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**F/YR25/0796/PIP**

**Applicant: Mrs D Daines**

**Agent : Mr M Hall  
Morton & Hall Consulting Ltd**

**Land North Of 120 London Road, Chatteris, Cambridgeshire**

**Permission in principle to erect up to 1 x dwelling**

**Officer recommendation: Refuse**

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

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## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks Permission in Principle (PiP) for the development of one dwelling on Land North of 120 London Road, outside the developed footprint of Chatteris.
- 1.2 Under Policy LP3 of the Fenland Local Plan, the site is considered to be in an 'Elsewhere' location, where new housing is only supported if it is demonstrably essential to a rural-based enterprise. No such justification has been provided. The development would therefore be in direct conflict with the settlement hierarchy and spatial strategy of the Local Plan, as well as resulting in the further urbanisation of the area to the detriment of its character and appearance.
- 1.3 Although the density of development proposed is low and could be accommodated physically on the site, this does not overcome the fundamental policy objections regarding location and use. Other technical details, including highway safety, would be addressed at the second stage (Technical Details Consent), though no objections have been raised by the Highway Authority at this stage.
- 1.4 Therefore, the proposed development fails to comply with the Local Plan's spatial strategy and the site's location is considered unsuitable for residential development in principle.
- 1.5 Accordingly, this application is recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located outside of the settlement footprint of Chatteris. The site is situated to the west of London Road to the north-east of 120 London Road. The site is grassed and was formerly used as a bowling green with a building in the western rear corner of the site formerly used as a pavilion. The boundaries of the site are bordered by a 1.4 metre high timber fence to the sides and rear and an established 1.8 metre high hedge to the site frontage. The site is located in Flood Zone 1 and is subject to a low annual likelihood of surface water flooding.

### 3 PROPOSAL

- 3.1 A location plan, existing site plan and indicative site layout (although not a requirement of a PiP application) accompany this submission. These indicate the removal of the existing boundary treatment on the site and the provision of a dwelling with associated parking and landscaping together with the provision of an upgraded access road utilising the existing site access.
- 3.2 The current proposal is the first part of the Permission in Principle application; this 'first stage' establishes whether a site is suitable in principle only, and assesses the 'principle' issues, namely; (1) Location (2) Use, and (3) Amount of development proposed
- 3.3 Should this application be successful the applicant will have to submit a Technical details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.4 The applicant is only required to submit a completed application form, a plan which identifies the land to which the application relates (drawn to scale and with a north point) and the application fee.
- 3.5 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR05/0120/O	Erection of 2 detached houses	Refused - 29 March 2005
F/YR06/0001/O	Erection of 2 detached dwellings	Refused – 27 February 2006. Dismissed at Appeal – 06 February 2007.
F/YR08/0494/F	Erection of a 2-bed detached bungalow involving demolition of existing dwelling	Approved – 25 July 2008.

### 5 CONSULTATIONS

#### 5.1 Chatteris Town Council – 30 October 2025

Support.

#### 5.2 Cambridgeshire County Council – Highways – 29 October 2025

No significant impact upon the public highway – *The proposal for 1 dwelling utilises an existing highways access to a former bowling green. The dwelling has parking and turning space to enable vehicles to exit the site in a forward gear. I note that drawing H10792/04 shows that the existing access will be widened to 5m and will be sealed and drained away from the public highway. It is not clear if the*

*access will be gated but if this is the case the gate should be set back 5m from the carriageway edge to enable a vehicle to wait clear of the public highway. It is expected that detail showing that the proposed access will be laid out and constructed in accordance with Cambridgeshire County Council's construction specification will be provided as part of the technical details consent application.*

### **5.3 Fenland District Council – Environmental Health – 29 October 2025**

No objections.

### **5.4 Local Residents/Interested Parties**

15 communications of support have been received for this application. Fourteen supporters are from addresses in Linden Drive, London Road x 3, Manor Gardens, Millfield Close, New Road x 2, Southampton Place, Station Street, The Sycamores, Tithe Road, Westbourne Road and West Street, Chatteris, with one from Newgate Street, Doddington.

<b>Supporting Comments</b>	<b>Officer Response</b>
Other PIP applications have been allowed in the area.	This will be addressed in the Location section.
The property is frontage development.	This will be addressed in the Location section.
This site is closer to Chatteris than already approved developments.	This will be addressed in the Location section.
The land is currently unused.	This will be addressed in the Use section.
I believe it will look good	This will be addressed in the Matters Raised During Consultation section.

## **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) 2024**

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

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, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

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

Context Paragraph: 012 (Reference ID: 58-012-20180615). The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical

details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission but can advise applicants on the decision notice, where Permission in Principle is granted, what they would expect to see at Technical Details stage.

### **National Design Guide 2021**

Context

Identity

Built Form

Uses

Homes and Buildings

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan.

Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 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

LP19: Strategic Infrastructure

LP20: Accessibility and Transport

LP22: Parking Provision

## **8 KEY ISSUES**

- **Location**
- **Use**
- **Amount**

## **9 BACKGROUND**

- 9.1 The proposal is an application for Permission in Principle to develop the site for up to 5 dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle Stage) establishes whether the site is suitable in principle and assesses the principle issues namely:

- (1) Location
- (2) Use, and
- (3) Amount of development proposed

And the second (Technical Details Consent) stage is when the detailed development proposals are addressed. Technical details consent would need to be applied for should the application be granted.

- 9.2 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset these can form no part of the determination of Stage 1 of the process. Accordingly, some matters raised via statutory bodies may not be addressed at this time.
- 9.3 It is pertinent to note that this previous full and outline applications for dwellings on this site have been dismissed for this site with F/YR06/0001/O subsequently dismissed at appeal.

## **10 ASSESSMENT**

### **Location**

- 10.1 Policy LP3 of the Fenland Local Plan (2014) identifies Chatteris as being an 'Other Market Town'. For these settlements, the majority of the district's new housing, employment growth, retail growth and wider service provision should take place in these settlements.
- 10.2 The site is considered to be situated within an elsewhere location as it is divorced from the main built form of Chatteris. The Local Plan does not contain settlement boundaries and instead relies upon a case-by-case site specific judgment. Whilst LP12 relates to the development on the edge of villages the criteria within the footnote to this policy are considered to give a helpful indication as to what can or cannot be considered adjacent to the built form of a settlement. This excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement. The application site and its surroundings are considered to fall within these exemptions as the site is separated by approximately 350m by fields of arable land from the continuous built form of the settlement. Immediately adjacent development consists of a single residential dwelling to the south, with areas to the east, north and west rural in nature.
- 10.3 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in

accordance with the development plan unless material considerations indicate otherwise.

- 10.3 The application is submitted as to be self/custom build. Policy LP5, Part C seeks to provide, in appropriate circumstances, housing solutions that meet market expectations including self-build homes, which is supported by Para 63 of the NPPF (2024). Under Section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Weight would therefore be given to this, the amount dependant on identified demand.
- 10.4 However, the Council can currently demonstrate that the number of permissions given for self/custom builds exceeds identified demand, and as such very limited weight can therefore be reasonably afforded to the delivery of this form of housing when determining the application.
- 10.5 While the services and facilities within the town would be accessible by utilising the footpath, this is narrow and unlit and on the opposite side of London Road to the east. The services and facilities are also several hundred metres away. This is not therefore considered sufficient to overcome the harm identified by a new dwelling, in what is considered a countryside location, whereby there is no demonstrable need.
- 10.6 It is noted that the Agent has advised of other residential developments having been approved further to the south of Chatteris. Each application must be determined on its own merits. Notwithstanding this basic principle it is also considered that further development should be avoided in this unsustainable location to prevent the further urbanisation of the area.
- 10.7 Policy LP3 sets out the spatial strategy, settlement hierarchy, and approach to elsewhere developments. This is complemented by Policy LP4 which sets out proposed housing targets for Market Towns and Other Locations. The key driver of these policies is to ensure that new development is directed towards the most sustainable locations whilst recognising that smaller settlements will still need to reflect natural population change and may require additional development of a much smaller scale to reflect these changes. Since the Plan was adopted there have been a number of sites permitted and completed in other locations dramatically exceeding the anticipated provision set out in the adopted Plan with no notable improvements to social, educational and health infrastructure to offset the impacts of development or increase the overall sustainability of these locations. As such the principal of additional residential development within 'Other Locations' should not be automatically accepted.
- 10.8 There is not considered to be any planning justification to support residential applications in this area that are contrary to local and national policy, especially in the context of a five year housing land supply which currently stands at 6.6 years. This means that the national "tilted balance" (set out in paragraph 11(d) of the NPPF) doesn't apply in this case, so there's no automatic presumption in favour of granting permission. As such, decisions should be based firmly on how well the proposal aligns with local and national planning policies.

- 10.9 The site is considered to be an 'Elsewhere location' as defined by Policy LP3. Development in an elsewhere location will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services or to minerals and waste development. The application does not state that it is essential to the operation of the activities set out by Policy LP3. The site currently forms a gap of open countryside, along with the field to the north, which is a characteristic of this part of London Road which gradually transitions from the developed area of Chatteris towards the open countryside. Development of this site would result in an unacceptable urbanisation, extending development into the countryside. It would likely set a precedent for future development, further eroding the character of the area and the open countryside.
- 10.10 In addition, whilst perhaps being a matter more appropriate for consideration at Technical Consent stage, the proposal would require the loss of a bowling green, albeit, not currently in use. A section of Policy LP6 is titled 'Retaining community facilities' and states: *Proposals that would lead to the loss of community facilities (e.g. public houses, village shops, community halls, post offices) will only be permitted if:*
- 1) *it can be demonstrated that the retention of the facility is no longer financially viable and an appropriate marketing exercise has been carried out, and it can be demonstrated that there is a lack of community need for the facility, or*
  - 2) *an alternative facility is provided.*

### **Use**

- 10.11 The site is situated 350 metres away, at the nearest point, to the edge of the settlement. However, as stated above, it will be contrary to Policy LP12 – Rural Areas Development Policy and Policy LP16 – Delivering and Protecting High Quality Environments across the District. As set out above the use of the site for residential purposes is contrary to the settlement hierarchy and the introduction of a residential unit and associated paraphernalia is considered to erode the character and appearance of the open countryside. It is therefore considered that the site is not acceptable for a residential use.

### **Amount of Development Proposed**

- 10.12 The application seeks Permission in Principle for one dwelling on a site of 0.20ha which will equate to a density of approximately 5 dwellings per hectare. This is low density and could comfortably be accommodated on-site without being considered an overdevelopment of the site. However, the detailed layout and design will be for consideration at the technical details stage. In terms of consideration of amount, the proposed density is considered to be in keeping with existing dwellings to the south-west of the site in a more rural location, but underutilised when compared to the more densely developed sites to the north-east, closer to the built-up settlement of Chatteris.

### **Matters Raised During Consultation**

- 10.13 It should be noted that a number of supporting letters have commented to state that the dwelling will look good or is of good design. These comments are noted, however, no elevations or proposed materials have been provided as this application is solely to assess whether the location, use and amount of development proposed is appropriate in this 'Elsewhere' location.

- 10.14 It is also noted that the Town Council supports this application and Environmental Health have raised no objections. Cambridgeshire County Highways have raised no concerns at this stage, with any additional details being secured at the Technical Details or subject of a subsequent application.

## 11 CONCLUSIONS

- 11.1 As indicated above it is only location, use and amount of development that may be considered at the first 'permission in principle stage' and it is considered that the location and use of the site for residential development is unacceptable due to the conflict with the settlement hierarchy of the Local Plan.
- 11.2 The principle of development for residential purposes is not supported as the site does not adjoin the built form of Chatteris and whilst the proposal is for self/custom build dwellings the Council can currently demonstrate that the number of permissions given for self/custom builds exceeds identified demand, as well as currently having in excess of five years housing land supply.
- 11.3 Should this application be supported contrary to recommendation, there are no material concerns regarding residential amenity (subject to a suitable design at the Technical Details stage) as well as parking/highways matters. There are no issues to address in relation to flood risk and drainage, and ecology.
- 11.4 However these matters are not considered to outweigh the policy conflict identified and as such the application is recommended for refusal.

## 12 RECOMMENDATION

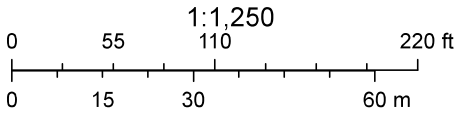
**Refuse;** Permission in Principle for the following reason:

1	The application site constitutes an area of land located outside the developed footprint of Chatteris within an 'elsewhere' location as defined in the Local Plan. Development of this site would result in an unacceptable urbanisation, extending development into the countryside, further eroding the character of the area and the open countryside. The development proposal will therefore be contrary, in principle, to Policies LP3 and LP16 of the Fenland Local Plan (2014).
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Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all British Standards and COTTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details

LEGEND

- GRAVEL (PERMEABLE COVERING)
- TARMAC
- GRASS
- BLOCK PAVING
- PATHS/PATIO AREA
- APPLICATION SITE
- LAND IN THE SAME OWNERSHIP
- HOUSEHOLDER BIN LOCATIONS

REVISIONS	DATE
<div><div><div>MORTON &amp; HALL CONSULTING LIMITED</div><div><div>1 Gordon Avenue, March, Cambridgeshire. PE15 8AU</div><div><div>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</div></div></div><div><div><div>LABC</div><div>LEADER BUILDING EXCELLENCE AWARD</div><div>winner</div></div><div><div>LABC</div><div>Fenland District Council</div><div><div>Building Design Awards</div><div>Building Excellence in Fenland</div></div></div></div></div></div>	
CLIENT Mrs D Daines	
PROJECT Land North of 120 London Road Chatteris Cambridgeshire PE16 6SF	
TITLE Existing Site Plan	
DRAWN MH	DATE OF ISSUE
CHECKED	
DATE October 2025	DRAWING NUMBER H10792/02
SCALE As Shown at A1	





No 120

LAND OWNED BY APPLICANT

EXISTING  
ACCESS

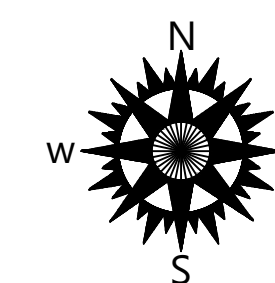
EXISTING TARMAC FOOTPATH

EXISTING TARMAC FOOTPATH

INDICATIVE ACCESS LOCATION,  
EXISTING ACCESS TO BE  
WIDEN TO 5m AND SEALED  
AND DRAINED AWAY FROM  
THE HIGHWAY AS PER C.C.C  
GUIDELINES

EXISTING TARMAC FOOTPATH

LONDON ROAD



PROPOSED INDICATIVE SITE PLAN 1:250

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Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the manufacturer's recommendations are in accordance with British Standards products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used as fixed in accordance with the manufacturers current recommendations.

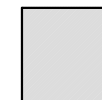
The contractor is to arrange inspections of the works by the BCO (or NHEC) as required by the Building Regulations and to obtain completion certificate and forward to the Engineer

All finishes, insulation and damp-proofing to architect's details

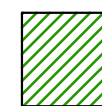
LEGEND



GRAVEL (PERMEABLE COVERING)



TARMAC



GRASS



## BLOCK PAVING



PATHS/PATIO AREA



— APPLICATION SITE



- LAND IN THE SAME OWNERSHIP



HOUSEHOLDER BIN LOCATIONS

A	PLANNER COMMENT	OCT 25
	REVISIONS	DATE

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CLIENT  
Mrs D Daines

Land North of  
120 London Road  
Chatteris  
Cambridgeshire PE16 6SF

Proposed Site Plan  
INDICATIVE

DRAWN MH	DATE OF ISSUE
CHECKED	
DATE October 2025	DRAWING NUMBER  H10792/04 <sub>A</sub>
SCALE As Shown	