
F/YR23/0113/PIP

**Applicant: Mr E Peggs
Hamilton Estates Ltd**

**Agent : Mr Jordan Trundle
Peter Humphrey Associates Ltd**

Land North Of 10, Primrose Hill, Doddington, Cambridgeshire

Residential development of up to 9 x dwellings (application for Permission in Principle)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks 'Planning in Principle' (PiP) for residential development of up to 9 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.
- 1.2 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.
- 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 9 dwellings on a site of approximately 0.99ha, equating to approximately 9 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 130 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.
- 1.5 It is recommended to refuse this application.

2 SITE DESCRIPTION

The application site is located on the northern side of Primrose Hill, adjoining the dwellings on Turnpike Close, which are considered to create the edge of the built form of Doddington beyond which is sporadic development, separated by fields which become sparser. The site consists of approximately 0.99ha of open field

and scrub land which is partially overgrown, set behind a highway verge with narrow footpath, ditch and boundary of vegetation and trees. The majority of the site sits beyond the speed limit change from 40-60mph as the village is exited and is located within Flood Zones 1, 2 and 3, with part of the site at a high risk of surface water flooding.

3 PROPOSAL

3.1 The 'Planning in Principle' (PiP) application is for residential development of up to 9 dwellings. The current proposal is the first part of the permission in principle application, which only assesses the principle issues namely:

- (1) location,
- (2) use; and
- (3) amount of development proposed,

3.2 This seeks to establish whether the site is suitable in principle. Should this application be successful, the applicant would have to submit a Technical Details application covering all other detailed material planning considerations. The approval of PiP alone does not constitute the grant of planning permission.

3.3 The applicant is only required to submit minimum information to accompany the application, plans submitted detail the extent of the application site only, no indicative site layout has been put forward.

3.4 Plans and associated documents for this application can be found at:

[F/YR23/0113/PIP | Residential development of up to 9 x dwellings \(application for Permission in Principle\) | Land North Of 10 Primrose Hill Doddington Cambridgeshire \(fenland.gov.uk\)](https://www.fenland.gov.uk/development/planning-and-building-control/planning-in-principle/F/YR23/0113/PIP)

4 SITE PLANNING HISTORY

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
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5 CONSULTATIONS

5.1 Parish Council

Doddington Parish Council has considered the above application and wishes to register its opposition to the application on the following grounds:

a) Primrose Hill is a busy 60mph road and traffic travelling from Chatteris towards Doddington firstly negotiates a fast right hand bend before continuing at speed past the site. Creating a development of 9 dwellings with their associated movement of cars and vehicles in and out of the development onto Primrose Hill will create a road safety issue

b) The site abuts the natural boundary of the village footprint and from that point there is open countryside on both sides of Primrose Hill with extensive views over agricultural land towards areas of woodland north of the site. This development would extend the existing linear features of the village by creating ribbon development which would set a precedent for any future development taking place

outside the village and encroaching into the open countryside. The proposed development is not in keeping with the form of settlement at that end of the village and will adversely harm its character and appearance. The attached pictorial view of the site with the outline of the development site superimposed on it shows the impact that this development will have on the area.

c) The open countryside, agricultural land and woodlands making up this site provide an extensive natural habitat for birds, animals and insect life. This development would have a detrimental effect on the ecological benefits of the area.

d) This planning application conflicts with the statements in the current 2014 Fenland Local Plan LP12 (Rural Areas Development Policy). In Part A of LP12 this proposed development is contrary to points (c), (d), (e), (g) and (i).

There are two further points that the Parish Council wish to make regarding comments that the agent has made in their Design & Access Statement that accompanied the application:

1. The agent claims that there is no relevant site planning history. The Parish Council disputes this as the agent submitted planning application F/YR22/0812/PIP for 9 dwellings which was validated on 7th July 2022 but subsequently withdrawn by the agent following representation from the Parish Council that they had indicated within that application that the Parish Council were supporting the application which was not true.

2. The agent stated "Although given very limited weight the emerging Draft Local Plan in its Draft Policies Maps (June 2022) indicated the intention to designate part of the proposed site as a Frontage Development Area." The Parish Council is very surprised that the agent should try and use information that was from an Emerging Draft Local Plan which was still being processed and was far from being adopted as policy. Perhaps they thought that the use of a map within their Design & Access Statement may influence residents to support their application.

It is however ironic that the map that they are using to support their application is out of date and has been superseded by a map dated August 2022 which is currently included within the Emerging Draft Local Plan. That map makes no reference to any part of the site in question being approved as a Residential site allocation for Doddington (Policy LP48) and the agents statement is therefore incorrect and misleading.

The Parish Council sincerely trusts that Fenland DC will refuse to grant planning permission for this application.

5.2 Environmental Health (FDC) (22/2/2023)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to be affected by ground contamination.

In the event that Permission in Principle is granted, due to the scale of the proposal and its close proximity to residents, a Construction Environmental Management Plan (CEMP) shall be required to support a full application.

The CEMP shall be submitted to and then approved in writing by the Local Planning Authority prior to any commencement of development, and adhered to

throughout the entire construction period. The CEMP must demonstrate the adoption of best practice to reduce the potential for adverse impact on the local amenity, whilst also acknowledging the health, safety and welfare of those working on site.

The CEMP should be in accordance with the template available on the Fenland District Council website via the following link:

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

5.3 Environmental Health (FDC) (10/3/2023)

Further comments requested upon noticing a commercial premises near the site:

There are no complaints associated about activities at the property from any existing nearby noise sensitive receptors, so I'm comfortable with the current stance of this service for this one.

5.4 Cambridgeshire County Council Archaeology

I am writing to you with regards to the archaeological implications of the above referenced planning application. The proposed development is located to the west of Doddington, near the edge of the existing settlement. Whilst a 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 sight of a proposed 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.

5.5 Cambridgeshire County Council Highways

Based on the information submitted I am unable to determine if safe vehicular access to the site is achievable.

Primrose Hill is de-restricted along most of the site frontage meaning vehicles are permitted to travel at speeds up to 60mph. Therefore, any new access would need to be capable of achieving a 2.4m x 215m inter-vehicular visibility splay¹, measured to the nearside carriageway edge. 2m x 2m pedestrian visibility splays measured to the back of footway are also needed. In absence of access locations, I cannot determine if such visibility is achievable.

The existing footway is narrow and would need to be widened between the site access(es) and the at Turnpike Close. The footway will need to be widened to 2m or the width of the existing path to the east (no less than 1.5m).

The records which I have access to indicate that there is common land between the highway and the development frontage. Changes to the surface of common

land require consent from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs. Therefore, construction of vehicular access(es) and widened footways will need approval from the Local Highway Authority (CCC) and Secretary of State prior to implementation.

I also note that there is an existing ditch along the frontage and any culverting will require drainage board consent.

¹ A reduced visibility splay in line with observed 85th percentile speeds will be accepted provided the applicant procures an appropriate speed survey,

5.6 Environment Agency

Thank you for your consultation dated 15 February 2023. We have inspected the documents as submitted and have no objection. However we have provided additional comments below on flood risk.

Flood Risk

The site is partly in flood zone 3a and a Flood Risk Assessment (FRA) should be provided to detail the impacts at the technical documents submission. Appropriate flood mitigation measures such as raised floor levels being raised appropriately should be detailed in the report.

Sequential Test / and Exception Tests

The requirement to apply the Sequential Test is set out in Paragraph 162 of the National Planning Policy Framework. The Exception Test is set out in paragraph 164. These tests are the Councils responsibility and should be completed before the application is determined. Additional guidance is also provided on Defra's website and in the Planning Practice Guidance.

5.7 Local Residents/Interested Parties

6 objections have been received (1 from Chestnut Close, 2 from Turnpike Close, 1 from Primrose Hill, 2 from Turf Fen Lane, Doddington), in relation to the following:

- Similar application withdrawn and made reference to a gift of land for a local park, queries over why the application was withdrawn
- Anti-social behaviour, traffic, noise, light pollution and litter
- Affect on wildlife/environment
- Land is greenbelt and should not be changed
- Site plan does not give any indication of development proposed/would like to see more detailed plans
- Would set a precedent
- Fields on entering the village more appealing than a house development
- Very busy road and traffic travels very fast/speed limit needs to be reduced
- This is a walking route for the village
- Not allocated for development, is a green space and should be protected
- Plenty of empty properties which should be looked into if homes are required/other development land

8 supporting comments have been received (3 from Juniper Close, 1 from Benwick Road, 1 from Bevills Close, 1 from High Street and 1 from Benwick Road, all Doddington and 1 from Iretons Way, Chatteris), in relation to the following:

- Benefit to the village and local community, will not impact the area

- Creation of plots of this size will attract affluence and support local businesses/economy/recreation
- Improve the gateway to the village
- Need for quality dwellings/more homes in the village
- Support subject to access position being agreed by highways
- Edge of village close to the road network, little impact on heart of the village itself.

1 representation has been received (from Turnpike Close, Doddington), in relation to the following:

- Plan only shows the site no detail on the layout/access
- Discrepancy with the boundary of the application site
- More things to comment on when a detailed plan is available

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

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

LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland 2014

Policy 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 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
- 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
- LP26 - Carbon Sinks and Carbon Sequestration
- LP27 - Trees and Planting
- LP28 - Landscape
- LP32 - Flood and Water Management
- LP48 – Residential site allocations in Doddington

8 BACKGROUND

- 8.1 A Permission in Principle application has been previously submitted (F/YR22/0812/PIP) for up to 9 dwellings, however this was withdrawn. No reason was given in the request to withdraw the application; however comments were received from the Parish Council raising concerns and requesting that the application be withdrawn, advising that if it was not they would be raising an objection.

9 KEY ISSUES

- 9.1 This application is made pursuant to the Town and Country Planning (Permission in Principle) Order 2017 (as amended) (PiP regulations) that provides opportunity for an applicant to apply as to whether 'Permission in Principle' is acceptable for a site, having regard to specific legislative requirements and, in accordance with the NPPG (58-012-20180615) as to whether the **location, land use and amount of development proposed** is acceptable. The permission in principle (PiP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The approval of PiP alone does not constitute the grant of planning permission.
- 9.2 The PiP consent route has 2 stages: the first stage (or Permission in Principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 9.3 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset they can form no part of the determination of Stage 1 of the process, Accordingly, matters raised by consultees may not be addressed at this time.

10 ASSESSMENT

Location and Land Use

- 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. Development not falling into one of the defined village hierarchies 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. 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.

10.2 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*” and the following criteria:

- (a) *The site is in or adjacent to the existing developed footprint of the village; and*
- (b) *It would not result in coalescence with any neighbouring village; and*
- (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; and*
- (f) *The site retains and respects natural boundaries such as trees, hedgerows, embankments and drainage ditches; and*
- (g) *The site retains and respects ecological, heritage and biodiversity features; and*
- (h) *It would not result in the loss of important open space within the village; and*
- (i) *It would not result in the loss of high-grade agricultural land, or if so, comprehensive evidence is provided to justify the loss. This should include an assessment of all alternative reasonable opportunities in the locality to develop on lower grades of agricultural land; and*
- (j) *It would not put people or property in danger from identified risks; and*
- (k) *It can be served by sustainable infrastructure provision, such as surface water and wastewater drainage and highways.*

10.3 The developed footprint referred to in criteria (a) is further defined in a footnote as “*the continuous built form of the settlement and excludes:*

- (a) *individual buildings and groups of dispersed or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement*
- (b) *gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement*
- (c) *agricultural buildings and associated land on the edge of the settlement*
- (d) *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement”*

10.4 The application site does adjoin Turnpike Close to the east and as such would be adjacent to the existing developed footprint of the village in accordance with criteria (a) above. 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.

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, paras 130 and 174 of the NPPF and chapters C1 and I1 of the NDG 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.

- 10.5 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. 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.
- 10.6 The majority of the site sits beyond the speed limit change from 40-60mph as the village is exited, and as such vehicle speed is de-restricted along most of the site frontage. The Local Highways Authority (LHA) have advised that on the basis of the information submitted they are unable to determine whether safe vehicular access to the site is achievable. Furthermore, the existing footway is narrow and would need to be widened between the site access(es) and Turnpike Close, they have also indicated that there is common land between the highway and the development frontage and as such approval for the access and footpath works would be required from both the LHA and Secretary of State. Whilst these matters will form part of a Technical Details application should this application be successful, and therefore do not form a reason for refusal, this does further indicate that the location of the site is unsuitable for this development.
- 10.7 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.
- 10.8 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 174 of the NPPF 2021 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 175 (footnote 58) 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.
- 10.9 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.

10.10 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.

10.11 Whilst the policies of the emerging local plan carry extremely limited weight in decision making the following are relevant to this application:

Policy LP1, Part A identifies Doddington as a large village; Part B advises that land outside settlement boundaries is defined as countryside where development is restricted (as set out in LP18), this site is outside of the defined settlement and Part C would not be applicable as the proposal is for more than 3 dwellings, development of the site would not respect the existing character and pattern of development, would extend into the open countryside and part of the site is at risk from flooding. LP48 defines residential site allocations in Doddington and this site does not have such an allocation. As such the proposal is also considered contrary to the aforementioned policies of the emerging local plan.

Amount of development proposed

10.12 The proposal is for up to 9 dwellings on a site of approximately 0.99ha, equating to approximately 9 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 development to respond to the local character in this regard, as does paragraph 130 of the NPPF; densities in the area do vary and as such this is not put forward as a further reason for refusal.

10.13 Matters raised during consultation (not considered in the report above)

1	Impact on biodiversity	<p>The LPA duty under Section 40 of the Natural Environment and Rural Communities Act 2006 as amended, has been considered.</p> <p>In other application types such as outline and full applications, an ecological survey and if necessary further species surveys would be needed up front to accompany the application. This application if successful, would not be granting planning permission.</p> <p>Ecological information should be submitted at the Technical Details stage (if this first stage were successful) and taken into account then, consulted upon and the decision, including potential refusal or conditions, should be based upon the</p>
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		<p>findings of said ecological information.</p> <p>If this PiP were successful, it would not prevent proper consideration of ecological issues at the next stage and it would not alter duties of landowners/developers to comply with other legislation such as the Wildlife and Countryside Act in the meantime.</p>
2	Construction Environmental Management Plan (CEMP)	The Council's Environmental Health team have requested a CEMP should the application be successful; this could be submitted as part of any Technical Details application or alternatively conditioned thereon, such conditions cannot be imposed on a PiP application.
3	Archaeology	The site lies in an area of archaeological interest and as such CCC Archaeology have requested to be consulted on any future applications on this site, with the expectation that a condition of development, if required, could be secured at Technical Details stage.
4	Surface Water Flooding and Site Specific Flood Risk Assessment	Part of the site has a high risk of surface water flooding and lies within Flood Zones 2 and 3 in relation to flooding from rivers and the sea. As such, should this application be successful a Site Specific Flood Risk Assessment and Drainage Strategy would be required as part of any Technical Details application.
5	Greenbelt	It is acknowledged that the site is open countryside, however there is no formally defined 'Greenbelt' land within the Fenland district.
6	Housing need	The Council can currently demonstrate more than a 5-year supply of deliverable housing sites. The Fenland Local Plan remains up to date and is not at odds with the relevant policies of the NPPF. The tilted balance does not therefore apply and there is no need for this housing.
7	Discrepancy with the application site	Publicity and consultation relevant for this type of application have been undertaken. Ownership Certificates and relevant Notice(s) is only applicable at Technical Details stage.

- 11.1 This application seeks 'Planning in Principle' (PiP) for residential development of up to 9 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 9 dwellings on a site of approximately 0.99ha, equating to approximately 9 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 130 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.

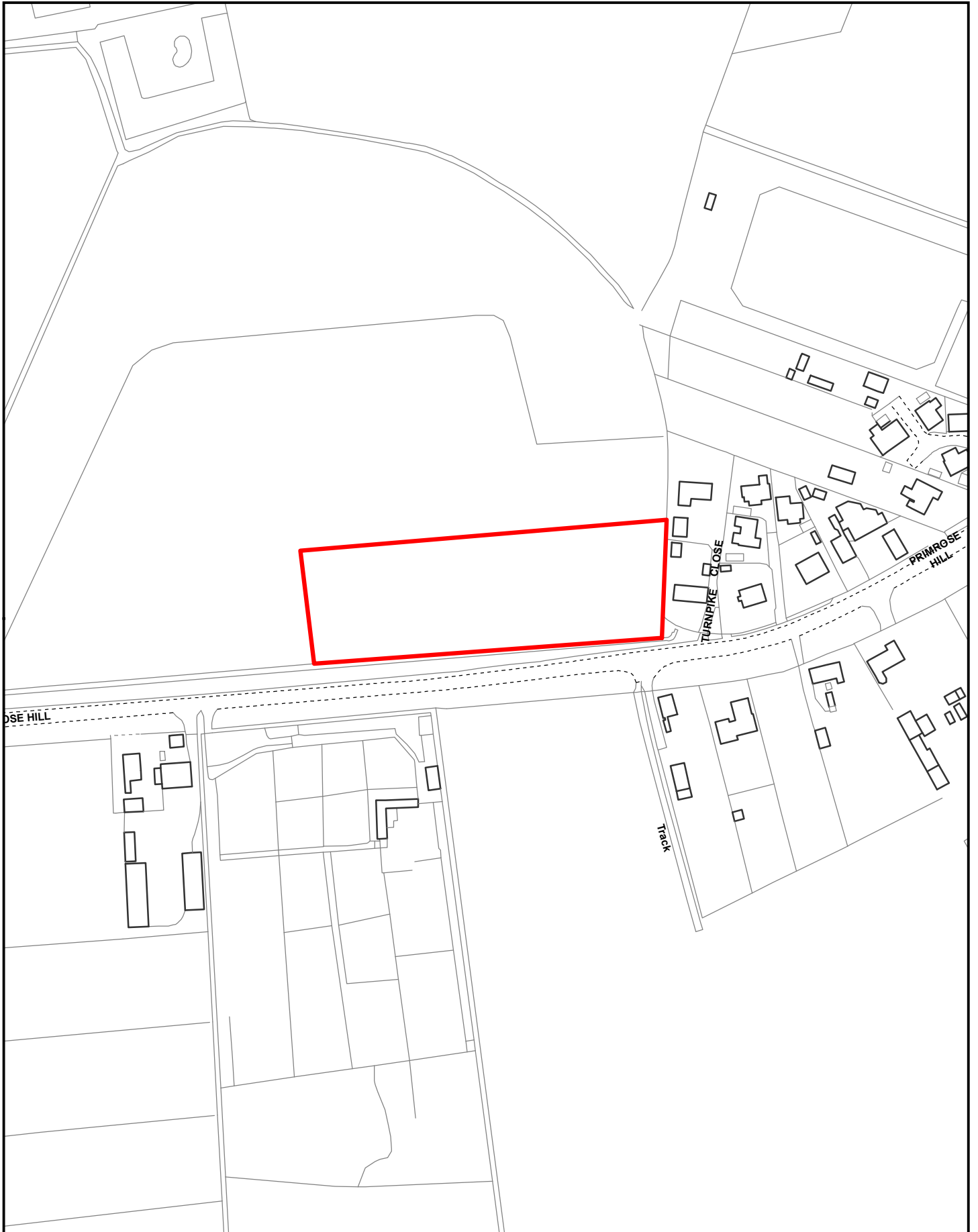
12 RECOMMENDATION

Refuse; for the following reasons:

1.	<p>Policy LP12 Part A (c), (d) and (e) 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.</p> <p>Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD, paras 130 and 174 of the NPPF and chapters C1 and I1 of the NDG 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.</p> <p>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. 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, contrary to the aforementioned policies.</p>
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</p>

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.



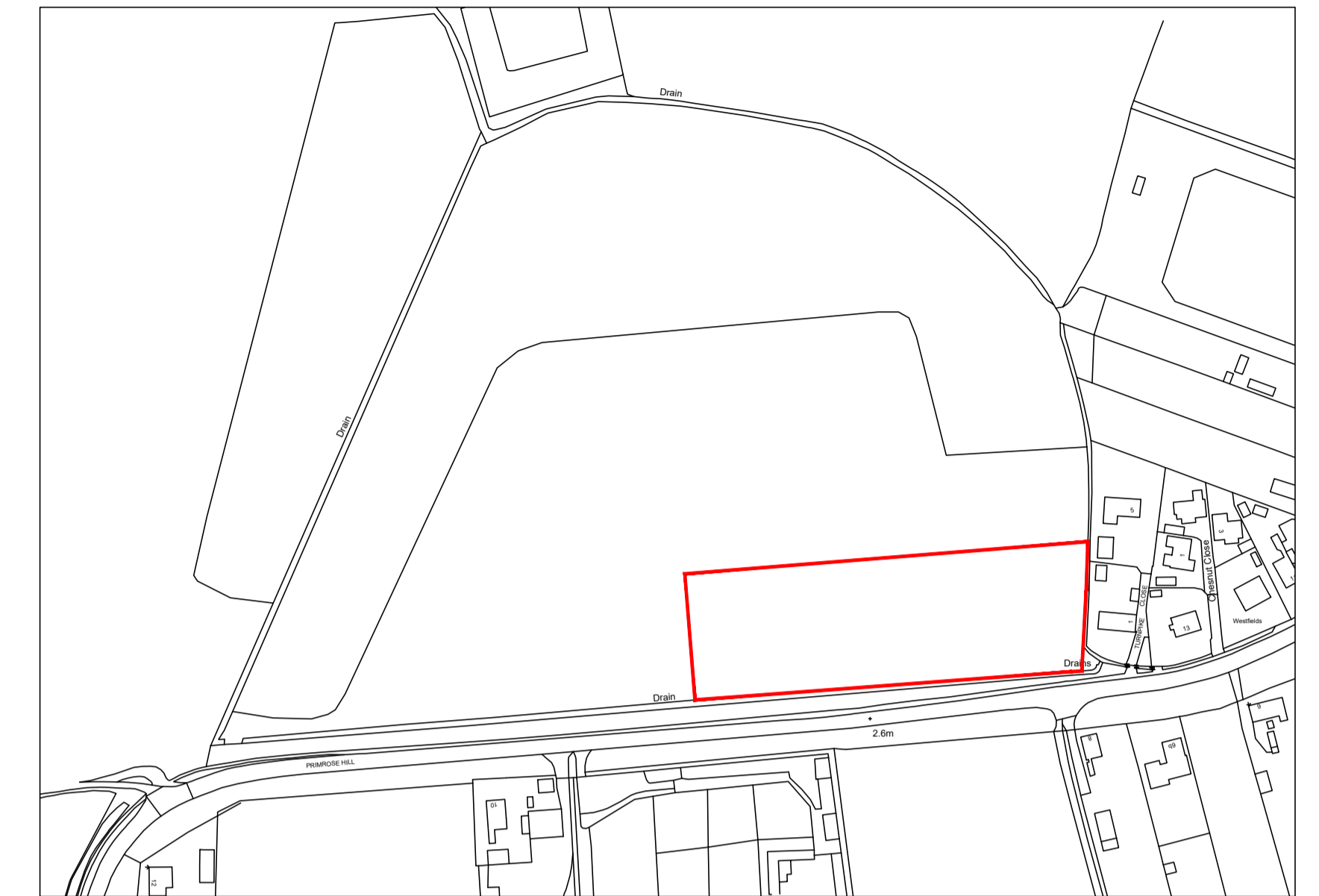
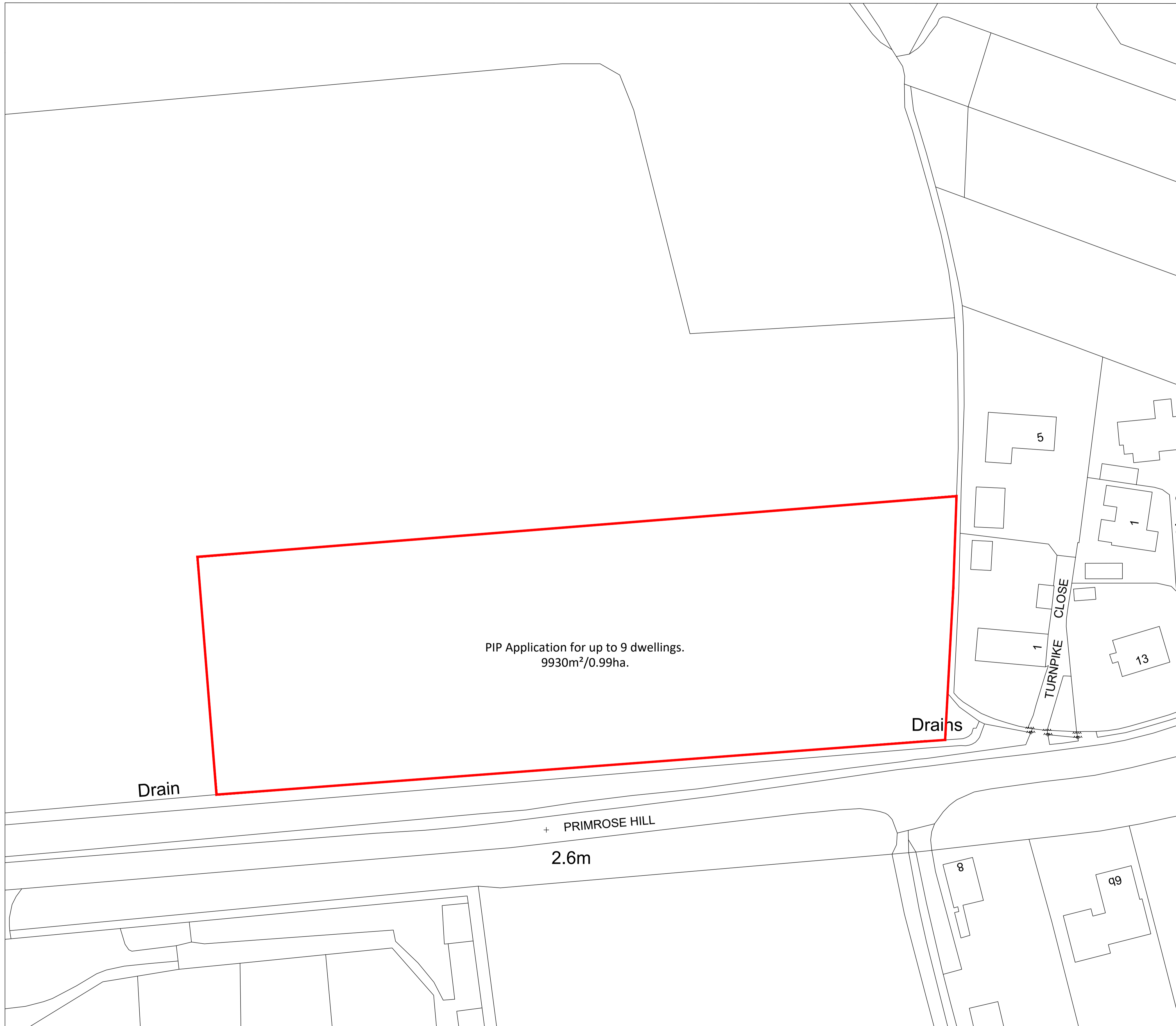
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B - 08.02.23 - Amendments following validation comments.
A - 08.02.23 - Amendments following validation comments.
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.