVE SITE PLAN 1:250  
Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

This page is intentionally left blank