
F/YR25/0106/PIP

Applicant: Mr T Jarvis

**Agent: Jordan Trundle
Peter Humphrey Associates Ltd**

Land South Of 171-183, Front Road, Murrow, Cambridgeshire

Permission in principle to erect up to 4 x dwellings and the formation of a new access

Officer recommendation: Refuse

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

Government Planning Guarantee

Statutory Target Date For Determination: 12 March 2025

EOT in Place: Yes

EOT Expiry: 9 May 2025

Application Fee: £3018

Risk Statement:

This application must be determined by 9 May 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- | | |
|------|--|
| 1.1. | The application seeks permission in principle for the residential development of up to four dwellings on the site with matters for consideration limited to location, land use and amount of development proposed. |
| 1.2. | This scheme is clearly contrary to Policy LP3 of the Fenland Local Plan which relates to 'settlement hierarchy' as it is not infill development within a designated small village. |
| 1.3. | Paragraph 8 of the NPPF places substantial emphasis on sustainability requiring the LPA to consider the services and facilities available to the residents and the options for access of services and employment as one of the key threads of sustainable development. |
| 1.4. | This development whilst within walking distance of village facilities is considered unsustainable given the extent of available facilities and services within the small village of Murrow, this being clearly evidenced in two recent appeal decisions (2014 and 2018) which relate to the same site. |
| 1.5. | Against this backdrop there can be no other recommendation than one of refusal given that the scheme is contrary to both local and national policies, as discussed in more detail below. |

2 SITE DESCRIPTION

- 2.1 The site comprises an area of agricultural land which, notwithstanding the presence of individual trees on the highway frontage, and the landscaping on its south-western boundary, is relatively open. The site is therefore typical of the open, level and expansive landscape characteristic of the area; however, it does not contain any noteworthy landscape features. It does however afford views from the highway to the countryside beyond.
- 2.2 Development to the northern side of Front Road within the immediate vicinity comprise modestly proportioned bungalows set back from the highway behind generally open front gardens with little, or only low level, boundary treatment. Despite being set down from the highway the buildings are quite visible when travelling along it. Whilst of no particular architectural merit, these characteristics ensure that they provide a smooth transition from the settlement to the open countryside.
- 2.3 There is at depth development immediately to the south-west of the site and to the west of the site fronting Front Road is a Grade II Listed Building Hollycroft Farm. There is an area of vacant grass land and associated landscaping together with the access to a small development of dwellings separating the application site from the listed building.
- 2.4 The site is within a Flood Zone 1 area and is bounded to the south and east by agricultural land.

3 PROPOSAL

- 3.1 The 'Permission in Principle' (PIP) application is for residential development of up to 4 dwellings at the site. The current proposal is the first part of the permission in principle application, which only assesses the principle issues namely:
- (1) location,
 - (2) use; and
 - (3) amount of development proposed,
- and establishes whether a site is suitable in principle. Should this application be successful, the applicant would have to submit a Technical Details application covering all other detailed material planning considerations. The approval of PIP alone does not constitute the grant of planning permission.
- 3.2 Although not a requirement of a PIP application, the application is supported by an indicative site plan, showing four dwellings with attached garages, utilising a shared single access from the public highway to a shared driveway. Parking and turning is shown to the front of the dwellings with garden space to the rear.
- 3.3 Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR17/1103/O	Erection of up to 3 x dwellings (Outline application with all matters reserved)	Refused 01.02.2018
	<i>Land East Of Hollycroft House 180 Front Road Murrow</i>	Appeal Dismissed 16.10.2018
F/YR13/0914/F	Erection of 3 x 3-storey 6-bed dwellings with attached double garages and 2.4 metre high (max) brick wall with gates	Refused 29.01.2014
	<i>Land East Of Hollycroft House 180 Front Road Murrow</i>	Appeal Dismissed 22.10.2014

5 CONSULTATIONS

5.1. Wisbech St Mary Parish Council

We did not have an opportunity to discuss this at full council, however I contacted councillors for their views. All councillors who responded viewed this application positively and supported this.

5.2. North Level Internal Drainage Board

Please note that North Level District Internal Drainage Board have no objections in principle to the above planning application.

5.3. Cambridgeshire County Council Highways Authority **Recommendation**

On the basis of the information submitted, from the perspective of the Local Highway Authority, I have no objection to the principal of the development in this location.

Comments

This application seeks to establish the principal of a development in this location, only. Therefore, all and any highways requirements cannot be determined at this time and will be subject to later planning submission information and approval/s. The submitted information does however show the correct inter-vehicle visibility splays and appropriate sized vehicle access. There is also a footway leading to the property and enough space shown internally for vehicles to park and turn, so as to enter the highway in a forward gears.

5.4. Senior Archaeologist (CCC)

I am writing regarding the archaeological implications of the above referenced planning application. The proposed development lies within an area of archaeological potential lying just to the south of one of the mains roads through the small fen settlement of Murrow. Murrow itself and in particular the development site lies over a Roddon deposit or ancient silted river channel. These form bands of slightly firmer raised ground throughout the fen and therefore have been heavily exploited through history as settlement locations, and indeed are still favoured today. The Roddon runs from Parsons Drove in the north west to Guyhirn in the south east. Crop marks both north and south of Murrow indicate a trackway and associated

settlement morphological very likely of Roman date (Cambridgeshire Historic Environment Record 03805, 10656, 03872A). Although cropmarks are less clear through the proposed development area this is due to planting conditions and the cropmarks indicate features continuing within the development area. A find spot is recorded within the redline, of medieval building material interpreted as briquetage indicating the close proximity of a medieval salt works (CHER 07888). Just to the east further medieval finds were found (CHER MCB19505) and to the west archaeological investigations found substantial medieval boundary ditches (CHER MCB16313).

Whilst this site lies in an area of relatively high archaeological interest we are however content that no works are required prior to determination of an application and consequently we wish to raise no objections for this application to secure Planning In Principle, however we would request to be consulted on any future planning application for development within the redline area indicated, with the expectation that a condition on development, could be secured at Technical Details stage.

5.5. 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, adversely impact the local amenity due to excessive artificial lighting or be affected by ground contamination.

In the event that Permission in Principle (PIP) is granted and a further application for the site is submitted in the future, this service may recommend a condition on working time restrictions during the construction phase due to the close proximity to existing noise sensitive receptors.

5.6. Local Residents/Interested Parties

Objectors

The LPA received five letters of objection to the scheme from five local address points along Front Road, Murrow – it should be noted these address points are immediately within the vicinity of the site. Reasons for objection can be summarised as:

- Concerns over increased traffic;
- Impact on local services such as schools, doctors and infrastructure;
- Unsustainable, with heavy reliance on motor vehicles for transport;
- Concerns over wildlife impacts;
- Concerns over light ingress;
- Similar applications on this site have been refused twice and dismissed at appeal – nothing has changed since these;
- Concerns over flooding and drainage;

Supporters

The LPA received six letters of support for the scheme from five address points within Murrow, including Front Road, Back Road and Murrow Bank. These were received in a pro-forma format, which stated:

“Having looked at this application I feel that planning approval should be given for the proposed plots.

The site is in a good location on Front Road, Murrow within the village boundary.

I am in full support of this application.”

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) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment

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
LP5 – Meeting Housing Need
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
LP18 – The Historic Environment
LP19 – The Natural Environment

7.5. **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

Policy 14 - Waste management needs arising from residential and commercial Development

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**

7.8. **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 49 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

LP22: Parking Provision

LP23: Historic Environment

LP24: Natural Environment

LP25: Biodiversity Net Gain

LP32: Flood and Water Management

LP62: Residential site allocations in Murrow

8 KEY ISSUES

- **Location**
- **Use**
- **Amount of Development Proposed**
- **Other Matters**
- **Additional Considerations**

9 BACKGROUND

9.1. Although given an alternative site address on the current application, this application site has been subject to two previous outline planning application refusals and subsequent dismissals at appeal.

9.2. The first was refused under delegated powers in early 2014 (F/YR13/0914/F); this scheme whilst in outline form with no matters committed was accompanied by an illustrative design for 3 x 3 storey 6-

bedroom dwellings. The description of development in respect of this proposal was explicit however i.e. Erection of 3 x 3-storey 6-bed dwellings with attached double garages and 2.4 metre high (max) brick wall with gates and it was on this basis the submission was considered.

- 9.3. Following on from the refusal this earlier scheme an appeal was submitted to the Planning Inspectorate, this was subsequently dismissed.
- 9.4. The Planning Inspector in their consideration of the appeal noted that Murrow had a small range of services within reasonable walking distance of the site, including a shop, school and public house. Whilst it was acknowledged that occupiers of the proposed dwellings may support the retention of those services in accordance with the objective at paragraph 28 of the National Planning Policy Framework ('Framework') it was further recognised that the village did not appear to have many employment opportunities, or other facilities to meet the day-to-day needs of its inhabitants and that although there was a bus service to destinations including Peterborough, the frequency of those services was limited.
- 9.5. Against this backdrop the Planning Inspector concluded that given the limited range of services and amenities available in the village, the occupants of these three large family-sized dwellings would be highly likely to be reliant on the private car to meet many of their day-to-day needs. For the reasons above the Planning Inspector concluded that the site was not an infill plot, and that a proposal of this scale at the edge of this Small Village would conflict with the relevant parts of policies LP3 and LP12 of the Local Plan and the sustainability objectives that underpin them.
- 9.6. The Planning Inspector also upheld the view that the large three storey dwellings proposed whilst not being contrary to the pattern of development in the village in terms of location would, in terms of their scale and form, create a very abrupt transition to and from the open countryside.
- 9.7. More recently, F/YR17/1103/O was refused by Planning Committee in early 2018 in accordance with officer recommendation; this scheme was outline in nature with all matters reserved, for the erection of up to 3 dwellings. Following refusal by the Council, an appeal was lodged but ultimately dismissed by the Inspectorate.
- 9.8. In their consideration of the appeal, the Inspector considered that, in his view, the appeal site would not be in an isolated location in the context of the relevant paragraphs of the NPPF.
- 9.9. However, they went on to state that they shared the view of the previous Inspector that the appeal site cannot be considered an infill plot for the purposes of LP Policy LP3 and would extend the built-up area to the south of the road into the open countryside. Concluding the proposed development in this location would not form an infill plot and would conflict with the relevant part of Policy LP3.
- 9.10. The harm, they considered, would conflict with the environmental objective of sustainable development would not therefore amount to sustainable development in the terms of the Framework and Policy LP1 which sets out

the presumption in favour of sustainable development in line with the Framework.

10 ASSESSMENT

- 10.1. Noting the guidance in place regarding Permission in Principle submissions assessment must be restricted to (a) location, (b) use and (c) amount and these items are considered in turn below:

Location

- 10.2. Policy LP3 of the Fenland Local Plan sets out the settlement hierarchy for development within the district, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development.
- 10.3. The circumstances of this site have not changed since the earlier appeal decisions discussed above. Furthermore, the Fenland Local Plan 2014 remains the current development plan by which to assess current applications, as was the case during determination of the earlier applications.
- 10.4. In terms of the FLP the scheme would not accord with Policy LP3 given that Murrow is a small village where development would be considered on its merits but would normally be limited in scale to residential infilling or development of a limited scale. This scheme represents neither infill development nor, in the context of the site/settlement, development of a limited scale. This is supported by the previous appeal decisions highlighted in the Background section above.
- 10.5. The NPPF position would be similar even without a settlement hierarchy as the locational disadvantages of the site in terms of its lack of facilities are such that the site could not be deemed sustainable location as previously considered by Inspectors.
- 10.6. In addition, Policy LP12 Part A requires sites to satisfy particular criteria, to ensure the proposal does not result in coalescence with any neighbouring village, and does not have an adverse impact on the character and appearance of the surrounding countryside. Similarly, the proposal must be in keeping with the core shape and form of the settlement, without resulting in the extension of linear features or create ribbon development, and must retain natural boundaries, respect ecological features, important spaces etc. Finally the proposal must be served by sustainable infrastructure and must not put people or property in danger from identified risks.
- 10.7. Policy LP16 (d) seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area.
- 10.8. With regards the effect of the proposal on the pattern of development in the village it is acknowledged that housing on this side of the settlement

continues for some distance along both Front Road and Back Road. Consequently, although the proposal would extend development along the south side of Front Road, it would be opposite existing housing, and would not significantly extend the linear form of the settlement or have a harmful effect on its shape.

- 10.9. Although the site is prominently located on the edge of the village, it does not form an important gap in the settlement, and its generally open characteristics, although typical of the area, do not form an important landscape feature. It is not considered that a development as illustrated would be contrary to the pattern of development in the village as such in principle development of this site may be considered, subject to detailed design, to be compliant with Policies LP12 and LP16.
- 10.10. Notwithstanding, this scheme is clearly contrary to Policy LP3 of the Fenland Local Plan which relates to 'settlement hierarchy' as it is not infill development within a designated small village.
- 10.11. With regard to the consultation draft to of the emerging Local Plan, the site has been allocated within the emerging plan (LP62.01). However, it should be noted that in the Draft Local Plan Consultation: Report on Key Issues Raised (May 2023) this site allocation has unresolved objections. Accordingly, it may be such that this site allocation may not come to fruition within any adopted version of the new local plan. Notwithstanding, given the very early stage which the emerging Local 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.
- 10.12. Furthermore, for the sake of completeness and with due regard to the earlier appeal decisions at the site, the proposed scheme, in respect of its location, has also been assessed against Paragraph 8 of the NPPF, which states:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives);

- ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- ***a social objective*** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- ***an environmental objective*** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising*

waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 10.13. In respect of this proposal the development of this site will further the sustainability objectives as follows:

Economic Objective: The provision of housing, especially in light of the current deficiency in supply will contribute to the economic success of the District. It is recognised that the construction of the development would provide some employment for the duration of the work contributing to a strong responsive and competitive economy. Whilst it could also be argued that there may be some potential for increased expenditure with regard to local facilities the limited facilities on offer are such that this does not render the site location as sustainable. Such a stance was clearly referenced in the earlier appeal decisions which highlighted in the Background section the limited services available and the poor public transport links. A reliance on private modes of transport and the lack of services within the village illustrate that the scheme does not accord with the sustainability objectives of the NPPF.

Social Objective: There will be limited opportunities for community cohesion in the wider locality of the settlement given the relationship of the site to the main village. The proposal has a benefit of 3 houses, offering the opportunity for residents to settle in the locality. However whilst the residents will be within walking distance of the main village core this in itself offers only limited services and facilities to support community cohesion.

Environmental Objective: It is considered that any environmental impacts of the scheme in terms of its visual presence would not be so significant, subject to detailed design and appropriate mitigation where necessary, as to render the scheme unacceptable in terms of how it would relate to its surroundings and neighbouring dwellings. However as indicated above the intended occupants of the dwellings will be reliant on private modes of transport and as such the scheme fails to represent sustainable development in this regard. There will be significant adverse impacts accruing in terms of the scheme's sustainability in locational terms.

Planning Balance

- 10.14. As indicated above the scheme has no sustainability credentials over and above a limited economic benefit during the construction phase in terms of goods and services. Its social and environmental credentials are neutral at best in terms of the opportunities the development will afford future residents and the character of the streetscene. However, there are clear indications that to allow growth, other than small scale infill, within the village of Murrow is unsustainable. This recommendation firmly adheres to the views of the Planning Inspectors in respect of the earlier appeal decisions on this site.
- 10.15. There is a direct correlation between the aims of the Fenland Local Plan and the NPPF and a clear planning argument to resist this development as being in an unsustainable location.
- 10.16. It is however noted that Planning Inspector considered the location to be within walking distance of local facilities. Whilst this is factually correct, there

was a clear caveat contained within the Appeal decision in that whilst residents could walk to facilities the facilities in themselves were limited which rendered the location, and indeed the village unable to deliver sustainable development.

- 10.17. It is concluded therefore that, owing to its location, the proposal would not amount to sustainable development in the terms of the NPPF and Policy LP1 which sets out the presumption in favour of sustainable development, in line with the NPPF. Furthermore, provision of the up to four dwellings in this location would not form an infill plot and would be in conflict with Policy LP3.

Use

- 10.18. Policy LP12 (i) states that development should not result in the loss of high grade agricultural land or if so comprehensive evidence is provided to justify the loss.
- 10.19. Paragraph 187(b) of the NPPF states that decisions should recognise the intrinsic character and beauty of the countryside....including the economic benefits of the best and most versatile agricultural land. Grades 1, 2 and 3a agricultural land fall within this category. The application site is Grade 1 agricultural land. No justification was provided in respect of the loss of such land.
- 10.20. A large proportion of agricultural land in Fenland District is best and most versatile land. There is insufficient information upon which to assess what the loss the land might mean for the District as a whole. However, the Council has rarely refused applications by virtue of the loss of agricultural land, given the quantity of such land within the District. It is therefore considered unreasonable to justify a reason for refusal on this basis.
- 10.21. Considering the land use in relation to surrounding land uses, the use of the land for residential purposes, in principle, would not give rise to unacceptable impacts on surrounding residents by reason or noise or disturbance or vice versa.

Amount of Development Proposed

- 10.22. The application seeks Permission in Principle for up to four dwellings on a site of approximately 0.6ha which would equate to an appropriate development density in the context of the area. The submitted indicative site plan indicates an appropriate layout can be achieved, with parking/turning and private amenity space. The development could comfortably be accommodated on-site without being considered as overdevelopment. However, the detailed layout and design would be for consideration at the Technical Details stage. In terms of consideration of amount, the proposal is acceptable.

Other Matters

- 10.23. **Flood risk & drainage** – The site falls within Flood Zone 1 (low risk) and issues of surface water disposal will be considered under Building Regulations, as such, there is likely to be no issues to reconcile with regard to Policy LP14.

- 10.24. **Highway safety** – No objection was raised by the highways authority in respect of the principle of development for residential use. Notwithstanding, details regarding safe and convenient access would need to be fully reconciled at the Technical Details stage to ensure the scheme complies with Policy LP15.
- 10.25. **Heritage** – It is contended that the separation between the Grade II Listed Building, Hollycroft Farmhouse, together with likely intervening boundary treatments and/or landscaping would be such that the proposal would be unlikely to affect the setting of the Listed Building. Notwithstanding, details regarding heritage impacts of the scheme would need to be fully reconciled at the Technical Details stage to ensure the scheme complies with Policy LP18.
- 10.26. **Impact on biodiversity/BNG** – The LPA duty under Section 40 of the Natural Environment and Rural Communities Act 2006 as amended, has been considered.

In other application types such as outline and full applications, an ecological survey and if necessary further species surveys would be needed up front to accompany the application. This application if successful, would not be granting planning permission.

Ecological information should be submitted at the Technical Details stage (if this first stage were successful) and taken into account then, consulted upon and the decision, including potential refusal or conditions, should be based upon the findings of said ecological information.

If this PiP were successful, it would not prevent proper consideration of ecological issues at the next stage and it would not alter duties of landowners/developers to comply with other legislation such as the Wildlife and Countryside Act in the meantime.

The grant of permission in principle is not within the scope of biodiversity net gain (as it is not a grant of planning permission), but the subsequent technical details consent (as a grant of planning permission) would be subject to the biodiversity gain condition, unless appropriate exemptions were to apply.

- 10.27. **Working Time Restrictions** – The Council's Environmental Health team have requested a condition regarding working time restrictions be appended to any future Technical Details application due to the proximity of existing noise sensitive receptors.
- 10.28. **Archaeology** – The site lies in an area of archaeological interest and as such CCC Archaeology have requested to be consulted on any future applications on this site, with the expectation that a condition of development, if required, could be secured at Technical Details stage.

Additional considerations

- 10.29. No conditions can be attached to a grant of Permission in Principle in accordance with the NPPG advice (Paragraph: 020 Reference ID: 58-020-20180615).

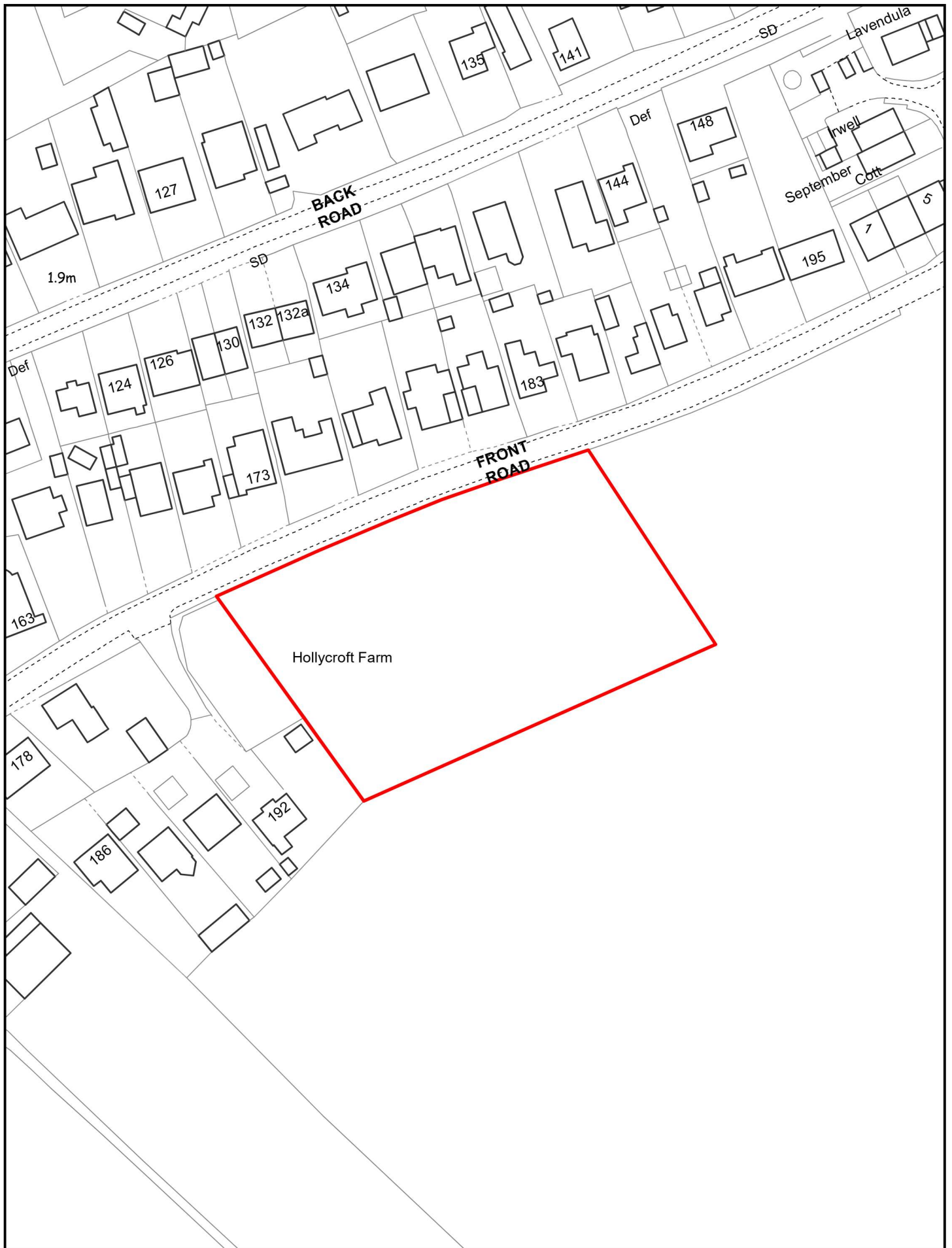
11 CONCLUSIONS

- 11.1. The application seeks permission in principle for the residential development of up to four dwellings on the site with matters for consideration limited to location, land use and amount of development proposed.
- 11.2. This scheme is clearly contrary to Policy LP3 of the Fenland Local Plan which relates to 'settlement hierarchy' as it is not infill development within the designated small village of Murrow.
- 11.3. Moreover, the proposal would not amount to sustainable development in the terms of the NPPF and Policy LP1 which sets out the presumption in favour of sustainable development, in line with the NPPF.
- 11.4. The above assessment has been supported with due regard to the site planning history, which includes two refused applications and dismissed appeals for similar development proposals under the current development plan. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, Officers consider there are no overriding material considerations to indicate a departure from the development plan is warranted in this instance.
- 11.5. Notwithstanding any matters that can be resolved at Technical Details Stage, the principle of development of this site is opposed on the basis of the intended location of the development, and thus the recommendation is to refuse permission in principle.

12 RECOMMENDATION

Refuse, for the following reason;

1	Policy LP1 of the Fenland Local Plan (2014) sets out the presumption in favour of sustainable development, underpinned by the sustainability objectives of the NPPF. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the district, and defines Murrow as a 'small village' where development may be permitted on its merits but normally limited to small scale residential infilling. In the context of the site/settlement, the proposed development represents neither infill development nor development of a limited scale and would result in up to four additional dwellings within a small village which offers limited local services and employment opportunities, with a burden of reliance of private vehicles to access goods and services. Therefore, the proposal is considered unsustainable development contrary to the aims and objectives of the NPPF and Policies LP1 and LP3 of the Fenland Local Plan, adopted May 2014.
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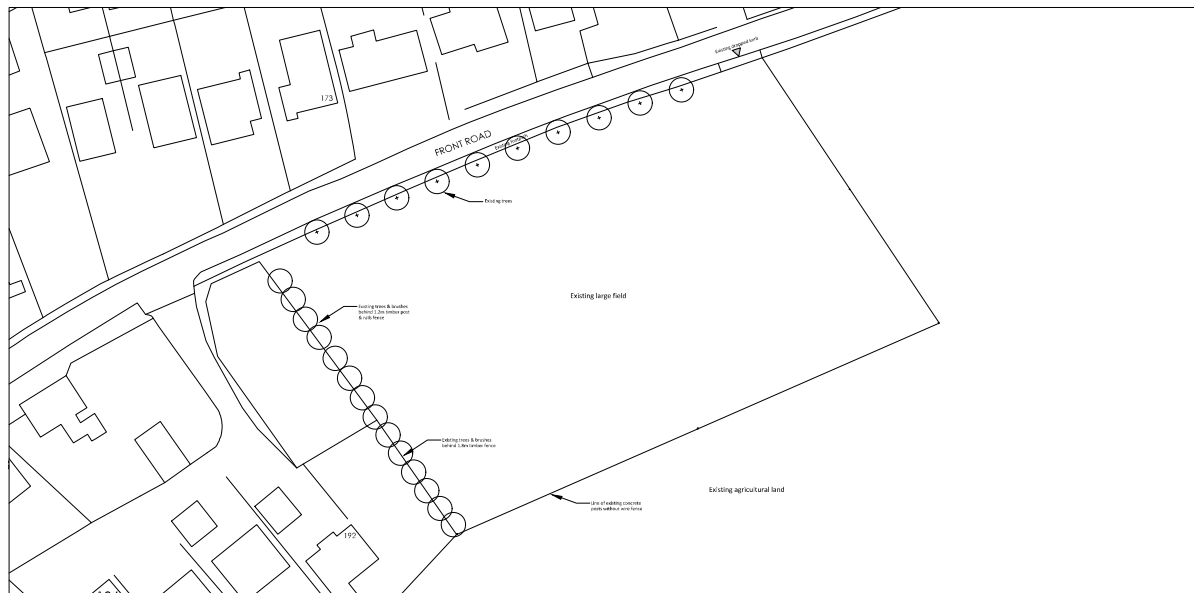
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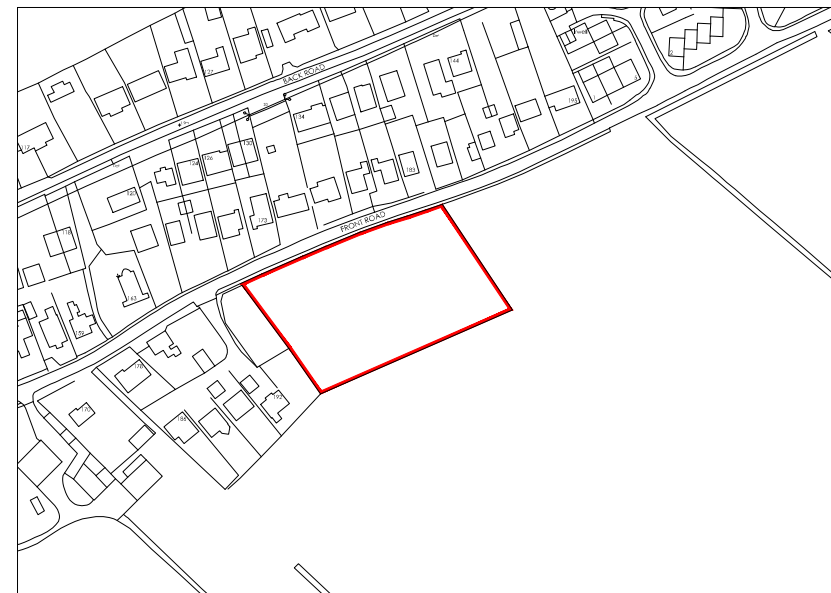
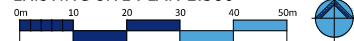
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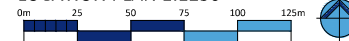
Fenland District Council



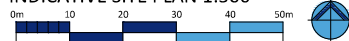
EXISTING SITE PLAN 1:500












LOCATION PLAN 1:1250



INDICATIVE SITE PLAN 1:500



- SITE PLAN KEY**

-  5.0m Wide Access
-  Permeable Hard Surface
-  Gravel Surface
-  Paving / Patio (Indicative Layout)
-  Lawned Grass (Seeded or Turf)
-  Trees
-  Hedges
-  2.4m x 43m Visibility Splay
-  1.8m Access Gate