
F/YR19/1031/O

Applicant: Mr & Mrs P Guy

**Agent : Mr G Edwards
Swann Edwards Architecture Limited**

**Land North West of 24 Willey Terrace, Doddington Road, Chatteris,
Cambridgeshire**

**Erect up to 3no dwellings (outline application with matters committed in respect
of access)**

Officer recommendation: Refuse

**Reason for Committee: Proposal is for more than two dwellings and the town
council recommendation differs from the officer recommendation.**

1. EXECUTIVE SUMMARY

- 1.1. The application site is located adjacent to the built up part of the Town of Chatteris, within Flood Zone 1.
- 1.2. The proposal is made in outline for the construction of three dwellings.
- 1.3. The application is a countryside location and the town has a well-defined built up edge in this location. The proposal would therefore result in harm to the character and appearance of the area contrary to the relevant policies of the development plan.

2. SITE DESCRIPTION

- 2.1. The application site is part of an agricultural field located beyond the existing built up edge of the town of Chatteris, and comprises approximately one third of the frontage of the field along Doddington Road in this location, with the remainder of the field also being within the applicant's ownership. There are currently no boundaries separating the land that forms the application site from the remainder of the field within which it is located.
- 2.2. There is a ditch and a native species hedge running along the frontage of the site, with occasional trees located within the hedgerow, and a field access. The field hedge also runs along the southern boundary of the site adjacent to an existing track leading to the fields beyond. This track currently strongly defines the edge of the settlement as it is flanked on both sides by native hedgerows, with continuous built-up development to one side and open agricultural land to the other.
- 2.3. The land is located within flood zone 1, which is defined as being of low flood risk.

3. PROPOSAL

- 3.1. The proposal is made in outline, and is for the erection of up to three dwellings on the land. Access is the only matter committed for consideration at this time, with three separate accesses being identified on the submitted plans, one to each of

the proposed dwellings. One of these accesses would utilise the existing field access.

- 3.2. Indicative elevations and layout plans have been provided at this stage showing three properties with detached double garages, each of which would be typical of a 3-4 bedroomed detached dwelling. The indicative plan also shows some tree planting within the front gardens of the dwellings, with extensive gravelled parking areas and block paved turning space. Some additional tree planting is also indicated within the rear gardens, which are extensive and project beyond the rear boundaries of the adjacent gardens along Willey Terrace.
- 3.3. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=Q1OCBJHE0D800>

4. SITE PLANNING HISTORY

F/YR14/0818/O	Erection of a dwelling, garage and stables involving the formation of a ménage	Refused 8.12.14
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5. CONSULTATIONS

5.1. **Environment & Health Services (FDC)**

No objection

5.2. **Chatteris Town Council**

Support. Request that a condition is imposed regarding footpath provision to the new homes and that consideration is given to speed reduction measures.

5.3. **Cambridgeshire County Council Highways Authority**

Defer for amended plans – the existing footway should be extended along Doddington Road, which is likely to require infilling/culverting of the ditch and therefore consent from the IDB. The farm access adjacent to the site will also be required to be surfaced as part of the footway works (in order to connect the footpath along the front of the application site to that along Doddington Road).

5.4. **Local Residents/Interested Parties**

No comments received

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

7.1. **National Planning Policy Framework (NPPF)**

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 12: Conflict with an up-to-date plan should not usually be granted

Para 155: Development should be directed away from areas at highest risk of flooding.

7.2. **National Planning Practice Guidance (NPPG)**

Determining a planning application

7.3. **National Design Guide 2019**

Context

Identity

Built Form

Nature

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

LP4 – Housing

LP10 – Chatteris

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

LP18 – The Historic Environment

LP19 – The Natural Environment

8. **KEY ISSUES**

- **Principle of Development**
- **Character and Amenity Impact**
- **Flood Risk**
- **Highway implications**

9. **BACKGROUND**

- 9.1. The application site has been the subject of a single previous planning application, for the erection of a single dwelling, garage and stables. That application was refused on the grounds of its impact on the design and character of the surrounding area based on its position beyond the built-up extent of the settlement, and the conflict that it created with policy LP16 of the Fenland Local Plan (2014).
- 9.2. Pre-application advice was sought in respect of the current proposal by the current applicant and agent. The application form gives no details of the pre-application advice given, however Local Authority records indicate that the advice given was that the proposal would not be supported due to the location of the application site in policy terms.

10. **ASSESSMENT**

Principle of Development

- 10.1. The application site is located adjacent to the existing built-up edge of the town of Chatteris, which is one of the four main locations set out in policy LP3 of the Fenland Local Plan as the focus for new development, in particular new housing. Notwithstanding that however, as noted above, the farm access track adjacent to the site establishes a clearly defined boundary to the edge of the settlement in

this location and the application site lies beyond that edge. Policy LP4 of the FLP accepts small-scale housing development such as this on the edge of market towns – subject to considerations under policy LP16. LP16 seeks to secure high quality environments having regard to impacts on matters such as visual amenity, local identity and character and residential amenity.

- 10.2. On that basis the principle of the development as a site on the edge of one of the Market Towns is not opposed by the development plan, however detailed consideration of the proposal and its impact on the environment as set out in policy LP16 is the determining factor in relation to the acceptability of the scheme.

Character and Amenity Impact

- 10.3. LP16 seeks to secure high quality environments having regard to impacts on matters such as visual amenity, local identity and character and residential amenity.
- 10.4. The application site is unusual in its context given how strongly the edge of the settlement is defined by the edge of the existing residential development and the track adjacent to the application site. The other development along the Doddington Road is also more than commonly distinctive in its character, comprising semi-detached dwellings with hipped roofs, parking provision in between the properties and with layby parking to either side of the road along its length that gives a sense of openness to the area, but with a regularity of design of the properties and their materials of construction that make it one of the more distinctive developments within the district.
- 10.5. The application site itself as noted above is typically agricultural in its appearance with no significant structures on the land associated with that use, and that also serves to reinforce the already strongly defined countryside character of the site.
- 10.6. Whilst the proposal is made in outline with no matters committed in relation to the detailed design of the dwelling or their layout, the scale of the site in question combined with the number of dwellings proposed would, particularly if laid out in the style shown on the indicative plans, result in three executive style properties considerably at odds with the other dwellings in the area due to the overall size of the plots on which they are situated.
- 10.7. Furthermore, as a distinctively countryside location beyond the existing built up part of the settlement, development of this site would have a significant detrimental impact on the character and openness of the countryside location.
- 10.8. With regard to the impacts of the proposal on residential amenity, the outline nature of the application precludes detailed consideration of such impacts at this stage, however given the location of the site and the relationship with the surrounding development and the likely separation between any development on this site and the nearby dwellings, there is no justification at this point for concern regarding residential amenity impacts.

Flood Risk

- 10.9. The application site is located within flood zone 1, which is the zone of lowest flood risk and sequential testing would ordinarily direct development to sites located within such a flood risk zone. The application site is notably surrounded on two sides by existing drains, and the proposal involves three vehicular crossings over the drain at the front of the site to provide separate accesses for each of the properties. This would likely require some form of culverting or

potential infilling of the ditches in order to provide the vehicular accesses, which in turn would have the potential to affect the operation of the drains themselves. Such a matter would however require the agreement of the Internal Drainage Board responsible for the drains in question and therefore given they have made no objection to the application at this stage it is considered that they would retain the authority to refuse such works and for an alternative solution to be found. Such a matter is not therefore sufficient to require that the planning application is refused, particularly in the light of their lack of comments at this time.

Highway Implications

- 10.10. The application proposes three new dwellings on the land, and matters of access are committed for approval at this time.
- 10.11. The comments of the Highways Authority indicate that the current proposed plans are insufficient with regard to the provision of footway at the front of the site and the detailed designs for crossing of the ditch on the highway boundary. Given the issues of principle relating to the development of the site identified above, it is not considered necessary to delay the determination of the application until these matter have been resolved, as such discussions would incur expenditure by the applicant and would not be likely to affect the recommendation made in respect of the application given those matters of principle.
- 10.12. Should Members consider that the application should be approved, it would be appropriate to require the resolution of this matter to the satisfaction of the Highways Authority prior to the issuing of any permission in respect of the proposal. Consideration should also be given to the Highway Authority's request for re-surfacing to facilitate a footpath link across the adjacent farm track.

11. CONCLUSIONS

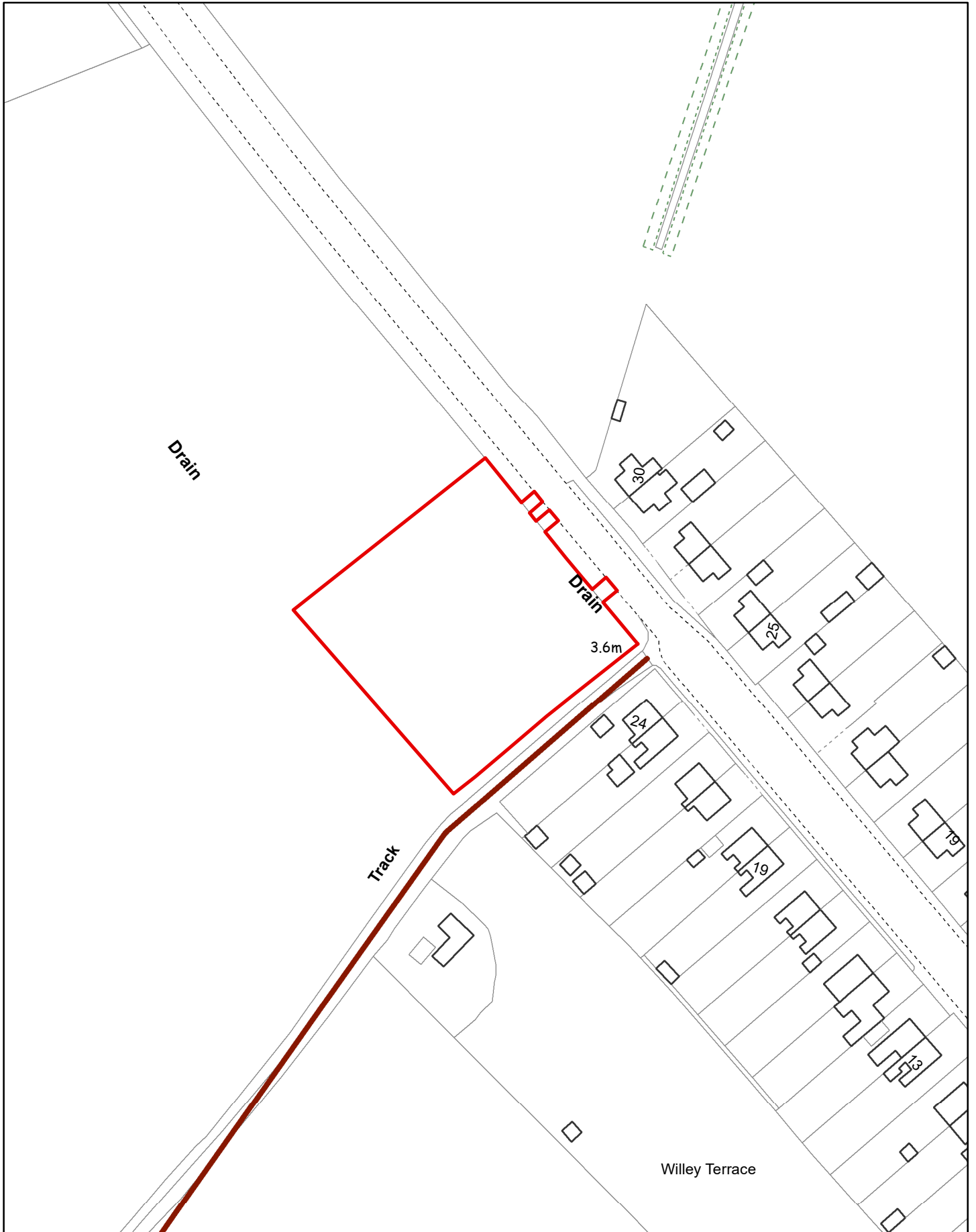
- 11.1. The application site lies within a countryside location, beyond the built-up part of the town of Chatteris, where the existing edge of the settlement is clear and well-defined by existing features within the landscape. The development of this section of the agricultural field would detract from the distinctive character and appearance of the area, and the number of dwellings proposed on the land would exacerbate this. There would therefore be harm arising from the development to the character and appearance of the area contrary to the relevant policies of the development plan and there are no material considerations that would justify the approval of the scheme contrary to those policies.

12. RECOMMENDATION

Refuse, for the following reasons.

1. Policy LP16 of the Fenland Local Plan (2014) states that high quality environments will be delivered and protected throughout the district, and requires proposals to demonstrate how they meet a range of criteria in that regard. The proposal would constitute the development of new dwellings on an area of land beyond the existing well-defined edge of the settlement. The scheme would necessitate the removal of sections of the existing hedgerow to provide vehicular access to the new dwellings, and associated engineering works to cross the drain that runs between the site and the highway. The current open field makes a significant contribution in this location to the character and appearance of the edge of the settlement, and the housing

development leading to the site from the south east, which is of unusually distinctive character. The proposal, by developing the site for housing, would extend the existing linear feature of Doddington Road into an area of countryside, destroying the existing defined edge of the settlement, and would therefore have a harmful impact on both the open character of the countryside in this location and the setting of the settlement itself, contrary to the requirements of policy LP16 of the Fenland Local Plan (2014)



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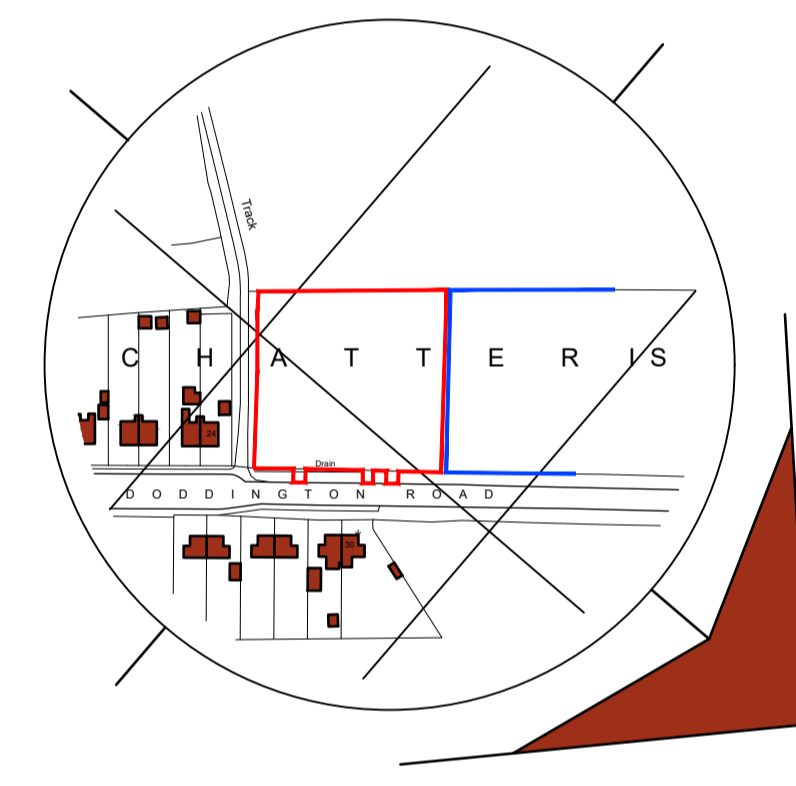
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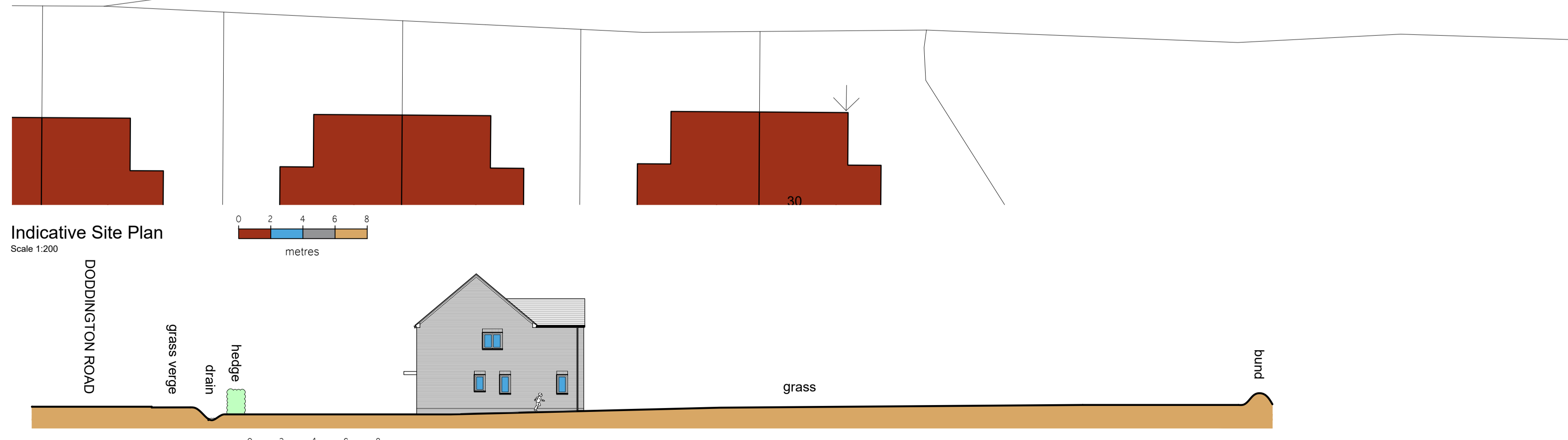




Indicative Front Elevation
Scale 1:100



Location Plan
Scale 1:2500



Indicative Site Section A-A
Scale 1:200

General Notes
 1. This drawing shall not be scaled, figured dimensions only to be used.
 2. All dimensions are shown in 'mm' unless otherwise stated.
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015
 The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants ad issued to the Principal Designer.

SITE PLAN KEY

- Un-surveyed OS buildings
- Existing hedges
- Existing & proposed site access with sealed and drained entrance to CambsCC specification
- Existing site levels
- Existing trees
- Proposed trees
- Proposed grass
- Proposed gravel
- Proposed block paving

Revisions

A	Nov 2019	Road name added to location plan
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FOR APPROVAL



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Proposed Residential Development Land NW of 24 Willey Terrace Doddington Road, Chatteris PE16 6UD for Mr and Mrs Guy	Job Title Date October 2019	Drawn by G.E. Checked by R.S.
Outline Drawing Indicative Site Plan, Section Front Elevation & Location Plan	Job No. SE1262 Dwg No. PP1000	Sheet Size A1 Revision A