
F/YR25/0739/O

Applicant: Mr and Mrs M Robinson

Agent: Mr Nick Seaton
Anglia Building Consultants

Land South West Of 176, High Road, Gorefield, Cambridgeshire

Erect up to 1 x self-build/custom dwelling, involving the demolition of existing buildings (outline application with matters committed in respect of access)

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1. This application seeks outline planning permission for the erection of one dwelling within the curtilage of No.176 Gorefield Road, in Flood Zone 3. The application commits matters of access only, with all other matters reserved for later approval. The current application is a resubmission of a previous application, F/YR25/0279/O, which was refused under delegated powers on 5th June 2025 owing to the failure of the Sequential Test.
- 1.2. The principle of development is acceptable with respect to the settlement hierarchy Policy LP3; however, the principle will only be fully supported where it meets the necessary criteria of the Local Plan with regard to character and amenity (Policy LP16), and any site constraints such as flood risk (LP14) or highway safety (LP15) that would render the scheme unacceptable.
- 1.3. The application is accompanied by a revised Sequential Test. However, this remains deficient because it does not contain sufficient evidence to demonstrate that there are no reasonably available alternative sites able to accommodate the quantum of development. The proposal is therefore contrary to both Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF as a result, and hence the application is recommended for refusal.
- 1.4. In addition, since the determination of the previous application, appeal decisions have emerged indicating that Self/custom build housing should be secured by means of a legal agreement. No such agreement has been submitted and as such a further reason for refusal is recommended in this regard.

2 SITE DESCRIPTION

- 2.1. The application site is located to the north of Gorefield Road. The site currently comprises part of the front and rear garden spaces within the curtilage of No.176 and includes a detached garage outbuilding associated

with the host dwelling with an existing highways access. The outbuilding presents a frontage appearance of a smaller 'bungalow' type unit with infilled front openings, with additional fenestration and dual garage doors on its eastern flank.

- 2.2. As indicated above to the immediate east of the site is no 176 High Road a detached two-storey dwelling, with the first-floor windows contained within the roof. The dwelling includes a large circular driveway with some parking/turning attributed to part of the application site. To the west is a new dwelling and detached garage, currently under construction, which comprises one of five new plots approved under F/YR23/0548/O.
- 2.3. The site is located in flood zone 3.

3 PROPOSAL

- 3.1. This application seeks outline planning permission for the erection of 1 self-build/custom build dwelling, facilitated by the demolition of the existing outbuilding. Matters of access have been committed, with the intention to use the existing westernmost access at the site to serve the new dwelling, with the existing easternmost access retained for use by the host dwelling.
- 3.2. The indicative plans provided suggest a two-storey dwelling adopting a similar set back as the outbuilding at No.176, with a detached single garage set to its northeast.
- 3.3. The indicative street scene submitted with the application indicates a similar scale dwelling to the plot currently under construction to the west.
- 3.4. Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR25/0279/O	Erect 1 x self-build/custom dwelling, involving the demolition of existing buildings (outline application with matters committed in respect of access)	Refused	05.06.2025
F/YR24/0960/RM	Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale (Plot 1 only) pursuant to outline permission F/YR23/0548/O	Approved	06.06.2025
F/YR24/0312/RM	Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale (Plot 5 only) pursuant to outline permission F/YR23/0548/O	Approved	20.06.2024
F/YR23/0548/O	Erect up to 5 x dwellings (outline application with all matters reserved) and the formation of 5 x accesses	Granted	25.08.2023
F/YR22/0181/O	Erect up to 5no dwellings (outline application with all matters reserved)	Refused	04.08.2022

5 CONSULTATIONS

5.1. Gorefield Parish Council

The Parish Council does not support this application as it appears to be over development of the site and takes away the amenity space of the host dwelling.

5.2. Cambridgeshire County Council Highways Authority

Recommendation

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

Comments

The proposed development will utilise the westernmost of the two existing highway accesses, which appears to have restricted visibility to the east.

To improve safety for vehicles exiting the site, the Local Highway Authority recommends either adjusting the approach angle of this access or clearing vegetation within the site to enhance visibility.

Additionally, the access surface is currently unbound and would benefit from reconstruction using a bound material for the first 5 metres from the public highway boundary into the site, to prevent debris from spreading onto the carriageway.

5.3. Environment Agency

Thank you for your consultation dated 15 October 2025. We have reviewed the documents as submitted and we have no objection to this planning application. Please see further information on flood risk and water resources in the relevant sections below.

Flood Risk

We strongly recommend that the development should be carried out in accordance with the submitted Flood Risk Assessment (Ref: ECL1480a/ANGLIA BUILDING CONSULTANTS; dated September 2025; submitted by Ellingham Consulting LTD) and the following mitigation measures it details:

- *Finished floor levels should be set 0.3m above existing ground level (0.3mAOD)*
- *Flood Resilient Construction to 0.3m above Finished Floor Levels (0.6mAOD)*

These mitigation measures should be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above should be retained and maintained thereafter throughout the lifetime of the development. This is to reduce the risk of flooding to the proposed development and future occupants.

Sequential Test

In accordance with the National Planning Policy Framework (paragraph 162), development should not be permitted if there are reasonably available sites

appropriate for the proposed development in areas with a lower probability of flooding. It is for you to determine if the sequential test needs to be applied and whether there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test. [...]

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

This service would however welcome a condition on working times due to the close proximity of existing noise sensitive receptors, with the following considered reasonable:

No demolition or 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. Local Residents/Interested Parties

The LPA received 15 letters of support for this application from address points including:

- High Road, Gorefield (10no.);
- Decoy Road, Gorefield (2no.);
- Christopher Drive, Leverington (1no.);
- Mill Lane, Wisbech (1no.); and
- Sayers Crescent, Wisbech St Mary (1no.)

Two letters received included no reasons for supporting the scheme; with a further six stating either "no objections/fully in support" but with no specific reasons stated.

Of the stated reasons for support, these are detailed in the below table:

Supporting Comments	Officer Response
<ul style="list-style-type: none">• Would be an asset, in easy range of village services and facilities.	Matters regarding the principle of development are considered in the below assessment.
<ul style="list-style-type: none">• Would appear appropriate next to other development and improve the streetscene• Will enhance visual appearance and increase natural surveillance• Will not result in overdevelopment	Matters regarding character and appearance are considered in the below assessment.
<ul style="list-style-type: none">• No highway safety impacts	Matters relating to highway safety are considered 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) 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 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

7.2. National Planning Practice Guidance (NPPG)

- Determining a Planning Application

7.3. National Design Guide 2021

- Context
- Identity
- Built Form
- Movement
- Uses
- Homes and Buildings
- 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
- 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

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
LP13: Custom and Self Build
LP20: Accessibility and Transport
LP22: Parking Provision
LP25: Biodiversity Net Gain
LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Character and Amenity**
- **Highway Safety**
- **Flood Risk**
- **Self-Build and Custom Build Housing**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1. The current application is a resubmission of a previous application, F/YR25/0279/O, which was refused under delegated powers on 5th June 2025.
- 9.2. The previous application was refused as the Sequential Test within the Flood Risk Assessment accompanying the application did not sufficiently demonstrate that there were no reasonably available alternative sites that may be sequentially preferable to the application site by virtue of either lesser flood risk and/or an extant planning permission able to accommodate the quantum of development proposed, contrary to Policy LP14.
- 9.3. The current application proposes the same development as previously submitted and seeks to address the earlier reason for refusal by way of revised Sequential Test submitted accordingly. This is assessed in more detail below.

10 ASSESSMENT

Principle of Development

- 10.1. The land is located in the built framework of Gorefield. Policy LP3 classifies Gorefield as a 'Small Village' where development will be considered on its merits but will normally be limited in scale to residential infilling. By virtue of the recently approved plots to the west of the site (F/YR23/0548/O), this application seeks to redevelop an existing outbuilding on a parcel of land between existing properties as an infill plot. Thus, the proposal complies with Policy LP3 with regard to the overall scale of development suitable for Gorefield and therefore does not present a barrier to the granting of outline planning permission in this instance.
- 10.2. Furthermore, the principle of development would only be supported where it meets the necessary criteria of the Local Plan with regard to character and amenity (Policy LP16), and any site constraints such as flood risk (LP14) or highway safety (LP15) that would render the scheme unacceptable.

Character and Amenity

- 10.3. Details of appearance, layout and scale are to be submitted at Reserved Matters stage. The submitted indicative site plan depicts that the plot appears suitably sized to allow for appropriate levels of amenity for future occupants.
- 10.4. The submitted plans offer an indicative street scene, based upon the view from Gorefield Road, which will see a proposed 2-storey dwelling following the stepped building line between the host dwelling to the east and new dwelling to the west. The indicative street scene depicts that the proposed dwelling could be acceptable in terms of design, appearance and scale subject to acceptable submission of the reserved matters.
- 10.5. Notwithstanding the presence of any fenestration proposed to face adjacent dwellings, the proposed dwelling appears adequately separated from these to limit any impacts of overlooking. There may be some impacts of overlooking from the existing adjacent dwellings to the proposed, particularly in the case of the dwelling to the west as this contains fenestration to its eastern flank facing the application site, however this may be mitigated through appropriate design of the intended dwelling and/or boundary treatments at Reserved Matters stage.
- 10.6. Comments from Gorefield Parish Council regarding overdevelopment and impact to the amenity space of the host dwelling are noted. However, the indicative site plans suggest that the proposed dwelling will have both adequate parking/turning space to the front, along with an appropriate quantum of private amenity space which accords with the requirements of Policy LP16 (h), subject to matters of detailed design at Reserved Matters. Furthermore, whilst it is acknowledged that whilst the proposed plot will erode a small area of the southwestern corner of the host dwelling's garden to accommodate its own private amenity space, the remainder of the host dwelling's private amenity space is substantial and as such any limited loss by virtue of the new dwelling will not result any notable detrimental impact to the host dwelling's amenity.

10.7. Accordingly, it is considered that matters of character and residential amenity could be satisfactorily dealt with through the submission of an appropriately designed scheme in any subsequent reserved matters application to ensure compliance with Policies LP2 and LP16.

Highway Safety

10.8. Policy LP15 of the Fenland Local Plan 2014 seeks to ensure safe and convenient access for all within the district.

10.9. The proposal intends to utilise an existing access to serve the site. There are suitable parking/turning areas indicated for the proposed dwelling. There is sufficient turning space shown to allow vehicles to enter and exit in a forward gear, and it is likely that the parking areas will offer sufficient parking in line with the parking provision requirements set out in Appendix A of Policy LP15. Notwithstanding, the exact parking requirement is unknown as matters of Layout and Scale are reserved for later approval.

10.10. It is acknowledged that proposal intends to utilise part of the host dwelling's driveway and demolition of a garage that serves the host dwelling. However, notwithstanding these losses, the host dwelling will retain sufficient parking and turning to ensure safe and convenient access.

10.11. Comments from the Highway Authority raised no concerns regarding highway safety and had no objection to the proposed access arrangements subject to the clearance of existing vegetation to the east to allow for increased visibility and reconstruction of part of the existing access to reduce debris migration. It is understood that the land to the east of the site, which contains the obstructive vegetation is within the ownership of the applicant and as such alterations/vegetation removal can be secured by condition to improve the overall access safety and visibility. Accordingly, it is considered that the scheme complies with Policy LP15, subject to conditions.

Flood Risk

10.12. The site and surrounding area is entirely located in Environment Agency Flood Zone 3 and is therefore considered to be at a high probability of fluvial and/or tidal flooding.

10.13. As stated above, this application is a resubmission of the earlier application F/YR25/0279/O, refused in June 2025 by virtue of an insufficient Sequential Test. In an attempt to address this reason for refusal, the applicant has submitted a revised FRA and Sequential Test in support of the current application.

10.14. Policy LP14 of the Fenland Local Plan (2014) and chapter 14 of the National Planning Policy Framework set out the policy approach towards development in areas of flood risk. Policy LP14 states that all development proposals should adopt a sequential approach to flood risk from all forms of flooding and development in areas known to be at risk from any form of flooding will only be permitted following:

(a) the successful completion of a sequential test, having regard to actual and residual flood risks

- (b) an exception test (if necessary),
- (c) the suitable demonstration of meeting an identified need, and
- (d) through the submission of a site-specific flood risk assessment, demonstrating appropriate flood risk management and safety measures and a positive approach to reducing flood risk overall, and without reliance on emergency services.

10.15. National planning policy includes an over-arching principle in the Framework that development should be directed away from areas at highest risk of flooding. To that end, a sequential, risk-based approach is to be taken to individual applications in areas known to be at risk now or in the future from flooding. Planning Practice Guidance (PPG) confirms that this means avoiding, as far as possible, development in current and future medium and high flood risk areas. The PPG furthermore confirms that the underlying purpose includes placing the least reliance on measures like flood defences, flood warnings, and property level resilience features. Therefore, even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the Sequential Test still needs to be satisfied.

Sequential Test

10.16. It is for the decision-maker to consider whether the Sequential Test is passed, with reference to information held on land availability and an appropriate area of search. The latter should be determined by the planning authority.

10.17. Since the earlier refused submission on 5th June 2025, on 27th June 2025 the Council formally withdrew its Fenland Flood Risk Sequential Test Methodology and updated clarification on the LPA's expected area of search for a Sequential Test was provided on the Council's website, which states:

"Applicants must define and justify an appropriate area of search when preparing the Sequential Test. The extent of this area will depend on the location and role of the settlement, as well as the type and scale of development proposed:

- *For developments within or adjacent to Market Towns and Growth Villages, the area of search will normally be limited to land within or adjacent to the settlement in which the development is proposed.*
- *For all other locations — including Limited Growth, Small and Other Villages, or Elsewhere Locations — the area of search will normally be expected to be district-wide.* (Emphasis Added)

To pass the Sequential Test, applicants must demonstrate that there are no reasonably available sites, within the defined search area, with a lower probability of flooding that could accommodate the proposed development. A poorly defined or unjustified area of search may result in the Sequential Test being considered invalid."

10.18. The current application, which was submitted in October 2025, includes a Sequential and Exception Test report which focuses the area of search on the settlement of Gorefield. However, as discussed above, Gorefield is classified

in Policy LP3 (settlement hierarchy) as a Small village. Accordingly, the above is clear that the area of search for sites within a Small village will normally be based on a district wide search area, unless it can be demonstrated that there is a particular need for the development in that location.

10.19. The application is not supported by any evidence to justify the need for development in this location and accordingly does not qualify for any variation to the required area of search.

10.20. The Council is able to demonstrate a five-year housing land supply, and there remain sites identified as suitable for development in the Local Plan that do not currently benefit from planning permission. It would, therefore, be reasonable to conclude that on the basis of district wide search, there will be other reasonably available sites in Flood Zones 1 and 2 to accommodate the development. As such, it is considered that the Sequential Test is failed.

10.21. Notwithstanding the above, if, as set out in the above area of search guidance, Gorefield, as a Small Village, was considered the appropriate area of search in this case, the Sequential Test would remain failed. The submitted Sequential Test concludes that there are no reasonably available sites to accommodate the development in an area of lesser flood risk within Gorefield. The Sequential Test considers a number of sites, such as the recently approved F/YR25/0473/O (Land S of 4 – 16 Back Rd, Gorefield - Erect up to 9 x dwellings) discounting this site as reasonably available on the basis of the scale of the proposed development and corresponding construction times. However, matters relating to the quantum of units as this discounted site is immaterial, as the PPG makes clear that 'reasonably available' sites are not limited to single plots, and may include part of a larger site if it is capable of accommodating the proposed development, as well as smaller sites that, individually or collectively, could meet the development requirement. Furthermore, sites do not need to be in the ownership of the applicant to be considered 'reasonably available'.

10.22. Accordingly, in either case, it is considered that insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding when considering reasonably available sites within the wider district or Gorefield specifically. On this basis, it is considered that the proposal is not in accordance with Policy LP14 of the Fenland Local Plan, 2014, and Chapter 14 of the National Planning Policy Framework, 2024.

Exception Test

10.23. Notwithstanding the failure of the sequential test, had this been deemed as passed it would then be necessary for the application to pass the Exception Test, which comprises of demonstration of the following:

- a) Development to demonstrate that it achieves wider community sustainability benefits having regard to the district's sustainability objectives, and

- b) That it can be made safe for its lifetime and will not increase flood risk elsewhere ('flood risk management').

a) *Wider Community Benefits*

10.24. Section 4.5.8 of the Cambridgeshire Flood and Water SPD sets out the sustainability themes and issues which development could help to address in order to achieve wider benefits, which are:

- Land and water resources;
- Biodiversity and green infrastructure;
- Landscape, townscape and historic environment;
- Climate change mitigation and renewable energy;
- Flood risk and climate change adaptation;
- Pollution;
- Healthy and inclusive and accessible communities
- Economic activity; or
- Transport.

10.25. Having regard to the scale and nature of development, it would likely be difficult to achieve wider benefits through much of the list above. However, it is often possible to achieve wider benefits on smaller housing schemes thought the inclusion of climate change mitigation and renewable energy features to a level which exceeds normal Building Regulations requirements. Features such as the installation of photovoltaic panels, air source heat pump, or means to sustain and encourage biodiversity could be utilised to assist in achieving sustainability benefits. These measures could be considered and included at Reserved Matters stage and may result in the satisfactory compliance with the Exception Test in this regard.

b) *Flood risk management*

10.26. The submitted Flood Risk Assessment did recommend the following mitigation measures:

- Finished floor levels shall be set no lower than 0.3 metres above ground level; and
- Flood resistant and resilient construction to height of 0.3 metres above the finished floor level;

which were considered acceptable by the Environment Agency and could be secured by condition. It is therefore considered that these measures address the need for safety in times of flooding at the site, and as such would satisfy the Exception Test in this regard.

Flood Risk – Conclusion

10.27. The evidence submitted has failed to fully demonstrate that there are no sequentially preferable sites that could accommodate the quantum of development proposed under the terms of the current scheme and thus the proposal has failed the Sequential Test. As such, it is considered that the current scheme is not compliant with Policy LP14 and should be refused.

Self-Build and Custom Build Housing

10.28. 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 that Act to have regard to this and to give enough suitable development permissions to meet the identified demand.

10.29. As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3-year period, post the end of the base period.

10.30. The Council can demonstrate that the demand for self-build and custom housing is comfortably being met in Fenland. Therefore, no weight should be given to the delivery of self/ custom build housing at this time.

10.31. Notwithstanding the above, the application is being put forward as a self-/custom build dwelling. Since the determination of the previous application, appeal decisions have emerged indicating that Self/custom build housing should be secured by means of a legal agreement. No such agreement has been submitted and as such a reason for refusal is recommended in this regard.

Biodiversity Net Gain (BNG)

10.32. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then offsetting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.33. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

11 PLANNING BALANCE AND CONCLUSIONS

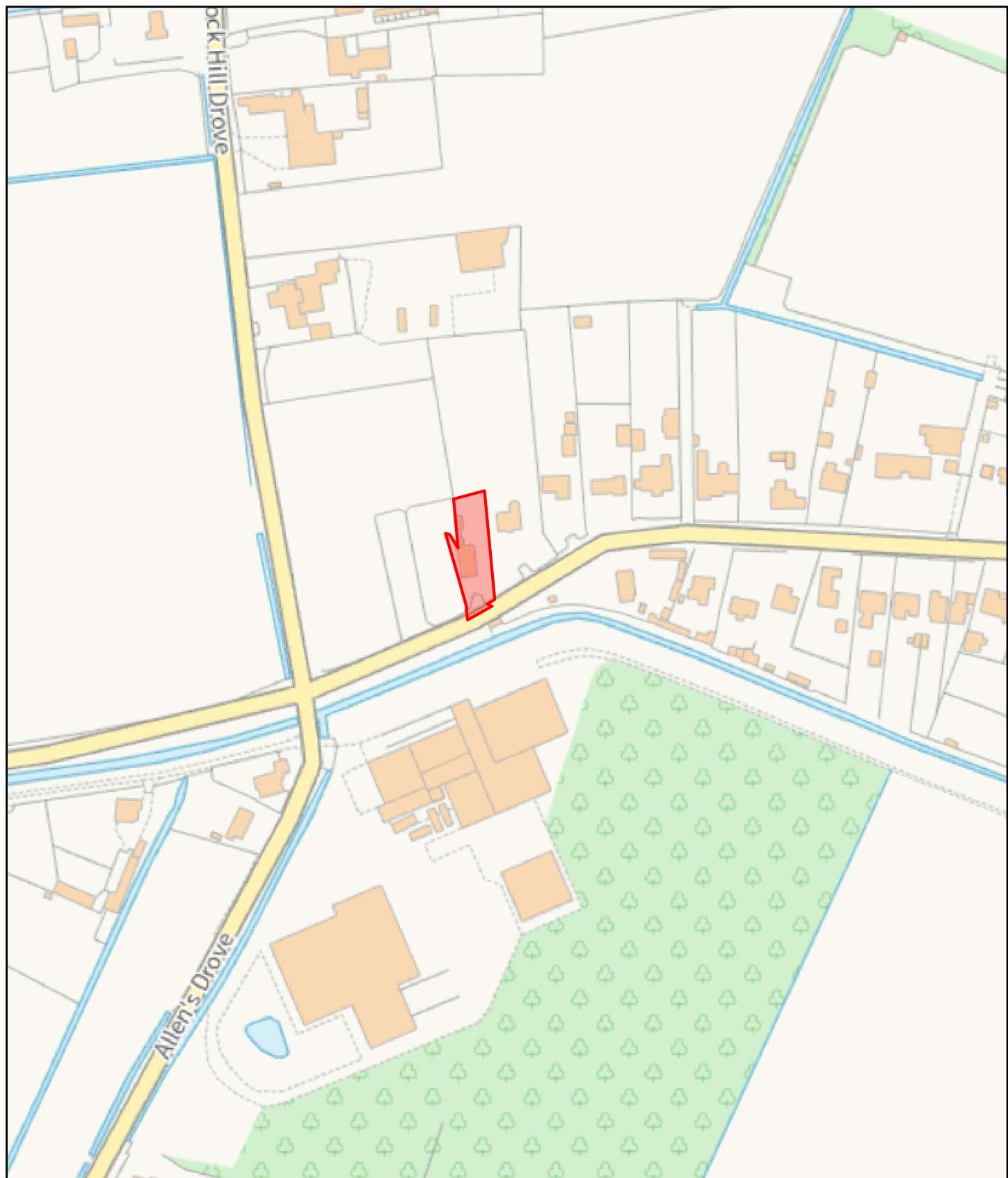
11.1. This application seeks outline approval for the erection of 1 self-build/custom dwelling facilitated by the demolition of an existing outbuilding at 176 High Road, Gorefield.

- 11.2. The proposed development would result in residential infilling within the existing developed footprint of the village. Therefore, the location of the proposed development accords with the spatial strategy which should be offered moderate weight in favour of the scheme.
- 11.3. Matters of access are considered acceptable, subject to conditions to improve overall safety and visibility, accordingly the scheme complies with Policy LP15.
- 11.4. The Council can demonstrate that the demand for self-build and custom housing is comfortably being met in Fenland. Therefore, no significant weight should be given to the delivery of self/custom build housing at this time. Similarly, the Council currently has more than a five-year housing land supply and as such limited weight should also be given to the contribution the development would make to this.
- 11.5. It is also considered that the provision of one dwelling would only make an extremely limited contribution towards economic and social benefits in terms of contribution to the settlement and its services and facilities.
- 11.6. Matters of appearance, landscaping, layout and scale are to be committed at Reserved Matters stage, and as such the indicative details submitted should offer no weight in favour of the scheme.
- 11.7. Conflict arises through the principle of the development of the site with respect to flood risk, rather than as a result of matters that could be addressed at the detailed design stage. Notwithstanding the revised Sequential Test submitted, which focuses the area of search on the settlement of Gorefield, the Council's position is clear that the area of search should be based on a district wide search area, unless it can be demonstrated that there is a particular need for the development in that location; such justification has not been advanced in this case and as such the Sequential Test fails, which weighs significantly against the proposal as it is contrary to Policy LP14 and the adopted Cambridgeshire Flood and Water SPD or Section 14 of the NPPF.
- 11.8. Furthermore, an appropriate legal agreement has not been submitted to secure the development as the intended self/custom build housing, and as such a reason for refusal is included in this regard.
- 11.9. Therefore, these contraventions are considered to outweigh any benefits arising from the scheme. It must be borne in mind that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise, and there are no material considerations in this case that outweigh the policy contraventions indicated. As such, the application is recommended for refusal.

12 RECOMMENDATION

Refuse; for the following reasons:

1	<p>Policy LP14 of the Fenland Local Plan (2014) requires that development proposals within Flood Zone 3 are accompanied by a Sequential Test demonstrating how the development is unable to be accommodated in areas at a lower risk of flooding. This policy is compliant with section 14 of the National Planning Policy Framework, which also requires such a test to be satisfied prior to approving development within Flood Zone 3. The Sequential Test within the Flood Risk Assessment accompanying the application does not sufficiently demonstrate that there are no reasonably available alternative sites that may be sequentially preferable to the application site by virtue of either lesser flood risk and/or an extant planning permission able to accommodate the quantum of development proposed. The proposal is therefore contrary to both policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF as a result.</p>
2	<p>In the absence of a legal agreement or other enforceable mechanism to secure the delivery and occupation of the proposed dwelling as a self-build unit, the development fails to meet the definition and requirements of self-build housing as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended).</p>



10/15/2025, 10:20:58 AM

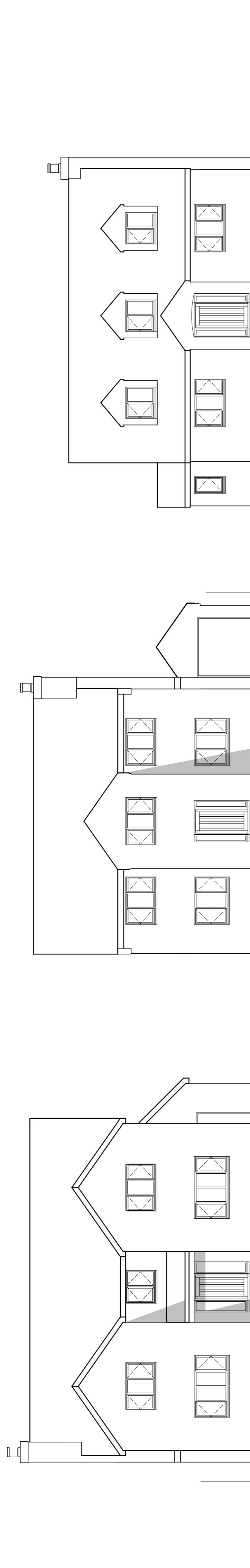
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 Fenland District Boundary

Fenland District Council

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All dimensions and levels should be checked on site prior to commencement of works. Any discrepancy found should be reported to the agent.
This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications, along with any other drawings, specification and details prepared by Anglia Building Consultants for the project.

0 1m 2m 3m 4m 5m
Scale: 1:100



Indicative Street Scene

0 10m 20 30 40 50m
Scale: 1:500



176 High Road

The Plot

Dwelling under construction,
as approved by Planning
application F/18/2410312/RM



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No Date Revision
Issue: For Planning Approval

Project: Residential Development
Site: 176 High Road, Corefield,
Cambridgeshire, PE13 4JU
Drawing Title: Proposed Site Plan and
Indicative Street Scene
(Dwelling position and site and Street Scene indicative)

Client: Mr and Mrs Robinson
Date: March 2025
Scale: 1:100 and 1:500 at A1
Drawing number: P/24/24863