
F/YR23/0914/F

**Applicant: Mr Simon Lucas
Coogee Trading Limited**

**Agent : Mr Alex Bateman
Mohsin Cooper**

Land North Of 3, Wimblington Road, Doddington, Cambridgeshire

Erect 9 x dwellings (6 x single storey 3-bed, 2 x 3 storey 5-bed and 1 x 2 storey 4-bed) involving the formation of a new access and demolition of existing outbuildings, and alterations to 3 Wimblington Road including single storey extensions to South and West elevations, extension to roof to create a first floor and erect a garage

Officer recommendation: Refusal

Reason for Committee: Number of representations contrary to Officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 2 January 2024

EOT in Place: Yes

EOT Expiry: 09 April 2025

Application Fee: £4158

Risk Statement:

This application must be determined by the 9th of April 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 This application seeks planning permission for the erection of nine dwellings, as well as alterations and extensions to the existing dwelling on site at 3 Wimblington Road, Doddington. The proposal is within the built-up area of Doddington and is bordered by two storey dwellings to the west and a single bungalow to the east.</p> <p>1.2 By virtue of the location, scale, mass and appearance of the two proposed three storey units and the inclusion of an extended dormer bungalow, and the visual contrast of these elements to the largely single storey nature and design of the remainder of the development, it is not considered that the overall appearance of the development would be acceptable representing a poor standard of design.</p> <p>1.3 The development would result in the material overlooking of the private amenity spaces of Units 3 and 6 from the neighbouring dwelling on Beech Avenue and would have the potential for some overlooking of Units 3, 9 and 10 from other dwellings within the site. Combined with the proximity of the several of the</p> |
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dwellings to the boundary of the site and the constrained outlook arising from this it is considered that the development does not overall create a high-quality living environment for future occupiers

- 1.4 Consequently, the development is considered to conflict with the aims of the Local Plan and the Delivering High Quality Environments in Fenland SPD, as well as the National Planning Policy Framework, to achieve high-quality, well-designed places. As such the officer recommendation is to refuse the application.

2 SITE DESCRIPTION

- 2.1 The front section of the site comprises 3 Doddington Road, which appears as an inter-war type bungalow and the domestic curtilage of this. Separated to the rear of this is an area of overgrown land. Within this land are two sheds which are to be demolished.
- 2.2 The entirety of the site is within the built-up area of Doddington, Two storey dwellings are beyond the western boundary at Beech Avenue, with a recreation ground to the north- west. An arable field is located beyond the north boundary, with a large rear garden and a bungalow at 1 Wimblington Road beyond the eastern boundary. 5 Wimblington Road is located to the south-west beyond the frontage boundary and separated by Beech Avenue, with arable fields on the opposite side of Wimblington Road to the south. The site is bordered by established trees and hedging to the northern, eastern and western boundaries.
- 2.3 The site and surrounding area is located entirely within Environment Agency Flood Zone 1. The southern frontage boundary, western boundary, northern boundary and an area on and near the north-eastern boundary are areas of high surface water flood risk. The western and northern boundaries are bordered by drains.

3 PROPOSAL

- 3.1 This application seeks planning permission for the erection of nine dwellings, as well as alterations and extensions to the existing dwelling on site and the demolition of outbuildings to the rear of this.
- 3.2 The existing bungalow would be extended by virtue of additions to the roof with substantial dormer windows proposed to the north and west elevations, as well as a single storey extension to the south elevation replacing an existing conservatory. A detached double garage would also be erected for this dwelling.
- 3.3 It is proposed to utilise the existing access to the site from Wimblington Road albeit this would need to be widened. A private access road is proposed to run north-south through the centre of the site. This would be 5m wide with 1.5m wide footways either side, although the footway on the eastern side of the road would terminate within the site. A turning head is shown at the northern end of the site between Units 6 and 7. The dwellings would be located either side of this road.
- 3.4 In addition works are proposed within the highway of Wimblington Road with a right turn 'ghost' lane to serve the site shown on the submitted plans.

- 3.5 To facilitate the development several trees within the site would need to be removed.
- 3.6 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR18/0024/O	Erection of up to 13 dwellings involving the formation of a new access and the demolition of existing shed (Outline application with all matters reserved)	Granted – 26 February 2019
F/YR22/0396/RM	Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR18/0024/O to erect 13 x dwellings (2 x 2-storey 3-bed, 4 x 3-storey 5-bed & 7 x 3-storey 6-bed)	Withdrawn – 06 June 2023

5 CONSULTATIONS

5.1 Doddington Parish Council – 14th December 2023

Doddington Parish Council considered the above planning application at its meeting last night and voted to lodge an objection to the application on the following grounds:

a. Members considered that the proposed layout of the site was very disjointed and overdeveloped. An excessive number of dwellings were being shoehorned into the available space resulting in minuscule gardens for each unit. Developing all available space is resulting in the destruction of many trees some of which are quite significant. The mixture of bungalows and three storey houses does not, in their opinion, lend itself to a pleasant development. A more cohesive development would be to remove the three storey houses and substitute a number of the three bedroomed bungalows with two bedroomed bungalows.

b. However members prime concerns relates to highway safety in that the entrance into and out of the site is very close to Beech Avenue. Vehicles travelling along Wimblington Road in either direction and signalling to enter the development may give misleading information to other drivers of their intention on where they wish to go. In addition, members consider that traffic entering or leaving the development and crossing a formal layby could result in a danger to traffic parking or trying to park in the layby.

5.2 Fenland District Council –Tree Officer – 18 March 2025

Having assessed the Arboricultural report, it satisfactory identifies the trees and the constraints. The method statement demonstrates how the trees to be retained can be protected. The protection measures will need to be adhered to. I have no objections if they do.

Comments from the Tree Officer on the 18th of November 2024, which have now been addressed, expressed concerns with grouping of trees, shadow cast, protection during works, and the likelihood of residents wishing to remove established trees to increase amenity. No trees on or in the vicinity of the site are subject to

5.3 Fenland District Council – Ecology Officer – 07 March 2025

Designated Sites and Habitats

The proposals will not affect any sites designated for their nature conservation value.

There are some habitats on the site of notable local value, including trees and hedgerows (a priority habitat for conservation), but –

- * Some of these notable habitats will be able to be retained and protected,*
- * The scheme involves new landscaping*

I would conclude that the scheme will not cause substantive harm to notable habitats.

Protected and Priority Species

Bats

A bat roost has been confirmed in the bungalow on the site, and the planned works will cause disturbance to bat roosting sites. All UK bats and their resting places carry a high level of legal protection and their presence is a material consideration in the determination of the application. The roosts recorded are of relatively low numbers of relatively common bat species, and mitigation and compensation for disturbance to bats has been proposed in the bat survey report provided with the application. I would conclude that, providing the mitigation and compensation measures described are implemented in full, the conservation status of bats is capable of being maintained.

I would advise that a Condition is placed on any permission which may be granted to the application to require the implementation of the Mitigation Strategy for Bats described in section 5.2 of the ‘Nocturnal Bat Roost and Aerial Tree Inspection Survey’ submitted with the application. Reason – conservation of protected species.

The applicant should note that before any work commences which could affect bats, a protected species License will need to be obtained from Natural England. Obtaining this License is a separate process from obtaining a grant of planning permission.

Amphibians

The application site supports suitable terrestrial habitat of use to amphibians, including the highly protected species great crested newt, known to be present in the wider area. The development has the potential to cause some disturbance to amphibians during any site clearance and construction works, although in the long term there is sufficient habitat in the area such that the long-term conservation status of amphibians will not be substantively harmed by the development.

However, precautions should be taken during works to ensure that amphibians are not harmed during site clearance works. I would advise that, as a Condition of any permission which may be granted to the scheme, a Reasonable Avoidance Method Statement for amphibians should be required to be prepared and, once agreed, implemented in full.

Advice - if the presence of protected amphibians is suspected or confirmed at any time during works, work must cease and advice sought from a suitably qualified person about how best to respond.

Badgers

Badgers are present in the area, although the development will not affect any known badger setts. However, badgers are mobile in their habits. I would advise that, as a Condition of any permission, an updated Badger survey should be required to be undertaken within a month of any ground clearance or construction works commencing. If a badger sett is found, advice should be sought from a suitably qualified person about how best to proceed. Badgers and their setts are fully protected under the terms of the Protection of Badgers Act 1992.

Nesting Birds

As advice to the applicant, no vegetation clearance or tree removals should be undertaken during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person. All nesting birds their eggs and young are legally protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

Landscape Plan

The available Landscape Plans for the site lack detail. I would advise that more detailed Landscape Creation and Management Plans are required to be provided by Condition. New Landscaping should incorporate features for wildlife, including the introduction of native trees and shrubs, the installation of bird nesting boxes and permeable boundaries to allow for mammal movement through the site.

5.4 Lead Local Flood Authority – 22nd August 2024

Thank you for the clarification on the point below. Based on this we would accept the discharge rate of 2.7l/s.

This email message followed a formal consultation response dated the 22nd of July 2024 which requested further details of half drain times. The LLFA also requested informatives regarding IDB Consent, Pollution Control and Construction Surface Water Maintenance which are shown below.

Informatives

IDB Consent

Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment and/or that of Ransonmoor District Drainage Commissioners whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore

recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: <https://middlelevel.gov.uk/>

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

5.5 Cambridgeshire County Council – Highways Officer – 10th June 2024

After a review of the revised access arrangement with the highway I have no further objections to this proposed development.

Comments

The applicant has amended the proposed layout of the access with the highway to accommodate this new junction which overcomes my previous safety concerns. The tracking drawing submitted demonstrates that a long wheel-based vehicle will be able to use the altered layby and it further demonstrates that the drivers view from the access and/or oncoming vehicles will not be obstructed by a vehicle in the layby. They have also provided the correct right hand turn hand / deceleration lane lengths and also increased the running lane widths of the carriageway to either match and or improve the existing widths. The inclusion of the island and relocation of the junction further north further mitigates the LHA concerns around the close proximity of the new junction to the existing junction, to the south. Therefore, there will also be no need for additional signage as the junction design is now compliant with the nation guidance on junction layouts.

Recommended Conditions

Off-Site Highway Works: The development shall not be occupied/brought into use until all of the works have been completed in accordance with the approved details on Drawing number 179.0015-0004 P06.

Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014. This is a pre-commencement condition because the off-site highway works are required to make the development acceptable and in addition to planning approval will require permission from the Highway Authority under the Highways Act.

5.6 Cambridgeshire County Council – Minerals and Waste – 21st May 2024

Thank you for consulting Cambridgeshire County Council, in its role as the Minerals and Waste Planning Authority (MWPA), on the above application. Having reviewed the available documentation, the MWPA wishes to make the following comments:

The site lies within a Sand and Gravel Mineral Safeguarding Area 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. Policy 5 sets out a number of exemptions (criteria (a) – (h)), for when Policy 5 is not applicable. Criterion (a) exempts development that falls within a settlement boundary”. As the site appears to be located within the curtilage of an existing residential dwelling within Doddington criterion (a) exempts the proposal from the requirements of Policy 5. Consequently, the MWPA has no objection to the proposed development.

5.7 Cambridgeshire County Council – Archaeology – 20th November 2023

I am writing regarding the archaeological implications of the above referenced planning application. The proposed development is located within an area of archaeological potential to the east the modern village core of Doddington and to the north of Manor Farm, a medieval moated site and former residence of the Bishops of Ely (Cambridgeshire Historic Environment Record reference 01063), which is a designated scheduled ancient monument (NHLE 1019547). Cropmarks to the south-west of the moat are likely to be associated medieval village remains (01063a). An archaeological evaluation carried out to the south-west of the site and bordering Wimblington Road in 2014 revealed evidence of Roman occupation activity truncating earlier Bronze Age deposits (ECB4301) and extensive multi-period settlement activity focused on the area east of Doddington village around Wimblington Road is strongly suggested from the results of archaeological investigations associated with the construction of the March to Chatteris pipeline carried out in 2005-6 (ECB2090). The pipeline follows the course of the March to Chatteris branch of the Great Northern and Great Eastern Joint Railway where it passes to the east of Doddington village, and the excavations revealed a high density of archaeological remains spanning the Neolithic/Bronze Age to post medieval periods (MCB17560, MCB17561, MCB17562). Archaeological Evaluation to the west of the proposed development off wood street in 2018 found a number of ditches both undated and Roman (CHER ECB5320). It is therefore considered likely that important archaeological remains could survive on the site and that these would be severely damaged or destroyed by the proposed development.

Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. the statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

5.8 Environmental Health – 17th November 2023

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it unlikely to have a detrimental effect on the local air quality.

Should planning permission be granted, in the interests of protecting the amenity of existing nearby residencies, it is recommended that a number of issues are addressed from an environmental health standpoint by way of imposing conditions.

Given the nature and scale of the proposed development, the issues of primary concern to this service during the construction phase would be the potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties.

Therefore, this service would welcome the submission of a robust Construction Environmental Management Plan (CEMP) that shall include working time restrictions in line with the template for developers, now available on Fenland District Council's website at: [Construction Environmental Management Plan: A template for development sites \(fenland.gov.uk\)](http://fenland.gov.uk)

Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.

Due to the demolition of existing structures, it would also be prudent to impose the following condition for unsuspected contamination:

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)) shall be carried out until the developer

has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

5.9 Fenland District Council – Assets and Projects – 16th November 2023

No objections.

5.10 Local Residents/Interested Parties

Objectors

There have been eight objections to the proposed development. They have been received from 3 x Wimblington Road, 3 x Cedar Avenue, 1 x High Street and 1 x Beech Avenue in Doddington. The reasons given for objection are as follows (summarised):

- Overdevelopment of the site
- Out of character with the area
- Visual impact
- Overlooking of neighbouring
- Increase in traffic and highway safety implications
- Loss of trees
- Impact on wildlife
- Impact on infrastructure (including access to GPs)
- Impact on surface water and foul water infrastructure

Supporters

There have been six communications of support for the proposed development. They have been received from 3 x Wimblington Road, 2 x May Meadows and 1 x Juniper Close in Doddington. The reasons given for support are as follows (summarised):

- Benefits for local economy
- Utilises undeveloped land
- Acceptable visual impact
- Good quality buildings with energy efficiency
- Minimal impact on neighbours
- Lack of bungalows in area
- Bungalows for older people with no impact on the school
- Negligible traffic impacts
- No ecological impact

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

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

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Nature

Uses

Homes and Buildings

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

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

Delivering and Protecting High Quality Environments in Fenland SPD 2014

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

DM6 – Mitigating Against Harmful Effects

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP7: Design
LP8: Amenity Provision
LP11: Community Safety
LP20: Accessibility and Transport
LP22: Parking Provision
LP23: Historic Environment
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management
LP48: Residential site allocations in Doddington

8 KEY ISSUES

- **Principle of Development**
- **Layout and Design**
- **Impact on Residential Amenity / Land Users**
- **Highway Safety and Parking**
- **Flood Risk and Drainage**
- **Trees**
- **Ecology**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1 Outline planning permission for partial development of the application site was granted under reference F/YR18/0024/O. This application encompassed the northern section of the current site as well as the land to the east associated with 1 Wimblington Road. This outline permission elapsed on the 26th of February 2022.
- 9.2 There has been negotiation between the case officer and the applicant regarding this proposal with a number of suggestions made in terms of the design of the dwellings, relationships between these, natural surveillance within the site and other elements of the layout. While not all of these have been enacted, the application has been revised from the original submission to amend the layout of the bungalows at Units 3, 4 and 5, move the footprint of Unit 3, add additional fenestration at Units 4 and 5, reduce Unit 9 from three-storey to two-storey, and add a second floor south facing bedroom window in Unit 8.

10 ASSESSMENT

Principle of Development

- 10.1 The National Planning Policy Framework (NPPF) outlines, within paragraph 61, that "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community".

- 10.2 Paragraph 73 of the NPPF also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. ("Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly"). This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a contribution to the housing requirement of an area.
- 10.3 The Fenland Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.
- 10.4 The site is located within the settlement of Doddington, which is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as being a 'Growth Village', for these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns. The rear 40% of the site is within
- 10.5 The proposal is a minor application for 9 dwellings and is within the existing urban area. The principle of development is therefore considered acceptable, subject to the policy considerations set out below.
- 10.6 The northernmost portion of the site is within housing allocation area LP48.09 of the Emerging Fenland Local Plan. Given the very early stage which the Plan is at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making.

Layout and Design

- 10.7 The layout of the site is constrained by the relatively narrow nature of the site and the access road running in the middle of the site and consequently several of the dwellings do not have their main private amenity spaces to the rear but rather have these to the side of the dwelling adjacent to the road. There is landscaping proposed between the screening for these and the road which would soften this potentially 'hard' impact.
- 10.8 Six of the dwellings proposed are single storey and are considered to be of an appropriate appearance and scale in the context of the wider area. The two-storey dwelling located on plot 7 towards the rear of the site is also considered to be visually acceptable. However, the two three storey units proposed on plots 7 and 8 are considered to be of a scale that would appear significantly at odds with the scale of the rest of the development and as such somewhat visually incongruous within the streetscene of the development, effectively towering over the rest of the scheme . This impact would be exacerbated by the location of these dwellings at the termination of the development at its northern end and by the somewhat bland and featureless elevations of these units. These issues were raised with the applicant's agent but not acted upon.

- 10.9 In addition, the extensions to the existing bungalow are also considered to be unacceptable in this context. Particularly regarding the first-floor extensions this unit will be read as an extended dwelling rather than a new build and while on an isolated plot this would be acceptable it is considered that as part of a wider residential development of largely single storey dwellings immediately adjacent this plot will also appear as out of place and unsympathetic to the new build dwellings around it.
- 10.10 As a consequence it is considered that the resulting development would not have a cohesive design ethos achieving visual harmony across the site and ensuring that the finished scheme is of an overall high-quality design. While these impacts may not be overly visible within the wider area there is a requirement for new development to create well designed places.
- 10.11 The application is therefore considered contrary to Policy LP16 (d) of the Fenland Local Plan (2014), and DM3 of Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014) and Chapter 12 of the NPPF.

Impact on Residential Amenity / Land Users

- 10.12 Owing to the largely single storey nature of the development and the separation distances, orientation and boundary treatments it is not considered that the development would have any adverse impacts on neighbouring properties in terms of residential amenity.
- 10.13 There is however the potential for overlooking from 20 Beech Avenue to the rear garden and windows of the bungalow at Unit 6 due to the separation distance of 12 metres and gaps in the trees and hedging along the boundary. There is also potential for overlooking from 6 Beech Avenue to the rear windows and garden of Unit 3 due to the separation distance of 8.9 metres to the boundary, 13.9 metres to the dwelling, and gaps in trees and hedging along the boundary. This is considered to be unacceptable.
- 10.14 Additionally, relationships within the development must be considered. The west facing first floor master bedroom of Unit 1 is 12.87 metres from the private amenity space of Unit 3. Additionally, whilst partially obscured by a single storey detached garage, the north facing hallway (landing) window of Unit 1 is 8.89 metres from the private amenity space of Unit 10 and 22 metres from the south facing terraced bi-fold doors of Unit 10.
- 10.15 The south facing second floor side elevation bedroom window of Unit 8 is 8.7 metres from the private amenity space of Unit 9, albeit this is not the main area of garden. The south facing first floor master bedroom window of Unit 9 is 14.7 metres from the private amenity area, again not the main area of garden, of Unit 10, albeit on an obtuse angle. Whilst none of these issues are perhaps so unacceptable as to warrant a refusal in their own right, they are perhaps indicative of a scheme which does not create an overall high-quality living environment.
- 10.16 This is perhaps reinforced by the proximity of the rear elevations of Units 8, 9 and 10 to the eastern boundary of the site and the established planting along this. As a consequence, the windows within these elevations, which serve a variety of rooms, are afforded limited outlook and light ingress. Again, in its own right this may not be unacceptable, but the cumulative effect of these small amenity issues

is that overall the scheme is not considered to result in the creation of a high quality living environment.

- 10.17 With regards to private amenity space each of the dwellings has the third of a plot specified in LP16 of the Local Plan.
- 10.18 Overall, the development is not considered to create a high-quality living environment for future occupiers with the potential for unacceptable overlooking of the new dwellings from properties on Beech Avenue. Therefore, the proposal is not considered to accord with Policy LP16 of the Fenland Local Plan and Section 12 of the National Planning Policy Framework.

Highway Safety and Parking

- 10.19 There is not considered to be a material highway safety impact from the proposed scheme. Concerns have been expressed in representations with regard to increased traffic, speeding throughout Doddington, distance from a potential bin store and the proximity of the access road to Beech Avenue to the west and a layby to the west. Comments in support of the application have stated that an increase in traffic would be minimal, there is clear visibility from the access road, and that County Highways may wish to introduce a 30mph speed limit on this area. This limit is already in place with the nearest 40mph speed limit area approximately 75 metres to the east of the site.
- 10.20 The Highways Officer has no objections to the application. They have requested a condition to state that the development shall not be occupied/brought into use until all of the works have been completed.
- 10.21 The number of parking spaces proposed for each dwelling accords with Appendix A and all spaces are of acceptable dimensions.
- 10.22 As the road is not to be constructed to an adoptable standard there would be the need for some properties to move their wheelie bins in excess of 150 metres to the front of the site. This is considered to constitute a material amenity impact for future occupants but is potentially a matter that could be addressed by a refused collection strategy condition as the submitted Design and Access Statement indicates that the relevant analysis has been undertaken to show that a refuse lorry could enter and turn around within the site.
- 10.23 In summary, the application is considered to accord with Policy LP15 of the Fenland Local Plan (2014) which seeks to ensure highway safety and appropriate parking provision.

Flood Risk and Drainage

- 10.24 The site and surrounding area is located entirely within Environment Agency Flood Zone 1, the area at the lowest risk of flooding and a such no further consideration needs to be given to this issue.
- 10.25 With regards to surface water flooding The southern frontage boundary, western boundary, northern boundary and an area on and near the north-eastern boundary are areas of high surface water flood risk, seemingly associated with existing drainage as the western and northern boundaries of the site are bordered by drains. None of the dwellings are within these areas of the site. Any other surface water flooding identified within the site appears to be as a result of

topographical or geological issues. Consequently no sequential test needs to be carried out in respect of surface water flooding.

- 10.26 The application proposes to store surface water using a crated system beneath the area of permeable hard surfacing, including the access road, before discharging to the existing drain to the north of the site at greenfield run-off rate. The LLFA have indicated no objections to such an approach.
- 10.27 Foul water is to be disposed of via mains sewerage.
- 10.28 While concerns have been expressed by residents regarding the disposal of both surface and foul water and the implications for these systems in the vicinity there have been no consultee responses received which would potentially substantiate a refusal on such grounds. Flood risk and drainage is considered to have been adequately addressed as part of the application. The proposal is therefore in accordance with Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the National Planning Policy Framework (2024) which seek to ensure that sites are sufficiently protected from flood and drainage concerns over the lifetime of the development.

Trees

- 10.29 The existing trees and hedging around the site boundaries will largely be retained as part of the development. This is considered to benefit biodiversity on site. A number of trees within the site will be removed however a scheme of planting as a result of the development is considered to mitigate any loss. Concerns have been expressed by residents as to the loss of the monkey puzzle tree on site. This tree is not subject to a Tree Preservation Officer. Concerns were also expressed about developing within the root protection areas of trees.
- 10.30 The Council's Tree Officer commented on the 18th of March 2025 to state: *Having assessed the Arboricultural report, it satisfactory identifies the trees and the constraints. The method statement demonstrates how the trees to be retained can be protected. The protection measures will need to be adhered to. I have no objections if they do.*
- 10.31 There could however be pressure on the trees and hedging to be retained in the future due to the proximity of the trees and hedging to the dwellings may lead residents to seek their removal to the detriment of the character, biodiversity and visual amenity of the site.
- 10.32 The submitted arboricultural information is considered to be in accordance with Policies LP16 and LP19 of the Fenland Local Plan (2014), as well as Chapter 15 of the National Planning Policy Framework (2024).

Ecology

- 10.33 Due to the size and overgrown nature of the proposal site, as well as the removal of two derelict sheds, any impact on existing habitats requires careful consideration.
- 10.34 A residential comment has been received to state that there is considerable wildlife within the grounds of number 3 and until recently, a natural pond with newts. A separate residential comment states that *from an ecological*

perspective, we live in the fens with plenty of room for our local species to live and thrive NOT a dense built up town or city.

- 10.35 The proposal seeks to retain the majority of existing mature planting on the site, which will assist in maintaining biodiversity, as will new planting which will attract and support a variety of pollinators. The submitted ecology information proposes the incorporation of bird, bee and bat boxes into the dwellings. These boxes are not shown on the proposed dwelling elevations but could be secured by condition.
- 10.36 The Fenland Ecology Officer has no objections to the submitted details and considers that the proposal will not affect any sites designated for their nature conservation value or cause substantive harm to notable habitats.
- 10.37 The Ecology Officer notes the presence of a bat roost within the bungalow but considers that the provision of bat boxes will address the loss of the roost. They advise that precautions should be taken during to ensure that amphibians are not harmed during site clearance works. A condition has been requested for a Reasonable Avoidance Method Statement for submission prior to the commencement of works. The Officer also requests a condition that an updated Badger survey should be undertaken within a month of the commencement of any ground clearance or construction works. Additionally, the Officer comments that the Landscape Plan lacks detail, and a condition is required to incorporate features for wildlife such as native trees and shrubs, wildlife boxes and permeable boundaries to allow for mammal movements through the site.
- 10.38 An informative is also requested that vegetation clearance or tree removals should be undertaken during the months of March to August unless nesting birds have been shown to be absent by a suitably qualified person.
- 10.39 Subject to the requested conditions from the Ecology Officer being satisfactorily addressed, it is considered that ecology and wildlife can be protected and enhanced throughout the site. The proposed ecology measures would then be in accordance with Policies LP16 and LP19 of the Fenland Local Plan (2014) as well as Chapter 15 of the National Planning Policy Framework (2024).

Biodiversity Net Gain (BNG)

- 10.40 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.41 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the application was submitted prior to the requirement for statutory net gain coming into force.

Other Issues

10.42 Concerns have been raised in representations received on the application to the lack of affordable housing and also infrastructure provision within the village. The development only proposes nine new dwellings and as such falls below the threshold for requiring contributions. While it is accepted that there may be issues concerning existing infrastructure it is not considered that the scale of development proposed would significantly worsen these issues.

11 CONCLUSIONS

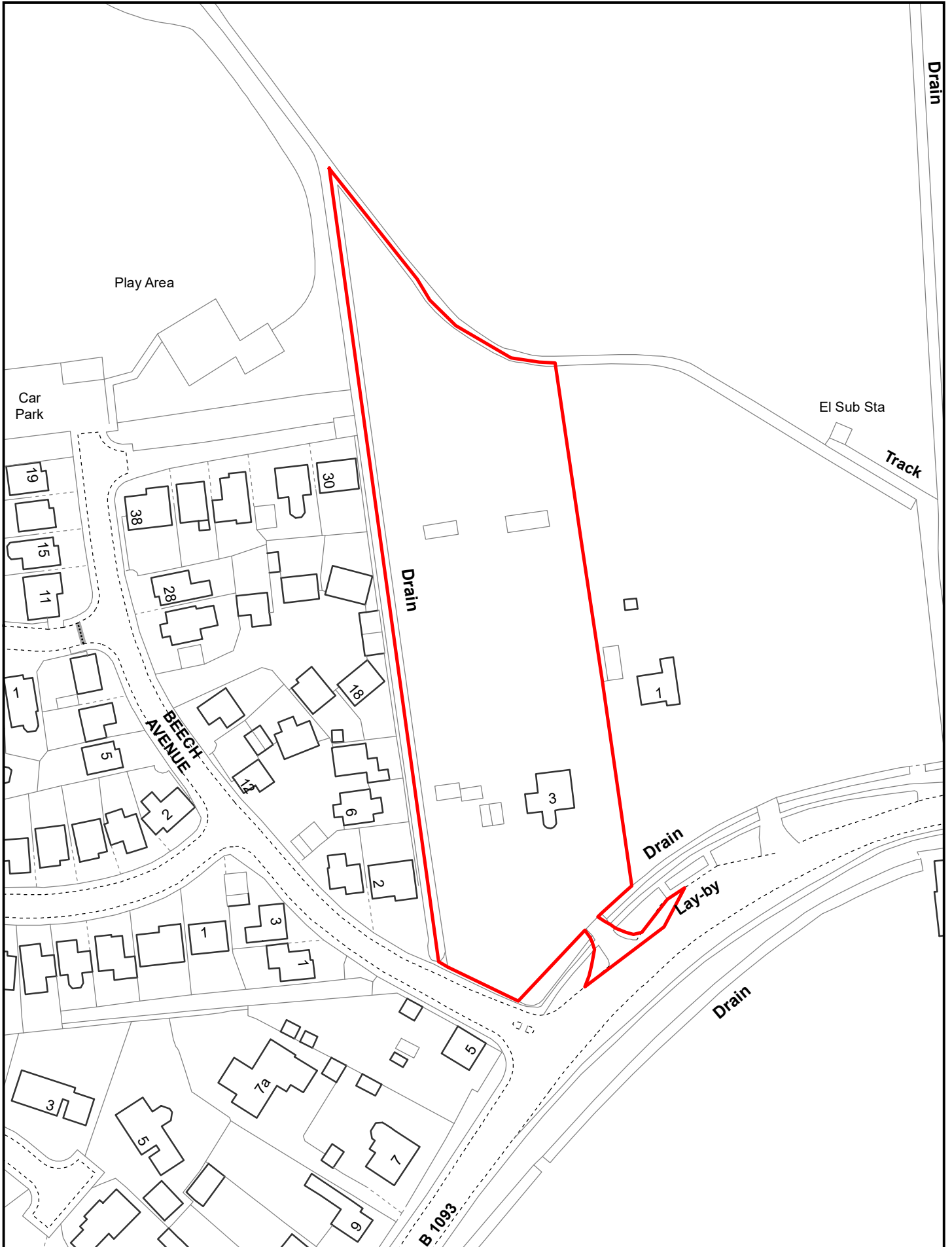
11.1 Whilst the principle of residential development on this site is acceptable and it is entirely located in Flood Zone 1 with no highway safety issues identified, material concerns remain as to the design and appearance of the scheme and amenity issues. It is not considered that the benefits of the development in terms of housing delivery and the associated positive economic and social impacts arising from this this would outweigh the harm identified.

11.4 Due to the material concerns detailed in this report, the application is considered to be contrary to Policies LP2 and LP16 of the Fenland Local Plan (2014), Chapter 12 of the National Planning Policy Framework (2024) and the Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014).

12 RECOMMENDATION

12.1 **Refuse;** for the following reasons:

1	Due to the scale, mass appearance and location of Units 7 and 8 and the appearance of the extended existing dwelling the development would not have a harmonious design ethos which would result in stark visual contrasts with the largely single storey nature and design of the remainder of the scheme. As a consequence if permitted the development would not achieve an acceptable standard of design and be contrary to Policy LP16 (d) of the Fenland Local Plan (2014), and Policy DM3 of Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014).
2	The development by virtue of the unacceptable overlooking of Units 3 and 6 from dwellings on Beech Avenue, as well as interrelationships between units within the scheme in terms off overlooking and the proximity of units to the eastern boundary compromising outlook and light ingress to rooms within these would not create a high quality living environment for future residents and as such would be contrary to Policies LP2 and LP16(e) of the Fenland Local Plan (2014) and Chapter 12 of the NPPF.



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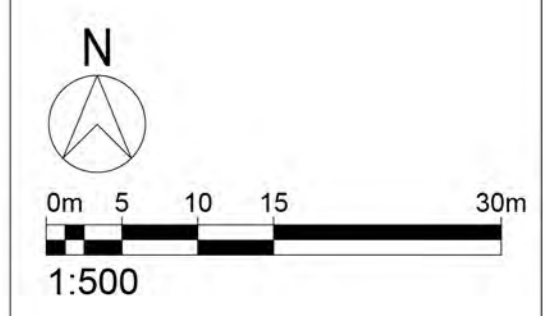
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F/YR23/0914/F

Scale = 1:1,250



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 3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & STATUTORY CONSENTS.
 4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.



ACCOMMODATION SCHEDULE

UNIT 1 - EXISTING BUNGALOW (EXTENDED)
 4B/7P - Gia - 190 sqm
 Amenity area - 346.3 sqm
 2 x Parking spaces

UNIT 2 - PROPOSED BUNGALOW
 3B/5P - Gia - 112 sqm
 Amenity area - 400.1 sqm
 2 x Parking spaces

UNIT 3 - PROPOSED BUNGALOW
 3B/5P - Gia - 112 sqm
 Amenity area - 218.5 sqm
 2 x Parking spaces

UNIT 4 - PROPOSED BUNGALOW
 3B/5P - Gia - 107 sqm
 Amenity area - 186.99 sqm
 2 x Parking spaces

UNIT 5 - PROPOSED BUNGALOW
 3B/5P - Gia - 107 sqm
 Amenity area - 192.78 sqm
 2 x Parking spaces

UNIT 6 - PROPOSED BUNGALOW
 3B/5P - Gia - 107 sqm
 Amenity area - 205.4 sqm
 2 x Parking spaces

UNIT 7 - PROPOSED HOUSE
 5B/10P - Gia - 233 sqm
 Amenity area - 292.2 sqm
 3 x Parking spaces

UNIT 8 - PROPOSED HOUSE
 5B/10P - Gia - 233 sqm
 Amenity area - 298.5 sqm
 3 x Parking spaces

UNIT 9 - PROPOSED HOUSE
 4B/6P - Gia - 183.4 sqm
 Amenity area - 297.9 sqm
 3 x Parking spaces

UNIT 10 - PROPOSED BUNGALOW
 3B/5P - Gia - 107 sqm
 Amenity area - 197.2 sqm
 2 x Parking spaces

TOTAL UNITS - 10No.
SITE AREA - 8,673 sqm / 2.14 Ac / 0.867 He

Mix - 6No. 3 Bed units
2No. 4 Bed units
2No. 5 Bed units



01 PROPOSED SITE PLAN
 1:500

All proposed boundary treatments will be at a height of 1.8m
Important Notes
 All designs are subject to statutory consents and design development

REV	DATE	REVISIONS	CHK
G	27.01.25	Design Development	MC
F	16.12.24	Planning updates	MC
E	09.12.24	Planning updates	MC
D	13.05.24	Amended site entrance	MC
C	06.10.23	Amended note	MC
B	12.09.23	Red line amended	MC
A	30.08.23	Design Development	MC

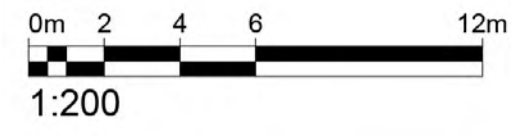
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CLIENT :
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DRAWING TITLE :
 PROPOSED SITE PLAN

SCALE : 1:500 @ A1	DRAWN : MC	DATE : 08.23
NUMBER : 515 - P - 001	CHECKED : MC	DATE : 08.23
STATUS : S2	REVISION : G	PLANNING ONLY (not for construction)

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01 EXISTING STREET SCENE 1
1:200

EXISTING STREET SCENE



02 PROPOSED STREET SCENE 1
1:200

PROPOSED STREET SCENE



Important Notes
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D	27.01.25	Design Development	MC
C	18.12.24	Design Development	MC
B	16.05.24	Site Entrance Amended	MC
A	06.10.23	Amended Note	MC
REV	DATE	REVISIONS	CHK

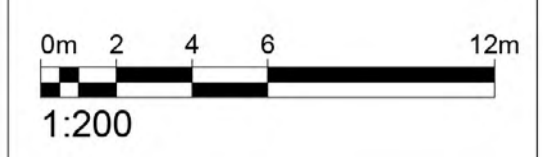
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EXISTING & PROPOSED - STREET SCENE 1

SCALE : 1:200 @ A1	DRAWN : MC	DATE : 08.23
NUMBER : 515 - P - 030	CHECKED : MC	DATE : 08.23
STATUS : S2	REVISION : D	PLANNING ONLY (not for construction)

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01 EXISTING STREET SCENE 1
1:200

EXISTING STREET SCENE



02 PROPOSED STREET SCENE 1
1:200

PROPOSED STREET SCENE



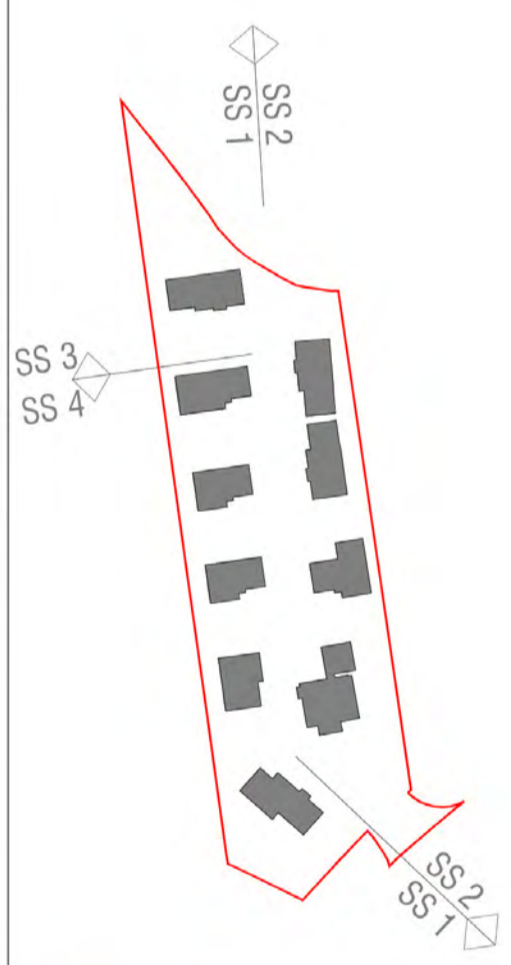
03 EXISTING STREET SCENE 3
1:200

EXISTING STREET SCENE



04 PROPOSED STREET SCENE 3
1:200

PROPOSED STREET SCENE



Important Notes
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F	27.01.25	Design Development	MC
E	18.12.24	Design Development	MC
D	16.05.24	Site Entrance Amended	MC
C	25.10.23	Validation Amendment	MC
B	06.10.23	Amended Note	MC
A	30.09.23	Design Development	MC
REV	DATE	REVISIONS	CHK

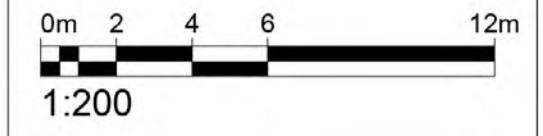
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EXISTING & PROPOSED - STREET SCENE 2 & 3

SCALE: 1:200 @ A1	DRAWN: MC	CHECKED: MC	DATE: 08.23
NUMBER: 515 - P - 031	REVISION: F		
STATUS: S2	PLANNING ONLY (not for construction)		

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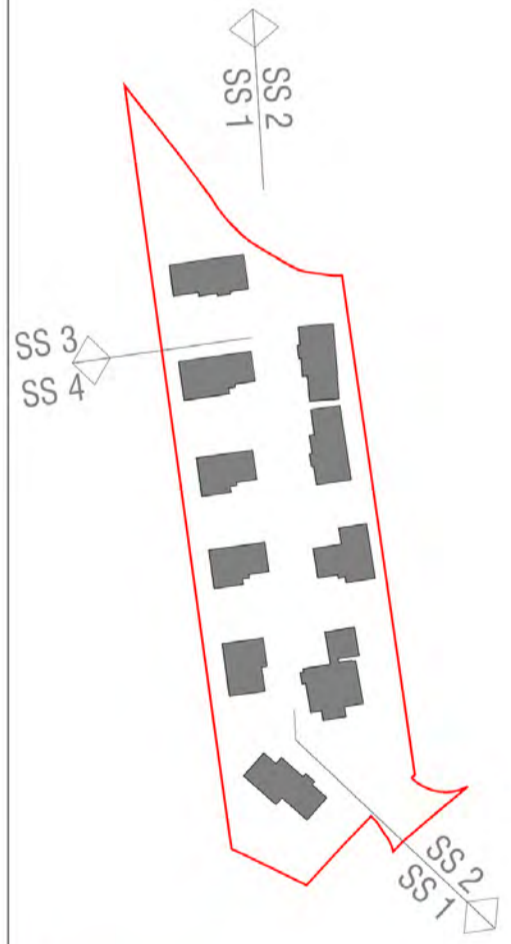
01 EXISTING STREET SCENE 4
1:200

EXISTING STREET SCENE



02 PROPOSED STREET SCENE 4
1:200

PROPOSED STREET SCENE



Important Notes
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E	27.01.25	Design Development	MC
D	18.12.24	Design Development	MC
C	16.05.24	Site Entrance Amended	MC
B	06.10.23	Amended Note	MC
A	30.09.23	Design Development	MC
REV	DATE	REVISIONS	CHK

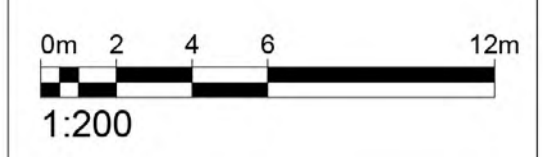
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SCALE : 1:200 @ A1	DRAWN : MC	DATE : 08.23
NUMBER : 515 - P - 032	CHECKED : MC	REVISION : E
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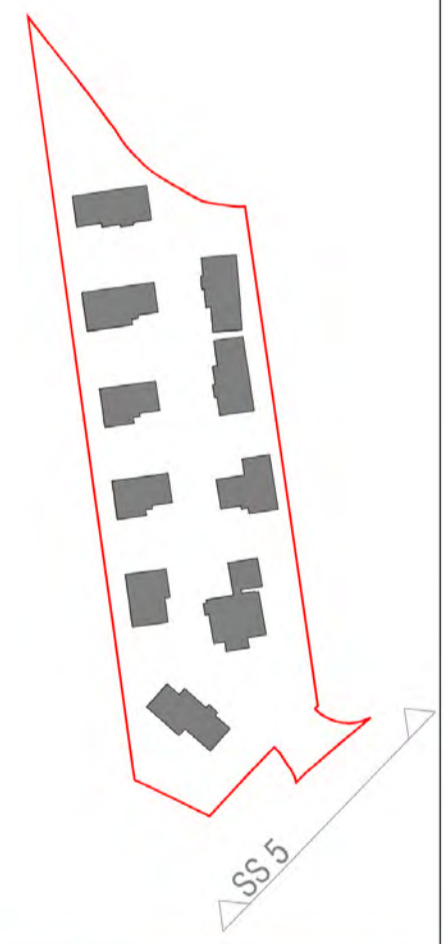
01 EXISTING STREET SCENE 5
1:200

EXISTING STREET SCENE



02 PROPOSED STREET SCENE 5
1:200

PROPOSED STREET SCENE



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B	18.12.24	Design Development	MC
A	16.05.24	Site Entrance Amended	MC
REV	DATE	REVISIONS	CHK

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