
F/YR24/0458/PIP

**Applicant: Mr & Mrs Redhead & Brooks Agent : Mr G Boreham
Morton & Hall Consulting Ltd**

Land East Of Hill View, Eastwood End, Wimblington, Cambridgeshire

Permission in principle to erect up to 7 x dwellings

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1 The proposal is an application for Permission in Principle to develop the site for up to 7 dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle stage) establishes whether a site is suitable in principle and assess the principal issues name:
- (1) Location
 - (2) Use, and
 - (3) Amount of development proposed;
- 1.2 Evaluation of a PIP must be restricted to the issues highlight 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, matters raised via statutory bodies may not be addressed at this time.
- 1.3 This application site comprises an existing single storey residential dwelling and detached outbuildings, historically agricultural in nature. Historically, recommendations and refusals had been based upon the judgement that the area was in an "Elsewhere" location as set out in policy LP3. However, an appeal decision and subsequent grants of permission for residential development by the Council establish Eastwood End as being part of the growth village of Wimblington and in a sustainable location.
- 1.4 Whilst it is considered that the location and proposed land use are acceptable in principle, the amount of development is considered to be fundamentally unacceptable on the basis that it would result in encroachment into the countryside. Further, it would create a form of development significantly at odds with the prevailing pattern of development in the locality of the site, thereby harming the character of the area.
- 1.5 It is therefore recommended to refuse Permission in Principle.

2 SITE DESCRIPTION

- 2.1 The application site is located on the southern side of Eastwood End, in the parish of Wimblington. At present, the site comprises a single storey residential property and a small number of detached outbuildings.
- 2.2 The surrounding area is characterised by a mix of commercial and residential development along Eastwood End, notably with recent permissions granted for 2no. dwellings, 3no. dwellings and 9no. dwellings in the immediate vicinity of the site.

3 PROPOSAL

- 3.1 The application seeks permission in principle to erect up to 7no. dwellings on Land East of Hill View, Eastwood End, Wimblington.
- 3.2 As the application is solely for permission in principle, the only matters for consideration are location, land use and amount of development.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR24/0458/PIP | Permission in principle to erect up to 7 x dwellings | Land East Of Hill View Eastwood End Wimblington Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR24/0458/PIP)

4 SITE PLANNING HISTORY

- 4.1 There is no relevant planning history on the site.

5 CONSULTATIONS

5.1 Senior Archaeologist (CCC) – 10/06/2024

Based on the provided plans we do not object to the development in principle but consider that a programme of archaeological investigation should be secured by the use of a pre commencement archaeological condition at technical details stage.

5.2 Parish/Town Council – 20/06/2024 (Summarised)

- Application site and other recent permissions granted are close to narrow and tight bend on Eastwood End.
- No further need for dwellings until recently granted dwellings are built and occupied. Also need to see how local infrastructure copes with increase in dwelling numbers.
- Although in Flood Zone 1, other concerns of flooding already prevalent in the area.
- Site is in a rural environment and does not conform with settlement pattern.
- Wastewater treatment works in Doddington already struggling with capacity.

5.3 Environment & Health Services (FDC) – 19/06/2024

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality.

5.4 Local Residents/Interested Parties

Objectors –

14 letters of objection have been received (seven from Eastwood End, two from Eaton Estate and Dolby Close, Norfolk Street, Stone Grange and Doddington Road, Wimblington and Breton Road, March) raising the following issues:

- Highway network unsuitable for further development in terms of width, visibility and types of vehicles using road.
- Indicative layout not in keeping with linear pattern of development.
- Negative impact on wildlife in area.
- Issues with flooding in area.
- Services and facilities in Wimblington already stretched.
- House types proposed (4/5-bed properties) are not required, more starter homes needed.
- Number of properties in Eastwood End tripled in last 10 years.

Supporters –

10 letters of support have been received (three from Eastwood End, two from Horsemoor, two from Manea Road and Hook Road, Norfolk Street and Meadow Way, Wimblington) on the following grounds:

- Development will provide a mix of houses and compliment other developments in the area.
- Other applications have been approved along Eastwood End.
- Will make good use of a redundant, unviable farm.
- Provides more housing in Fenland.
- The site is an obvious extension to newly redeveloped area of Eastwood End.

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)

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

Para. 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 135 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

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

LP17 – Community Safety

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 48 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
- LP3: Spatial Strategy for Employment Development
- LP4: Securing Fenland's Future
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP13: Custom and Self Build
- LP18: Development in the Countryside
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP27: Trees and Planting
- LP28: Landscape
- LP29: Green Infrastructure
- LP32: Flood and Water Management

Delivering and Protecting High Quality Environments in Fenland SPD 2014
 DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

8 KEY ISSUES

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

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 LP3 defines Wimblington as a growth village, where small village extensions will be appropriate, albeit of a more limited scale than that appropriate to the market towns. Locations which do not fit within the defined settlement hierarchy set out in policy LP3 are deemed “elsewhere” locations where only development meeting the criteria set out within this policy will be acceptable.
- 9.3 Eastwood End is located to the east of the A141. It is a single carriageway road with few footpaths and loops back around to the west to rejoin the A141 further north. There are other roads which radiate off this loop and continue in a northerly and easterly direction. The area to the north of Eastwood End is given over mainly to agriculture/employment buildings. For the most part, Eastwood End itself is fronted by residential dwellings.
- 9.4 The site is located on the southern side of Eastwood End and currently comprises a single storey residential dwelling and a small cluster of agricultural buildings.
- 9.5 In an appeal decision made in respect of the refusal of planning application F/YR20/0635/F deemed that Eastwood End is contiguous with the settlement of Wimblington and is therefore more consistent with the characteristics of a Growth

Village, rather than an “elsewhere” location, as had previously been considered the case.

9.6 The aforementioned appeal decision along with other decisions made by Fenland District Council along Eastwood End are material considerations in the assessment of this application. The decisions to which consideration and weight has been given in the assessment of this application are as follows:

- F/YR19/0550/O – Land south of 6 Eastwood End. Planning permission granted for 3no. dwellings.
- F/YR21/0455/F – 1 Eastwood End. Planning Permission granted for 3no. dwellings involving demolition of existing dwelling.
- F/YR20/0641/F – Land south of Eastwood End. Planning Permission granted for 9no. dwellings with garages.
- F/YR22/0884/PIP – Land north of Hill View, Eastwood End. Permission in principle granted for up to 9no. dwellings.

9.7 When having regard to these decisions made by the Planning Inspectorate and Fenland District Council, it is apparent that Eastwood End has recently, generally, been considered a sustainable location for residential development.

9.8 Therefore, the proposal is considered to be acceptable in terms of the principle of location having regard to Policy LP3.

Use

9.9 Part of the site comprises an existing residential property with recently approved residential development to the north and north-west. There are also a number of residential properties situated to the west of the site and further north along Eastwood End.

9.10 As the proposal is also for residential development, this is considered to be in keeping with the surrounding land uses and is therefore considered to be acceptable, particularly when considering that a portion of the site currently hosts a residential dwelling.

Amount

9.11 The application seeks Permission in Principle for up to 7no. dwellings. Whilst not required as part of a PiP application an indicative site layout plan has been submitted as part of the application that shows 7 large, detached dwellings, all within generous plot sizes.

9.12 The site is measured at just under a hectare in size, meaning a very low density of approximately 7 dwellings per hectare. Whilst it is noted that properties along Eastwood End generally benefit from large plot sizes and curtilages, it is not considered that this would represent an efficient use of land, as required by paragraphs 128 and 129 of the NPPF (2023).

9.13 Notwithstanding this, the size and form of the application site and the amount of development proposed, as illustrated by the indicative layout plan, would inherently result in a form and character of development significantly out of keeping with the linear pattern of development prevalent along Eastwood End, particularly so on the eastern and southern side of the road, and a significant encroachment into the open countryside.

9.14 On this basis, it is considered that the principle of development in respect of the amount of development would be unacceptable having regard to the requirements of the NPPF and Policy LP16 of the Fenland Local Plan.

10 CONCLUSIONS

10.1 The application seeks permission in principle for up to 7no. dwellings at Land east of Hill View, Eastwood End, Wimblington. As the application is only for permission in principle, it is only possible to assess the location, land use and amount of development proposed.

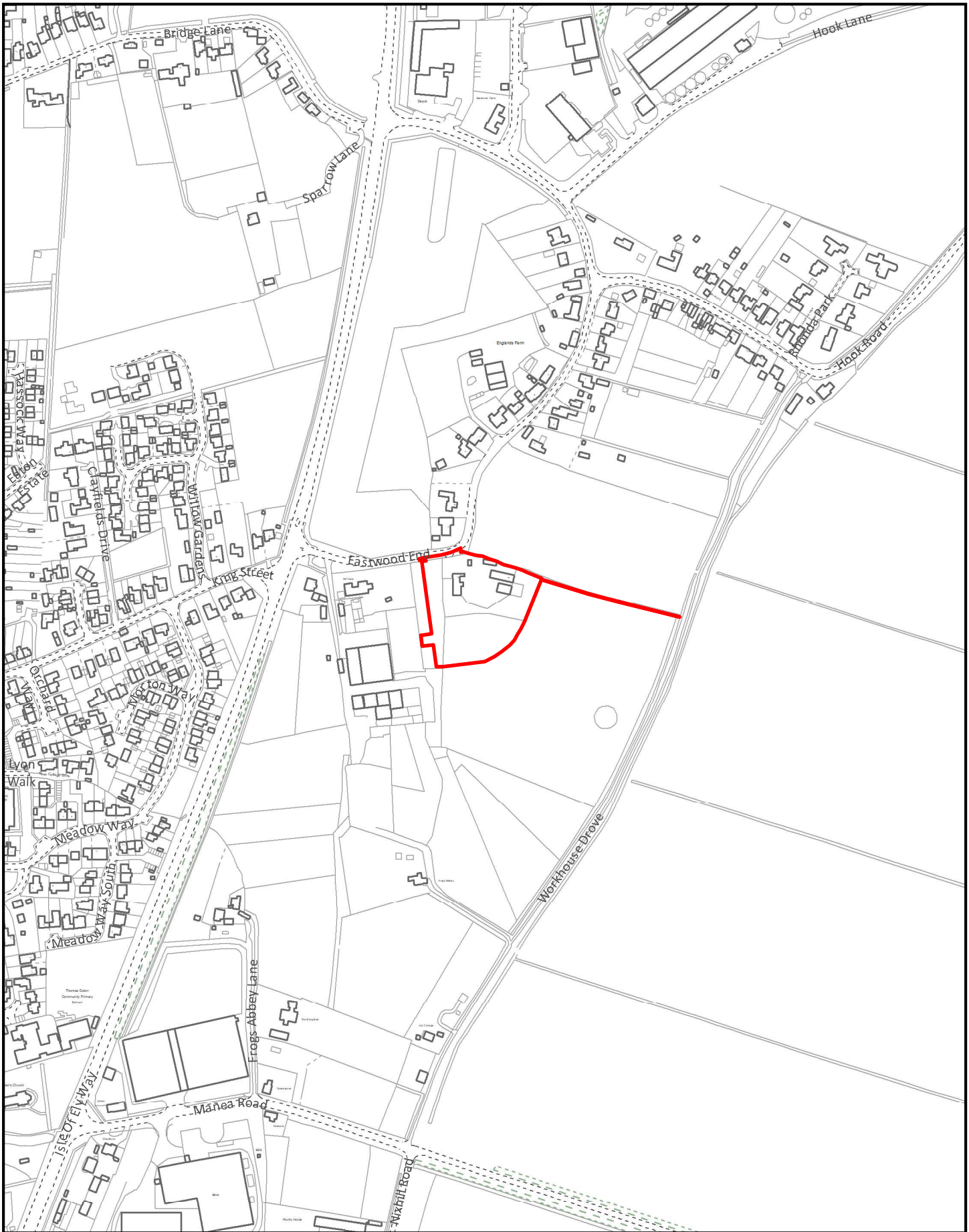
10.2 As assessed above, the location and proposed land use is acceptable in principle for new residential development. However, when considering the dominant linear pattern of development present along the entirety of Eastwood End, it is considered that the creation of 7no. dwellings on this site would be completely at odds with the prevailing pattern of development and fundamentally unacceptable having regard to the NPPF and Fenland Local Plan. This is further reinforced by the excessively sized red line that would likely result in a significant encroachment into the countryside.

10.3 On this basis, it is recommended that the application be refused.

11 RECOMMENDATION

Refuse; for the following reason:

1.	The application, by virtue of the proposed amount of development, would result in a form of development contrary to the prevailing linear pattern of development in the surrounding area and significant encroachment into the open countryside resulting in an unacceptable and adverse impact on the character of the area, contrary to Policy LP16 of the Fenland Local Plan 2014 and Paragraph 135 of the NPPF (2023).
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