
F/YR23/0077/O

Applicant: Mrs Joanne Fuller-Gray

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land South Of Ferry Farm London Road And Accessed Off, Stocking Drove, Chatteris, Cambridgeshire

Erect up to 6no dwellings (outline application with all matters reserved)

Officer recommendation: Refuse

Reason for Committee: Number of letters of support contrary to the Officer's recommendation

1 EXECUTIVE SUMMARY

- 1.1. The application seeks outline planning permission for 6 dwellings with all matters reserved, though access is indicated as being from Stocking Drove.
- 1.2. The site is located outside of any defined settlement boundary and therefore is classed as 'Elsewhere Development.' Policy LP3 says that development in such 'elsewhere' locations will be restricted to that which is demonstrably essential (relative to set uses and criteria which are set out within the policy). The application is not presented as being necessary in relation to such exceptions. The proposal is evidently contrary to Local Plan Policy LP3.
- 1.3. It is considered that the development will result in material harm to the character and appearance of the area. The limited benefits derived through the erection of a further six dwellings are not considered sufficient enough to outweigh this harm, particularly given the location of the dwellings in relation to local services which will likely result in a primary reliance on private motor vehicles contrary to the transport aims of the Local Plan and the NPPF.
- 1.4. With regard to location, the proposal fails to recognise the open character of the countryside, the pattern and character of the natural landscape and built development at this location. The proposal would introduce new built form, in a ribbon development type pattern along Stocking Drove, which is contrary to any form of settlement, and is harmful to the existing character and appearance of the countryside in this location.
- 1.5. Consequently, the recommendation is to refuse the application.

2 SITE DESCRIPTION

- 2.1 The subject site is a large, relatively flat, rectangular parcel of land, approximately 4997 sq m, located on the western side of Stocking Drove. The site lies in the countryside outside of the settlement of Chatteris with its existing use described on the application form as a manege and paddock. The site lies within flood zone 1.
- 2.2 The site is surrounded by open agricultural land to the south and west, and adjoins open agricultural land across Stocking Drove to the east. To the north of the site is a small cluster of buildings by the intersection of Stocking Drove with London Road.

3 PROPOSAL

- 3.1 The application is seeking outline permission for the erection of up to 6no. live-work homes and confirmed on the application form as being for market housing. It was noted that there was a discrepancy between the application form and the Design and Access Statement. Clarification from the agent has confirmed that the application is in outline form with all matters reserved. Matters of layout, appearance, access, scale and landscaping will be reserved for future consideration should the application be approved.
- 3.2 An indicative plan shows that each of the six plots would have its own access point to Stocking Drove, which runs along the east of the site.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR23/0077/O | Erect up to 6no dwellings \(outline application with all matters reserved\) | Land South Of Ferry Farm London Road And Accessed Off Stocking Drove Chatteris Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/Planning/Details/230077)

4 SITE PLANNING HISTORY

- 4.1 This site itself has no planning history. Decisions in the vicinity of the site will be addressed in the Background section later in the report.

5 CONSULTATIONS

Consultee comments

5.1 Chatteris Town Council:

Recommend Refusal. Contrary to Policy LP16 of the Fenland Local Plan 2014, would result in urban sprawl in a rural location, unsuitable access road, no pedestrian access (footpath).

5.2 County Archaeology:

The proposed development lies in an area of archaeological potential. Sited to the south of Chatteris town, on a spur of the main Fen Island jutting out into the fen to the south and west. Fen-edge locations such as these were frequently the focus settlement activity in the pre-drainage landscape, particularly the Prehistoric and Roman periods. This is evident in this area from the Bronze Age settlement (Cambridgeshire Historic Environment Record ref 10901) and cropmark enclosures (CHER 10664) to the northeast at Tithebarn Farm, and worked flint find spot to the south, just off Stocking Drove (CHER 10909). Less than 400m to the northeast are the earth work remains of the Medieval Moated site at Wood farm (CHER 01097) and site of the later 17th century Wood house and Gardens (CHER 01097a). Medieval ridge and furrow is evident on the opposing side of Stocking drove from the proposed development and also to the west and south west (CHER 11640, 05863).

Archaeological investigations to the west of London Road and the proposed development found a number of undated features as well as post medieval features (CHER ECB5281, ECB6148). Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Archaeology Condition: No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the

agreed WSI, which shall include: a) the statement of significance and research objectives; b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c) The timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI

5.3 **Environmental Health:**

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 and the noise climate or be affected by ground contamination.

5.4 **County Highways:**

Please provide the visibility splay for the accesses.

The access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing footway. The vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. Surface water from private roads/ driveways areas must not discharge onto the public highway, and appropriate intervention must be provided. Please demonstrate a method at the boundary of the private and public highway of the access.

Should the applicant be able to amend the access in light of the minor comment above.

Informatives: Works in the Public Highway 'This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.'

5.5 **County Ecology:**

The application scheme is acceptable but only if conditions are imposed.

Recommended condition(s)/Reason(s) for refusal: Pre-Commencement Conditions(s) –

- *No development shall take place (including demolition, ground works, vegetation clearance) 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:*
 - a) *Summary of potentially damaging activities.*
 - b) *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.*

- c) *The location and timing of sensitive works to avoid harm to biodiversity features.*
- d) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- e) *Responsible persons and lines of communication.*

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.

• No external lighting shall be erected until, a “lighting design strategy for biodiversity” for all lighting across the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- 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*
- 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.*

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.

• Notwithstanding the submitted details, no development shall take place until a scheme for the soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details: -Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting, with the purpose to result in no net loss of biodiversity; -Placement, type and number of any recommended biodiversity enhancements; and -Boundary treatments. Development shall be carried out in accordance with the submitted details and at the following times: 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.

Compliance Condition(s) –

• No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds’ nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

• Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.

Assessment/Comment: The proposed application is unlikely to have significant negative impacts on biodiversity or protected species so long as the proposed removed habitats are adequately compensated for within a landscaping document. The Preliminary Ecological Appraisal, outlines a number of recommended mitigation and compensations which should be represented within the CEMP and landscaping document.

By following all recommendations within the PEA I see that the proposal will result in no new negative impacts for material ecological concerns while also resulting in a net positive gain for biodiversity. The conditions above aim to ensure that these outcomes are represented within the final development.

5.6 Local Residents/Interested Parties

6no letters of support were received. These letters were all received from residents within Chatteris.

All 6 letters were the same, and state: *"I am happy to support the above referenced planning application in Stocking Drove. The dwellings proposed will be very aesthetically pleasing and encompass environmentally sustainable living whilst working from home".*

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

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
LP33: Development of Land Affected by Contamination

8 KEY ISSUES

- **Principle of Development**
- **Design and Visual Amenity**
- **Residential Amenity**
- **Flood Risk**
- **Highways/parking**

9 BACKGROUND

- 9.1 There are a number of recent decisions relating to development in the vicinity of the site which Members should be aware of when determining this application.
- 9.2 An outline application for up to 3x dwellings, located on the northern side of London Road, infilling the space between the dwellings at 130 and 132 London Road, was approved by Planning Committee in 2019, contrary to officer recommendation (F/YR19/0760/O). A reserved matters application and separate full application were subsequently approved at this site.
- 9.3 North-west of the site, on the southern side of London Road, an initial outline application (F/YR18/0222/O) for a dwelling was refused by the LPA in 2018, on the basis that the proposed development was contrary to Policies LP3 and LP16 of the Fenland Local Plan 2014, and would be at odds with the dispersed nature of the development along London Road. Subsequent application F/YR20/0182/O, also for a dwelling on the same site, which made no attempt to address the reasons for refusal, was granted by Planning Committee contrary to officer recommendation in 2020.
- 9.4 North of the site, at the intersection of London Road and Stocking Drove, an outline application for 1 dwelling (F/YR22/0293/O) was also granted by Planning Committee contrary to officer recommendation in 2022. This site is located between the 'Ferry farm' dwelling, and the intersection.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of the Fenland Local Plan identifies Chatteris as an 'other Market Town'. The application site, however, lies beyond the western side of Stocking Drove road, significantly removed from the continuous form of settlement at Chatteris, and is outside of the settlement boundary and thus classed as 'Elsewhere' development. Within such areas, development is restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services; and to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents (LDDs).
- 10.2 Policy LP12 states, at Part A, 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 identifies 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) of Policy LP12 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 material claims that this site is within Chatteris. However, the development along London Road towards the settlement of Chatteris is sporadic and includes large distances of separation between developments, notably the southern/eastern side of London Road which contains no buildings for over 600 metres from the south of the town to the dwelling at the intersection with Stocking Drove. As such, the subject site is clearly detached from the continuous built-up area of the settlement. The site is surrounded by open agricultural land to the south and west, and adjoins open agricultural land across Stocking Drove to the east. The site itself is currently also used as a manege and paddock area. Given criteria a & b of the footnote, it is considered that the site does not adjoin the continuous built form of the settlement and is not therefore *“in or adjacent to the existing developed footprint of the village”*. Consequently, it does not therefore comply with Policy LP12 Part A(a).
- 10.5 Policy LP12 Part A (criteria c and d) require development to be in keeping with the character of its surroundings. Policy LP12 Part A (criteria e) requires that development does not result in ribbon development. The proposal would add up to 6no. dwellings along the western side of Stocking Drove, all fronting the road. The only development along Stocking Drove in this area is the cluster of development to the north by the intersection of London Road. The prevailing character of the site and surrounds is open agricultural fields. The proposal would introduce new built form, in a ribbon development type pattern along Stocking Drove, which is contrary to any existing built form of settlement and is harmful to the existing character and appearance of the countryside in this location. The proposal therefore doesn't comply with Policy LP12 Part A(c)(d)(e).
- 10.6 As the site does not satisfy the policies set out in LP12 Part A, it must be considered an 'elsewhere' location for the purposes of the settlement hierarchy set out in policy LP3. In such locations, development is restricted to that demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport, utility services or minerals and waste development. The proposal is not for a development that meets these restrictions.
- 10.7 It is considered that the site is not reasonably accessible to services when considered in the context of other requirements of the NPPF. The site is approximately 2km away from the town centre and, as such, further dwellings in this location would not offer any future residents appropriate access to goods and services. There is no pedestrian footpath and

street lighting along this section of Stocking Drove, and whilst there is a footpath on the southern side of London Road which terminates at the top of the junction of Stocking Drove, it does not contain street lighting, and the distances involved to reach the shops and services are not reasonably walkable and therefore it is considered that the majority of journeys would be by private car.

- 10.8 Furthermore, NPPF para 78 sets out that 'in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.' Such evidence may be a functional need e.g. agriculture, or for example a rural exception site to bring forward affordable housing. This application seeks permission for six market dwellings. No specific evidence has been provided as to why there is a need for housing in this particular area.
- 10.9 Although other dwellings have been approved near the intersection of London Road and Stocking Drove in recent years, the majority of these have at least in part infilled gaps between existing dwellings. Additional dwellings in this location are not considered as appropriate as they would contribute to the skewing of the settlement hierarchy and the location is not considered as sustainable in relation to accessibility to services. The proposal would conflict with Local Plan Policy LP3, which among other things seeks to direct development to sustainable locations that offer the best access to services and facilities.
- 10.10 There is no demonstrated need for additional market housing in this location. The Council can currently demonstrate more than a five 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. The application is clearly contrary to the development plan in terms of location as it is contrary to policies LP3, LP12 (a), (c), (d) and (e) and the NPPF.

Design and Visual Amenity

- 10.11 Details of appearance, layout and scale are to be submitted at Reserved Matters stage, however the Council must be satisfied that an appropriate design can be brought forward through any subsequent reserved matters application before granting planning permission. An indicative proposed block plan has been provided, showing six plots fronting Stocking Drove, each with a separate access.
- 10.12 Local Plan Policy LP16 identifies that proposals for new development will only be permitted if it can be demonstrated that the proposal:
(d) makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.
- 10.13 Moreover, in rural areas, a development proposal needs also to satisfy the criteria set out in Policy LP12. As this application is Outline only with no matters committed, the main issue for consideration is whether the principle of development of six new dwellings in this location would accord with the necessary criteria of Policy LP16(d) and LP12.
- 10.14 As discussed above in this report, besides the development at the intersection with London Road, there is no development along Stocking Drove in this area. The prevailing character of this area remains open countryside, and the introduction of new dwellings to this site would not be in keeping with the existing form of settlement and would materially impact the character and appearance of the surrounding countryside. Any new development in this location would be imposing new visual clutter to the otherwise open space.
- 10.15 Development on this land would be to the detriment of the character and appearance of the rural area as it would contradict the current settlement pattern and would arguably

create a precedent for further development into the countryside, eroding the existing rural character to the south of London Road, contrary to the requirements of policy LP12 and Policy LP16(d).

Residential Amenity

- 10.16 Policy LP2 states that development proposals should contribute to the Council's goal of Fenland's residents, including promoting high levels of residential amenity.
- 10.17 Policy LP16 states that development should not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light. It also identifies that proposals should identify, manage and mitigate against any existing or proposed risks from sources of noise, emissions, pollution, contamination, odour and dust, vibration, landfill gas and protects from water body deterioration.
- 10.18 With regards to impacts of the proposed development on neighbouring properties, it is considered that the dwellings could be designed, with the appropriate orientation, window layout and landscaping to limit any adverse overlooking and could also be designed to limit any overbearing and shadowing. If this application is supported, the impact on residential amenity in terms of overlooking and loss of privacy would be revisited at the reserved matters stage once the scale and appearance of the dwellings can be fully assessed and, upon which, neighbours would have further opportunity to comment.

Flood Risk

- 10.19 The site is located within Flood Zone 1 and therefore flood risk is not considered to be a constraint.

Highways/parking

- 10.20 The site is accessed from Stocking Drove, which runs along the eastern boundary of the site. There is no footpath along the frontage of the site, or along the other side of Stocking Drove. Whilst the application is in outline form with all matters reserved, the agent has submitted an indicative plan that shows six driveways to Stocking Drove, clustered in three sets of two.
- 10.21 Whilst the eventual highway details would come forward as part of any reserved matters application, there should be a certainty that a scheme is capable of being achieved that does not impinge on highway/pedestrian safety/sustainability of a scheme.
- 10.22 Highway Officers have not raised any objection to the proposal, subject to the development providing the required visibility spays, and sealing and drainage of the driveways away from the public highway.
- 10.23 Notwithstanding the likely acceptability of the access arrangements, it is noted that the site is located some distance from Chatteris, with no pavement or street lights along Stocking Drove, which raises the issue of safe passage for pedestrians. The proposal is therefore considered to constitute unsustainable development due to an unacceptable harm to the character of the area and the introduction of dwellings in an unsustainably linked area having regard to the development plan when taken as a whole. Likewise, the development is considered to conflict with the design and overall sustainability aims as set out in the NPPF.

Ecology

- 10.24 The proposed application is unlikely to have significant negative impacts on biodiversity or protected species so long as the proposed removed habitats are adequately compensated for within a landscaping document. The Preliminary Ecological Appraisal (PEA) submitted with the application outlines a number of recommended mitigation and

compensations which should be represented within the CEMP and landscaping document. By following all recommendations within the PEA, the County Ecologist states that the proposal will result in no new negative impacts for material ecological concerns while also resulting in a net positive gain for biodiversity. Subject to the imposition of conditions, the application would comply with policy LP19 of the Fenland Local Plan 2014.

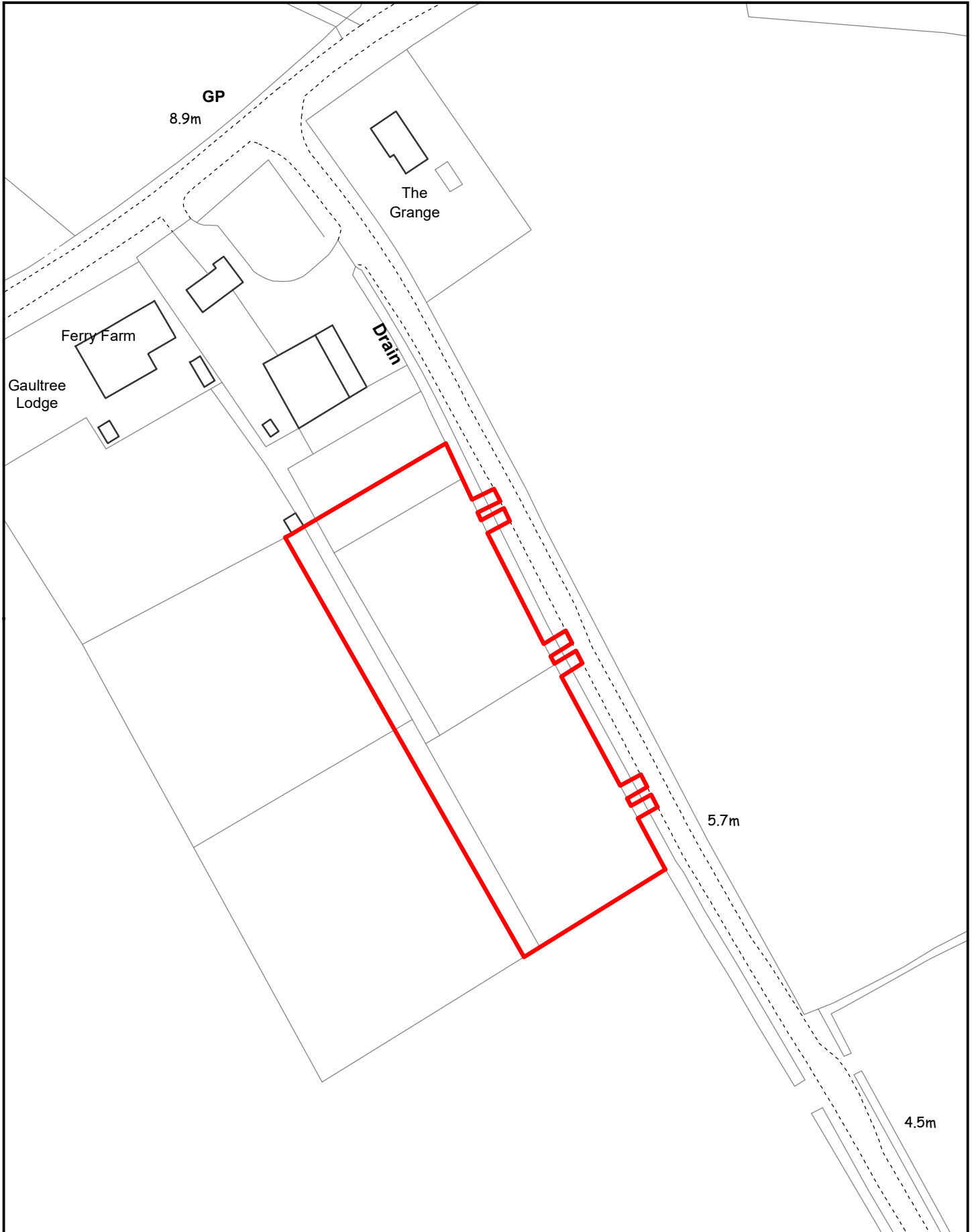
11 CONCLUSIONS

- 11.1 It is considered that the development will result in significant and demonstrable harm to the character and appearance of the area. The limited benefits derived through the erection of five dwellings are not considered sufficient enough to outweigh this harm, particularly given the location of the dwellings in relation to local services which will likely result in a primary reliance on private motor vehicles contrary to the transport aims of the Local Plan and the NPPF.
- 11.2 The meaningful benefits derived from five market dwellings to the vitality and viability of the nearest settlement would be very modest. Notwithstanding this, there appears to be no demonstrable need for dwellings in this location.
- 11.3 The proposal is therefore considered to constitute unsustainable development due to an unacceptable harm to the character of the area and the introduction of dwellings in an unsustainably linked area having regard to the development plan when taken as a whole. Likewise, the development is considered to conflict with the design and overall sustainability aims as set out in the NPPF.
- 11.4 Accordingly, the proposal is recommended for refusal.

12 RECOMMENDATION

Refuse, for the following reasons:

1	The site does not lie adjacent to the continuous built form of the settlement of Chatteris and is in a countryside location, defined as “elsewhere” in policy LP3 of the Fenland Local Plan. The proposal would result in additional dwellings located in the open countryside with no direct correlation with the main settlement of Chatteris, with no footpath link or street lighting, and as such the household would largely have to rely on private modes of transport to access goods and services. Similarly there would be no opportunities for community cohesion given the location of the site outside a settlement. Therefore the proposal is considered unsustainable development contrary to the aims and objectives of Policy LP3 of the Fenland Local Plan and the aims and objectives of the NPPF.
2	The development of this site for up to six dwellings fails to recognise the intrinsic character and beauty of the countryside and the pattern and character of the surrounding natural landscape and built character of the immediate area which is predominantly open agricultural land with sporadic existing development. The proposal would introduce new built form, in a ribbon development type pattern along Stocking Drove, which is contrary to any existing form and shape of settlement, and is harmful to the existing character and appearance of the countryside in this location. The proposal therefore doesn't comply with Policy LP12 Part A(a)(c)(d)(e) and Policy LP16(d) of the Fenland Local Plan.



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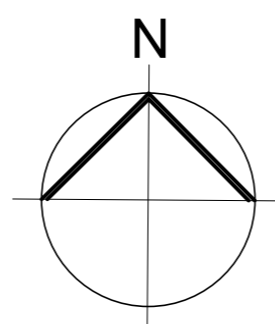
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Proposed Site Plan 1:500
(Illustrative Layout Shown)



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REVISIONS

JOB NO.	PAPER SIZE	DATE
6652/02B	A1	JAN 2022

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CLIENT
MRS J FULLER-GRAY

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
LAND REAR OF FERRY FARM
LONDON ROAD, FRONTING STOCKING DROVE
CHATTERIS
CAMBS
PE16 6SG

DRAWING
PLANNING DRAWING 2 - PROPOSED

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