
F/YR25/0863/PIP

Applicant: Mr P & M Kerridge

Agent : Morton & Hall Consulting Ltd

Land North East Of 134 London Road, Chatteris, Cambridgeshire

Permission in principle for up to 4 x dwellings

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1 This application seeks Permission in Principle (PiP) for the development of up to 4 dwellings on Land North East of 134 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. This fundamental unsustainability is further highlighted by the lack of pedestrian facilities in the immediate vicinity of the site.
- 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..
- 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 north of London Road and forms the front part of a grassed field. The frontage boundary of the site is bordered by a 1.4 metre hedge with an open boundary to the east. A low-level hedge is sited to the northern rear boundary, with a 2-metre-high green mesh fence to the western boundary with Seasons garden centre. Arable fields are located to the north of the site and on the opposite side of London Road.

- 2.2 The application site is located in Flood Zone 1 and is not shown as being subject to an annual likelihood of surface water flooding on the Environment Agency maps.

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 partial removal of the existing boundary treatment on the site and the provision of a line of four dwellings with associated parking and landscaping together with the provision of a new access road connecting to the highway in the south-west corner of the site.
- 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 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

No previous planning history on site.

5 CONSULTATIONS

5.1 Chatteris Town Council – 26 November 2025

Support - If approved Town Council requests contribution towards the cost of restoring the footpath along London Road from the Stocking Drove junction to Seasons Garden Centre.

5.2 Cambridgeshire County Council – Highways – 04 December 2025

No objections at PiP stage - The applicant has undertaken manual vehicular speed counts to calculate an appropriate stopping sight distance for the proposed site access. These inter-vehicle visibility splays are considered acceptable and demonstrate that appropriate visibility can be achieved.

The location of the proposed development raises concerns regarding sustainability and the safety of trip generation by non-car modes. Currently there is no safe means of accessing the site by pedestrians. Given the scale of development, the Local Highway Authority expects that, at the Technical Consent Stage, the applicant will demonstrate how safe and suitable access to the site can be achieved for all users, in accordance with paragraph 115 of the National Planning Policy Framework.

This is likely to require mitigation measures to provide or enhance pedestrian infrastructure connecting the site to the existing footway network at Stocking Drove. In the view of the Local Highway Authority, such mitigation appears entirely feasible and as such, having regard to the location, intended land use, and amount of development proposed, the Local Highway Authority does not anticipate any significant adverse impact to the public highway at this stage.

5.3 Fenland District Council – Environmental Health – 19 November 2025

No objections. Recommends CEMP condition due to scale of development.

5.4 Local Residents/Interested Parties

Six comments of support have been received from properties in Chatteris. The supporters are from Belmont Gardens, Huntingdon Road, Tithe Road, York Road, Burnsfield Estate and New Road.

Supporting Comments	Officer Response
There is other new housing in the area	Addressed in the Location section
This is frontage development	Addressed in the Location section
Meets the definition of appropriate infill	Addressed in the Location section
Accords with Policy LP3	Addressed in the Location section
The site is brownfield	Addressed in the Location section
Access is very good, onto a straight road	Addressed in the Location section
Would improve the streetscene	Addressed in the Use section
Amount of development appropriate for the area	Addressed in the Amount section
The new housing should be executive homes	These comments do not carry material planning weight in a PIP application.
New residents will support local businesses	Addressed in the Conclusion section
Local tradesmen will benefit during the construction period	Addressed in the conclusion 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 12 – Achieving well-designed places

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

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 4 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.

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 750m from the edge of the built-up settlement with significant areas of arable land albeit interspersed with loose knit residential development.
- 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.
- 10.4 There is no footpath on either side of London Road in the vicinity of the site. The nearest footpath is 110 metres away to the front of The Grange on the southern side of London Road to the north of the Stocking Drove junction. Chatteris Town Council has requested the provision of a footpath from the Stocking Road junction to Seasons Garden centre, however there is no provision within a PiP application to secure such infrastructure. The Highways Officer has no objections at the PiP application stage, however they note that there is no safe pedestrian access to the site and expect that *at the Technical Consent Stage, the applicant will demonstrate how safe and suitable access to the site can be achieved for all users, in accordance with paragraph 115 of the National Planning Policy Framework*. As the serviced and facilities of Chatteris are located over a mile away and with inadequate pedestrian facilities and no certainty that these can be delivered it is considered that this issue further highlights that the proposal site is in an unsuitable and unsustainable location.
- 10.5 It is noted that the Agent has advised of other residential developments having been approved in the vicinity of the site. 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.
- 10.6 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.

- 10.7 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, further eroding the character of the area and the open countryside.

Use

- 10.8 The site is situated 725 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

- 10.9 The application seeks Permission in Principle for four dwellings on a site of 0.41ha which will equate to a density of approximately 10 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. Unacceptable impacts have been identified above in term of location and use and it is not considered that any further issues would arise from the proposed quantum of development.

Other Issues

- 10.10 Supporting comments have been received which state that the site is brownfield in nature. This is not stated within the supporting information provided within the application. A barn now removed is shown on historic aerial photographs, however, this barn is located beyond the northern boundary of the site. The site is considered to be clearly greenfield in its nature and would not fall under the definition of previously developed land in the NPPF.

- 10.11 The Council's Environmental Health team have commented on the application and raised the need for a condition to control any building process in terms of amenity impacts. The National Planning Practice Guidance makes clear that conditions cannot be applied to a PiP application and this would be a matter to be addressed at a later stage of the process.

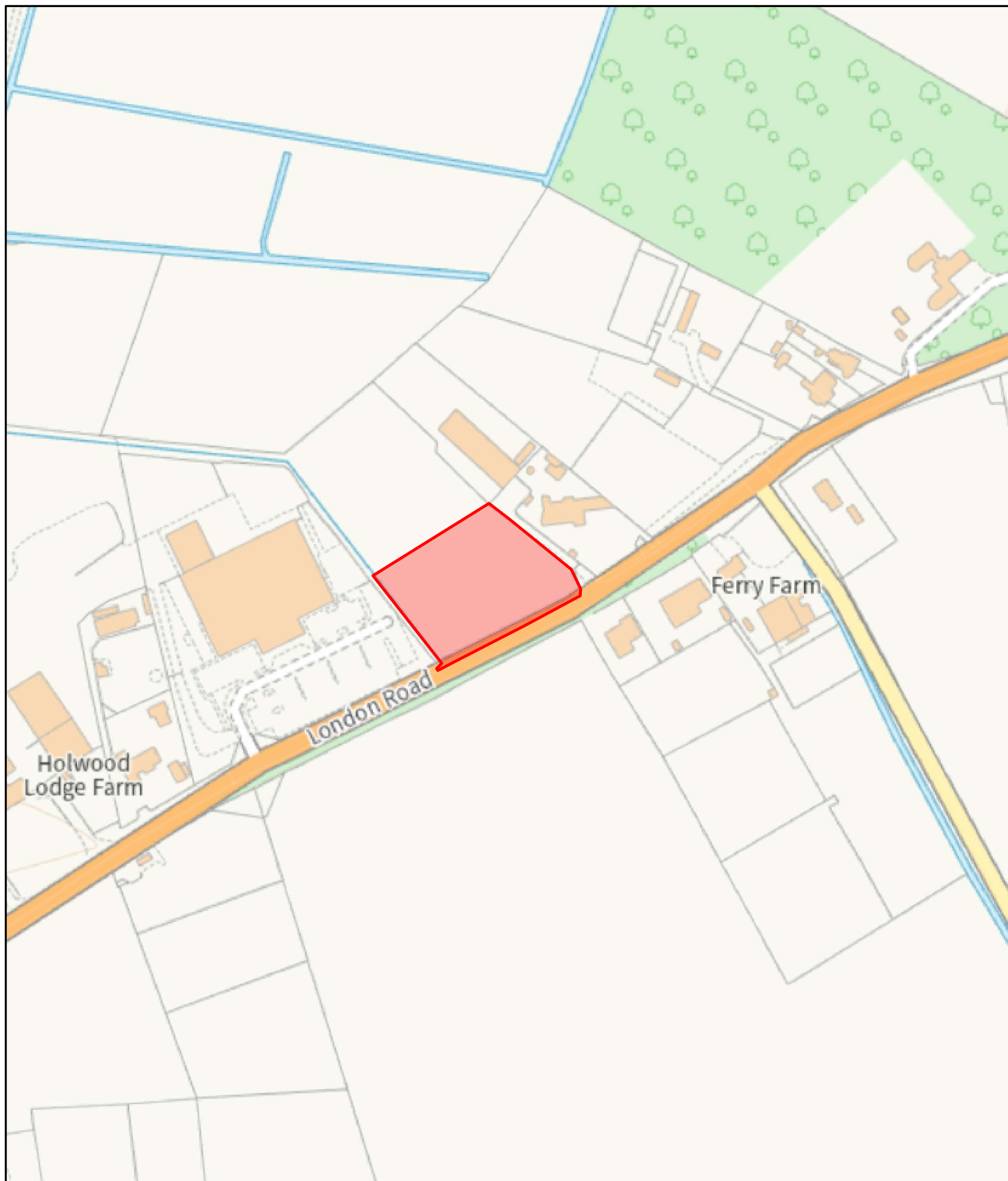
11 CONCLUSIONS

- 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 is therefore contrary to both Policies LP3 and LP12 of the Fenland Local Plan as well as resulting in a further urbanisation of the area to the detriment of its character.
- 11.3 There are no issues to address in relation to flood risk and drainage, and ecology and it is recognised that there could be some limited economic and social benefits through short term construction jobs and additional housing in the district. However, these matters are not considered to outweigh the ultimate unsustainable nature of the location of the site and the consequent policy conflict identified and as such the application is recommended for refusal.

12 RECOMMENDATION

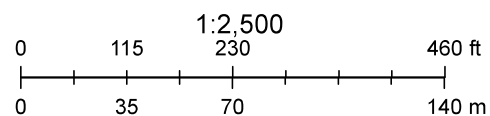
Refuse; Permission in Principle for the following reason:

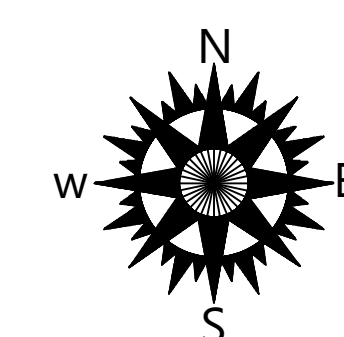
1	The application site constitutes an area of land located outside the developed footprint of Chatteris within an unsustainable Elsewhere location as defined in the Local Plan. Development of this site would result in an unacceptable urbanisation, extending development into the countryside, further eroding the character of the area and the open countryside. Additionally, the site and surrounding area is not served by a footpath further highlighting the unsustainable and unsuitable nature of the location for residential development. The development proposal will therefore be contrary, in principle, to Policies LP3, LP15 and LP16 of the Fenland Local Plan (2014).
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11/18/2025, 12:11:03 PM

 Fenland District Boundary





EXISTING TOPOGRAPHICAL SURVEY 1:500

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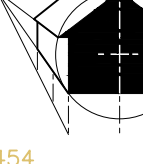
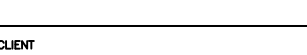
Contractor to check all dimensions on site before work commences. All dimensions are in mm unless stated otherwise. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified, the Contractor shall select materials and workmanship to be suitable for the purpose stated or in accordance with the reference to standards in the specification. All work to be in accordance with the relevant standards and to be of such quality that the recommendations define the quality of the finished work.

Materials and products and workmanship to comply with all British Standards and CE marking standards with, where appropriate, BS or EC marks.

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

The contractor is to arrange inspection of the works at the following stages (as per the Building Regulations) and is to obtain completion certificate and final sign-off from the Building Inspector.

A RADIUS RED LINE		NOV 25	
REVISIONS		DATE	
			
1 Gordon Avenue, March, Cambridgeshire. PE13 9JU		Tel: 01354 855454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonandhallconsultingplanners.co.uk	
 		Fenland District Council 	
		Building Design Awards Building Excellence in Fenland	
SUPP  Mr M Kerridge Mr P Kerridge			
PROJECT Proposed Development Land South West of 132 London Road Chatteris Cambridgeshire			
FILE Existing Site Plan/ Topographical Survey			
DRAWN: MH		DATE OF ISSUE	
CHECKED:			
DATE: October 2025			
SCALE: As Shown At A0			
		DRAWING NUMBER:	
		H10654/03	



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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 purposes 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 CEN 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 BCU (or HBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.

A. RADIUS RED LINE		NOV 25
PERMISSIONS		DATE
MORTON & HALL CONSULTING LIMITED		
1 Gordon Avenue, Morch, Cambridgeshire, PE15 8AU		
Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk		
Fenland District Council Building Design Awards Building Excellence in Fenland		
SUBT Mr M Kerridge Mr P Kerridge		
PROJECT Proposed Development Land South West of 132 London Road Chatteris Cambridgeshire		
FILE Proposed Indicative Site Plan		
DATE	1/11	DATE OF FILE
DESIGNED		
DWG	October 2025	DRAWING NUMBER
SCALE	As Shown AT A2	H10654/04

PROPOSED INDICATIVE SITE PLAN 1:250