

---

**F/YR23/0682/O**

**Applicant: Ms D Bullard**

**Agent: Mr Nigel Lowe  
Peter Humphrey Associates Ltd**

**Land East Of Chardor, Needham Bank, Friday Bridge, Cambridgeshire**

**Erect up to 9.no dwellings (outline application with all matters reserved)**

**Officer recommendation: Refuse**

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

---

## **1. EXECUTIVE SUMMARY**

- 1.1. The submitted outline application seeks planning permission for the erection of up to nine dwellings, with all matters reserved.
- 1.2. The site is located on the north side of Well End and is currently an agricultural field outside the nearest settlement of Friday Bridge which is identified within the settlement hierarchy as a 'Limited Growth Village' (Policy LP3).
- 1.3. In 'Limited Growth Village' settlements, 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.
- 1.4. Policy LP12, Part A (a) 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, (c) states that proposals should not have an adverse impact on the character and appearance of the surrounding countryside and farmland, (d) states the proposal is in a location that is in keeping to the core shape and form of the settlement, (e) states proposals would not extend existing linear features of the settlement.
- 1.5. The site is rural in character with open fields to the south, east and north and fulfils an important part in the character of the area by providing open countryside between the southern and eastern parts of Friday Bridge. The proposed residential development would result in linear development, extending approximately 180 meters into the countryside, would not relate to the core shape and form of Friday Bridge and would represent urban sprawl. It is considered the proposal would prejudice the existing distinctiveness of the open countryside and the character of the local area. The site was previously refused Permission in Principle in December 2022.
- 1.6. This site lies within an amber zone for Great Crested Newts (GCN) and the proposal could potentially impact Water Voles as outlined in the Biodiversity Checklist. It is further acknowledged there is a pond directly opposite the site within 35 meters. However, the application is not accompanied by a preliminary ecological survey or any subsequent species surveys as may be

necessary. Therefore, the local planning authority is unable to assess the impact of the proposals upon protected species and habitats as is its public duty.

1.7. In conclusion, the proposal would conflict with Paragraph 180 of the National Planning Policy Framework (2023), Section 40 of the Natural Environment and Rural Communities Act (2006) and Policies LP3, LP12, LP16 & LP19 of the Fenland Local Plan (2014).

1.8. Therefore, the planning application is recommended for refusal.

## **2. SITE DESCRIPTION**

- 2.1. The site comprises of flat agricultural land and forms part of a larger field located on the northern side of Well End.
- 2.2. To the east of the site is a single storey detached dwelling known as, `Little Haven`. To the immediate west of the site is a grouping of approximately 15 dwellings which themselves are separated from the continuous built form of the settlement of Friday Bridge by a gap of approximately 120 metres of agricultural land further west. Directly opposite the southwest corner of the site is a parade of buildings consisting of single storey sheds and outbuildings associated with Beaufort Barn.
- 2.3. The site is located within flood zone 1 (low risk).

## **3 PROPOSAL**

- 3.1 The submitted outline application seeks planning permission for the erection of up to nine dwellings, with all matters reserved.
- 3.2 The indicative plan illustrates the proposed nine dwellings would all benefit from a frontage towards Needham Back and would of a detached linear arrangement from the southwest corner of the site to the northwest corner of the site. A single access has been outlined along the east boundary and in the centre of the site onto Needham Bank. Additionally, there is proposed a 1.8 metre footpath linking to the existing footpath, which runs along the southern boundary of the site terminating where the single access point is located.
- 3.3 No illustrations have been provided outlining the scale of the proposed dwellings. However, the Design & Access Statement mentions they are to be two-storey.
- 3.4 Full plans and associated documents for this application can be found at:  
[F/YR23/0682/O | Erect up to 9no dwellings \(outline application with all matters reserved\) | Land East Of Chardor Needham Bank Friday Bridge Cambridgeshire \(fenland.gov.uk\)](#)

## 4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR22/1123/PIP	Residential development of up to 9 x dwellings involving the formation of 9 x new accesses (application for Permission in Principle)	Refused	15.12.2023

## 5 CONSULTATIONS

### 5.1 Elm Parish Town Council

*Elm Parish Council objects to proposals submitted under application re. F/YR23/0682/O on the following grounds:*

- 1. The proposed development lies outside the residential settlement boundary for Friday Bridge.*
- 2. The 60mph speed limit along Needham Bank creates hazard for vehicles using the site access.*
- 3. There are no pavements or streetlighting at the location creating hazard for pedestrians and cyclists.*
- 4. Lack of public transport services would impede access to amenities/employment and therefore encourage the use of motor vehicles.*

### 5.2 FDC Housing

*As this application is for 9 dwellings, it is just below the threshold of 10 dwellings for affordable housing requirements. Therefore, unless any changes are made, I have no comment to make.*

### 5.3 CCC Highways

*Based on the information submitted, I have no objections in principle to the above application, however, the following points require attention to make the development acceptable in highway terms.*

*As this is an outline application with all matters reserved my comments relate mainly on the principle of the development. This application seeks to use an existing agricultural land for the erection 9 residential dwellings, associated parking and gardens with central pedestrian and vehicular access. In accordance with the Environment Agency's flood zone maps, the application document states that the development site is within flood zone 1. While the access is not for approval, we need to be content that an acceptable access could be achieved. Given the 40mph speed limit, a 2.4m x 120m splay is required which based on the length of frontage, should be achievable. For nine dwellings, the access should be formed as a Bellmouth rather than a crossover and should be provided as part of the future RM application. The footway is a requirement but based on the available highway verge and level constraints, this might be difficult to implement. I would recommend that the applicant produce a design which is informed by the verified highway boundary, procured from our Searches team, which can be done by following the instructions at the link below.*

<https://www.cambridgeshire.gov.uk/business/highway-searches>

*The applicant should also consider how they would drain the carriageway once a footway has been installed which would prohibit any over-edge drainage from taking place.*

*Regarding parking, the applicant should ensure that the proposed parking bays comply with the minimum dimensions of 2.5mx5m and can accommodate the associated parking manoeuvres and vehicles needed to access the site and exit the development in forward gear.*

*The Applicant is recommended to consult CCC's General Principles for Development when preparing a reserved matters applications in relation to the access and footpath proposals.*

*<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highways-development> In the evident that the LPA are mindful to approve the application, please append the following conditions:*

***Access Road Details:*** *Prior to the occupation of the first building(s)/dwelling(s) a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surfaces of the roads and footways. The building(s)/dwellings hereby approved shall not be occupied until the roads and footpaths associated with the building(s)/dwelling(s) have been constructed and surfaced in accordance with the approved scheme.*

*Reason: In the interest of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.*

***Parking/Turning Area:*** *Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area levelled surfaced shall thereafter be retained as such in perpetuity.*

*Reason: In the interest of highway safety.*

***Highway Drainage:*** *The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.*

*Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.*

***Construction facilities:*** *Prior to the commencement of the development hereby approved, adequate temporary facilities area including wheel washing equipment (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority), shall be provided clear of the public highway for the parking and unloading of all vehicles visiting the site the site during construction.*

*Reason: In the interest of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.*

***Wheel Wash Facilities:*** *Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The*

*wheel cleaning equipment shall be retained on site in full working order for the duration of the development.*

*Reason: In the interest of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.*

#### **5.4 FDC Environmental Services**

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

*Should planning permission be granted, in the interests of protecting the amenity of existing nearby residencies, it is recommended that a number of issues are addressed from an environmental health standpoint by way of imposing conditions.*

*Given the nature and scale of the proposed development, the issues of primary concern to this service during the construction phase would be the potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties. Therefore, this service would welcome the submission of a robust Construction Environmental Management Plan (CEMP) that shall include working time restrictions in line with the template for developers, now available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk).*

*Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.*

*Whilst contamination isn't expected to be an issue given that the land is currently put to arable agricultural use, it would however be prudent to impose the following condition for unsuspected contamination should planning permission is granted:*

*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 Local Planning Authority (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.*

#### **5.5 CCC Archaeologist**

*Our records indicate that the site lies in an area of archaeological interest, to the east of the historic core of Friday Bridge and 500m to the south-west of the grade II listed building, Church of St Mark (Cambridgeshire Historic Environment Record reference. 1125939). Cropmarks to the west of the proposed development area show the presence of an enclosure system likely medieval in date (CHER ref. 09708). Further extensive cropmarks lie to the south of the proposed development area, which include a series of Roman enclosures defined by double ditches and a possible bank (CHER ref. 09707), finds of medieval and roman pottery have been within the area between the cropmarks and proposed development area (CHER ref. 04249). The proposed development area sits on the crest of a roddon, which*

*have been shown to be a focus of settlement in the Roman periods onwards due to forming an area of higher ground.*

*Due to the archaeological potential of the site a programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. We recommend that this program of works also include an earthwork survey of the surviving medieval earthworks within the development area. Usage of the following condition is recommended:*

**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 2021).*

## **5.6 Cllr Summers**

*1) The letters of support provided by the agent are in some cases carbon copies of each other. Whilst this in itself is not grounds for refusal, I recommend they are given little weight in the decision-making process unless their authenticity is individually verified.*

*2) A development of this size for market will generate a lot of revenue and will create strain on existing infrastructure. Therefore, I recommend a significant S106 contribution to highway and school improvement. There are a number of incomplete footpaths in the parish which are desperately needed. I can provide recommendations on a map if it helps.*

*3) I would request that Upwell Health Centre are made an additional consultee as these properties would fall in their catchment area.*

## **5.7 Cllr Roy**

1) Please consider the impact on already stretched services at GP Practices in the area which already being strained.

2) I would expect a significant contribution through 106 funds to improve walkways and speed reduction measures if these are to be family homes to ensure the safety of children should this development take place. The current speed limit of 60mph along a road already without adequate street lighting and footpaths is a potential hazard.

3) There is currently a lack of employment opportunities, and amenities in the area. The additional traffic would be a major concern on already poor roads.

4) I also note that the letters of support seem to be copies - maybe verify these to determine how valid they are.

5) The land also lies in Flood Zone 3 which as a high probability of flooding. Given the rising numbers of homes being flooded after heavy rain and the fact that there are two main drains nearby potentially this area would be prone to regular flooding. Based on my observations I would object to this application.

## 5.8 Local Residents/Interested Parties

Ten letters (Nine provided by the applicant's agent) have been received in support of the application which are summarised below.

- Blends into surroundings.
- Close to village.
- Helps economy.

One letter of objection has been received which is summarised below.

- No infrastructure to cope with the development (footpath, cycle way etc).
- Dangerous road.
- Devalue neighbouring property.

## 6 STATUTORY DUTY

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

## 7 POLICY FRAMEWORK

**National Planning Policy Framework (NPPF)**  
**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  
LP12 – Rural Areas Development Policy  
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland  
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland  
LP16 – Delivering and Protecting High Quality Environments across the District  
LP19 – The Natural Environment

### **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  
LP7: Design  
LP8: Amenity Provision  
LP19: Strategic Infrastructure  
LP22: Parking Provision  
LP28: Landscape  
LP32: Flood and Water Management

### **Supplementary Planning Documents/ Guidance:**

Delivering & Protecting High Quality Environments in Fenland SPD (2014)

## **8 KEY ISSUES**

- **Principle of Development**
- **Means of Access (Impact on Highways)**
- **Visual & Residential Amenity**
- **Ecology & Biodiversity**
- **Other Matters**

## **9 BACKGROUND**

- 9.1 The application site has a previous refusal by Planning Committee in December 2022 for Permission in Principle for a similar scale of development (ref: F/YR22/1123/PIP) for nine dwellings. The reason for refusal is set out below:

*Policy LP12 of the Fenland Local Plan (2014) states that proposals should not have an adverse impact on the character and appearance of the surrounding countryside and farmland (part c), that proposals are in a location that is in keeping to the core shape and form of the settlement (part d) and that proposals would not extend existing linear features of the settlement (part e). 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.*



*The site is rural in character with open fields to the front and rear of the site and fulfils an important part in the character of the area by providing open countryside between the southern and eastern parts of Friday Bridge. The proposal would result in linear development, extending approximately 180m outwards into the countryside and would not relate to the core shape and form of Friday Bridge. As such, any residential development on this site would be contrary to the above policy considerations and thus, in terms of location and use, the Permission in Principle application fails.*

- 9.2 Since this refusal (ref: F/YR22/1123/PIP) was issued, the allocated site to the west (the 120-meter-wide gap site) between the grouping of 15 dwellings north of Well End and the built-up area of Fridays Bridge has been subject to an approved planning application for six dwellings (ref: F/YR23/0106/O).

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Policy LP3 identifies Friday Bridge as being a 'Limited Growth Village' settlement. 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, Part A (a) 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, (c) states that proposals should not have an adverse impact on the character and appearance of the surrounding countryside and farmland, (d) states the proposal is in a location that is in keeping to the core shape and form of the settlement, (e) states proposals would not extend existing linear features of the settlement.
- 10.3 Policy LP16 (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.
- 10.4 Having regard to section (d) of Policy LP16 it is considered that the application site is rural in character with open fields to the front and rear and fulfils an important function in the character of the area by providing open countryside between the southern and eastern parts and along the edge of the settlement of Friday Bridge. The proposal would result in a linear development, extending approximately 180 meters northeast into the countryside and would not relate well to the core shape and form of Friday Bridge. It is also acknowledged there are only limited developments directly opposite the site in the form of outbuildings serving Beaufort Barn. As such, the proposed residential development on this site would have an adverse impact on the surrounding countryside and would be contrary to local planning policy.
- 10.5 Notwithstanding the approval to the west, (ref: F/YR23/0106/O) the proposal would still fail to relate to the shape and built form of Friday Bridge and would still result in linear development that cannot be supported, as per the refusal of .
- 10.6 Whilst the emerging Local Plan which carries limited weight at this time (per paragraph 48 of the NPPF) outlines the application site is outside of the defined

settlement boundary of Friday Bridge, and is therefore classed as open countryside, where development will only be permitted in the circumstances set out within the NPPF. Policy LP1 of the emerging Plan does contain an element relating to Frontage Infill Development, applicable at the edge of settlements. It is considered that this conflicts with the NPPF and therefore can carry no weight. Notwithstanding this, if Policy LP1 were to be applied the proposed development would not accord given the circumstances of the site.

- 10.7 As such, the proposal would conflict with Policies LP3 & LP12 of the Fenland Local Plan 2014 as well as being in conflict with the emerging plan.

### **Means of Access (Impact on Highways)**

- 10.8 Policy LP15 of the Fenland Local Plan 2014 requires development schemes to provide well designed, safe and convenient access.
- 10.9 The Means of Access will be assessed under a reserved matters application (Means of Access). However, the indicative site plan illustrates a single access along the east boundary and in the centre of the site onto Needham Bank. There is a proposed a 1.8 metre footpath linking to the existing footpath, which runs along the southern boundary of the site terminating where the single access point is located. The Highways consultee has reviewed the application in terms of the access and the footpath and whilst having no objection in principle have commented that the footway is a requirement but based on the available highway verge and level constraints, this might be difficult to implement. They go on to say that the applicant should produce a design which is informed by the verified highway boundary and this can be addressed by way of a condition. Given that the principle of the development is not acceptable it is not considered reasonable to require the applicant to provide further information regarding this.
- 10.10 The parking arrangement details (Layout) will be assessed under a reserved matters application. Notwithstanding this, there appears to be sufficient space within the site to accommodate the parking provision required under Appendix A of the Fenland Local Plan 2014.

### **Visual and Residential Amenity**

- 10.11 Policy LP16 (e) and (h) require new developments to not adversely impact on the amenity of neighbouring users, through noise, light pollution, loss of privacy and loss or light, and provide sufficient private amenity space.
- 10.12 The scale, appearance, layout and landscaping are reserved matters and are not for consideration at this stage.
- 10.13 No indicative details regarding appearance have been provided. However, the built environment consists of dwellings of varied appearances with modest uniformity in terms of character and appearance. Regarding scale, an indicative scale of two-storey dwellings has been outlined and this is accepted given the local area is characterised by a mixture of dwelling forms. Regarding layout, the scheme is for the construction of up to nine dwellings and the indicative site plan demonstrates the site can accommodate nine dwellings with sufficient space for parking and private amenity space. Regarding landscaping, the indicative site plan demonstrates landscaping along the frontage of the site, along the rear boundary

separating the site from the agricultural field with further landscaping within the site which would screen the development and improve integration.

- 10.14 Whilst it is accepted the quantum of development proposed could be accommodated within the site, the proposal by way of its position, would prejudice the visual distinctiveness of the open countryside and the character of the area as it would not relate to the core shape and form of Friday Bridge.
- 10.15 A reserved matters application will fully assess the impact of matters such as overlooking, overshadowing and loss of privacy, both in relation to the proposed dwellings and neighbouring properties. The scale of the proposed dwellings has been outlined as two-storey which is unlikely to result in an adverse impact on neighbouring amenity. Any forthcoming design/layout would have to be sensitive to the adjacent neighbouring amenities of `Chardor `and `Little Haven`.
- 10.16 It is accepted that the quantum of development proposed could be accommodated within the site without adverse harm to the neighbouring residential amenity.

### **Ecology & Biodiversity**

- 10.17 Policy LP19 of the Fenland Local Plan states that planning permission should be refused for development that would cause a demonstrable harm to a protected species or habitat unless the need for and public benefits of the development clearly outweigh the harm and mitigation, or compensation measures can be secured to offset the harm.
- 10.18 Ecological surveys and if necessary, species surveys, are required to be carried out pre-determination. Section 40 of the Natural Environment and Rural Communities Act (NERC) 2006 places a public sector duty upon local planning authorities to conserve biodiversity. Paragraph 180 of the NPPF states that when determining planning applications local planning authorities should refuse planning permission if significant harm to biodiversity resulting from development cannot be avoided (through locating on an alternative site with less impact), adequately mitigated or as a last resort, compensated for. Such consideration requires sufficient ecological investigation to assess if there are any particular protected species present so that they can be taken into account in the consideration of the proposals.
- 10.19 This site lies within an amber zone for Great Crested Newts (GCN) and the proposal could potentially impact Water Voles as outlined in the Biodiversity Checklist. It is further acknowledged there is a pond directly opposite the site within 35 meters.
- 10.20 No ecological surveys have been submitted with the application. There is a very basic vole statement that has been submitted, but it is considered that this is not adequate. No comments have been received from CCC Ecology. It is therefore not possible for the local planning authority to undertake its duty to conserve biodiversity due to a lack of information. This is a reason for refusal.
- 10.21 It was not considered prudent to request ecological surveys and subject the applicant to the additional financial cost of ecology survey work given the concerns with the principle of development outlined elsewhere within this report.

### **Other Matters**

10.22 Regarding developments within or on the edge of a village, Policy LP12 Part A (i) requires development that increases the number of dwellings in the village by 10% or more to provide demonstrable evidence of clear local community support for the scheme, generated through a proportionate pre-application community consultation exercise. The latest figures (Village Thresholds Position Statement) dated November 17<sup>TH</sup> 2023, show that the established threshold for Friday Bridge is 58 dwellings and the number of new dwellings committed or built since 2011 (as of 2<sup>nd</sup> Nov 2023) is 43 dwellings. Therefore, Friday Bridge has not reached its 10% growth however, this is not a material factor which would outweigh any of the issues identified previously in the assessment of the application.

10.23 It is acknowledged the land to the west of the parade of dwellings along Well End which occupies a gap of 120meters has been allocated for housing (allocation LP54.03) within the proposed Draft Local Plan. However, this carries limited weight in regard to the determination of this application.

10.24 No foul water details have been provided. Additionally, no surface water details have been provided other than a sustainable drainage system (outlined on the application form), but these could be controlled via a condition. Building Regulations would also require details on this matter outside the scope of planning.

10.25 Regarding the objecting comments received, the devaluation of neighbouring properties is not a material planning matter. Additional matters such as pedestrian footpath and access details would in any event be detailed within a reserved matters application.

10.26 Regarding the comments received from Cllr Summers & Cllr Roy:

- There is no requirement for the applicant to improve local services within the area by way of s106 contributions given the level of development proposed.
- The nine supporting letters received in favour of the proposal come from multiple addresses and insofar as practical within the scope of the LPA, their authenticity is not of concern.
- Regarding traffic, the highway, and highway safety, the highway consultee has no objection to the proposal and no speed reductions measures by way of a Traffic Regulation Order (TRO) were recommended. Further, this would fall outside of the developer's gift to implement.
- The site is within a flood zone 1 (not flood zone 3) which is low risk and is therefore a sequentially preferable location for residential development. No additional measures are recommended in this regard.

## **11 CONCLUSIONS**

11.1 The application is made in Outline, with matters reserved for later approval therefore any details submitted alongside the proposal are indicative only.

11.2 Although the Local Planning Authority must satisfy itself that a development of the number of dwellings proposed can be satisfactorily accommodated within the site, the detailed design of such a scheme is reserved for later consideration.

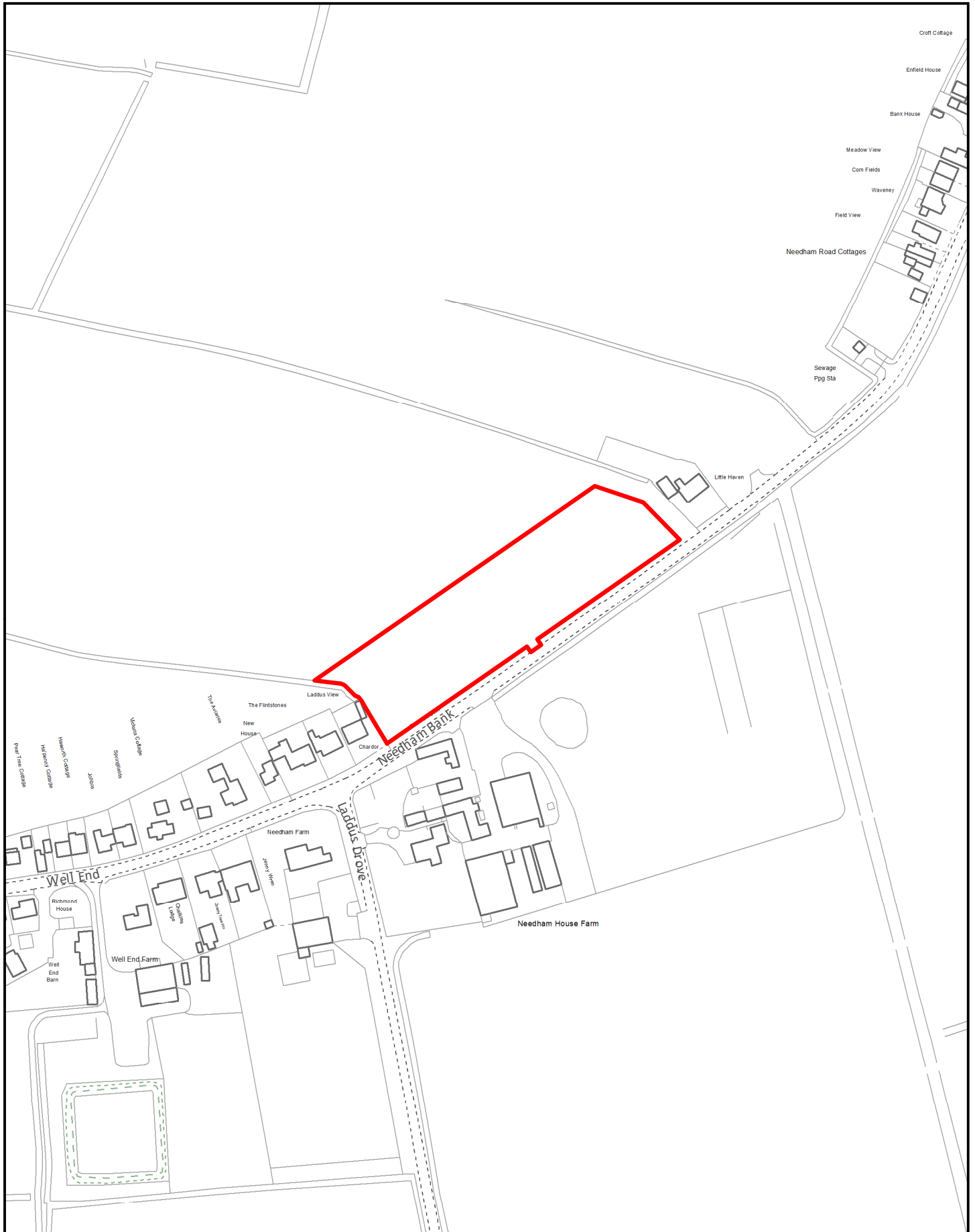
- 11.3 The proposed development of up to nine dwellings has not overcome the previous reason for refusal and there have been no modifications to local planning policy since the previous refusal which would now permit such a development. Therefore, the development is still considered unacceptable as it would result in urban encroachment into the open countryside.
- 11.4 There is insufficient information to enable the local planning authority to assess the potential impacts of the development upon protected species and habitats, by way of a preliminary ecological survey and/or any subsequent species surveys. The application would be in contravention of the NERC Act 2006 & Paragraph 180 of the NPPF 2023.
- 11.5 The application would be in contravention of Policies LP3, LP12, LP16 & LP19 of the Fenland Local Plan 2014 and is recommended for refusal.

## 12 RECOMMENDATION

**Refuse**, for the following reasons.

1	<p>Policy LP12 of the Fenland Local Plan (2014) (a) 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, (c) states that proposals should not have an adverse impact on the character and appearance of the surrounding countryside and farmland, (d) that proposals are in a location that is in keeping to the core shape and form of the settlement, (e) and that proposals would not extend existing linear features of the settlement. Policy LP16 (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 to the south, east and north and fulfils an important part in the character of the area by providing open countryside between the southern and eastern parts of Friday Bridge. The proposed residential development would result in linear development, extending approximately 180 meters into the countryside, would not relate to the core shape and form of Friday Bridge and would represent urban sprawl. It is considered the proposal would prejudice the existing distinctiveness of the open countryside and the character of the local area. As such, the proposal would conflict with Policies, LP3, LP12 &amp; LP16 of the Fenland Local Plan (2014).</p>
2	<p>Policy LP19 of the Fenland Local Plan states that planning permission should be refused for development that would cause a demonstrable harm to a protected species or habitat.</p> <p>The site lies in an amber zone for Great Crested Newts (GCN), in close proximity to a pond and is not accompanied by a preliminary ecological survey or any subsequent species surveys as may be necessary. Therefore, the local planning authority is unable to assess the impact of the proposal upon protected species and habitats as is its public duty. As such, the application is contrary to the provisions of Section 40 of the Natural Environment and Rural Communities Act (2006), Paragraph 180 of the</p>

	National Planning Policy Framework (2023) & Policy LP19 of the Fenland Local Plan (2014).
--	---



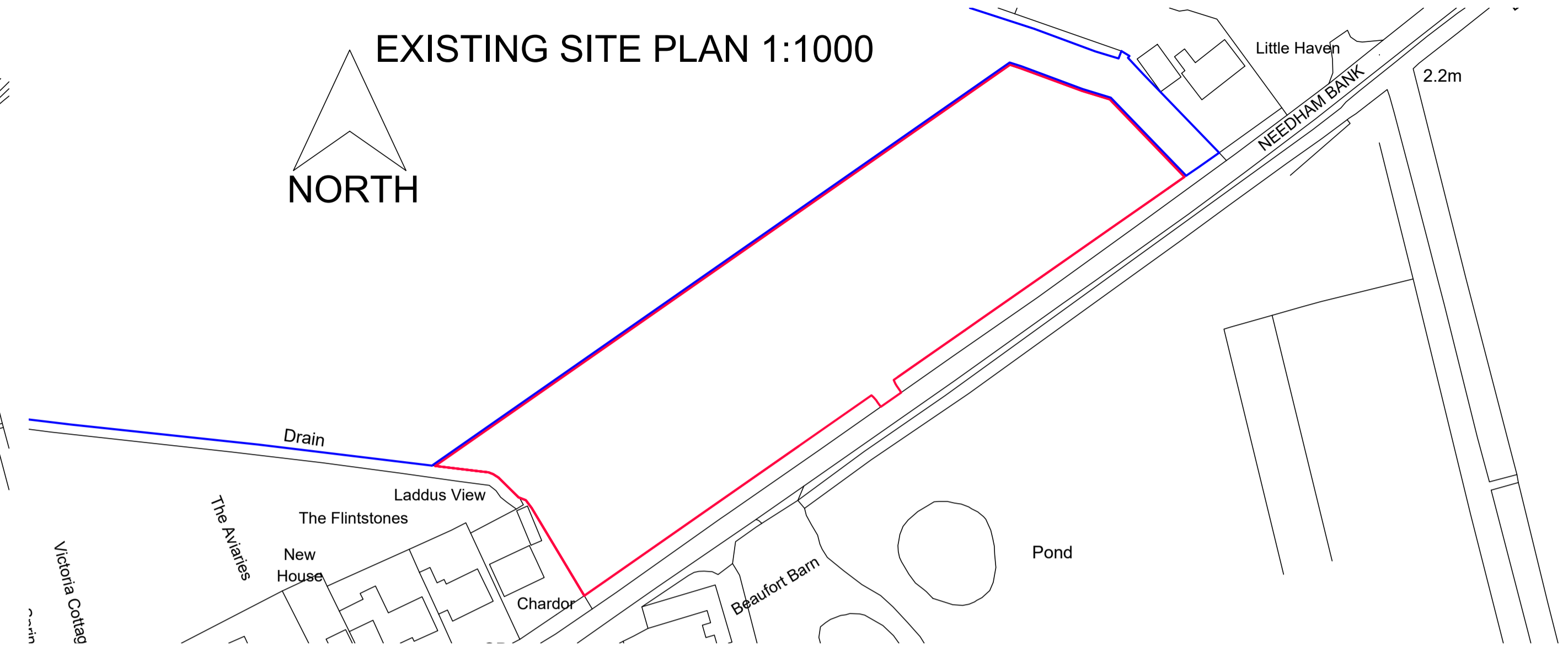
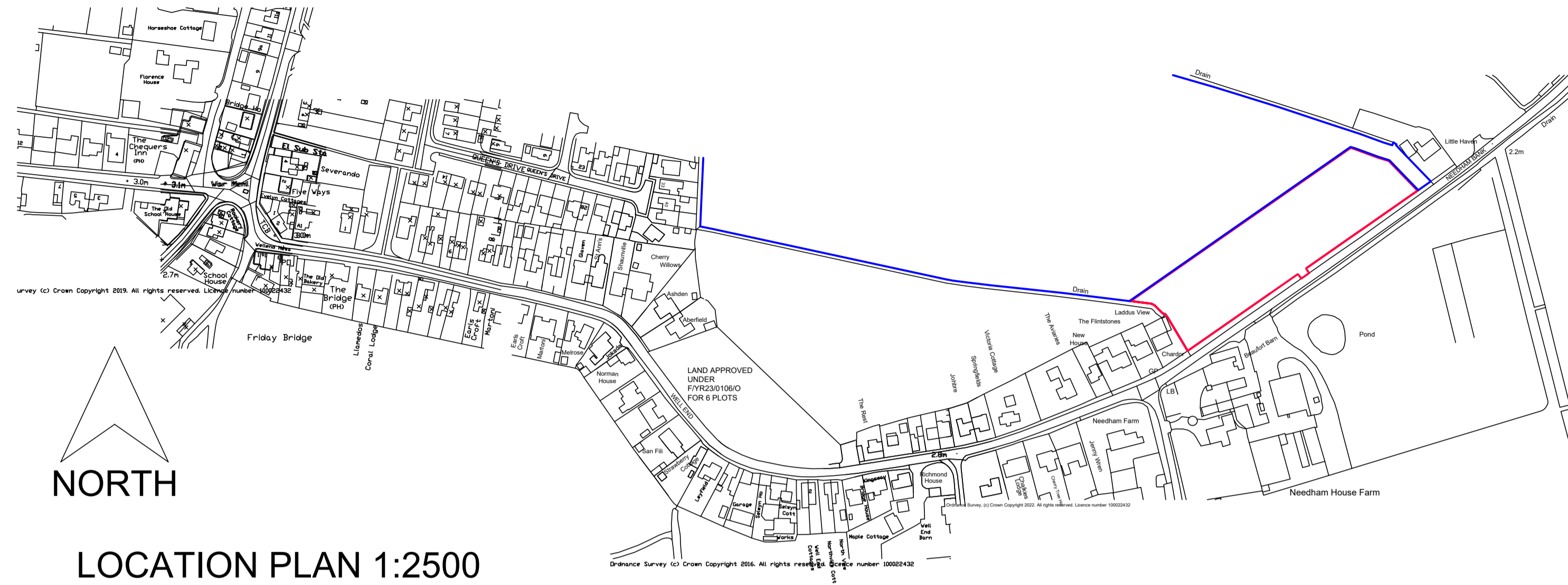
Created on: 31/08/2023

© Crown Copyright and database rights 2023 Ordnance Survey 10023778

**F/YR23/0682/O**

Scale = 1:2,500





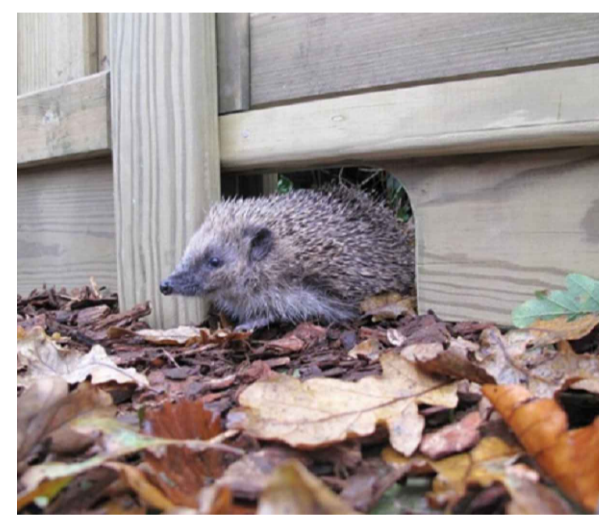
Schwegler triple cavity swift box  
1 to East elevations



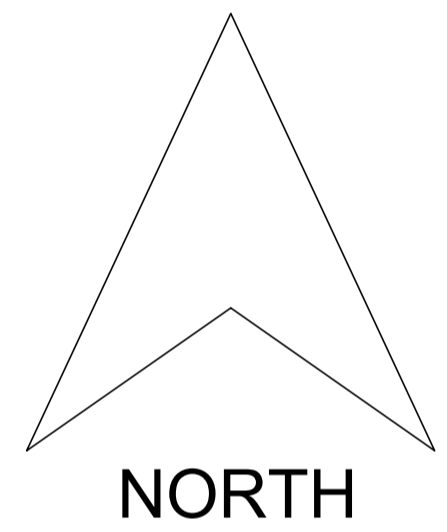
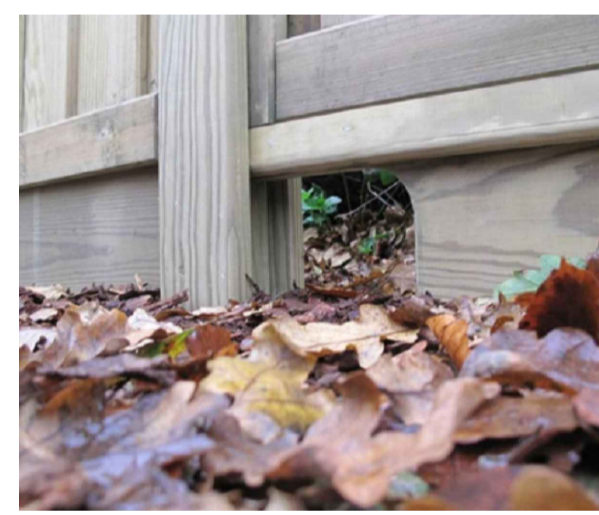
Woodstone Sparrow nest box  
North elevation of garages



NHBS Habitat bat box  
One on East elevation of dwellings



Boundary fence to have 1 hedgehog gravel board to each boundary



REVISIONS



**PETER HUMPHREY ASSOCIATES**  
 ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.  
 TELEPHONE: 01945 466966  
 E-MAIL: info@peterhumphrey.co.uk  
 WEB: www.peterhumphrey.co.uk

CLIENT  
**MS D BULLARD**

PROJECT  
**RESIDENTIAL DEVELOPMENT**

SITE  
**LAND ADJ. CHARDOR  
 NEEDHAM BANK  
 FRIDAYBRIDGE**

DRAWING

JOB NO.	PAPER SIZE	DATE
6550 PL05	A1	JUNE 2023

Notes:  
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.  
 All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.  
 The Construction (Design and Management) Regulations 2015:  
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.