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**F/YR23/0987/O**

**Applicant: Mr R Smith**

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

**Land East Of, Bramley Court, Coldham, Cambridgeshire**

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

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to officer recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1. The application seeks outline planning approval with all matters reserved for the erection of up to six dwellings on an area of agricultural land outside the built form of Coldham. The application site is an area of undeveloped agricultural land to the east of Bramley Court. The development at Bramley Court forms a clear edge to end of the built form of Coldham.
- 1.2. It could not be argued that the development represents a single dwelling infill proposal and accordingly the scheme would fail to comply with the specific requirements of LP3 in so far as they relate to the form of development for this settlement.
- 1.3. The application site forms a distinct and natural demarcation between the developed built form of Coldham and the countryside beyond. Development encroaching into this land would be to the detriment of the character and appearance of the area contrary to Policy LP12 and Policy LP16 (d).
- 1.4. Given the constraints created by the highway geometry, the principle of providing safe and convenient highway access is unlikely to be achievable at the site, and thus, the scheme in its current guise cannot be considered to conform with Policy LP15.
- 1.5. The application site falls entirely in Flood Zone 2, and the application included insufficient evidence in respect of the Sequential or Exception tests and is therefore contrary to Policy LP14 and the adopted Cambridgeshire Flood and Water SPD or Section 14 of the NPPF.
- 1.6. As such the proposed development is contrary to local planning policy and should be refused.

## 2 SITE DESCRIPTION

- 2.1. The application site is an area of agricultural land to the north side of March Road (B1101) to the east of a residential development of 6 dwellings known as Bramley Court. To the southwestern corner of the site stands a modest agricultural Nissen-style hut.
- 2.2. The site is bounded to the west by hedging associated with the residential curtilage boundaries of dwellings within Bramley Court. A significant conifer hedge forms the eastern boundary along with a drainage ditch, and the site is open to further agricultural land to the north. To the south side of March Road opposite the site is open agricultural land.
- 2.3. A group of agricultural buildings along with a dwelling known as Asholt Corner, stands approximately 55m (as the crow flies) to the northeastern most corner of the site. To the west, the main built form of Coldham includes both frontage and in-depth residential development.

## 3 PROPOSAL

- 3.1. This application seeks outline planning approval with all matters reserved for the development of up to six dwellings at the site.
- 3.2. The indicative plans submitted indicate the potential layout, with six dwellings and detached garages flanking the east and west sides of a central access road with turning head and retention of a field access to the north.
- 3.3. Full plans and associated documents for this application can be found at: [F/YR23/0987/O | Erect up to 6no dwellings \(outline application with all matters reserved\) | Land East Of Bramley Court Coldham Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0987/O)

## 4 SITE PLANNING HISTORY

F/YR06/0126/F	Variation of Condition 7 of planning permissions F/YR02/1092/F, F/YR02/1093/F, F/YR02/1094/F (Erection of dwellings) to provide a 0.95m wide footpath instead of a 1.8m wide footpath. Land East Of Chapel House, March Road, Coldham (Bramley Court)	Granted 17.08.2006
F/YR02/0166/F	Erection of 4 x 5-bed and 2 x 4-bed detached houses with garages Land East Of Chapel House, March Road, Coldham (Bramley Court)	Granted 21.05.2002

## 5 CONSULTATIONS

- 5.1. **Cambridgeshire County Council Highways Authority – initial comments received 10.01.2024**

*This is an "all matters reserved application" therefore I am unable to provide comments on any specific aspect, as there is no approval sort on any detail relating to the highway. I do however have the following comments for the LPA:*

- *There would need to be a footway provided to the site from the village for residents to access local facilities.*
- *The B1101 has a posted speed limit of 40mph therefore inter-vehicle visibility splays should be 2.4 x 120m either side of the access (to the back of the highway verge/footway) and entirely within the highway and / or over land under the control of the applicant. From an indicative review I do not believe this to be possible in this location with the site frontage with the highway as shown.*

**5.2. Cambridgeshire County Council Highways Authority – further comments received 22.01.24 in response to applicant’s contact to HA & revised indicative site plan received**

*I have checked our mapping system and I don't think there has been any encroachment. However for a definitive answer the applicant would need to check with our Searches Team. But I don't think the visibility splays can be achieved and there isn't enough room in the verge for a footway, which should be a min of 1.8m wide. As such I do not believe safe pedestrian or vehicle access can be achieved at this location with the highway frontage marked on the plan.*

*If the LPA are minded to approve this application I would recommend the following conditions:*

*Prior to first occupation a footway of 1.8m shall be constructed from Bramley Court to the junction of the new development.*

*Visibility splays of 2.4m x 120m must be provided either side of the junction.*

**5.3. Senior Archaeologist (CCC)**

*I am writing regarding the archaeological implications of the above reference planning application. The proposed development is located in the small settlement of Coldham within the Parish of Elm, to the north of March and east of Guyhirn. This part of fenland is characterised by deeper fenland through which run a number of Roddons or ancient silted river channels. These features leave areas of firmer ground that is exploited for settlement in the prehistoric and roman period as well as my more recent settlement. Coldham is situated on a couple of major roddons running roughly north south between March and Wisbech. There are a large number of cropmarks surrounding Coldham indicating Roman Settlement and Saltern, or Salt making, activity (Cambridgeshire Historic Environment Record 04188, 04146, 04196, 04192, 04190, 04193, 04160). There are also a large number of finds associated with the Roman settlement and in particular salt making found in very close proximity to the site, (CHER 04184, 04186, 04185). To the southwest are a number of circular features of unproven date although they are likely to be late medieval hay ricks or fen circles (CHER 08878, MCB29243, 09432).*

*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.*

#### **5.4. Environment & Health Services (FDC)**

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

*Due to the size and location of the proposed development in relation to existing noise sensitive receptors, in the event that planning permission is granted, it is recommended that the following condition is imposed in the interests of amenity protection.*

#### **WORKING TIMES**

*No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.*

#### **5.5. Elm Parish Council**

*Elm Parish Council strongly objects to proposals submitted under planning application ref. F/YR23/0987/O on the following grounds;*

*The Fenland Local Plan (2014) (FLP) classes Coldham as an 'other village' where development is normally restricted to single dwelling infill sites situated in an otherwise built up frontage. Policy LP3 also steers new development to larger places that offer best access to services and facilities thereby reducing the need to travel and making best use of existing infrastructure. The proposals are contrary to these policy statements.*

*The proposals are also contrary to FLP Policy LP12(c) as they would have an impact on the character and appearance of the surrounding countryside and farmland.*

*In respect of highway safety issues, access to the proposed site is in close proximity to an extremely dangerous bend and the development would cause an increased and unacceptable risk to road users.*

**5.6. Councillor D Roy**

*I have examined this application in some detail. I have the following concerns:*

- 1. The archeology report suggests a full investigation before any works, which clearly has not yet been carried out by the applicant or their agent,*
- 2. There is no footpath to access the dwellings therefore it would endanger life to any residents in that area,*
- 3. I also have safety concerns of the location and access to this site which also need to be addressed first.*
- 4. There are also issues with speed along this section of road, which would further create a dangerous junction possibly increasing the possibility of emerging vehicles from the site.*

*The application has not been fully thought through and needs further investigation. On these grounds I would recommend refusal and object to it on those items mentioned above.*

**5.7. Councillor M Summers**

*I object to the above application for the following reasons:*

- 1. It does not accord with LP3 and LP12 of the currently adopted local plan*
- 2. The proposed entrance is too close to the blind bend and will give rise to danger*

*The local plan and the adoption process for new plans exists for a reason and therefore new developments must be considered in line with the adopted plan.*

*That said, if it wasn't for the above two points, I would be in support of this proposal and there is clear community support for it based on the responses I have read. In my opinion, this development would be appropriate for inclusion in the emerging local plan.*

**5.8. Local Residents/Interested Parties**

Objectors

The LPA have received 3 letters of objection to the scheme from two address points within Bramley Court, Coldham and a further letter from an address on

Wales Bank, Elm – all within the Elm & Christchurch Ward, within which the site is situated.

Reasons for objection can be summarised as:

- Owing to instance of large windows and balcony within an existing property of Bramley Court there is potential for overlooking to and from the proposed dwellings/gardens;
- Access location on dangerous bend is unsuitable and is subject to accidents already;
- No footpath provision nor room to provide one; and
- Concerns over drainage.

### Supporters

The Council has received 13 letters of support for the scheme from 13 address points including:

- Fridaybridge Road, Elm – 2 letters (including 1 from the Applicant themselves)
- Overstone Road, Coldham – 6 letters
- Station Road, Coldham – 1 letter
- Nettle Bank, Elm – 1 letter

The above address points are from within the Elm & Christchurch Ward.

Two further letters were received from address points in Upwell and Outwell, both within an adjacent ward, but outside the FDC District boundary.

A final letter was received from an address within Wisbech, which is not within Elm & Christchurch or an adjacent ward.

Reasons for support for the scheme from the letters received can be summarised as:

- A small development site of quality homes is welcomed;
- Proposal reflects the form and character of Bramley Court;
- The development is well considered;
- The development is sustainable;
- There are no drainage issues;
- The development will offer an ideal opportunity to justify the need for traffic calming or speed reduction;
- The scheme will address the housing shortage;
- The scheme will offer local employment in construction;
- The site is allocated within the emerging plan;
- Archaeology will be considered;
- Highways safety will be considered;

Five letters of support received stated no reasons for support.

In the interests of transparency, Members should note that the Council have received allegations to suggest that some supporters may have been solicited to offer their public support for the scheme in exchange for remuneration. The Council cannot substantiate which, if any, of the letters of support received

were as a result of any alleged solicitation. Accordingly, the Council must treat the letters received as genuine.

### Representations

One representation was received from an address in Overstone Road; although indicating support, this was with the caveat "*I would be happy to support the application with the inclusion of traffic calming...*"

Material matters within the above representations will be discussed in more detail in the below assessment.

## **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**

### **7.1. National Planning Policy Framework (NPPF) Dec 2023**

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 11 - Presumption in favour of sustainable development.

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 48 – Weight to be attributed to relevant policies in emerging plans

Para. 83 - In rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Para 115 - 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.

Para. 135 - Planning policies and decisions should ensure high quality development.

### **7.2. National Planning Practice Guidance (NPPG)**

Determining a Planning Application

### **7.3. National Design Guide 2021**

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

Resources

Lifespan

#### 7.4. **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
- LP12 – Rural Areas Development Policy
- LP14 – Responding to Climate Change and Managing the Risk of Flooding
- LP15 – Facilitating the Creation of a More Sustainable Transport Network
- LP16 – Delivering and Protecting High Quality Environments
- LP19 – The Natural Environment

#### 7.5. **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
- LP7 – Design
- LP8 – Amenity Provision
- LP18 – Development in the Countryside
- LP20 – Accessibility and Transport
- LP22 – Parking Provision
- LP24 – Natural Environment
- LP28 – Landscape
- LP64 – Residential site allocations in Coldham (LP64.01)

#### 7.6. **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

- DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

#### 7.7. **Cambridgeshire Flood and Water SPD 2016**

### 8 **KEY ISSUES**

- **Emerging Local Plan**
- **Principle of Development**
- **Character and Appearance**
- **Residential Amenity**
- **Highway Safety**
- **Flood Risk and Drainage**
- **Other Matters**



## **9 ASSESSMENT**

### **Emerging Local Plan**

- 9.1. The application site forms allocation LP64.01 for 11 dwellings within the Emerging Local Plan. However, given the very early stage which the Emerging Plan is 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. Paragraph 47 of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. As such, the below assessment must be on the basis of the policies of the current adopted development plan, the Fenland Local Plan (2014).

### **Principle of Development**

- 9.2. Coldham is identified as an 'other village' in the settlement hierarchy contained within Policy LP3, within such locations development will be considered on its merits and will normally be restricted to single dwelling infill sites situated within otherwise built-up frontages. The proposal seeks to erect up to six dwellings in a small estate-type development and is flanked on one side only by existing development, with the opposite side open and sparsely developed land. Accordingly, the proposal cannot be considered as residential infill, and thus the scheme is contrary to Policy LP3.
- 9.3. Policy LP12 defines the developed footprint of a village 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; and
  - (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.
- 9.4. The application site is an area of undeveloped agricultural land to the east of Bramley Court. The development at Bramley Court forms a clear edge to end of the built form of Coldham to the west from the agricultural land to the east and south, beyond which only very sporadic residential development occurs; the next isolated residential dwelling Asholt Corner is located approximately 333m along March Road to the northeast of the site, and thus would be excluded by (a) above.
- 9.5. This area of agricultural land at the site is mirrored by agricultural land opposite, and forms a distinct and natural demarcation between the developed built form of Coldham and the countryside beyond. Development encroaching into this land would be to the detriment of the character and appearance of the area and would arguably create a precedent for further ribbon development. As such, the proposal would be contrary to the requirements of policy LP12.
- 9.6. Given the above, there are fundamental locational issues that result in the scheme being contrary to Policies LP3 and LP12. Therefore the principle of development cannot be supported.

### **Character and Appearance**

- 9.7. There were no indicative elevations provided with this outline application, with matters relating to the specific appearance, layout and scale to be committed at Reserved Matters stage.
- 9.8. It is acknowledged that the indicative site plan suggests that the scheme may likely reflect the development of Bramley Court to the west. Notwithstanding, the development proposed would encroach into agricultural land beyond the built form of Coldham. This area of land, coupled with the agricultural land opposite, forms distinct and natural demarcation between the clear edge of the built form of Coldham to the west and the countryside beyond. Development encroaching into this land would be to the detriment of the character and appearance of the area and would arguably create a precedent for further development within the countryside. As such, the proposal would be contrary to the requirements of Policies LP12 and LP16 (d).

### **Residential Amenity**

- 9.9. There were no indicative floor plans or elevations offered with the application and as such the LPA are unable to establish definitively if issues such as overlooking will need to be reconciled. However, owing to the relative position of the proposed dwellings, shown indicatively, it would appear that there may be negligible issues relating to impacts on residential amenity to reconcile from the scheme.
- 9.10. The illustrative site plan also indicates that suitable amenity space may be provided within the site to meet the requirements of Policy LP16 of the Local Plan.

### **Highway Safety**

- 9.11. Policy LP15 of the Fenland Local Plan 2014 seeks to ensure safe and convenient access for all within the district. It is noted and accepted that the specific details of the access are to be considered later as part of a reserved matters submission, however it is appropriate to consider at this stage the indicated point of access to the highway and whether or not the principle of such an access is acceptable.
- 9.12. Initial comments received from the Highway Authority (HA) specified that a footway would need to be provided to link to the development to the existing footpath network west of Bramley Court. Furthermore, the HA indicated that given the 40mph limit along the B1101, visibility splays of 2.4 x 120m would need to be required either side of the proposed access entirely within the highway verge or within land controlled by the applicant. The HA concluded that they did not believe provision of suitable visibility splays would be possible from the indicative site plan provided.
- 9.13. To address the HA concerns, the applicant provided a revised indicative site plan, noting that they could achieve the full 2.4 x 120m splay to the east, but only a 2.4 x 55m splay to the west owing to the boundary treatments of the dwelling at No.2 Bramley Court appearing to encroach into the highway verge. Furthermore the applicant acknowledged that there may not be sufficient width along the highway adjacent to No.2 to facilitate a footway.

- 9.14. In response, the HA concluded that, on further review, there did not appear to be any highway encroachment at No.2, but definitive mapping would need to be explored to fully confirm. Notwithstanding, it was the opinion of the HA Officer that there did not appear to be enough room within the verge for a footway, and reiterated the need for 2.4m x 120m visibility splays *both* sides of the intended access onto the B1101. Accordingly, they concluded “*I do not believe safe pedestrian or vehicle access can be achieved at this location with the highway frontage marked on the plan.*”
- 9.15. The HA did offer that if the LPA were minded to grant the application, that conditions relating to the need for a 1.8m wide footway and 2.4m x 120m visibility splays either side of the junction should be imposed. However, given the evidence submitted within the application and the constraints of the highway verge and position of the proposed access (albeit not committed at this time) it follows that these conditions would be unreasonable to impose as they could not be appropriately complied with.
- 9.16. Accordingly, it is considered that given the constraints created by the highway geometry, the principle of providing safe and convenient highway access is unlikely to be achievable at the site, and thus, the scheme in its current guise cannot be considered to conform with Policy LP15, and the imposition of conditions to achieve safe access would not be achievable in this case.

#### **Flood Risk and Drainage**

- 9.17. Policy LP14 of the Fenland Local Plan and section 14 of the National Planning Policy Framework deal with the matter of flooding and flood risk, and the siting of dwellings on land at the risk of flooding. The site falls in Flood Zone 2. Matters of foul and surface water drainage, as noted within received representations opposing the development, would be considered at Reserved Matters stage.
- 9.18. Notwithstanding, Policy LP14 requires development proposals to adopt a sequential approach to flood risk from all forms of flooding, and states that development in an area known to be at risk will only be permitted following the successful completion of a Sequential Test, an Exception Test (where necessary), and the demonstration that the proposal meets an identified need and appropriate flood risk management.
- 9.19. The application is accompanied by a Flood Risk Assessment that does not include consideration of the Sequential and Exception Tests, incorrectly asserting that as the site is within a defended area it should be classified as low risk. The Flood and Water SPD is explicit in setting out that the existence of defences should be disregarded in undertaking the sequential test.
- 9.20. Noting the adopted and indeed consistent stance of the LPA when applying the sequential test on sites which do not comply with the settlement hierarchy it is asserted that the scheme has no potential to satisfy the sequential test, as this would require the application of the Sequential test on a district wide scale, given that the scale of development exceeds that identified for Coldham as a settlement. It is further identified in the updated NPPG (August 2022) that even where a flood risk assessment shows that development can be made

safe for its lifetime the sequential test still needs to be satisfied, i.e. flood risk safety measures do not overcome locational issues.

- 9.21. As such, the proposal fails to accord with the necessary requirements of Policy LP14, the SPD and the NPPF, and as such, should be refused on the basis of a lack of demonstrable evidence that the scheme would be acceptable in respect of flood risk.

### **Other Matters**

#### Sustainability

- 9.22. In terms of the site's sustainability credentials, the occupiers of the site would be wholly reliant on car-based transport for all services and facilities within the wider local area as there are no such facilities in the immediate area of the site. Accordingly, the development of the site for residential use would fail to meet with the Government's environmental and sustainability objectives.

#### Traffic Calming

- 9.23. A number of representations received in support of the scheme intimated that the proposal may see the introduction of traffic calming measures within Coldham. There is no evidence within the submitted application to suggest that proposals to improve highway safety through the introduction of traffic calming measures are intended. Notwithstanding, this possible eventuality would not outweigh the clear policy contraventions in respect of the location of the proposed development site as discussed above, which is a material planning consideration in respect of this type of application. Given the evidence submitted within the application, the development will see up to six additional dwellings requiring access onto the B1101, which may give rise to unacceptable highway safety concerns (a matter highlighted in the Highway Authority response above). Accordingly, consideration of this application must solely be based on the status quo situation, and the approval of development cannot be considered on the basis of supposition.

## **10 CONCLUSIONS**

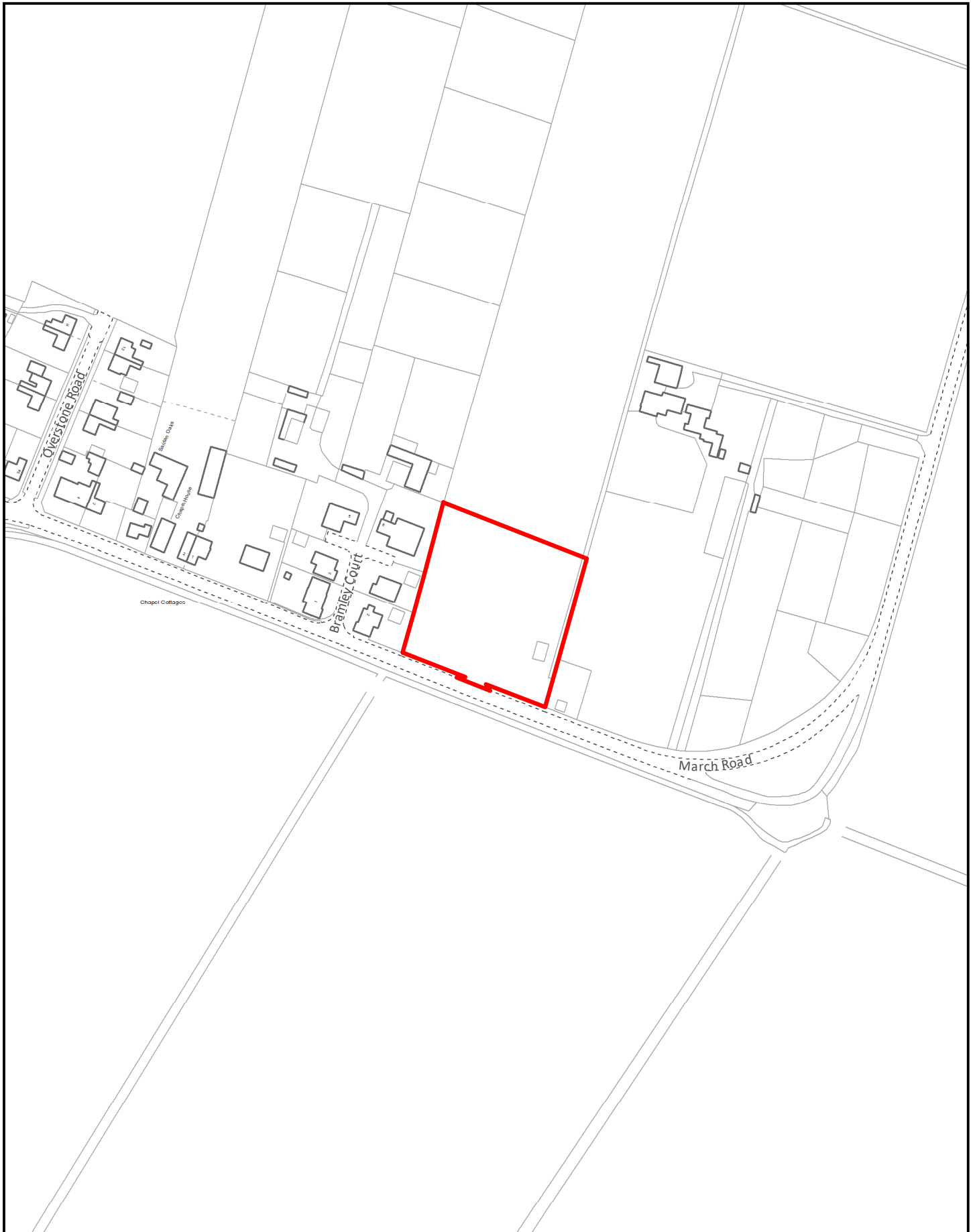
- 10.1. On the basis of the consideration of the issues of this application, conflict arises through the principle of the development of the site rather than as a result of matters that could be addressed at the design stage, and as such it is concluded that the application is contrary to the relevant planning policies of the development plan in respect of the settlement hierarchy and rural areas development, LP3 and LP12. Furthermore, development at this site would be an unacceptable encroachment into the countryside at detriment to the rural character of the area in contravention of Policy LP12 and Policy LP16(d). In addition, owing to the lack of evidence to the contrary, it is considered that the principle of providing safe and convenient access for may be unachievable at the site and sufficient parking has not been provided in accordance with the relevant guidelines, thus the proposal does not comply with Policy LP15. Finally, the application included insufficient evidence in respect of the Sequential or Exception tests and is therefore contrary to Policy LP14 and the adopted Cambridgeshire Flood and Water SPD or Section 14 of the NPPF.
- 10.2. Therefore, given the above assessment, the application is recommended for refusal.

## 11 RECOMMENDATION

**Refuse**, for the following reasons;

1	<p>Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the district and defines Coldham as an 'Other Village' where residential development will be considered on its merits and will normally be restricted to single dwelling infill sites situated within an otherwise built-up frontage. Policy LP12 seeks to support development that complies with the necessary criteria with respect to rural area development. The application site constitutes an area of land located outside the clearly demarcated developed footprint of the settlement of Coldham. The development proposal cannot be considered as small-scale residential infilling given the sporadic form of development to the east. The proposal is therefore considered to be contrary to Policies LP3 and LP12 of the adopted Fenland Local Plan (2014).</p>
2	<p>Policy LP12 seeks to support development that does not harm the character of the countryside. Policy LP16 (d) of the Fenland Local Plan (2014) and Policy DM3 of Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document (2014) requires development to deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area. The development proposed would encroach into currently undeveloped agricultural land which forms a distinct and natural demarcation between the built form to the west and the countryside beyond. Development encroaching into this land would therefore be to the detriment of the character and appearance of the area. As such, the proposal would be contrary to the requirements of the Policies LP12, LP16(d) and DM3 (2014).</p>
3	<p>Policy LP15 seeks to support proposals that provide safe and convenient access for all. In the absence of evidence to the contrary, it is considered that the necessary visibility splays relative to the speed of the road cannot be achieved within the highway boundary and / or application site boundary to ensure safe vehicular access to the site, and that the required 1.8m wide footway link can also not be provided to serve the development. The application, if approved, would therefore be to the detriment of the safety of vehicular and pedestrian users of the highway and contrary to Policy LP15 of the adopted Fenland Local Plan 2014.</p>
4	<p>Policy LP14 of the Fenland Local Plan, Section 14 of the National Planning Policy Framework (2019) and Cambridgeshire Flood and Water Supplementary Planning Document (2016) require development proposals to adopt a sequential approach to flood risk from all forms of flooding, and Policy LP14 states that development in an area known to be at risk will only be permitted following the successful completion of a Sequential Test, and</p>

	<p>Exception Test (where appropriate), and the demonstration that the proposal meets an identified need and appropriate flood risk management. The application does not include any evidence in respect of the sequential or exception tests and therefore fails to provide demonstrable evidence that the scheme would be acceptable in respect of flood risk. The proposal is therefore contrary to policy LP14 of the Fenland Local Plan (2014), Section 14 of the National Planning Policy Framework (2019) and Cambridgeshire Flood and Water Supplementary Planning Document (2016).</p>
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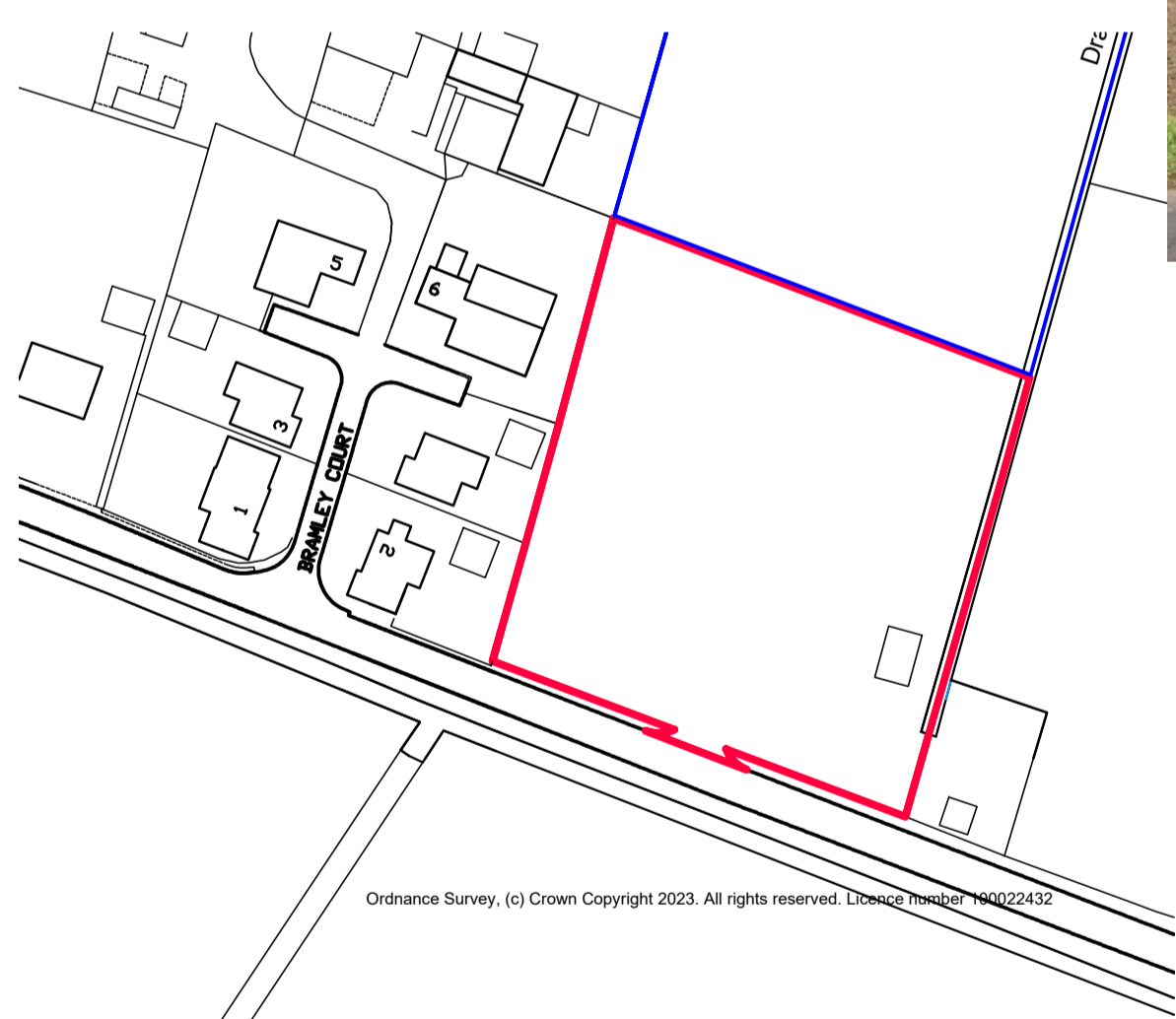


**SITE PLAN 1:500  
INDICATIVE ONLY**

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**NHBS Habitat bat box**  
One on each South  
Elevation plots  
2,3,4



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**EXISTING SITE PLAN 1:1250**



**Eco House Martin nest**  
1 to each East elevation plots 4,5,6



**Schwegler triple cavity swift box**  
1 to each East elevation plots 4,5 and 6

**REVISIONS**



**PETER HUMPHREY  
ASSOCIATES**

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**CLIENT**  
MR R SMITH

**PROJECT**  
RESIDENTIAL DEVELOPMENT

**SITE**  
LAND ADJ BRAMLEY COURT  
MARCH ROAD  
COLDHAM  
CAMBS  
PE14 0LD

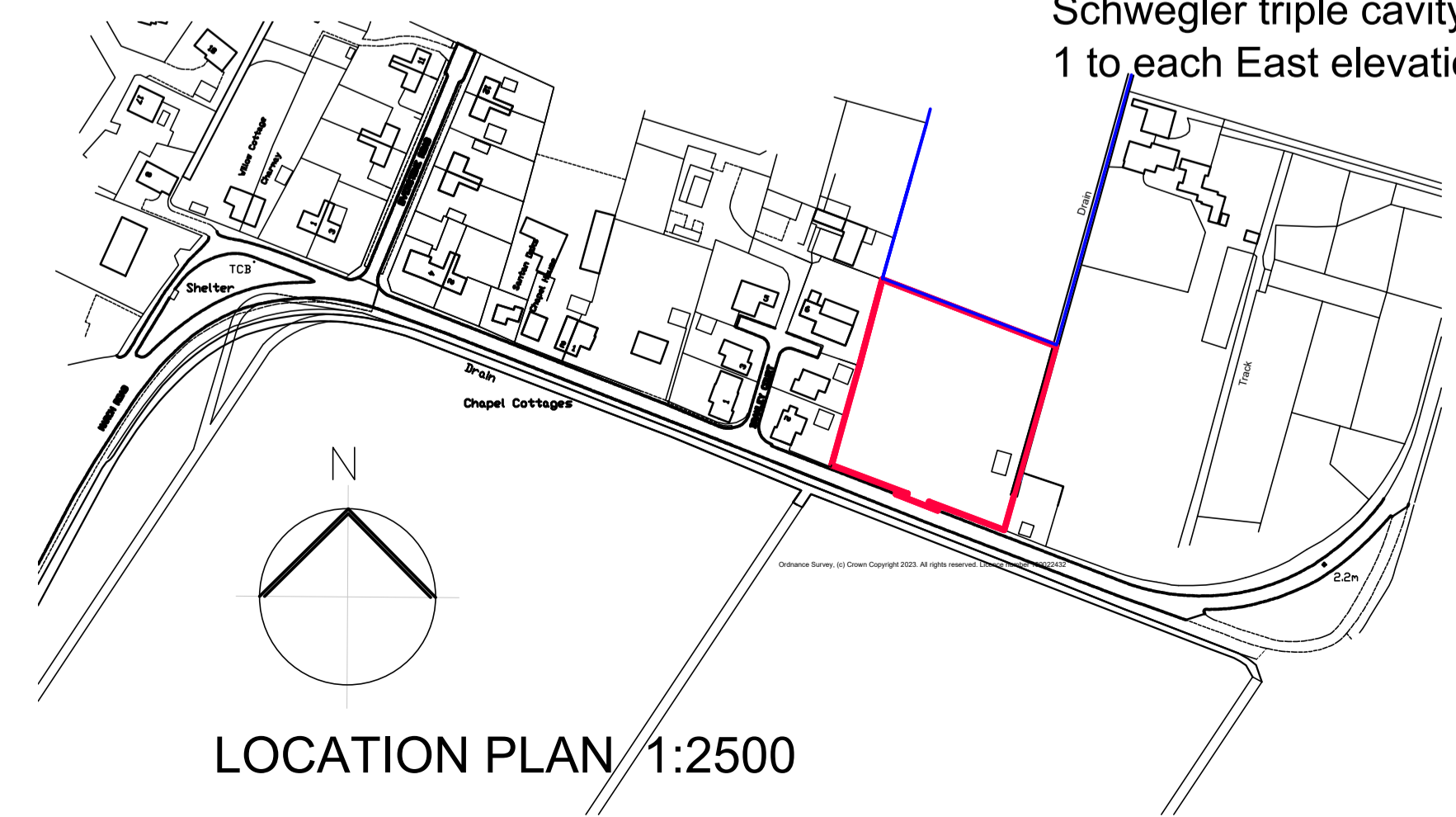
**DRAWING**  
PROPOSED SITE PLAN

JOB NO.	PAPER SIZE	DATE
6859 PL01a	A2	OCT 2023

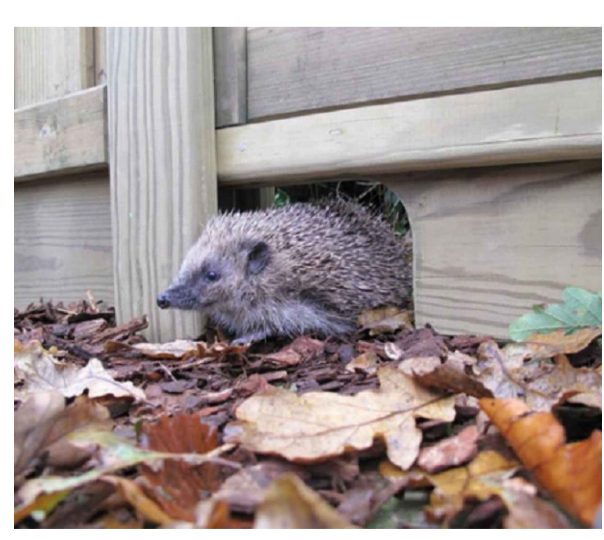
**Notes:**  
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

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



**LOCATION PLAN 1:2500**



**Boundary fence to have 1 hedgehog  
gravel board to each boundary**