
F/YR20/0760/PIP

Applicant: Mr Jon Green & Mr Denis Rimmer. Ely Diocesan Board of Finance & Chorus HA

**Agent : Dr Robert Wickham
Howard Sharp & Partners LLP**

Land North of The Rectory, Whittlesey Road, Benwick, Cambridgeshire

Residential development of up to 3 dwellings (application for Permission in Principle)

Officer recommendation: Refuse

Reason for Committee: The scheme of delegation does not give officers delegated powers to determine applications of this nature.

1 EXECUTIVE SUMMARY

- 1.1 The application seeks Permission in Principle for the residential development of the site for up to 3 dwellings - as to whether the location, land use and amount of development proposed is acceptable.
- 1.2 The Permission in Principle 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.
- 1.3 A full planning application for residential development of the site for 2 dwellings was refused in 2019 due to site location conflicting with the settlement strategy of the Fenland Local Plan, flood risk and unacceptable impacts on a non-designated heritage asset.
- 1.4 The site is considered to fall outside of the built envelope of Benwick and development of the site would not constitute residential infilling. As such, the proposal would conflict with the settlement strategies of the Fenland Local Plan - policy LP3.
- 1.5 Furthermore, the site lies in an area at high risk of flooding and insufficient justification has been provided to demonstrate that development of the site is necessary in this instance having regard to national policy which seeks to steer development to the lowest area of flood risk in the first instance. As such, the proposal conflicts with FLP policy LP14 and Chapter 14 of the NPPF.
- 1.6 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, Officers consider there are no overriding material considerations to indicate a departure from the development plan is warranted in this instance.
- 1.7 The recommendation is to refuse permission in principle for residential development of this site.

2 SITE DESCRIPTION

- 2.1 The site lies to the north of Benwick and north of the river Nene and comprises an area of overgrown land located at the north east (rear) of the Old Rectory. An informal but established access exists leading off from Whittlesey Road (B1093) which currently serves the rear of the Rectory.
- 2.2 The site is bounded along the northern boundary by mature hedges and trees. The frontage and southern boundaries are generally open with sporadic trees and hedges and the rear boundary (west) is enclosed with a 2m high close boarded fence where it abuts the old Rectory. A footpath runs along the frontage terminating near to the proposed access.
- 2.3 The site lies in Flood Zone 3.

3 PROPOSAL

- 3.1 The 'Planning in Principle' (PiP) application is for residential development of up to 3 dwellings at the site. 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,

and establishes whether a 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.

- 3.2 The application is supported by indicative plans detailing how the development could be laid out and appear – but these are not committed at this time.
- 3.3 The Planning Statement sets out that the development would comprise one new dwelling and two affordable dwellings.
- 3.4 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR19/0420/F	Erection of a 2-storey 4-bed dwelling with detached garage	Refused 11.07.2019
F/YR03/1130/O	Erection of 2 detached houses with garages	Refused 22.10.2003

5 CONSULTATIONS

5.1 Benwick Parish Council

- Objects on the following grounds: -
- Road Safety no visual splay due to blind bridge
- Not in keeping with the heritage house at rear of site

- Concern that plot is so low in comparison to river (water table) which could affect sewage and foul water
- Flood Plane 3 impact
- Outside of village planning envelope

Environment Agency

- 5.2 Raises no objection. Considers the main source of flood risk at this site is associated with watercourses under the jurisdiction of the White Fen Internal Drainage Board (IDB). Recommends the IDB is consulted.

Reminds the LPA of para 158 of the NPPF and the requirement to apply the sequential test for development in flood risk areas.

Expects local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Provides advice to the applicant re: flood warning and resilience measures and foul drainage management noting that the site is located in an area which is not served by the public foul sewer.

FDC Environmental Protection

- 5.3 *This application has been considered and there are unlikely to be any objections in principle to any proposal to develop this site for residential purposes, although there may be conditions recommended to be attached to any consent granted.*

CCC Highways

- 5.4 *“The proposed shared access will need to be a minimum 5.0m wide, 10m deep sealed and drained. The access gradient should not exceed 1:20 where it meets Whittlesey Road (10m) and the access should include tappers either side of the access as per the attached.*

“The footway should also be extended to the site access, of which will assist with the visibility splays in this direction. 2mx2m ped visibility either side of the shared access. Visibility splays 2.4mx215 will be required in both directions and or clear visibility to the start of the 30mph speed limit (where 2.4mx43m will be the applicable visibility distance).

“If the applicant can address the above points, I will be able to provide a positive recommendation.”

Local Residents/Interested Parties

- 5.5 2 letters of objection received from the resident of the adjacent Old Rectory raising the following concerns;
- The site is not a brownfield site as it has not been previously built on
 - The site was originally part of the Rectory garden, which was retained by the church when the Rectory was sold and subsequently rented by the Rectory for many years as a garden extension
 - The site lies outside of the established footprint of the village
 - The applicant’s justification for residential development, based on wording used on a neighbouring, but unrelated, change of use application, is tenuous
 - The development is not “infill” development
 - Targets for new build property are arbitrary numbers, a nice ambition, but have no bearing on the appropriateness, or otherwise, of new development in specific locations.

- Permittance of development in order to chase targets brings the efficacy of the planning process into question
- Approval would set a precedent leading to urban sprawl
- Development of the site was previously refused
- The applicants have closed off the right of way between The Rectory and the Whittlesey Road which is an established prescriptive right of way
- Closing this off prevents access to the Old Rectory for presenting wheeled bins for collection and access to the LPG and septic tank
- The water main supply pipe runs under the site, and the landline over it. Discontinuity of these by the development would also cause severe disruption and degradation of amenity.
- Provides information on the history of the Old Rectory e.g. constructed in 1869-70. It is of the Gothic revival style, with polychrome brickwork and an angular, complex roof style. These are all hallmarks of the notable Victorian architect Samuel Sanders Teulon who also constructed the church (demolished in 1985).

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)

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide, 2019

Context
Identity
Built Form

7.4 Fenland Local Plan, 2014 (FLP)

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 development
LP14: Climate Change and Flood Risk
LP15: Facilitating 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

7.5 Supplementary Planning Documents/ Guidance

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)

8 KEY ISSUES

- 8.1 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.
- 8.2 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.
- 8.3 PiP establishes that a particular scale of housing-led development on a defined site is acceptable. The aim is for a PiP to minimise the upfront and at-risk work of applicants.
- 8.4 The key issues associated with this application are considered to be;
- Principle of Development
 - Highways & Access
 - Impact on the historic environment
 - Ecology & Biodiversity
 - Other matters

9 BACKGROUND

- 9.1 A full planning application for residential development of the site for 2 dwellings was refused in 2019 on the following grounds;
1. *The site is located within Flood Zone 3 where there is a high probability of flooding. The Sequential test for flood risk has not been adequately applied. Consequently, the application fails to demonstrate that there are no alternative sites to accommodate the development which are reasonably available and with a lower probability of flooding. The proposal would therefore place people and property at an increased risk of flooding without justification contrary to Policy LP14 of the Fenland Local Plan (2014), Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016) and Chapter 10 of the NPPF.*
 2. *The application site constitutes an area of land located outside the developed footprint of the settlement. The development proposal would result in an incursion into the rural countryside rather than small scale residential infilling causing unwarranted harm to the rural character of the area therefore failing to make a positive contribution to the area. Therefore, the proposal is considered to be contrary to Policies LP3, LP12 Part A (c, d and e) and LP16(c and d) of the adopted Fenland Local Plan (2014), Policy DM3 of the Fenland District Council Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014) and paragraph 127 of the NPPF.*
 3. *The development would be located within the historic grounds of the mid-19th Century Rectory which is an undesignated heritage asset. The setting of the*

Rectory is characterised by its spacious grounds and grand scale. The proposal by reason of its close proximity to the Rectory, large scale, and use of poor quality materials would jar with the external appearance, character and setting of the Rectory and would therefore cause substantial, unjustified harm to the significance of the undesignated heritage asset contrary to policies LP16(a) and LP18 of the Fenland Local Plan (2014), Policy DM3 of the Fenland District Council Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014) and the sustainability aims of chapter 16 of the NPPF (2019).

- 9.2 The applicant subsequently submitted a pre-application enquiry in December 2019 for residential development of the site for 2 dwellings of different design to that previously applied for. Whilst the designs were considered and comments provided, the main thrust of the response was reiterating concerns over the ‘in-principle’ issues of the development relating to location in respect of the settlement strategy of the Local Plan, flood risk and sequential test and impacts on heritage assets. An unfavourable recommendation was therefore provided.

10 ASSESSMENT

Principle of Development

Site Location

- 10.1 Policy LP3 of the Fenland Local Plan, 2014 sets out the settlement strategies for the district and is an important part of the delivery of sustainable development in the area. LP3 identifies Benwick as a ‘small village’ where a development will be considered on its merits but will normally be limited in scale to residential infilling or a small business opportunity. The FLP under its glossary defines residential infilling as “Development of a site between existing buildings”. The Planning Portal defines this as “The development of a relatively small gap between existing buildings.”
- 10.2 Further to LP3, Policy LP12(Part A) supports development in villages subject to compliance with 11 criteria (a to k). LP12A(a) establishes support where development sites fall within the developed footprint of the settlement and sets out (under the footnote*) when and where sites are considered to fall within or outside of a village. Having regard to the specific footnote criteria under (a) and (b); the site lies within an area of dispersed, intermittent buildings that appear detached from the main settlement and forms what was once an undeveloped curtilage to the Rectory - whose setting is notably detached from the developed footprint. An area of allotments and the cemetery are located to the west and an access road and river lies to the east thereby visually divorcing the site and surroundings from the built-up area of Benwick. The site is very much at the edge of Benwick and relates more to the rural countryside than to the built-up area of the settlement.
- 10.3 The footnote criteria of LP12 therefore dictates that the site lies outside of the village and as such there is no support for the development under LP3 or LP12 - which is only applicable for development within villages as defined by the aforementioned footnote criteria. Whilst the site would not be considered as ‘isolated’ having regard to paragraph 78 of the NPPF, nonetheless it does not follow the settlement strategy as set out under LP3 and LP12. With regards to paragraph 78 of the NPPF; whilst the future occupiers of the development would likely support the existing facilities and services of Benwick, these facilities do not appear to be under any kind of threat to justify an exception to the policy in this

case, notwithstanding that this benefit would be very modest through the introduction of 'up to' 3 dwellings.

- 10.4 The applicant's planning statement refers to the granting of permission under F/YR15/0411/F for an extension to the existing cemetery whereby the officer's report sets out that the site is in the settlement of Benwick. Whilst this observation is noted, it is considered that in the context of that particular application, officers considered the site in relation to the existing cemetery and the intended use of the application site as an extension to this which would likely benefit the residents of Benwick in the main. Notwithstanding this, the 'development' was for a change of use of the land, not for physical buildings. This is significantly different to the application now before the Council both in respect of land use, physical development and wider community benefits. As such, it is concluded that this example reference is not comparable or material to this application.
- 10.5 In addition, the applicant refers to planning permission for a new dwelling under F/YR12/0981/F at Nene Parade (granted in February 2013 at Planning Committee). This decision pre-dates the adopted development plan and it would appear from the minutes of that meeting that the site was considered to be brownfield land by the Planning Committee. Therefore, the material considerations of that proposal are not comparable to the undeveloped parcel of land now before the LPA. Notwithstanding this, similarly to the current Local Plan, the adopted development plan at that time (the 1993 Fenland Local Plan) identified the site as lying outside the then 'development area boundary'.
- 10.6 In conclusion, the proposal would constitute development in an 'Elsewhere' location as defined under LP3 which seeks to restrict that to essential rural-based development, which is not applicable to this proposal. As such, the proposal is in clear conflict with LP3.

Flood Risk & Drainage

- 10.7 The site lies in Flood Zone 3 and therefore at a high risk of flooding. National and local planning policies set out strict tests to the approach to flood risk, aiming to locate development in the first instance to areas at lowest risk of flooding (Flood Zone 1). Policy LP14 requires applicants to demonstrate this through the application of the sequential test. In order to justify the development in Flood Zone 3, the sequential test would be expected to demonstrate that there are no reasonably available sites in Flood Zones 1 and then in Zone 2 which could accommodate the development.
- 10.8 Section 4.4 of the adopted Cambridgeshire Flood and Water SPD sets out that the initial approach to carrying out a sequential test should be to agree the scope of the test with the LPA i.e. agree the geographical area for the search which should be justified in the sequential test report. Given that the site does not lie within or adjacent to the village (having regard to the definition under LP12 Part A (a)) the scope for the sequential test would need to be the whole of the rural area (villages and open countryside). This advice is consistent with the Council's previous approach which has been supported through appeal decisions for residential development (see F/YR17/1213/O and F/YR17/1115/F).
- 10.9 The applicant was advised of this both through the previously refused application and the subsequent pre-application discussion that took place prior to the submission of this application. The applicant's supporting Flood Risk Assessment (FRA) instead has restricted the scope of the sequential test to Benwick only and has drawn on applications which they consider are similar. However, the example

they provide is for an infill plot within the built envelope of Benwick having regard to the LP12 criteria.

- 10.10 The applicant goes on to assess individual planning permissions which are reasonably available to accommodate the development concluding that as none of these sites are in a lower area of flood risk and therefore that the application site is at an equal risk of flooding to those with approval. Furthermore, they conclude that as the number of completed developments is lower than the allocated amount for Benwick in the plan period, it is considered that the sequential test is passed.
- 10.11 As noted above, the scope for the sequential test is considered to be too narrow given that the application site falls outside of the settlement having regard to the settlement criteria of villages under policy LP12 and there is no explicit benefit in developing this site out over other rural areas sites in lower flood risk areas. Furthermore, given that the village housing allocations set out under policy LP4 are grouped under a consolidated “other locations” (rural areas and villages) with a target of 1,200 homes - which have already been exceeded in the plan period through village development alone, the particular housing allocation figures for Benwick are irrelevant. This is notwithstanding that the principle aim is to locate housing in lowest areas of flood risk in the first instance, irrespective of any specific housing targets.
- 10.12 The applicant has proceeded to address the exception test for development in flood risk areas indicating that the development would incorporate sustainable construction elements e.g. rainwater harvesting, sustainable drainage systems and green energy and that it would be demonstrated that it would be safe for its lifetime from flooding. The proposal would be to raise the land/ buildings to achieve minimum finished floor levels of 1.1m (c.100mm above adjacent road level) whereas existing ground levels are between 0.05m aOD and 0.23m aOD which does raise concerns over potential visual impact and surface water dispersal. It is important to note that the indicative sketch elevation drawing does not denote the necessary site/ building levels as set out in the recommendations of the FRA. Nonetheless, these are technical matters that would need to be satisfied should PiP be granted.
- 10.13 It is considered therefore that the sequential test has not been adequately applied or met. Consequently, the application fails to demonstrate that there are no alternative reasonably available sites with a lower probability of flooding to accommodate the development. The proposal would therefore place people and property at an increased risk of flooding without justification contrary to Policy LP14 of the Fenland Local Plan (2014), Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016) and Chapter 10 of the NPPF.

Quantum of development

- 10.14 The quantum of development proposed (max. 3 dwellings) would introduce a tighter knit form of development than is currently found in the locality and may result in harm to the character and settlement pattern of the area. However, it is noted that the application seeks PiP for ‘up to’ 3 dwellings and the visual impacts of the development would ultimately be considered at technical details stage, whereby a reduction of dwelling numbers or scale may be deemed necessary to address any such harm.

Highways & Access

- 10.15 The Local Highway Authority have been consulted and have indicated that subject to the submission of technical details in respect of visibility splays and access arrangements, they have no objections in principle.
- 10.16 The PiP regulations prohibit any form of conditions being imposed to this development and as such, any information requested regarding parking provision and access would either need to be submitted as part of any subsequent Technical Details Application, or a new full planning application. Detailed car and cycle parking and access proposals would be assessed within the submission of a Technical Details Application.

Impact on the historic environment

- 10.17 The Council's Conservation team previously identified the adjacent Rectory as dating to around the same period as the (now-demolished) church in the mid 1800's. Whilst not listed, the Rectory is considered to be a non-designated heritage asset. The Rectory is a large structure set in a spacious curtilage and this highlights its historical importance and grandeur when it was once associated with the Church. Whilst the Church no longer remains, the Rectory remains relatively unchanged, maintaining its Gothic features, original style timber fenestration and the surrounding, undeveloped land maintains its prominence and significance.
- 10.18 Policy LP16(a) seeks to protect and enhance affected heritage assets and their settings commensurate with policy LP18 and Chapter 16 of the NPPF. LP18 requires all development that would affect any heritage asset to;
- (a) describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest; and
 - (b) identify the impact of the proposed works on the special character of the asset; and
 - (c) provide a clear justification for the works, especially if these would harm the asset or its setting, so that the harm can be weighed against public benefits.
- 10.19 The application is not accompanied by a heritage statement with the only reference to the effect of the development on heritage found in the Planning Statement setting out;
- “Care has been taken, even at this early stage to show how the dwellings will be subservient to the non-listed heritage asset. As it is a matter of principle there is scope to accommodate the input from the Conservation section of the authority. But it needs to be stressed that NPPF commends new development that adds to character (see para 185).”*
- 10.20 As already noted, the final quantum, design and layout of dwelling(s) here would have to be considered at future technical detail stage and therefore the actual harm to the setting would have to be assessed at that stage also (see also 10.12 above) . As such, whilst this aspect cannot necessarily form grounds for refusal, it nonetheless highlights the concerns over development of this site and the potential unwarranted harm to the setting and character of this non-designated heritage asset having regard to the aims of policies LP16 and LP18 of the FLP and Chapter 16 of the NPPF.

Ecology & Biodiversity

- 10.21 The previous planning application was accompanied by an ecology report. The findings of the report concluded that there generally poor to low potential for suitable habitat but opportunities for biodiversity enhancement existed.
- 10.22 It is considered that the report findings and that of the Wildlife Officer are still valid and the opportunities to enhance biodiversity in and around the site through the development would be a matter to be addressed at technical details stage.
- 10.23 The Council's Wildlife Officer previously visited the site and concluded that habitat potential for protected species was generally low and the requirement for further bat and reptile investigation would not be necessary prior to determining the application and recommended that bird and bat boxes are erected throughout the site, that all existing mature boundary trees and hedgerows are retained and protected during construction, along with further, native planting. In addition, and as recommended in that ecology report; further survey works for the presence of reptiles should be carried out prior to any site clearance. The Officer has also advised that should any mature trees need to be removed (although not proposed) that these are first inspected for Bats and that any construction trenches should be covered or a means of escape included to cater for ground mammals e.g. Badgers, Hedgehogs etc. Subject to this, the development would result in no net loss in biodiversity.
- 10.24 The above could be reasonably secured through planning condition at technical details stage and would accord with LP16(b) and LP19 of the FLP.

Other matters

10.25 *Affordable Housing*

Whilst the applicant has indicated that the development would comprise 2 affordable houses, no information has been provided as to whether any registered providers (RP) would be interested in taking on such a low number of stock or what type of affordable housing this would comprise. Officer's current understanding is that RPs generally tend only to be interested in major development schemes. Nonetheless, the LPA is unable to secure any planning conditions or legal agreements at the PiP stage, nor has the final quantum of development been agreed as set out above. Therefore, the provision of affordable housing at this site would be a matter at technical detailed stage and limited weight can be afforded to this.

10.26 *Precedent*

The resident has raised concerns that PiP agreement of this site would set a precedent for development around this location.

- 10.27 It is well established case law that previous planning decisions are capable of being material considerations, meaning that they may need to be considered by those determining subsequent planning applications. Recent case law has established that;

"a local planning authority is not bound by its earlier decision, nevertheless it is required to have regard to the importance of consistency in decision-making."

(R (Midcounties Co-Operative Limited) v Forest of Dean District Council [2017] EWHC 2050)

- 10.28 The site has been found by Officers in applying the settlement criteria under LP3 and LP12 (footnote) to be outside of the settlement of Benwick (which is consistent with the previous decision in 2019, F/YR19/0420/F (and the pre-

application advice provided) with no material considerations advanced through this submission to indicate an alternative view should be drawn.

- 10.29 Whilst each case is to be determined on its own merits, a contrary conclusion would, in effect accept that the site lies within the settlement whereby future development proposals on or adjacent to the site could be considered acceptable in principle (subject to compliance with the relevant Local Plan policies i.e. LP3, LP12 etc.) taking into account the need to maintain consistency of decision making.

Access Rights

- 10.30 The resident of the Old Rectory has raised concerns that the applicant has blocked up a former access point from the Old Rectory to Whittlesey road which now prevents the occupiers of the Rectory being able to present their bins for weekly collection or to have the LPG tank and septic tank maintained.
- 10.31 The rights by the owner to access the application site is not one that can be controlled through the planning process and would constitute a civil matter. It is understood that another access serves the Old Rectory accessed via the lane which runs parallel to the river.

Utilities

- 10.32 The same resident has also expressed concerns that existing utilities run over and/or under the site. The matter of redirecting such services is a matter for the developer to overcome and cannot be reasonably controlled through the planning process.

11 CONCLUSIONS

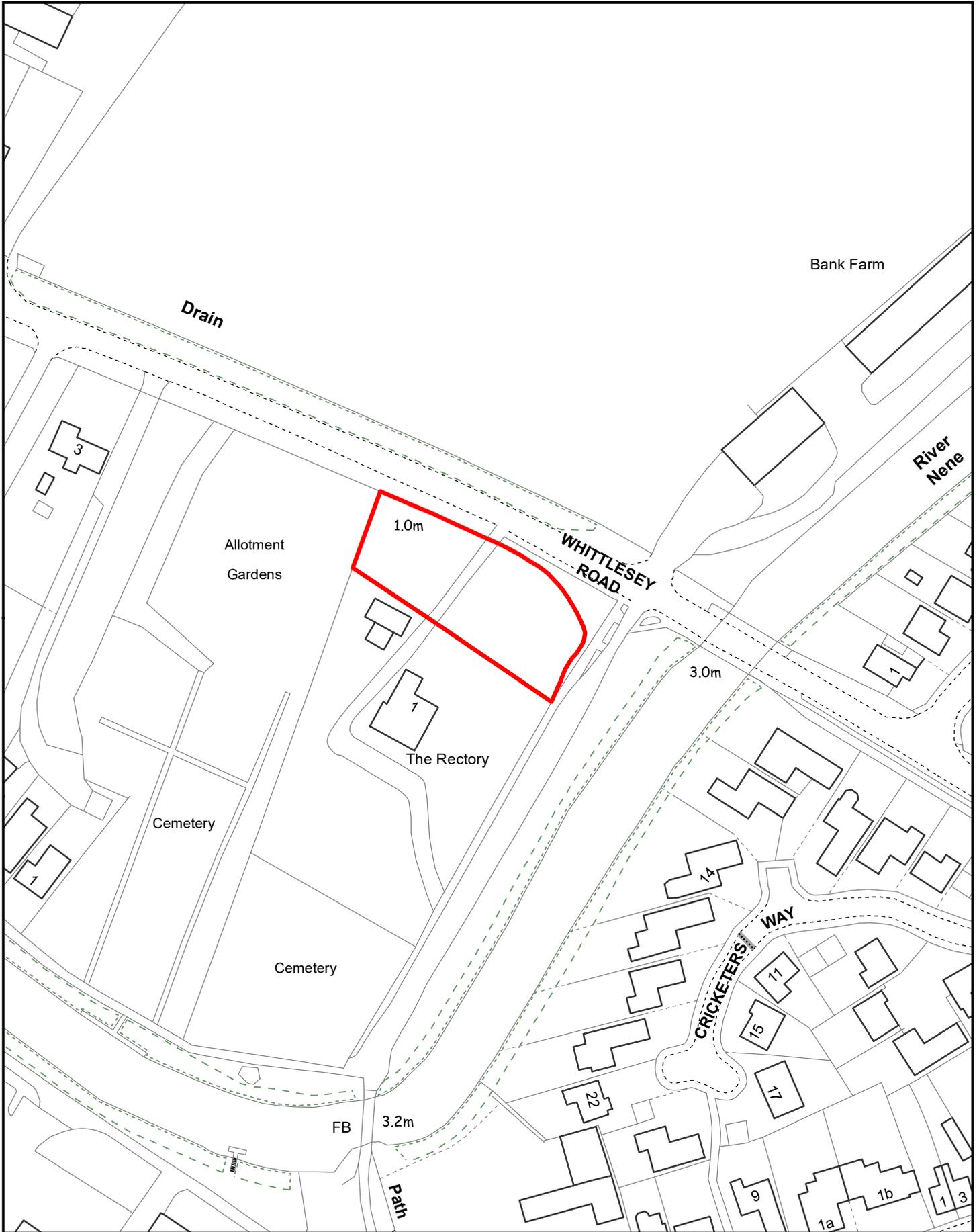
- 11.1 The application seeks permission in principle for the residential development of the site with matters of location, land use and amount of development proposed.
- 11.2 The site falls outside the built envelope of Benwick and development of the site would not constitute residential infilling and instead would result in an erosion of the dispersed, loose knit pattern of development and rural character of the area. As such, the proposal would conflict with the settlement strategies of the Fenland Local Plan - policies LP3 and LP12.
- 11.3 Furthermore, the site lies in an area at high risk of flooding and insufficient justification has been provided to demonstrate that development of the site is necessary in this instance having regard to national policy which seeks to steer development to the lowest area of flood risk in the first instance. As such, the proposal conflicts with FLP policy LP14 and Chapter 14 of the NPPF.
- 11.4 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, Officers consider there are no overriding material considerations to indicate a departure from the development plan is warranted in this instance.

12 RECOMMENDATION

- 12.1 Refuse Permission in Principle for the following reasons;

1.	The application site constitutes an area of land located outside the developed footprint of the settlement. The development proposal would
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	<p>result in an incursion into the rural countryside rather than small scale residential infilling causing unwarranted harm to the rural, loose-knit character and settlement pattern of the area. The proposal is therefore considered to be contrary to Policies LP3 and LP12 of the adopted Fenland Local Plan (2014).</p>
2.	<p>The site is located within Flood Zone 3 where there is a high probability of flooding. The Sequential test for flood risk has not been adequately applied or met. Consequently, the application fails to demonstrate that there are no alternative sites to accommodate the development which are reasonably available and with a lower probability of flooding. The proposal would therefore place people and property at an increased risk of flooding without justification contrary to Policy LP14 of the Fenland Local Plan (2014), Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016) and Chapter 10 of the NPPF.</p>



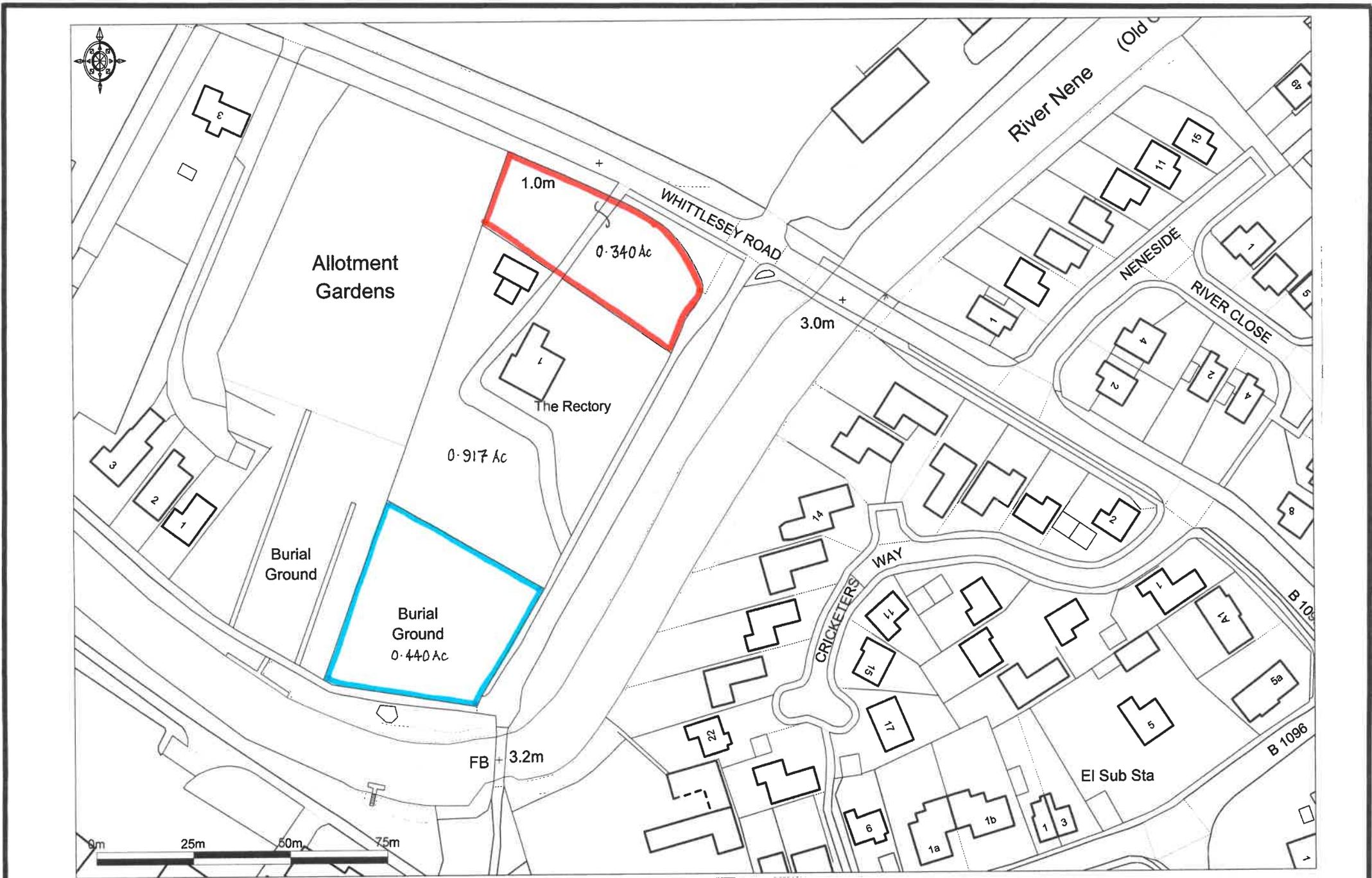
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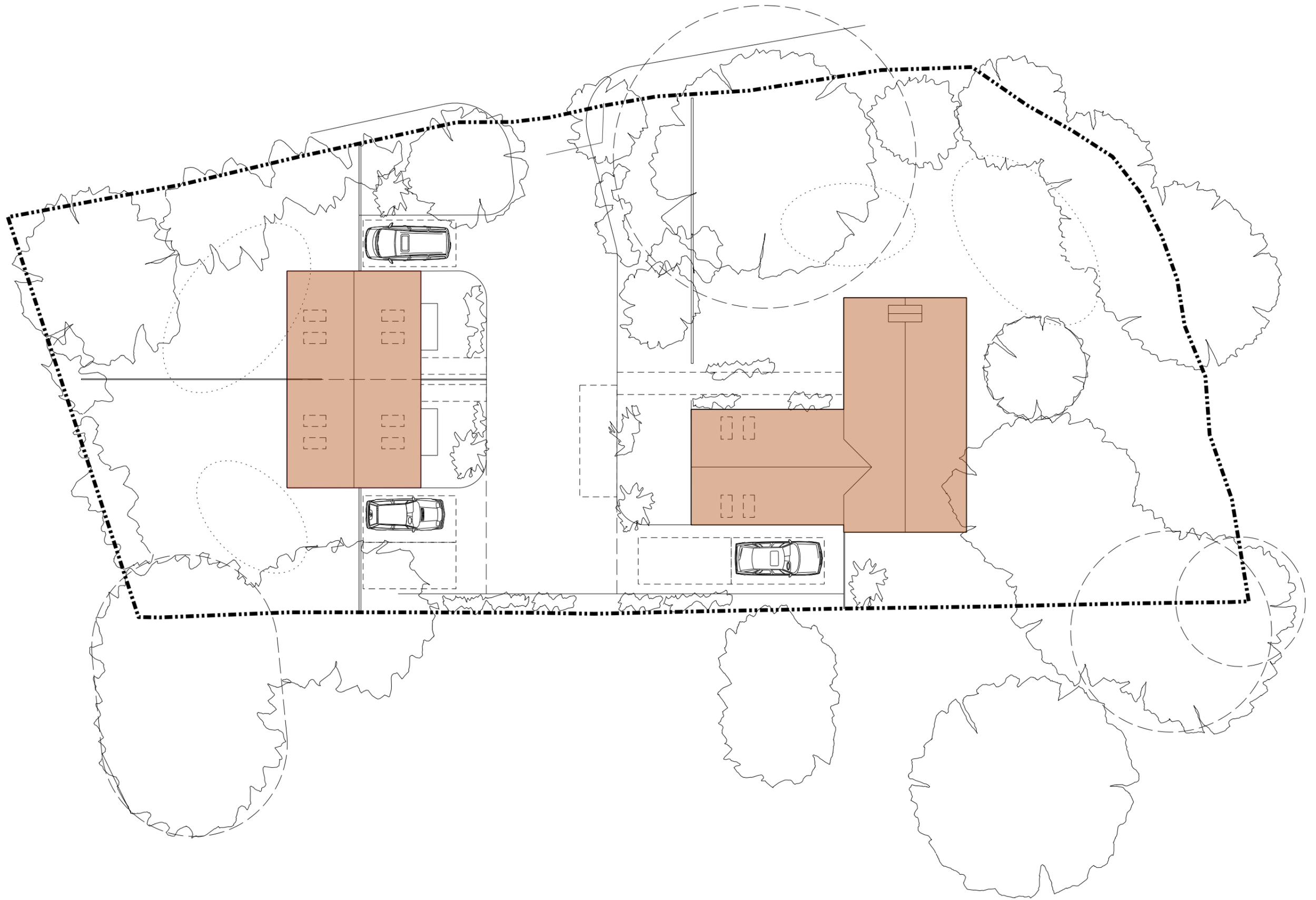
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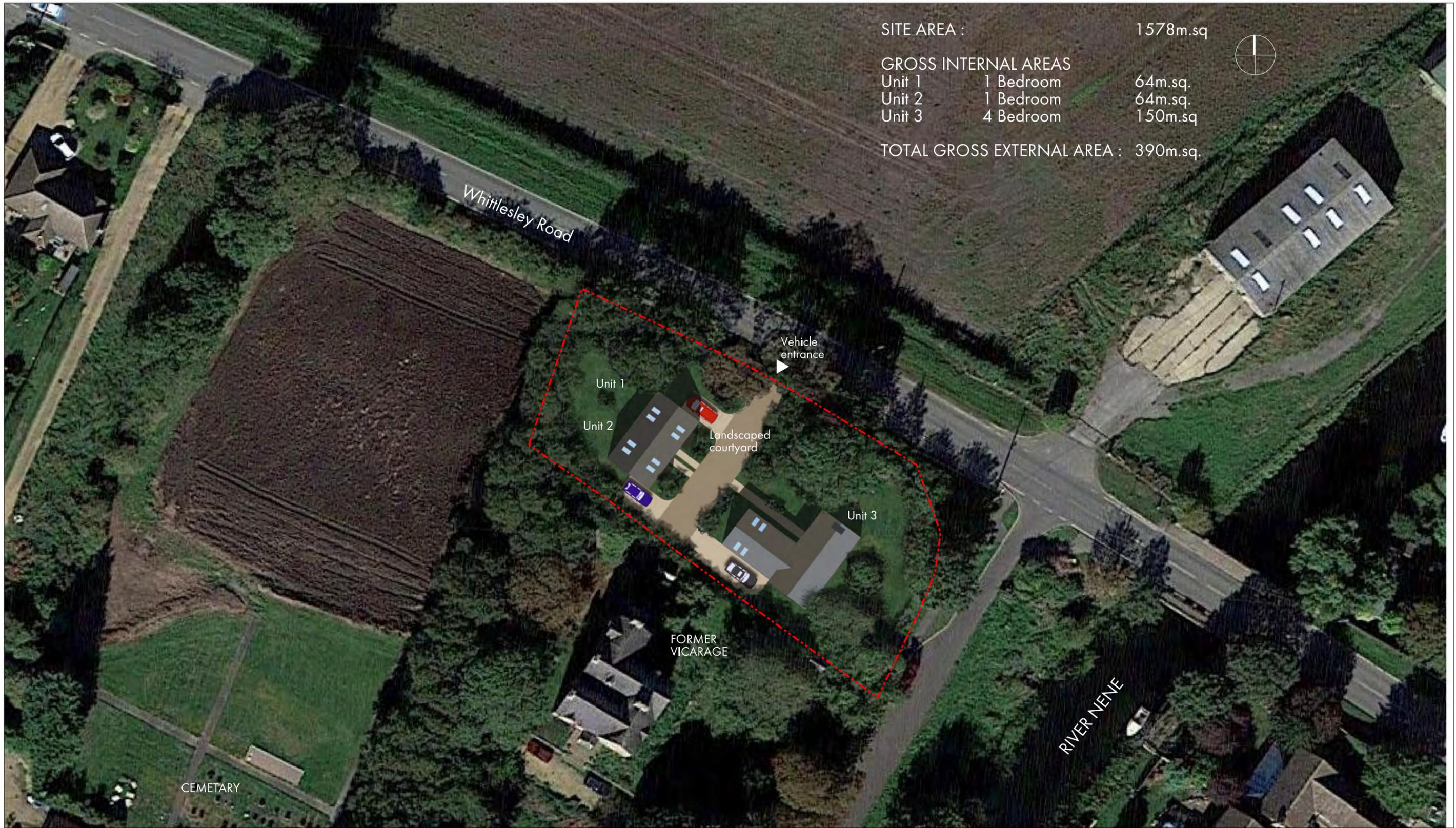
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SITE AREA : 1578m.sq

GROSS INTERNAL AREAS
 Unit 1 1 Bedroom 64m.sq.
 Unit 2 1 Bedroom 64m.sq.
 Unit 3 4 Bedroom 150m.sq

TOTAL GROSS EXTERNAL AREA : 390m.sq.



Whittlesley Road

Vehicle entrance

Unit 1

Unit 2

Landscaped courtyard

Unit 3

FORMER VICARAGE

CEMETARY

RIVER NENE

Issue History	By	Chk

Notes

- All areas are approximate gross internal
- Do not scale, use figured dimensions only.
- All dimensions to be checked on site

Scale (m)

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Project **BENWICK**
 DIOCESE OF ELY

Drawing Title **PROPOSED SKETCH PLAN**

Scale @ A3 1:500

Project No. 0194

Drawing Number 0194_PLN_001

Revision

Revision Date 20.08.12



Issue History

By Chk

Notes

1. All areas are approximate gross internal
2. Do not scale, use figured dimensions only.
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Scale (m)

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Project **BENWICK**
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Drawing Title **INDICATIVE SKETCH ELEVATION**

Scale @ A3 1:200

Project No. 0194

Drawing Number 0194_PLN_002

Revision

Revision Date 20.08.12