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**F/YR25/0752/PIP**

**Applicant: Mr J Waters**

**Agent : Mr Robert Papworth  
Morton & Hall Consulting Ltd**

**Land South East Of Ferry Farm London Road Accessed Off, Stocking Drove,  
Chatteris, Cambridgeshire**

**Permission in principle to erect up to 5 x dwellings**

**Officer recommendation: Refuse**

**Reason for Committee: Town Council and number of local resident comments  
contrary to Officer recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks 'Permission in Principle' (PiP) for of up to 5 dwellings, where only in principle issues are assessed, namely the location, use and amount of development. All matters of detail would be subject to a Technical Details application should this submission be successful and accordingly, matters raised by consultees may not be addressed at this time.
- 1.2 The site is considered to be located beyond the established settlement of Chatteris, with no justification for the development within an 'Elsewhere' location. The proposal would result in a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.
- 1.3 The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible and as such it has failed to demonstrate that the development could be achieved at this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow.
- 1.4 The application site is not considered to be sustainably linked; it is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.
- 1.5 The site is located within a Sand and Gravel Mineral Safeguarding Area, the application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there

is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.

1.6 As such, it is recommended to refuse this application.

## **2 SITE DESCRIPTION**

The application site comprises approximately 0.49ha, located on the eastern side of Stocking Drove, a narrow, 60mph rural road, devoid of footpaths and streetlights; it forms part of a wider grass field which appears to be used as paddock land and there are prominent ridge and furrow earthworks across the site and wider field. There is a substantial hedge/tree belt on the eastern side of the site running parallel to the road, which is covered by TPO 02/2026 and G19 of TPO CU/2/465/5. The site falls within Flood Zone 1 and is not at risk of surface water flooding.

## **3 PROPOSAL**

3.1 The 'Permission in Principle' (PiP) application is for residential development of up to 5 dwellings. 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,

3.2 This seeks to establish whether the 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.

3.3 Full plans and associated documents for this application can be found at:

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

## **4 SITE PLANNING HISTORY**

None of relevant on the application site.

## **5 CONSULTATIONS**

**5.1 Town Council**  
*Support*

**5.2 UK Power Networks**

*We note there are overhead cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.*

*In the instance of overhead cables within the vicinity, GS6 (Advice on working near overhead powerlines) and a safety visit is required by UK Power Networks. Information and applications regarding GS6 can be found on our website*

<https://www.ukpowernetworks.co.uk/safety-equipment/power-lines/working-near-power-lines/advice-on-working-near-overhead-power-lines-gs6#Apply>

*Should any diversion works be necessary because of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.*

### **5.3 Cambridgeshire County Council Archaeology**

Comments were originally received in October 2025, the extract in relation to the archaeological potential of the site is provided below:

*Thank you for the consultation with regards to the archaeological implications of the above referenced application. The proposed development lies in an area of archaeological potential. To the east is the moated manorial site at Wood House (Cambridgeshire Historic Environment Record 01097) with significant earthworks associated. Across the development area is evidence of the wider medieval agricultural landscape with the earthwork remains of Medieval Ridge and Furrow present across the site (CHER 01097). Across Cambridgeshire the attrition rate of these features is high and we have a relatively low sample of ridge and furrow surviving as earthworks and therefore the significance of these is increased. To the north west of the proposed development an archaeological investigation found a number of undated gullies (CHER ECB6148) and an archaeological investigation to the south west of stocking drove found similar features (CHER ECB7202).*

Further clarification was sought from Cambridgeshire County Council Archaeology regarding the on-site Ridge and Furrow and comment received in March 2026 are provided in full below:

*We have received updated information about the quality of the surviving Medieval Ridge and Furrow, particularly within this portion of the field. Ridge and Furrow within Cambridgeshire and particularly fenland has low rates of survival. This is because while this system of field system is very commonly used to the west, Cambridgeshire sits on edge of where it is used more extensively. In Cambridgeshire as a whole only 13.5% of known ridge and furrow survives as an earthwork of any kind and in fenland this figure is even lower. The ridge and furrow within this field has been shown to survive remarkably well as an earthwork, and a key feature within the setting of this area. Where Ridge and Furrow survives well it creates visible character that can also the experience of the historic environment.*

*We have some concerns about how well the proposed density of housing can fit into the proposed plot whilst mitigating earthwork ridge and furrow. Mitigation of these features are difficult and the proposed indicative site plan would indicate an almost total loss within the site boundary. The cumulative impact of development within this plot leads to cumulative impact on the ridge and furrow as opportunities to preserve the setting decrease.*

### **5.4 Cambridgeshire County Council Highways**

#### *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*

*This application seeks to establish the principle of development at this location only. As such, any highways-related requirements cannot be determined at this stage and will be subject to future planning applications and approvals.*

*Nevertheless, the submitted documentation demonstrates that appropriate inter-vehicle visibility splays can be achieved, and that the proposed vehicular accesses are of a suitable size.*

*At any future Technical Details Consent stage, the Local Highway Authority will expect all proposed accesses to be designed to ensure that surface water from the site does not drain onto or across the public highway. Please note that the use of permeable paving alone does not provide the Highway Authority with sufficient assurance that surface water will be adequately managed in the long term. Therefore, physical measures must be incorporated to prevent such runoff.*

*Additionally, all vehicular accesses should be constructed using a bound material for a minimum of 5 metres from the edge of the public highway into the site. This is to prevent loose material from being carried onto the highway, which could pose a hazard to road users.*

### **5.5 Environmental Health (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.*

*In the event that Permission in Principle is granted and a further application for the site is submitted in the future, owing to the scale of the proposed development and close proximity to existing residents, this service requests the submission of a robust Construction Environmental Management Plan (CEMP) in line with the template for developers, available on Fenland District Council's website at: [Construction Environmental Management Plan: A template for development sites \(fenland.gov.uk\)](http://fenland.gov.uk) The CEMP shall be expected to include working time restrictions to negate the need for a separate condition.*

### **5.6 Arboricultural Officer (FDC)**

The Council's Arboricultural Officer considered the hedge and trees along the site frontage to be important to visual amenity and the street scene and as such requested that this be subject to a Tree Preservation Order to provide control over it/protect it from removal. TPO 02/2026 was confirmed on 2/3/26.

### **5.7 Local Residents/Interested Parties**

8 supporting comments have been received (4 from London Road, 1 from West Street, 1 from Wood Street and 1 from Stocking Drove, Chatteris and 1 from Newgate Street, Doddington:

<b>Supporting Comments</b>	<b>Officer Response</b>
Site is in Flood Zone 1	Comments noted and discussed below.
Does not extend into countryside due to development opposite/much development this end of town/in keeping with area/adjoins existing development	Comments noted and discussed below.

Supports Government initiatives to build more homes/housing need	The assessment of whether the site is acceptable in principle for housing is set out below.
Nice to see individually designed houses that are not crammed in	This application relates to Permission in Principle only; any dwelling/layout details submitted are purely indicative

1 representation has been received from London Road, Chatteris:

Comments	Officer Response
Request that the plot to the north remain as green space	This application relates to Permission in Principle only; any dwelling/layout details submitted are purely indicative

## 6 STATUTORY DUTY

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

## 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 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, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

Chapter 17 – Facilitating the sustainable use of minerals

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

Determining a Planning Application

### **National Design Guide 2021**

Context

Identity

Built Form

Movement

Nature

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
- LP12 – Rural Areas Development Policy
- 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
- LP17 – Community Safety
- LP18 – The Historic Environment
- LP19 – The Natural Environment

### **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

Policy 5 - Mineral Safeguarding Areas

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

Policy 16: -Consultation Areas (CAS)

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

DM2 – Natural Features and Landscaping Schemes

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

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

## **8 BACKGROUND**

8.1 There have been a number of recent permissions in the vicinity of the application site, predominantly along London Road, Chatteris:

### *8.2 Land To The West Of 130 London Road Chatteris*

F/YR19/0760/O - Erect up to 3 x dwellings (outline application with matters committed in respect of access)

The above application established the principle of development on the site and there have been a number of subsequent applications following on from this.

### *8.3 Land West Of Gaultree Lodge, London Road, Chatteris*

F/YR20/0120/O - Erect a dwelling (outline application with matters committed in respect of access)

F/YR21/0539/RM - Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR20/0120/O to Erect a dwelling

### *8.4 Land East Of Ferry Farm, London Road, Chatteris*

F/YR22/0293/O - Erect 1 x dwelling (outline application with all matters reserved)

F/YR25/0431/RM - Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR22/0293/O to erect 1 x dwelling

### *8.5 Land South Of The Grange London Road Accessed From Stocking Drove Chatteris*

F/YR22/1317/F - Erect 1 dwelling (single-storey, 2-bed) including formation of an access

F/YR23/0476/F - Erect 1 dwelling (single storey, 2-bed) including the formation of an access

- 8.6 *Land South Of Ferry Farm London Road And Accessed Off Stocking Drove Chatteris*  
F/YR23/0077/O - Erect up to 6no dwellings (outline application with all matters reserved)

Subsequent applications F/YR25/0185/RM and F/YR25/0550/VOC

- 8.7 *Land North East Of The Grange, London Road, Chatteris*  
F/YR24/0173/PIP - Permission in principle to erect up to 4 x dwellings  
F/YR26/0093/F - Erect 4 x dwellings and the formation of an access – pending consideration

- 8.8 *Land North East Of 134 London Road Chatteris*  
F/YR25/0863/PIP - Permission in principle for up to 4 x dwellings

- 8.9 It should be noted that whilst permission was ultimately obtained for these sites, Officer's have been consistent on all applications which establish the principle of development, with recommendations of refusal, due to the 'elsewhere' location of the sites outside the settlement of Chatteris, the unsustainable location of the area and the unacceptable urbanisation these developments would create.

## **9 KEY ISSUES**

- 9.1 This application is made pursuant to the Town and Country Planning (Permission in Principle) Order 2017 (as amended) (PiP regulations) that provides opportunity for an applicant to apply as to whether 'Permission in Principle' is acceptable for a site, having regard to specific legislative requirements and, in accordance with the NPPG (58-012-20180615) as to whether the location, land use and amount of development proposed is acceptable. The permission in principle (PiP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The approval of PiP alone does not constitute the grant of planning permission.
- 9.2 The PiP consent route has 2 stages: the first stage (or Permission in Principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 9.3 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset they can form no part of the determination of Stage 1 of the process, Accordingly, matters raised by consultees may not be addressed at this time.

## **10 ASSESSMENT**

### **Principle of Development**

#### **Location**

#### *Principle of Development and Character of the area*

- 10.1 Fenland Local Plan Policy LP3 sets out a clear spatial strategy for sustainable growth in the district, based on a defined settlement hierarchy directing most development to the district's larger settlements. This policy identifies Chatteris as a Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth.

- 10.2 However, the application site falls within the 'elsewhere' category due to its location in an area that falls outside of the settlement categories defined within Local Plan Policy LP3. It consists of sporadic roadside development in the countryside to the south of the built-up area of Chatteris. Policy LP3 states that development in 'elsewhere' locations will be restricted to that which is essential for rural enterprises and any dwellings would be subject to a restrictive occupancy condition. No justification for new development within this 'Elsewhere' location (as set out under Policy LP3) has been advanced to evidence the development as being demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services.
- 10.3 The proposal site forms part of a cluster of sporadic properties that form a ribbon to the south of the built-up area of Chatteris. This ribbon of development is increasingly becoming consolidated and dense owing to the number of residential developments that have been approved in the last few years, a precedent which the applicant's agent has cited. The application site is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted, there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to walk especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.
- 10.4 The recently approved residential developments in the vicinity do not negate the fact that this area is clearly located beyond the established settlement of Chatteris with the form of land and buildings in the vicinity relating more to the surrounding countryside than the built-up area, or that the proposal would conflict with Local Plan Policy LP3, which among other things seeks to direct development to sustainable locations that offer the best access to services and facilities.
- 10.5 Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD, paras 135 and 187 of the NPPF and chapters C1 and I1 of the NDG seek to ensure that developments make a positive contribution and are sympathetic to the local distinctiveness and character of the area, recognise the beauty and character of the countryside and do not adversely impact on the landscape character.
- 10.6 Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.

#### *Waste and Minerals*

- 10.7 The site is located within a Sand and Gravel Mineral Safeguarding Area (MSA) which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised.
- 10.8 Policy 5 sets out a number of exemptions (criteria (a) – (h)), for when Policy 5 is not applicable, none of which are relevant in this case. Development within MSAs which is not covered by the exemptions is only permitted where it is demonstrated that:

(i) the mineral can be extracted where practicable prior to development taking place; or  
(j) the mineral concerned is demonstrated to not be of current or future value; or  
(k) the development will not prejudice future extraction of the mineral; or  
(l) there is an overriding need for the development (where prior extraction is not feasible).

10.9 The application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.

#### *Flood Risk and Drainage*

10.10 The application site lies within Flood Zone 1 and is not at risk of surface water flooding, nevertheless issues of surface water will be considered under Building Regulations.

10.11 The site lies within the Middle Level Commissioners Drainage Board area, who were subsequently consulted, however, no comment was received in regard to this application. As such, it is considered reasonable to determine that the proposal is acceptable in terms of flood risk and there are no issues to address in respect of Policy LP14.

#### *Archaeology*

10.12 Policy LP18 of the Fenland Local Plan 2014 seeks to protect, conserve and enhance the historic environment and states that development proposals that would affect any designated or undesignated heritage asset will be required to describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest; and identify the impact of the proposed works on the special character of the asset.

10.13 Paragraph 207 of the NPPF 2024 states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

10.14 Paragraph 216 of the NPPF 2024 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

10.15 Ordinarily matters in relation to archaeology would be considered at Technical Details stage, however in this case the proposed development lies in an area of archaeological potential and features earthwork remains of Medieval Ridge and Furrow present across the site, Cambridgeshire County Council Archaeology have advised that:

*In Cambridgeshire as a whole only 13.5% of known ridge and furrow survives as an earthwork of any kind and in fenland this figure is even lower. The ridge and*

*furrow within this field has been shown to survive remarkably well as an earthwork, and a key feature within the setting of this area. Where Ridge and Furrow survives well it creates visible character that can also the experience of the historic environment.*

*We have some concerns about how well the proposed density of housing can fit into the proposed plot whilst mitigating earthwork ridge and furrow. Mitigation of these features are difficult and the proposed indicative site plan would indicate an almost total loss within the site boundary. The cumulative impact of development within this plot leads to cumulative impact on the ridge and furrow as opportunities to preserve the setting decrease.*

- 10.16 The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible and as such it has failed to demonstrate that the development could be achieved in this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow, contrary to the aforementioned policies.

## **Land Use**

### *Residential amenity*

- 10.17 There are commercial premises in the vicinity of the site, the closest being the opposite side of Stocking Drove, a former agricultural barn, that was permitted a change of use to a storage and distribution building for reclaimed carpet tiles (Fuller Gray Carpet Tiles - F/YR09/0550/F). However, this is not of a use/scale which would be likely to cause a significant detrimental impact to future residents, there are existing dwellings in closer proximity, and the Environmental Health team have no objections to the proposal.
- 10.18 The scale of the site is such that it is considered a scheme could be put forward which would not have a significant detrimental impact on the residential amenity of existing or future residents. However, there may be limited outlook from the front of any proposed dwellings given the protected nature of the boundary hedge/trees.

### *Sustainability and Access*

- 10.19 The application site is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.
- 10.20 As such the proposal is in conflict with the aims of Chapter 9 of the NPPF and Policies LP2 and LP15 of the Fenland Local Plan 2014. This further reinforces the unsustainable location of the site for unjustified new housing and provides an example for the rationale for the Council's settlement strategies under LP3 – in terms of placing people and property in the most sustainable location to safely access services and facilities and improve accessibility for everyone by all modes of travel.

10.21 The indicative site plan shows 5 access off Stocking Drove with associated visibility splays; this application deals with the principle issues only and suitability of the access will be a matter of consideration at Technical Details stage, should this application be successful. However, comments from the Local Highways Authority indicate that the submitted documentation demonstrates that appropriate inter-vehicle visibility splays can be achieved, and that the proposed vehicular accesses are of a suitable size.

**Amount of development proposed**

10.22 The proposal is for up to 5 dwellings on a site of approximately 0.49ha, equating to approximately 10 dwellings per hectare, it could therefore be argued that this development does not make an effective use of land. Nevertheless, policies LP16 (d) of the Fenland Local Plan and Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD require development to respond to the local character in this regard, and the introduction of up to 5 dwellings in this location would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area, contrary to the aforementioned policies.

**Other matters**

*Ecology and Biodiversity Net Gain*

10.23 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.

Construction Environmental Management Plan (CEMP)	The Council’s Environmental Health team have requested a CEMP condition be appended to any future Technical Details application due to the scale of the proposed development and close proximity to existing residents.
Overhead Cables	UK Power Networks advise that accurate records should be obtained, a safety visit will be required and should any diversion works be necessary they should be contacted. This is considered to be more relevant to any future Technical Details application

- 11.1 This application seeks 'Permission in Principle' (PiP) for of up to 5 dwellings, where only in principle issues are assessed, namely the location, use and amount of development. All matters of detail would be subject to a Technical Details application should this submission be successful and accordingly, matters raised by consultees may not be addressed at this time.
- 11.2 The site is considered to be located beyond the established settlement of Chatteris, with no justification for the development within an 'Elsewhere' location. The proposal would result in a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.
- 11.3 The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible and as such it has failed to demonstrate that the development could be achieved at this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow.
- 11.4 The application site is not considered to be sustainably linked; it is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.
- 11.5 The site is located within a Sand and Gravel Mineral Safeguarding Area, the application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.

## 12 RECOMMENDATION

**Refuse;** for the following reasons:

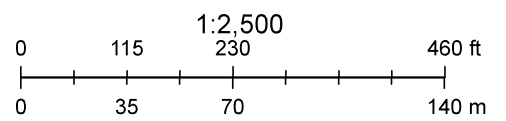
1.	<p>The site is considered to be located beyond the established settlement of Chatteris, with no justification for the development within an 'Elsewhere' location. The proposal would result in a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.</p> <p>The proposal is therefore considered contrary to Policy LP3 which restricts developments 'Elsewhere' which are not demonstrably essential in such a location.</p> <p>Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of</p>
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	<p>Delivering and Protecting High Quality Environments in Fenland SPD, paras 135 and 187 of the NPPF and chapters C1 and I1 of the NDG seek to ensure that developments make a positive contribution and are sympathetic to the local distinctiveness and character of the area, recognise the beauty and character of the countryside and do not adversely impact on the landscape character. As such, the proposal is also considered contrary to these policies.</p>
2.	<p>The application site is not considered to be sustainably linked; it is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.</p> <p>As such the proposal is in conflict with the aims of Chapter 9 of the NPPF and Policies LP2 and LP15 of the Fenland Local Plan 2014, which seek to ensure that proposals are afforded safe access to services and facilities and improve accessibility for everyone by all modes of travel.</p>
3	<p>The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible, and as such it has failed to demonstrate that the development could be achieved at this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow.</p> <p>The proposal is therefore considered contrary to Policy LP18 of the Fenland Local Plan 2014 and Paragraphs 207 and 216 of the NPPF which seek to protect, conserve and enhance the historic environment and ensure that the significance of heritage assets is revealed to enable a balanced judgement to be made.</p>
4	<p>Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 seeks to prevent mineral resources of local and/or national importance being needlessly sterilised.</p> <p>The application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.</p>



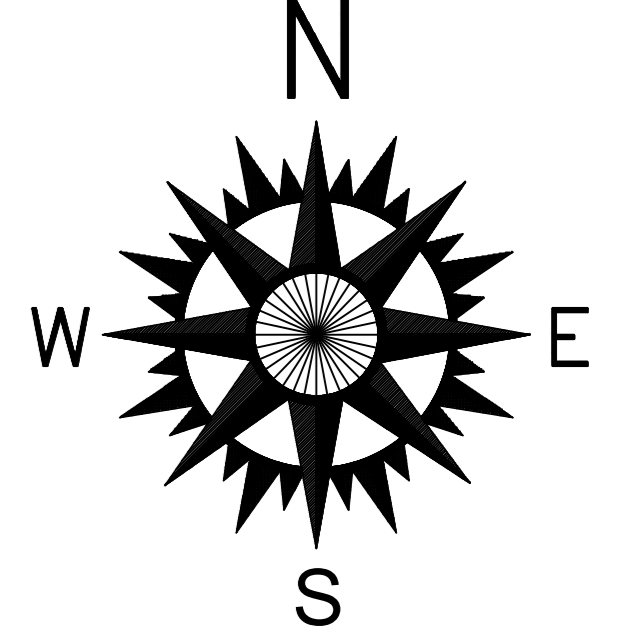
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 Fenland District Boundary



Fenland District Council

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 Please refer, if in doubt, ask. Change nothing without consulting the Engineers.  
 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 specifications. 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 ECR 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 NHC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.



PROPOSED INDICATIVE PLAN (1:200)

Ferry Farm

Gaultree Lodge

The Grange

STOCKING DROVE  
Drain

PLANNING APPROVAL FOR 1No PLOT F/YR22/1317/F

PLANNING APPROVAL FOR 6No PLOTS F/YR23/0077/O

OVERHEAD CABLES

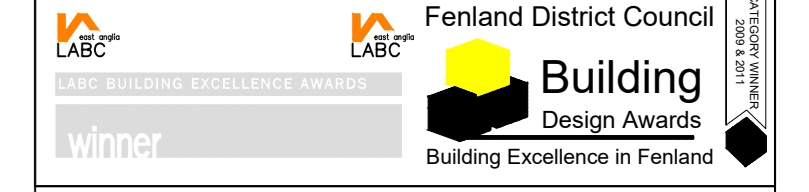
OVERHEAD CABLES



REVISIONS	DATE

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Mr J Waters

Land South East of The Grange Stocking Drove Chatteris PE16 6SF

Indicative Proposed Site Plan

DATE	R.Pogworth	SCALE	As Shown
DATE	Sept 2025	PROJECT NUMBER	H9204/101