

---

**F/YR22/1215/O**

**Applicant: Mr & Mrs Flint**

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

**Land West Of 2, Woodhouse Farm Close, Friday Bridge, Cambridgeshire**

**Erect up to 2no dwellings involving demolition of existing building (outline application with matters committed in respect of access)**

**Officer recommendation: Refuse**

**Reason for Committee: Town Council comments and number of representations contrary to Officer recommendation**

---

## **1. EXECUTIVE SUMMARY**

- 1.1. The application site is located on the northern side of Jew House Drove to the west of Friday Bridge. The site is located within the Woodhouse Farm Park complex, this complex has undergone various building conversions, extensions and new developments to create a number of residential dwellings within the entirety of the site. There is currently an agricultural shed/store building located within the application site. The site area measures approx. 0.15 hectares.
- 1.2. The proposal is an Outline planning application for two dwellings on the land, with matters committed in respect of access. As this application is Outline, the main issue for consideration is whether the principle of development in this location is appropriate.
- 1.3. It is contended that real and actual character harm would arise through the development given the relationship of this section of the site with the wider countryside. The development of two new dwellings alongside gardens and formalisation of the area would have an adverse impact on the character and appearance of the area. The proposal would also result in development extending further into the countryside on a site not in or adjacent to the built footprint of the settlement and would not relate to the core shape and form of Friday Bridge. As such any residential development on the application site would be contrary to Policies LP12 Part A (c) & (d) and LP16 (d).
- 1.4. The site lies within Flood Zone 2, an area at medium probability of flooding, the flood risk assessment accompanying the application fails to adequately address the matter of the sequential test.
- 1.5. Overall, the proposed development is considered to be unacceptable, and the recommendation is one of refusal.

## **2. SITE DESCRIPTION**

2.1 The site is located on the northern side of Jew House Drove to the west of Fridaybridge. The site is located within the Woodhouse Farm Park complex, this complex has undergone various building conversions, extensions and new developments to create a number of residential dwellings within the entirety of the site. There is currently an agricultural shed/store building located within the application site. The site area measures approx. 0.15 hectares.

### **3. PROPOSAL**

3.1 This application submitted in outline form, with matters committed in respect of access, seeks to agree the principle of two dwellings on the application site.

3.2 The existing agricultural shed/store building located within the application site is to be demolished and replaced by the two proposed one and a half storey dwellings.

3.3 Access to the site will be via the existing access point off Jew House Drove. This private drive already serves the existing converted properties at the site.

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

[F/YR22/1215/O | Erect up to 2no dwellings involving demolition of existing building \(outline application with matters committed in respect of access\) | Land West Of 2 Woodhouse Farm Close Friday Bridge Cambridgeshire \(fenland.gov.uk\)](#)

#### 4. SITE PLANNING HISTORY

| Reference          | Description   | Decision              |
|--------------------|---|-----------------------|
| F/YR22/3048/COND   | Details reserved by Condition 01 (Footway) of planning permission F/YR21/0102/VOC (Removal of condition 1 (footway) relating to planning permission F/YR19/0701/VOC (Variation of condition 09 of planning permission F/YR12/0275/F - Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1-bed) incorporating extensions and garages, and erection of a 2-storey 3-bed dwelling with garage involving demolition of 2no barns and piggery)) | Refuse<br>14.11.2022  |
| F/YR21/0102/VOC    | Removal of condition 1 (footway) relating to planning permission F/YR19/0701/VOC (Variation of condition 09 of planning permission F/YR12/0275/F - Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1-bed) incorporating extensions and garages, and erection of a 2-storey 3-bed dwelling with garage involving demolition of 2no barns and piggery)   | Grant<br>12.05.2021   |
| F/YR20/0946/VOC    | Removal of condition 1 (footway) relating to planning permission F/YR19/0701/VOC (Variation of condition 09 of planning permission F/YR12/0275/F - Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1-bed) incorporating extensions and garages, and erection of a 2- storey 3-bed dwelling with garage involving demolition of 2no barns and piggery)  | Refuse<br>10.11.2020  |
| F/YR19/0701/VOC    | Variation of condition 09 to enable amendment to approved plans of planning permission F/YR12/0275/F (Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1- bed) incorporating extensions and garages, and erection of a 2- storey 3-bed dwelling with garage involving demolition of 2no barns and piggery)  | Grant<br>20.09.2019   |
| F/YR13/0842/NONMAT | Non-material amendment (unit 4 only): addition of fourth bedroom involving increase in roof height, insertion of 3 additional roof lights and alterations to windows; enclosure of open area to form utility room involving formation of steps down to sunken access door and insertion of 2 additional windows to rear and relocation of   | Approve<br>04.12.2013 |

|                    |   |                       |
|--------------------|---|-----------------------|
|                    | porch and additional window to east elevation, relating to planning permission<br>F/YR12/0275/F (Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1-bed) incorporating extensions and garages, and erection of a 2-storey 3-bed dwelling with garage involving demolition of 2no barns and piggery)   |                       |
| F/YR13/0437/NONMAT | Non material amendment - Demolition of existing wall and replacement with new structure reusing existing bricks relating to planning permission<br>F/YR12/0275/F (Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1- bed) incorporating extensions and garages, and erection of a 2-storey 3-bed dwelling with garage involving demolition of 2no barns and piggery) | Approve<br>22.07.2013 |
| F/YR12/0275/F      | Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1-bed) incorporating extensions and garages, and erection of a 2-storey 3-bed dwelling with garage involving demolition of 2no barns and piggery   | Granted<br>26.04.2013 |

## 5. CONSULTATIONS

### 5.1 Elm Parish Council

*Elm Parish Council supports proposals submitted under application ref. F/YR22/1215/O.*

### 5.2 Highways

*The proposed development has an existing access onto the public highway and in light of the existing levels of use, the intensification associated with two additional dwellings is immaterial.*

*So as not to prohibit access to individual plots and turning for residents and their visitors, the access needs to remain ungated and the redline should include space for domestic vehicle turning.*

*Provided the redline boundary is amended to include a suitably sized turning area, I do not object to the application.*

*In the event that the LPA are mindful to approve the application, please append the following Conditions to any consent granted:*

*Gates/Enclosure/Access Restriction: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.*

### 5.3 Environment Agency

*The above planning application falls within our Flood Risk Standing Advice. It is considered that there are no other Agency related issues in respect of this application and therefore, in line with current government guidance, your council will be required to respond on behalf of the Agency in respect of flood risk related issues.*

### 5.4 Environmental Health (FDC)

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.*

*As the proposal involves demolition of an existing structure, we ask for the following condition to be imposed in the event planning consent is granted;*

#### **UNSUSPECTED CONTAMINATION**

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

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

### 5.5 Local Residents/Interested Parties

**Supporters:** Twenty-three letters of support have been received (18 x Friday Bridge, 5 x Wisbech) these may be summarised as follows:

- The site will be complete and look finished
- Ideally located in Friday Bridge
- Walking distance from the village
- There is a bus service to the village, Wisbech and March and the bus also provides service to March Train Station
- Proposed would fit in with the existing properties
- No infrastructure issues
- Would fit into the surrounding environment
- Removal of the existing building would improve the visual appearance of the area

## 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)**  
**National Design Guide 2021**

Context – C1

Identity – I1

Built Form – B2

**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 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

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

LP25: Biodiversity Net Gain

LP27: Trees and Planting

LP28: Landscape

LP32: Flood and Water Management

**Cambridgeshire Flood and Water Supplementary Planning Document -**

Developed by Cambridgeshire County Council as Lead Local Flood Authority and adopted by FDC Full Council on 15th December 2016 as SPD

**8. KEY ISSUES**

- **Principle of Development**
- **Design Consideration and Visual Amenity of the Area**
- **Residential Amenity/Health and wellbeing**

- **Highways and access**
- **Flood Risk**

## **9. BACKGROUND**

9.1 In 2019 pre-application advice was sought in respect of a proposal at the site which involved the proposed erection of 3 no. residential dwellings. Plots 1 & 2 were outlined within the southwest corner of the site, where the existing agriculture shed/storage is located and plot 3 was outlined within the centre of the site, sharing a boundary with the replacement dwelling that was previously granted permission under application ref. F/YR12/0275/F. Indication was given at the time that there were concerns regarding two additional dwellings to replace the agricultural building at the southwest corner of the site, the area in which this submitted application seeks to develop. The existing building was deemed to be relatively unobtrusive within the wider setting. The officer at the time detailed that given the relationship of this section of the site with the wider countryside the development of two new dwellings alongside gardens and formalisation of the area would not be appropriate. The officer noted that any development brought forward should be located further north within the site than the existing building to retain a less domestic character to the roadside elevation. Furthermore, recommendation for a reduction from the proposed two dwellings to a single property was presented. The officer concluded that there is some scope for an appropriately designed dwelling on the site of plots 1 & 2, however the proposal of two dwellings would likely not gain support.

## **10. ASSESSMENT**

### **Principle of Development**

- 10.1. Policy LP3 of the Fenland Local Plan (2014) identifies Friday Bridge as being a 'Limited Growth Village'. For these settlements a small amount of development and new service provision will be encouraged and permitted in order to support their continued sustainability, but less than would be appropriate in a Growth Village. Such development may be appropriate as a small village extension.
- 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. The site is situated on land which is surrounded by a small number of other residential dwellings that have obtained planning permission mainly through the conversion of farm buildings. Nevertheless, the site is separated from the continuous built form of the village of Friday Bridge at March Road by approximately 200m. It is considered that Redmoor Bank marks the transition point between the settlement and the countryside. Thus, the site is not considered to be in or adjacent to the existing developed footprint of Friday Bridge and therefore the principle of residential development would not accord with the requirements of Policy LP3 and Policy LP12 part A (a).
- 10.3. 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 Friday Bridge as a Medium 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 policy map for Friday Bridge and Part C would not be applicable as the development is not considered to adjoin the settlement and would be located in an area of flood risk.

LP54 defines residential site allocations in Friday Bridge 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.

### **Design Consideration and Visual Amenity of the Area**

10.4. The application is for Outline planning permission with matters committed in respect of access, hence the detailed matters in relation to layout, scale and appearance cannot be considered at this stage. Notwithstanding this, Part A of Policy LP12 states that proposals should not have an adverse impact on the character and appearance of the surrounding countryside and farmland (part c) and that proposals are in a location that is in keeping to the core shape and form of the settlement (part d). Policy LP16 (part d) requires proposals to make a positive contribution to the local distinctiveness and character of the area and not to have an adverse impact on the settlement pattern or the landscape character of the surrounding area. Although there is a presence of converted farm buildings to residential dwellings and a dwelling immediately to the east of the site, the site is rural in character with open fields adjacent to the west and to the south separated by Jew House Drove. Given the relationship of this section of the site with the wider surrounding countryside, the development of two new dwellings alongside gardens and formalisation of the area would have an adverse impact on the character and appearance of the area. The proposal would also result in development extending further into the countryside on a site not in or adjacent to the built footprint of the settlement and would not relate to the core shape and form of Friday Bridge. As such any residential development on the application site would be contrary to Policies LP12 Part A (c) & (d) and LP16 (d).

### **Residential Amenity/Health and wellbeing**

- 10.5. The application is for Outline planning permission with matters committed in respect of access, hence the impact on the residential amenity of adjoining properties cannot be fully assessed.
- 10.6. The site is moderate in size and as such there is scope to provide acceptable relationships between the proposal and surrounding dwellings and to provide a minimum of a third of the plot for private amenity space, as required by Policy LP16 (h) of the Local Plan.

### **Highways and access**

- 10.7. The proposed development would utilise the existing access point off Jew House Drove. This private drive already serves the existing converted properties at the site.
- 10.8. CCC Highways have commented on the application and stated that in light of the existing levels of use, the intensification associated with two additional dwellings is immaterial.
- 10.9. The Highways officer also detailed that as not to prohibit access to individual plots and turning for residents and their visitors, the access needs to remain ungated. This would be conditioned if the application was being recommended for approval.
- 10.10. The Highways officer did raise concerns in relation to amending the redline boundary to ensure a suitably sized turning area, following this the applicant corresponded directly with CCC Highways and amended the redline boundary of



the site to achieve a suitable turning area to serve the proposed dwellings and existing site.

## **Flood Risk**

- 10.11. The site lies within Flood Zone 2, an area at medium probability of flooding. National and local planning policies set out strict tests to the approach to flood risk, aiming to locate development in the first instance to areas at lowest risk of flooding (Flood Zone 1). Policy LP14 requires applicants to demonstrate this through the application of the sequential test. In order to justify the development in Flood Zone 2, the sequential test would be expected to demonstrate that there are no reasonably available sites in Flood Zones 1 which could accommodate the development.
- 10.12. The application is accompanied by a Flood Risk Assessment however no separate sequential test document is provided. The Flood Risk Assessment contains a section regarding the sequential test; however, this simply states that when the River Nene tidal defences are taken into consideration the site has a low probability of flooding and therefore passes the sequential test.
- 10.13. It is explicit within the Cambridgeshire Flood and Water SPD that existing flood defences should not be taken into consideration when undertaking the sequential test, as maintenance of the defences and climate change will have an impact on the level of protection they provide, Consequently, as the application has not considered any alternative sites at a lower risk of flooding the sequential test is failed.

## **11. CONCLUSIONS**

- 11.1. The proposal is contrary to Policies LP3, LP12, LP14 and LP16 of the Fenland Local Plan 2014.
- 11.2. It is contended that real and actual character harm would arise through the development given the relationship of this section of the site with the wider countryside. The development of two new dwellings alongside gardens and formalisation of the area would have an adverse impact on the character and appearance of the area. The proposal would also result in development extending further into the countryside on a site not in or adjacent to the built footprint of the settlement and would not relate to the core shape and form of Friday Bridge. As such any residential development on the application site would be contrary to Policies LP12 Part A (c) & (d) and LP16 (d).
- 11.3. In addition, an inadequate sequential test has been submitted and given the scope of the sequential test, it is unlikely that the scheme would pass. The adopted guidance 'Approach to the Sequential Test for Housing' identifies that the area of search for the purposes of carrying out the Sequential Test will be:
- a) Developments in the countryside – The whole of the rural area;
  - b) Developments in towns and villages – The town/villages that the proposal would sustain.

As the site is considered to relate more readily to the 'open countryside', i.e. outside the built form of the settlement and goes beyond that allowed for under Policy LP3 the sequential test should be applied on a district wide basis. As a result, the proposal is contrary to LP14 and the NPPF in that it has not been demonstrated that

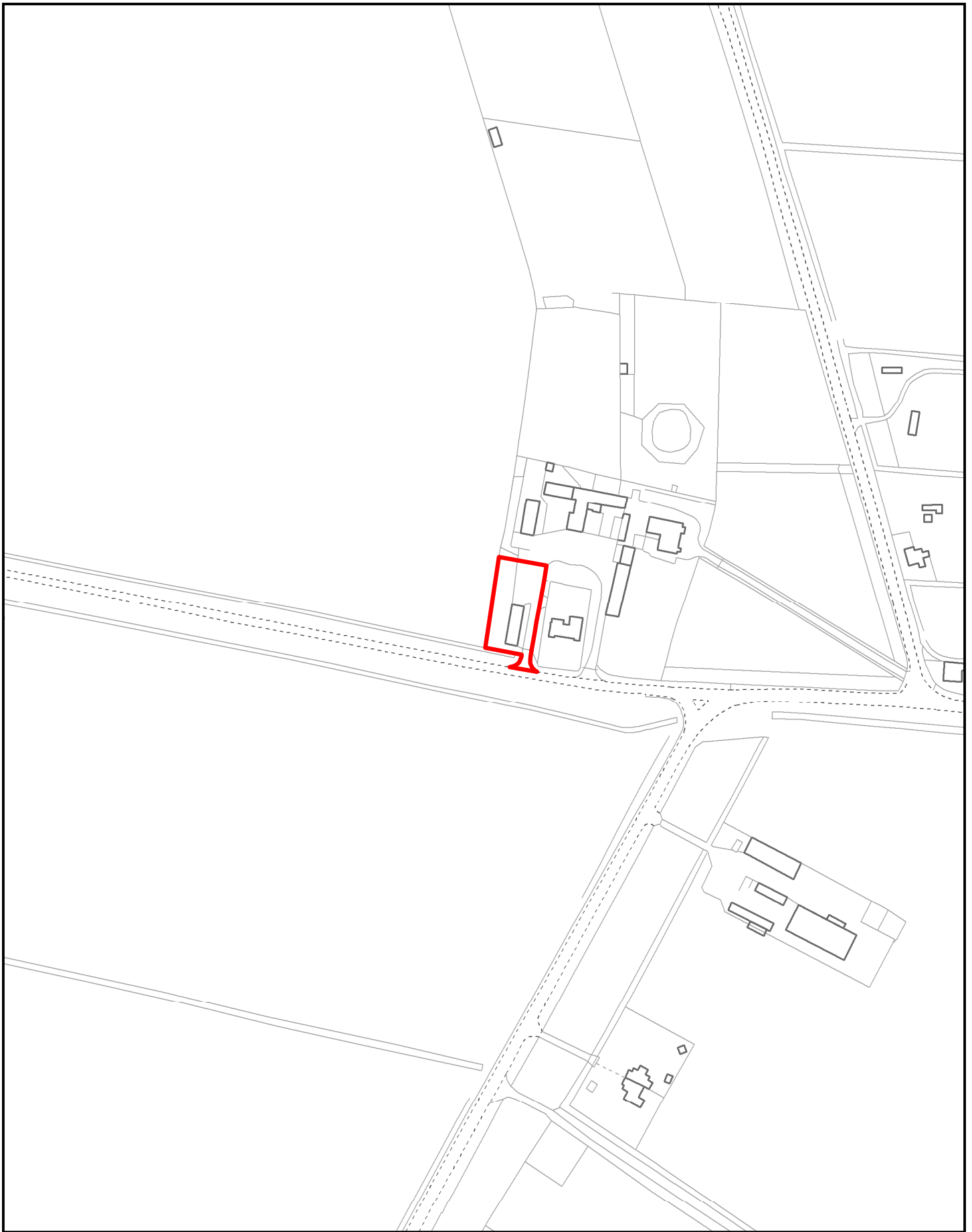
there are no other more sequentially preferable sites which could accommodate the development within an area of lower flood risk.

11.4. Overall, the proposed development is considered to be unacceptable, and the recommendation is one of refusal.

## 12. RECOMMENDATION

**Refuse;** for the following reasons:

|    |   |
|----|---|
| 1. | <p>Policy LP12 of the Fenland Local Plan (2014) states that proposals should be within or adjacent to the developed footprint of the settlement (part a), not have an adverse impact on the on the character and appearance of the surrounding countryside and farmland (part c) and that proposals are in a location that is in keeping to the core shape and form of the settlement (part d). Policy LP16 (part d) requires proposals to make a positive contribution to the local distinctiveness and character of the area and not to have an adverse impact on the settlement pattern or the landscape character of the surrounding area.</p> <p>The site is rural in character with open fields adjacent to the west and to the south separated by Jew House Drove. Given the relationship of this section of the site with the wider surrounding countryside, the development of two new dwellings alongside gardens and formalisation of the area would have an adverse impact on the character and appearance of the area. The proposal would also result in development extending further into the countryside on a site not in or adjacent to the built footprint of the settlement and would not relate to the core shape and form of Friday Bridge. As such any residential development on the application site would be contrary to Policies LP12 Part A (a), (c) &amp; (d) and LP16 (d).</p> |
| 2  | <p>The site is located within Flood Zone 2 where there is a medium probability of flooding. No adequate Sequential Test for flood risk has been submitted with the application. As the site is located beyond the core settlement in the open countryside the area of search would be district wide, and clearly would be incapable of being met. Consequently, the application fails to demonstrate that there are no alternative sites to accommodate the development which are reasonably available and with a lower probability of flooding. The proposal would therefore place people and property at an increased risk of flooding without justification contrary to Policy LP14 of the Fenland Local Plan (2014), Section 4 of the Cambridgeshire Flood &amp; Water Supplementary Planning Document (2016) and Chapter 10 of the NPPF.</p>   |



Created on: 09/11/2022

© Crown Copyright and database  
rights 2022 Ordnance Survey 10023778

**F/YR22/1215/O**

Scale = 1:2,500





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.

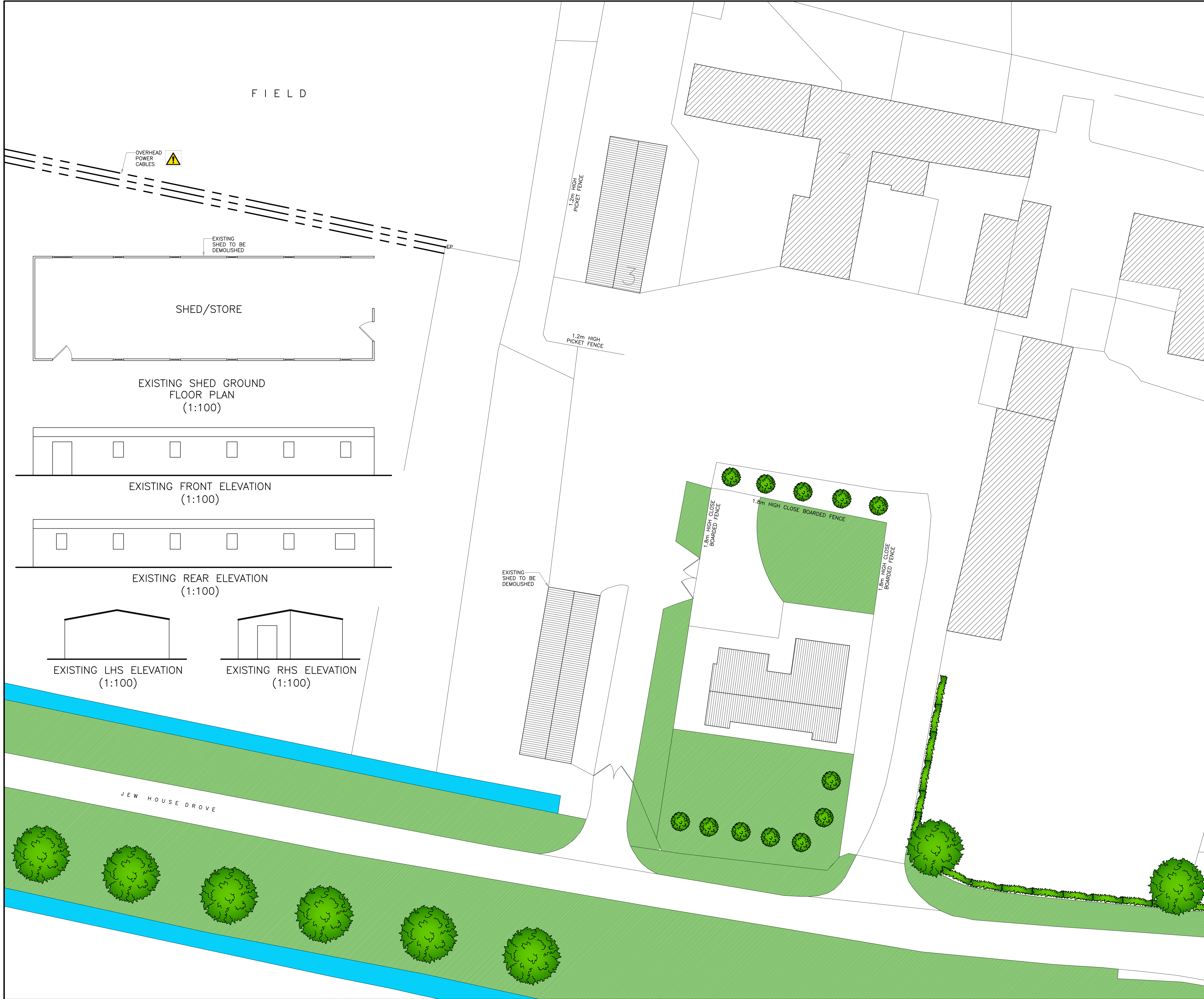
Please read, if in doubt ask. Change nothing without consulting the Engineers.

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



| 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**  
LABC Building Excellence Awards Winner  
Building Design Awards Building Excellence in Fenland

CLIENT  
**Mr & Mrs Flint**

PROJECT  
Proposed Residential Dwellings, Wood House, March Road, Friday Bridge PE14 0HB

TITLE  
Existing Site Plan

|                     |                            |
|---------------------|----------------------------|
| DRAWN<br>R.Papworth | DATE OF ISSUE              |
| CHECKED             |                            |
| DATE<br>Sep 2022    | DRAWING NUMBER<br>H8638/02 |
| SCALE<br>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



|        |                                      |                      |
|--------|--------------------------------------|----------------------|
| B<br>A | DRAWING UPDATED<br>PLANNERS COMMENTS | MAR 2023<br>OCT 2022 |
|        | 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 Building Excellence in Fenland

CLIENT  
Mr & Mrs Flint

PROJECT  
Proposed Residential Dwellings, Wood House, March Road, Friday Bridge PE14 0HB

TITLE  
Proposed Site Plan with Indicative Layout

|                     |                             |
|---------------------|-----------------------------|
| DRAWN<br>R.Papworth | DATE OF ISSUE               |
| CHECKED             |                             |
| DATE<br>Sep 2022    | DRAWING NUMBER<br>H8638/03a |
| SCALE<br>1:200      |                             |