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**F/YR23/0310/O**

**Applicant: Mr & Mrs Cutteridge**

**Agent : Mr Ian Gowler  
Gowler Architectural**

**Land South West Of The Hollies, Hospital Road, Doddington, Cambridgeshire**

**Erect up to 3 x dwellings (outline application with all matters reserved)**

**Officer recommendation: Refuse**

**Reason for Committee: Referred by Head of Planning on advice of Committee Chairman**

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## **1 EXECUTIVE SUMMARY**

- 1.1. The application seeks outline planning permission for 3 dwellings with all matters reserved, though access is indicated from Hospital Road.
- 1.2. The site is located outside of any defined settlement boundary and therefore is classed as 'Elsewhere Development.' 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 three 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.
- 1.3. With regard to location, the proposal fails to recognise the intrinsic character and beauty of the countryside, the pattern and character of the natural landscape and built development at this location and would appear incongruous to both the rural character of the immediate area creating an adverse visual on the surroundings and particularly users of the public footpath network in the area. The development would necessitate removal of some of the continuous hedgerow to the east of the application site which would add to the urbanising effect and visual impacts of the proposal.
- 1.4. The proposal is 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.
- 1.5. Hospital Road in its current form, lacks provision for passing vehicles and is absent of any pedestrian provision. As such, there is increased risk due to the intensification of vehicles needing to reverse excessive distances and there is also increased likelihood of pedestrians walking in the carriageway where they are at risk of conflict with motorised traffic.
- 1.6. Consequently, the recommendation is to refuse the application.

## 2 SITE DESCRIPTION

- 2.1. The application site is a large, mostly flat rectangular parcel of land, approximately 3695 sqm, located on the western side of Hospital Road. The site lies in the countryside and is currently used as a field. There is hedgerow along its eastern boundary where it borders Hospital Road. The site lies within flood zone 1.
- 2.2. The site can only be accessed via Hospital Road which is a single-track road with no footways running north off Benwick Road. Hospital Road provides an emergency access to the hospital and car park and also the residential development including the dwelling Norbrown to the north of the hospital and to the east of Hospital Road and the four new dwellings that have recently been permitted between Norbrown and the Hospital (see history below). Hospital Road continues for some distance and serves a few sporadic dwellings and farms and also other sporadic business including the Megaplants Garden Centre and, opposite this, a former poultry farm which is used for storage purposes.

## 3 PROPOSAL

- 3.1. This application is an outline application proposing the erection of 3no dwellings on the site.
- 3.2. An indicative plan shows that each of the three plots would have its own access point to Hospital Road, located at the south of each parcel. It is noted that this application is for outline permission only, with all matters reserved, so the access location is not confirmed by these indicative drawings.
- 3.3. Full plans and associated documents for this application can be found at: [F/YR23/0310/O | Erect up to 3 x dwellings \(outline application with all matters reserved\) | Land South West Of The Hollies Hospital Road Doddington Cambridgeshire \(fenland.gov.uk\)](#)

## 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

### 5.1. Doddington Parish Council

Objects for the following reasons;

*The proposed development which is shown on the indicative proposed block plan is accessed from the west of Hospital Road and shows three additional access points from each of the three proposed plots onto Hospital Road. The proposed development would lead to unsafe highway and access conditions onto Hospital Road due to its narrow single tracked nature with a lack of any formal passing spaces, street lighting or footpaths. Hospital Road also acts as an emergency access from the Hospital.*

*This site would be on open countryside for the purposes of applying planning policy and there is no overriding need for the development to take place given the District Council's housing land supply position. The application would have a detrimental effect on the character and visual amenity of the area.*

*The application site includes a substantial amount of trees and hedges along Hospital Road. In order to provide vehicular access with associated visibility into the proposed development site, the vast majority of the trees and hedges would need to be removed which would have a significant adverse impact upon the character of the area*

## **5.2. Local Highway Authority**

Objects for the following reasons;

*Hospital Road is a narrow road with limited opportunity for passing. While the intensification associated with three additional dwellings is minor, it will increase the risk of vehicles meeting where they cannot pass. This would likely result in a vehicle driving on soft verge or a vehicle reversing excessive distances, both of which are hazardous. While the development is modest in scale, there is a cumulative impact which should be considered.*

*Hospital Road is devoid of a footway and street lighting. It is therefore an unattractive walking route, particularly in hours of darkness or inclement weather. As such, the dwellings will likely be over-reliant on car use, and I challenge the sustainable criteria of the proposals.*

*Hospital Road is de-restricted which means vehicles are permitted to travel at speeds up to 60mph. An inter-vehicular visibility splays of 2.4m x 215m is therefore required for each new access. A reduction in visibility will be accepted but only based upon observed 85th percentile speeds. While access is a reserved matter, I am unable to determine if it could be safely achieved within the application boundary and / or highway boundary. I therefore recommend that the applicant illustrate the possible visibility and in absence of such information, I must conclude the proposals are unacceptable in highway safety terms.*

## **5.3. Environmental Health Officer**

No objection.

A condition is requested in relation to construction hours.

## **5.4. Ecology Officer**

Objects for the following reason;

*The Application site comprises an arable field with trees / hedgerows and ditches along the eastern boundary of the site. These habitats have the potential to support protected species, such as bats, birds, badger. No ecological assessment has been provided as part of the planning application. As a result, it's not possible to understand the current biodiversity interest at the site and whether these habitat features will be impacted by the development and require mitigation measures.*

*In light of the above, the application provides insufficient evidence to demonstrate the level of impact of the scheme on biodiversity. It is not possible to determine if*

*the scheme accords with Fenland Local Plan 2014 policy LF-19 which seeks to conserve, enhance and promote the biodiversity interest. We therefore recommend refusal until an Ecological Impact Assessment is submitted.*

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

Three letters have been received from the locality of Doddington.

Two are in support of the application:

- Good access
- Great village location/convenient
- Close to other newly built dwellings

One received neither supporting or objecting to the application with issues raised and summarised:

- It is essential that any future planning includes the widening of Hospital Road, into 2 lanes to allow access for building work, plus residential parking, and safe passage for pedestrians accessing the Doddington Circular walk as well as other existing residents on Hospital Road.

## **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**
- **Highways/parking**
- **Biodiversity**

## **9 BACKGROUND**

- 9.1. There are a number of recent decisions relating to development in the vicinity of the site.
- 9.2. An initial application for two dwellings on the eastern side of Hospital Road (F/YR19/0667/O) was refused on the basis that the proposed development was contrary to Policies LP3 and LP12 of the Fenland Local Plan 2014 and would be at odds with the dispersed nature of the development along Hospital Road. This would have an urbanising effect on the rural site to the detriment to the character of the area. Subsequent application F/YR20/0182/O, also for two dwellings on the same site, which made no attempt to address the reasons for refusal, was granted by Planning Committee contrary to officer recommendation and plot 1 of this scheme is nearing completion.
- 9.3. A more recent application, F/YR21/1522/O, was granted by Planning Committee, contrary to officer recommendation for two more dwellings located behind the frontage plots on the eastern side of Hospital Road approved by F/YR20/0182/O.
- 9.4. These two applications are for a total of four new detached dwellings, all located on the eastern side of Hospital Road.

- 9.5. Application F/YR23/0070/O was submitted in outline form with all matters reserved for up to 5 dwellings located to the east of the four approved dwellings on the eastern side of Hospital Road. The committee resolved to grant permission contrary to the Officers recommendation.
- 9.6. Planning permission has also been granted (ref: F/YR22/0032/F) for café/retail buildings at Megaplants, a garden centre served off Hospital Road with conditions requiring passing bays on Hospital Road. One of these passing bays appears to be within the red line of this current application, near the indicative access point shown for Plot 1.
- 9.7. Planning application F/YR22/0390/F for change of use of land to the north of 5 – 7 Askham Row (west of the subject site) for domestic purposes including erection of chicken run and pond was refused by Committee (in line with the officer recommendation) on 26th August 2022. This site is to the west of the current application site. The application was refused for the following reason; *Policy LP12 Part A (c) and Policy LP16 (d) of the Fenland Local Plan 2014, DM3 (d) of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 and Paragraph 130 of the NPPF require that developments do not adversely impact upon the character and appearance of the open countryside. The development creates a significantly sized domestic garden which results in an urbanising encroachment into the open countryside to the significant detriment of the character and visual amenity of the area. As such, the development is contrary to the aforementioned policies.*
- 9.8. Most recently, PIP application F/YR22/1243/PIP for 3 dwellings was refused at committee on 5 April 2023. This site lies west of Hospital Road and directly adjoins the south of the application site. The application was refused due to a failure to recognise the intrinsic character of the countryside and pattern character of the natural landscape and lead to a significant loss of hedgerow. Further to this, it was considered the development would not make efficient use of the land.

## 10 ASSESSMENT

### Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan identifies Doddington as a ‘Growth Village’ where development and new service provision either within the existing urban area or as a small extension will be appropriate. The application site, however, lies beyond the western side of Hospital Road 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 site is surrounded by open agricultural land to the south and west, and, adjoins open agricultural land and a paddock to the north. The site itself is a non-uniform parcel taken from a larger plot of agricultural land. Given criterion b) of the footnote, it is considered that the site does not therefore 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. The application site lies on one of the radial routes extending out from the built-up part of the village. In this area, development is more sporadic, is interspersed with open land and is largely frontage ribbon development. This presently remains the character of the area despite development such as Askham Row and the recent back land development close to Norbrown being permitted. The site is an agricultural field and has the appearance of being part of the countryside more than being part of the built-up 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. The location and shape of the proposed site will create a development that is inconsistent and out of character with the surroundings. The subject site does not adjoin any other settlement area or built form and removes the site from the larger agricultural paddock in which it currently exists.

- 10.6. The four dwellings permitted between the rear of the hospital and Norbrow to the east of Hospital Road, which were approved by Committee contrary to recommendation, at least in part infill the gap between the hospital and Norbrow but they do not relate to and should not set a precedent to develop the current site which is part of a much larger field to the west of Hospital Road. This proposal, if permitted would be inorganic; is a contrived rectangular shape and would see erosion of the open countryside. It will visually encroach into an area of land which would likely set a precedent for remainder of this larger field to come forward in other small sites until the area is infilled.
- 10.7. In addition to the reasons set out above, the indicative block plan shows three separate, individual access points where presently a substantial hedgerow and number of trees are situated along the eastern boundary. Aside from the loss of the hedgerow in terms of biodiversity, vehicular accesses here will further diminish the character of Hospital Road by creation of further incremental urbanising development. As such the proposal is also contrary to policies (c) and (f) of LP12 A.
- 10.8. 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.
- 10.9. 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 three market dwellings. No specific evidence has been provided as to why there is a need for housing in this particular area.
- 10.10. NPPF paragraph 79 sets out that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.' The proposed development would be accessed by Hospital Road, which is devoid of a footway and street lighting. It is therefore an unattractive walking route, particularly in hours of darkness or inclement weather. As such, the dwellings will likely be over-reliant on private car use.
- 10.11. Policy LP16 of the Local Plan requires that high quality environments will be delivered and protected throughout the district and proposal for all new development will only be permitted where the relevant criteria set out in the policy are met. This includes criteria (c) which requires retention of natural features such as trees, hedges, field patterns, drains and water bodies to be retained and incorporated into proposals and criteria (d) which requires proposals to make a positive contribution to local distinctiveness and the character of the area, enhancing its local setting and responding to and improving the character of the local built environment. It should reinforce local identity and not adversely impact either in design or scale terms on the street scene, settlement pattern or the landscape character of the surrounding area.
- 10.12. The proposal does not respect the pattern of development in the area and comprises an arbitrary rectangular piece of a larger field. It will further erode from



the local identity of sporadic development which characterises the interface between the rural and village setting. As such the location of the proposal does not comply with Policy LP16 A, (c) and (d).

- 10.13. 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 (f) and LP16 (c) and (d) as well as paragraphs 130 and 174 of the NPPF.
- 10.14. With regard to detailed matters such as design of the access and dwellings, biodiversity net gain and likely archaeological implications, if this Outline Planning Permission was approved, such matters would be dealt with at Reserved Matters application, and, would require submission of detailed plans and reports.

### **Design and Visual Amenity**

- 10.15. Local Plan Policy LP16 identifies that proposals for new development will only be permitted if it can be demonstrated that the proposal:
- (c) retains and incorporates natural and historic features of the site such as trees, hedgerows, field patterns, drains and water bodies.*
- (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.*
- 10.16. Further, Policy DM3(d) of the 'Making a Positive Contribution to Local Distinctiveness and Character of the Area' SPD sets out that the character of the landscape, local built environment and settlement pattern should inform the layout, density, proportions, scale, orientation, materials and features of the proposed development, which should aim to improve and reinforce positive features of local identity. It is also a core planning principle in the NPPF that recognises the intrinsic value of the countryside therefore consideration needs to be given to any harm caused.
- 10.17. Whilst the application for planning permission is in outline form with all matters reserved, the Council must be satisfied that an appropriate design can be brought forward through any subsequent reserved matters application before granting planning permission.
- 10.18. The introduction of three dwellings in this location will create built development in what is currently open countryside. The proposal would lead to cumulative harm and urbanisation of the rural setting in the area.
- 10.19. The topography is relatively flat with visual screening on the eastern boundary of the site provided by the existing hedgerow. However, the remainder of the site and surroundings are open in nature with any additional built form considered to create a substantial degree of prominence in the wider landscape. Cumulatively, the extension beyond the established pattern of development in conjunction with

a substantial degree of prominence within the landscape would cause harmful erosion to the character and appearance of the open countryside.

- 10.20. Furthermore, as set out above, this proposal does not respect the pattern of development in the area and comprises an arbitrary rectangular piece of a larger field. It will also result in the loss of an existing continuous hedgerow for the future access points. The proposal would result piecemeal and incremental expansion of development into the countryside, and to approve such a scheme would set a precedent for additional piecemeal development; urbanisation and loss of openness with even more significant cumulative impacts.
- 10.21. The development is therefore contrary to Policy LP16 (c) and (d) of the Fenland Local Plan, DM3 of Delivering and Protecting High Quality Environments in Fenland SPD.

### **Residential Amenity**

- 10.22. Policy LP2 states that development proposals should contribute to the Council's goal of Fenland's residents, inter alia, promoting high levels of residential amenity whilst 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.
- 10.23. Whilst a 'site plan' has been submitted, this is purely indicative as the application only seeks outline consent with all other matters reserved for subsequent consideration. The application form does not state the composition of the dwellings other than they will be market housing. 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. Any impact on residential amenity in terms of overlooking and loss of privacy would be re-visited 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.

### **Highways/parking**

- 10.24. The site is located along Hospital Road which is a narrow unclassified road with no street lights or footpaths and ditches either side. Whilst the application is in outline form with all matters reserved, the agent has submitted an indicative plan that shows three new access points to Hospital Road.
- 10.25. 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.
- 10.26. Highways Officers raised concerns of Hospital Road and its potential to accommodate additional traffic. These concerns were based on the lack of footway, street lighting and passing bays. It is noted that the lack of footway and street lighting would also likely lead to further dependency on private cars for travel to and from the site. Highways Officer's also raised concerns about the ability of the development to provide the required visibility splays within the application boundary and / or highway boundary.

- 10.27. Based on the current submission, County Highways recommend a refusal to the application on highway safety grounds. Hospital Road in its current form, lacks provision for passing vehicles and is absent of any pedestrian provision. As such, there is increased risk due to the intensification of vehicles needing to reverse excessive distances and there is also increased likelihood of pedestrians walking in the carriageway where they are at risk of conflict with motorised traffic, particularly in hours of darkness.
- 10.28. Insufficient information is provided to demonstrate that suitable visibility splays can be provided for the required accessed to Hospital Road. Although this application is for outline planning permission only, with all matters reserved (including access), this information regarding visibility splays is required to demonstrate the proposed development could be accessed safely. This information has not been provided as part of the application materials.
- 10.29. Para 111 of the NPPF (2021) is explicit in that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 10.30. Policy LP2 of the Local Plan sets out the Council's aims of promoting high levels of residential amenity, promoting and facilitating healthy lifestyles and providing and maintaining effective and sustainable transport networks. Policies LP15 and LP16 reinforce these requirements. The development proposed would be accessed via Hospital Road, a single carriageway road with no separate pedestrian or cycle facilities or streetlighting. Given its separation from services for residents, the proposal would result in increased private vehicle usage. It is considered that the increased vehicle movements arising from the development would not result in the creation of a high quality residential environment with high levels of amenity for residents. The development would therefore be contrary to the principles of achieving sustainable development as per the aforementioned national and local policies.

### **Biodiversity**

- 10.31. Local Plan Policy LP16 (b) identifies that proposals for new development will only be permitted if it can be demonstrated that the proposal protects and enhances biodiversity on and surrounding the proposal site.
- 10.32. Policy LP19 identifies that the Council will refuse permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured.
- 10.33. The subject site contains hedgerows and ditches along the eastern boundary. No ecological assessment has been provided as part of the planning application. The Ecology Officer has identified that without an Ecological Assessment, it is not possible to understand the current biodiversity interest at the site and whether these habitat features will be impacted by the development and require mitigation measures.
- 10.34. As such, insufficient information has been provided to demonstrate that development in this site will be able to protect and enhance biodiversity on and surrounding the proposal site. The proposal does not demonstrate compliance with Policies LP16 (b) and LP19 of the Fenland Local Plan.

## 11 CONCLUSIONS

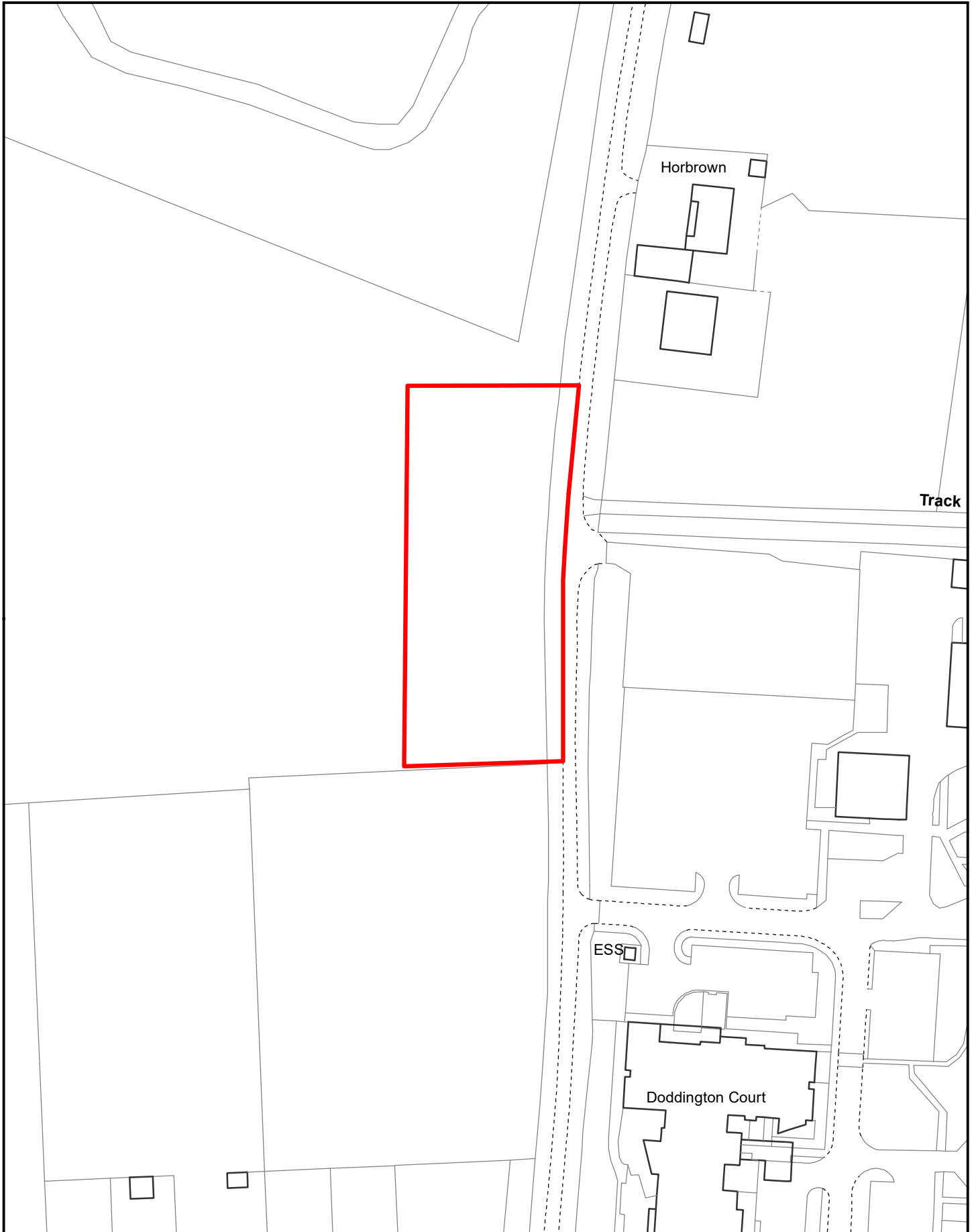
- 11.1. It is considered that the development will result in significant and demonstrable harm to the character and appearance of the area. The limited benefits derived through the erection of three dwellings are not considered sufficient enough to outweigh this harm, particularly given the location 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 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.

## 12 RECOMMENDATION

**Refuse;** for the following reasons:

1	<p>The site does not lie adjacent to the continuous built form of the settlement of Doddington and is in a countryside location, defined as “elsewhere” in policy LP3 of the Fenland Local Plan. The development of this site for up to three 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 sporadic, interspersed with open land and largely frontage development. It would be inconsistent with the core shape of the village and would appear incongruous both in terms of the landscape character of the area and in terms of visual appearance to adjacent occupiers of land/property and users of the nearby public footpath network. It will inevitably result in the severance of a continuous length of hedgerow to the east boundary of the site with Hospital Road which will result in a further urbanising impact and an adverse impact on the verdant rural character.</p> <p>As such the proposal is contrary to policies LP3, LP12 A (a), (c), (d) and (f), LP16 (c) and (d) and paragraphs 130 and 174 of the NPPF.</p>
2	<p>The development proposed would be accessed via Hospital Road, a single carriageway road with no separate pedestrian or cycle facilities or streetlighting. It is considered that the increased vehicle movements arising from the development, combined with these physical limitations would see an increased risk due to the intensification of vehicles needing to reverse excessive distances which would prejudice highway safety. The development would therefore be contrary to paragraph 111 of the NPPF with an unacceptable impact upon highway safety and policies LP2 and LP15 which aim to provide safe transport networks.</p>
3	<p>Insufficient information is provided to demonstrate that suitable visibility splays can be provided for the required access to Hospital Road. The application materials have therefore not demonstrated that suitable and safe access will be available to the proposed development, contrary to policies LP2 and LP15 which aim to provide safe transport networks.</p>

4	Insufficient information has been provided to demonstrate that development in this site will be able to protect and enhance biodiversity on and surrounding the proposal site. The proposal does not demonstrate compliance with Policies LP16 (b) and LP19 of the Fenland Local Plan.



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**F/YR23/0310/O**

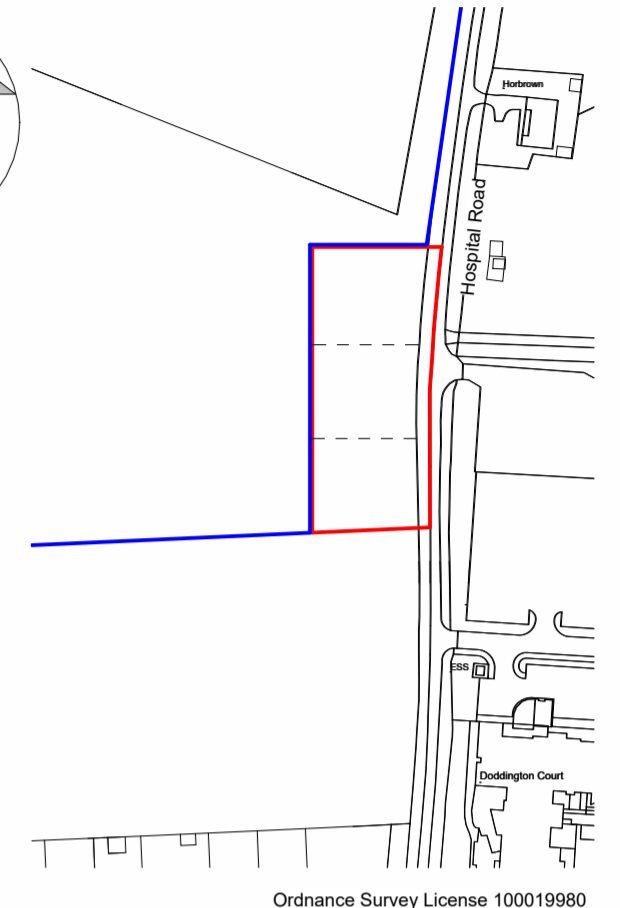
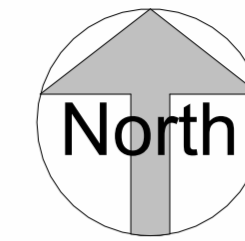
Scale = 1:1,250






Indicative Proposed Block Plan  
Scale 1 : 500

**Notes**  
 Any discrepancies to be brought to attention of Author as soon as possible.  
 All dimensions shown in "mm" unless otherwise shown.  
 Unless stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good safe working practice that would be covered by a contractors Construction Phase Health and Safety Plan.



Ordnance Survey License 100019980

Location Plan  
Scale 1 : 2500

 <b>Ian Gowler Consulting Ltd</b> Architectural and Domestic Energy Consultant Grove House, 22 Primrose Hill, Doddington, Cambs, PE15 0SU tel. 01354 667005 email. ian@gowler-architectural.co.uk			
Proposed Plots at Hospital Road, Doddington Mr and Mrs Cutteridge			
Planning			
date	scale	drawing no.	rev
21-10-22	As indicated @ A2	319 - P100	