

NEWTON IN THE ISLE

PARISH COUNCIL

Clerk: Dave Gibbs, 358 High Road, Newton-in-the-Isle, PE13 5HS

Tel: 01945 870083 • Email: parishclerk@newtonintheisle.org.uk

To Members of the Public and Press:

You are invited to attend a meeting of the
Newton-in-the-Isle Parish Council Planning Committee
to be held in the Village Hall on **Tuesday 30 December 2025 at 7.30pm.**

Dave Gibbs

Clerk

23 December 2025

AGENDA

*All members are reminded that they will need to declare any personal or prejudicial interest
and reason before an item discussed at this meeting under the
Model Code of Conduct Order 2001 No 3576*

005/25 Apologies for Absence

To receive and consider apologies from those members not present

006/25 Planning Application

To consider the following planning applications and agree the Council's response:

- a) F/YR25/0907/F - Change of use of agricultural land to dog exercise paddock, erection of a shelter and 1.8m high boundary fencing, and formation of a car parking area and access - Land North of Sorrento, Fen Road, Newton-in-the-Isle*
- b) F/YR25/0945/F - Change of use of land to 5 x gypsy traveller's plots involving the siting of 5 x mobile homes, erection of 5 dayrooms, and the formation of an access - Land North of 486 High Road, Newton-in-the-Isle*
- c) F/YR25/0967/O - Erect of 1x self-build/custom build dwelling (outline with matters committed in respect of access) - Land North of The Chestnuts, Roman Bank, Newton-in-the-Isle*

007/25 Update on Previous Applications

To receive a report from the Clerk on applications considered previously by the Committee

008/25 Other Planning Matters

To consider other matters within the remit of the Planning Committee



Baseline BNG figures

	Area (m2)
Red line area	15,255
Habitat type	
(1) Modified grass	120
(2) Arable land, cultivated	800
(3) Arable land, cultivated	14,335
	15,255

Dashed line denotes extent of Local Nature Recovery Strategy Habitat falling within the application red line (south of dashed line)

Notes

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Rev	By	Description	Date
Current revision checked by: -			

rdc

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32 High Street, Helpingham
Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646
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Client
GH Hoyles Ltd

Project
Dog exercise paddock
Newton in the Isle

Drawing
Existing Site Plan

Scale @ A3 1: 1250		Date 07/10/25
Drawn By WW		Checked By -
Job Number 1622-2	Status FP	Purpose of Issue Planning

Drawing No. 1622-2_FP_SP101	Rev -
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Post development BNG figures

	Area (m2)
Red line area	15,255
Habitat type	
(1) Developed land, sealed surface	85
(2) Modified grass	82
(3) Artificial unvegetated, unsealed surface	216
(4) Artificial unvegetated, unsealed surface	156
(5) Modified grass	480
(6) Modified grass	12,652
(7) Modified grass	58
(8) Modified grass	1,514
(9) Building	12
	15,255

Dashed line denotes extent of Local Nature Recovery Strategy Habitat falling within the application red line (south of dashed line)

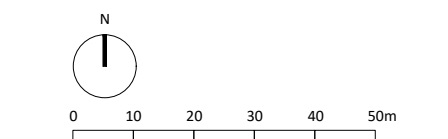
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Dog exercise paddock
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Proposed Site Plan

Scale @ A3 1: 1250	Date 07/10/25
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Drawn By WW	Checked By -
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Job Number 1622-2	Status FP	Purpose of Issue Planning
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Drawing No. 1622-2_FP_SP102	Rev -
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G H Hoyles Ltd

rdc
Robert Doughty
Consultancy

Planning, Design and Access Statement for a Change of Use from Agricultural Land to a Dog Exercise Paddock, with Car Park, Fencing and Landscaping, Land off Fen Road, Newton-In-The-Isle, Wisbech

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Document Reference: 1622 2/DAS

Date: November 2025



town planning



landscape architecture



architecture

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APPENDICIES

Appendix A - Pre-application advice request submission and response from
Fenland District Council.

Appendix B - Fenland Dog Park Management Plan

1. INTRODUCTION

- 1.1. This Planning, Design and Access Statement has been produced to support an application for Full Planning Permission for the use of part an agricultural field as a dog exercise paddock, the formation of a permeable car parking area and the introduction of landscaping, to provide a secure enclosure for owners to bring their dogs where they can be exercised safely.
- 1.2. The application is accompanied by a Flood Risk assessment and has been the subject of a Biodiversity Net Gain assessment in accordance with the statutory requirements.
- 1.3. A pre-application advice request has been carried out with the local planning authority which indicated that the proposal was acceptable in principle. The response from the local planning authority can be found at Appendix A.
- 1.4. The proposal is in accordance with the prevailing policies in the Fenland Local Plan and the National Planning Policy Framework.

2. THE APPLICATION SITE

- 2.1. The application site is currently part of a larger field in agricultural production located north of Fen Road, Newton-in-the-isle, approximately 75m south west of the settlement boundary. To the north and west there are open agricultural fields and to the south, on the opposite side of Fen Road there is a large horticultural business.
- 2.2. The site itself is roughly rectangular in shape and largely flat with few features. There is a field drain close to the eastern boundary that links through to High Road to the north.
- 2.3. An existing field access onto Fen Road will be upgraded to provide suitable vehicular access to the proposal.

3. THE PROPOSAL

- 3.1. Dog exercise paddocks have seen a huge increase in popularity since the COVID-19 Pandemic, with at least 450 dog exercise paddocks or similar established in the country since 2018. Similarly, there has been an increasing number of people who look after other people's dogs by providing professional dog walking, training and exercise services. Additionally, the rise in dog thefts during the pandemic has also driven

the need for secure destinations for dog walking and socialisation facilities.

- 3.2. It is proposed to use a section of an existing agricultural field to provide a safe, fully fenced paddock where individuals can bring their dogs, or in the case of professional dog walkers, other people's dogs, and exercise them in the knowledge that the dogs will be safe and secure.
- 3.3. Dogs will not be left unattended on the site at any time.
- 3.4. Bookings for the use of the site will be made online and clients will be given a code for the gate at the entrance into the site to then use the facility for the pre-paid period. The site will be open every day of the year and subject to booking in advance. The proposed opening hours will be 7am to 10pm 7-days a week, but this will be limited by daylight hours as no lighting is proposed.
- 3.5. Clients will be able to hire the field for 50-minute time slots with a ten-minute buffer in between slots to allow change over. There will be up to 6 dogs allowed on site during any one session. Experience of other similar facilities shows that the majority of clients have 1-2 dogs in per session, but the maximum of 6 dogs will cater for professional dog walkers and people who wish to meet up.
- 3.6. The car park for clients' vehicles will provide parking for up to ten cars with turning space to allow vehicles to enter and leave the site in forward gear. On arrival, clients will be required to secure the outer gate in a closed position before removing their dogs from their vehicle. On departure, clients will again be required to secure their dogs in their vehicles before opening the gate to depart; they will be required to ensure that the gate is then secured in the closed position to prevent unauthorised access.
- 3.7. A small wooden shed will provide shelter for clients in periods of inclement weather conditions.
- 3.8. The applicant operates a very similar facility near Long Sutton in Lincolnshire and a management plan ensures that both that site and this proposal will run properly and in the event that there are any complaints, there is a mechanism in place to deal with them. A copy of the management plan is submitted with this application at Appendix B.

- 3.9. Overall, the proposed use provides a secure and safe space for people to exercise with their dogs. Furthermore, the importance of access to recreational open space for such activities has been recognised through the pandemic as being an important factor contributing to the peoples' mental health and wellbeing.

4. PLANNING POLICY

- 4.1. The current Fenland Local Plan and the emerging Local Plan both set out the spatial strategy for the district in their respective Policy LP3, which identify that development outside settlements will be restricted to that which is essential to the effective operation of outdoor recreation.
- 4.2. The proposed use is considered to be appropriate within a countryside location in that the use cannot reasonably be located within a settlement boundary due to the necessary land take and because there needs to be some separation between the proposed use and the nearest dwelling(s).
- 4.3. The National Planning Policy Framework (NPPF) sets out the principles of sustainable development that Local Plans should follow and is also a material consideration in the decision-making process; identifying the policies which contribute to sustainable development across the country. It also states that planning legislation is in place to ensure that planning decisions are "made in accordance with the development plan unless material considerations indicate otherwise".
- 4.4. Paragraph 88 of the National Planning Policy Framework sets out that planning policies and decisions should enable the diversification of rural businesses and leisure developments which respect the character of the countryside. Paragraph 89 goes on to say that decisions should recognise "sites to meet local businesses and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport".
- 4.5. The policy approach towards development in areas of flood risk is set out in Policy LP14 of the Fenland Local Plan (2014) and chapter 14 of the National Planning Policy Framework. Both policies seek to place a preference for developing within areas of lower flood risk before considering development in areas of higher risk of flooding.
- 4.6. The application site is within Flood Zone 3a and is accompanied by a proportionate Flood Risk Assessment.

- 4.7. The Flood Risk Assessment concludes that the proposed development can be constructed safely and sustainably and therefore meets the requirements of the Local Plan, and the National Planning Policy Framework.

5. HIGHWAYS

- 5.1. The proposal will be operated on a strict appointment basis such that in an absolute worst-case scenario, 6 cars could arrive for a 50 minute use of the site with 6 dogs. In reality, such a scenario would not occur because current experience from the operation of the Long Sutton site shows that invariably no more than 1 or 2 cars arrive to use the site for a 50 minute slot.
- 5.2. There might be an overlap between cars coming and going however, the layout of the small parking area allows for this scenario and again, the parking arrangement is based on the successful operation of the applicant's similar facility near Long Sutton.
- 5.3. Access onto Fen Road across the highway verge will be constructed to Cambridge County Council standards and there is good visibility both east and west when exiting the site.

6. RESIDENTIAL AMENITY

- 6.1. The day-to-day operation of the site will have no impact on the nearest dwellings to the site, the closest of which is on the opposite side of Fen Road and appears to be associated with the large nursery business, with the next nearest being some 70m-80m to the east.
- 6.2. The operation of the site is strictly controlled and clients will effectively sign up to the management plan/terms and conditions when a booking is made. A dedicated website and Facebook page will be set up whereby bookings can be made and any comments/complaints can be aired.
- 6.3. Clients will be required to clean up after their dogs and deposit any waste in bins provided on site which will then be emptied by the management team.
- 6.4. Anyone who does not abide by the rules and regulations of the facility will not be allowed to book future sessions.

7. BIODIVERSITY NET GAIN AND ECOLOGY

- 7.1. The biodiversity assessment demonstrates that the proposal can achieve a post-development net gain of 24.29% which exceeds the statutory requirements.
- 7.2. The post-development biodiversity net gain proposals are submitted as part of the application in the proposed site plan.
- 7.3. Part of the southern half of the application site is identified on Natural England's Great Crested Newt (GCN) risk area as within the 'Amber' zone. We have consulted with our ecologist and we are informed that as the application site is cultivated land, it offers a particularly unsuitable environment for GCN as the environment presents opportunities for predation. Any GCN will therefore remain in the field margins or adjacent field drains outside of the site boundary.

8. CONCLUSIONS:

- 8.1. It is proposed to change the use of part of an existing agricultural field to provide a safe, fully fenced-off paddock where individuals can bring their dogs, or in the case of professional dog walkers, other people's dogs, and exercise them in time slots of up to 50 minutes in the knowledge that the dogs will be safe and secure.
- 8.2. The proposal represents a form of rural diversification which is an appropriate form of development in the countryside
- 8.3. The importance of access to recreational open space for such activities has been recognised as being an important factor contributing to the mental health and wellbeing of the people involved.
- 8.4. There is little impact arising from the proposal which will be well managed much like the applicant's other similar facility near Long Sutton.
- 8.5. The proposal accords with the provisions of the Fenland Local Plan and the National Planning Policy Framework and is acceptable in all other respects.

Appendix A

Mr Lewis Smith
Robert Doughty Consultancy Limited
32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Contact: Danielle Brooke
Development Services
Direct Dial Tel: 01354 622346
E-mail: dbrooke@fenland.gov.uk

Our ref: 25/0014/PREAPP
Your ref:

13 May 2025

Dear Mr Smith

**Change of use of agricultural land to a dog exercise paddock, with car park, fencing and landscaping at Land North Of Sorrento Fen Road Newton-in-the-isle
Cambridgeshire**

Thank you for consulting Fenland District Council for observations as to the proposed development. I sincerely apologise for the delay in my response.

Your enquiry seeks to establish the likelihood of an application being supported for the change of use of agricultural land to a dog exercise paddock with car park, fencing and landscaping at land north of a dwelling known as Sorrento, Fen Road, Newton-in-the-isle, Cambridgeshire.

Policy Consideration
National Planning Policy Framework (Dec 2024)

National Planning Policy Guidance

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
LP12 – Rural Area Development Policy
LP14 – Responding to Climate Change and Managing the Risk of Flooding
LP15 – Facilitating the Creation of a More Sustainable Transport Network
LP16 – Delivering and Protecting High Quality Environments
LP19 – The Natural Environment

Draft Fenland Local Plan 2021-2040

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, representing the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered that the

policies of the draft plan should carry extremely limited weight in decision making in accordance with Paragraph 48 of the NPPF. Of relevance to this preliminary enquiry are the following policies:

LP1 – Settlement Hierarchy
LP7 – Design
LP8 – Amenity Provision
LP18 – Development in the Countryside
LP20 – Accessibility and Transport
LP22 – Parking Provision
LP24 – Natural Environment
LP32 – Flood and Water Management

For the purposes of this response, the policies within current Fenland Local Plan (2014) have been considered, but applicants should be mindful of the above draft policies in future submissions.

Full policy details are available here: www.fenland.gov.uk/developmentplan

Please note that the above list is not exhaustive but is offered for information.

Principle of Development

Policy LP3 of the Fenland Local Plan also sets out the settlement hierarchy for development within the district, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development.

The application site is located on the edge of Newton-in-the-isle, and relates more to the open countryside than the built up area of the settlement. and as such is considered to fall within an 'Elsewhere' location, as set out within the Settlement Hierarchy in Policy LP3. Policy LP3 supports proposals where development will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. It is considered that the proposed development will likely comply with Policy LP3 by way of outdoor recreation.

The principle of the development is therefore likely to be considered acceptable subject to the policy considerations set out below.

Visual amenity

Policy LP12 sets out that proposals for development in 'Elsewhere' locations, will be supported where the application does not cause demonstrable harm to the open countryside. Furthermore, Policy LP16 requires proposals for new development to make a positive contribution to the local distinctiveness and character of the area, enhance its local setting, respond to and improve the character of the local built environment, reinforce local identity and not adversely impacts, either in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area. In addition, LP16 requires proposals to provide well designed hard and soft landscaping.

Your enquiry submitted a simple location plan and site plan outlining the basic layout intended for the development, it depicts the site will be bounded by 1.9m high dog proof fencing with perimeter planting, with a small segregated small dog area to the front, and an area for parking, with access of the north side of Fen Road. It is noted there are no buildings or shelters proposed within this layout.

Whilst no elevation or street scene drawings have been provided, it is inevitable there would be some appearance of enclosure to bound the currently open land with fencing and landscaping. However, it is acknowledged that the landscaping is proposed to the outside of the fencing to limit visual impacts and keep a 'green' appearance within the landscape. Providing the perimeter landscaping is robust and offers appropriate screening, it is unlikely that significant landscape impact would occur through the development. Future submissions would require hard and soft landscaping details and elevations to be submitted, including:

- means of enclosure – type, height, colour etc of fencing/gates;
- car parking layout;
- details of any hard surfacing;
- existing trees, hedges or other soft landscaping features to be retained;
- planting plans, including specifications of native species, sizes, planting centres, number and percentage mix;
- details of any planting or features to be provided to enhance the value of the development for biodiversity and wildlife; and
- ongoing landscaping management and maintenance details.

The most impactful change will be from the creation of the car park area to the front of the site, as this will result in an element of hard landscaping not currently present. However, appropriate landscaping could provide screening of the car park, with only limited glimpses available via the access when travelling along Fen Road. As such, it is considered that the creation of the car park area may result in limited impact to character, yet this is unlikely to be significant enough to warrant refusal of the scheme.

Should any buildings or structures be proposed in future, these would need to maintain a simple design, modest height and scale so as not to appear out of context within the surroundings.

Residential amenity and environmental health

Policy LP16 supports the principle of development subject to the significance of, and the likely impact on, the amenity of neighbouring properties and users in its design and appearance.

There are a number of residential properties within reasonably close proximity of the site. However, whilst the use of the site as a dog exercise area may increase noise in respect of vehicle movements and/or dog barking, it is considered that the impact of disturbance may likely be limited.

The submitted application form includes proposed opening hours of 7am to 10pm 7-days a week (limited by daylight hours as no lighting is proposed). It is likely that this may be acceptable in respect of the proximity to residential dwellings and limits to operational hours may be controlled by condition. Should lighting be proposed in the future, these may require additional controls to ensure no unacceptable light overspill or glare to dwellings or the highway results from the development.

Details within the enquiry regarding the intended management of the site with respect to bookings, overlap, etc is likely to be considered acceptable in principle. Any future submission should be supported by a robust site management plan, appointments scheduling strategy and waste management strategy should be included to ensure appropriate management of the site to mitigate any impacts.

Highway Safety

Policy LP15 of the Fenland Local Plan requires that developments provide a safe and convenient access for all, with well-designed car and cycle parking appropriate to the amount of development proposed.

There are no specified standards within Policy LP15 in respect of parking provision requirements for developments such as this. However, it will be necessary to ensure appropriate parking provision with justification as to the proposed number of spaces with respect to the quantum of likely use. A strict booking system would be required to safeguard the integrity of the access and highway carriageway and prevent unacceptable impacts to the public highway through intensification. The current parking area appears quite constrained; any future submissions will need appropriate levels of parking plus adequate turning areas to enable entry/egress in a forward gear.

Any changes to the proposed access where it meets the public highway would be subject to consultation with the Highway Authority. I would also highlight for your information that the County Council Highway team operate their own chargeable pre-application advice service.

Flood risk

Policy LP14 of the Fenland Local Plan (2014) and chapter 14 of the National Planning Policy Framework set out the policy approach towards development in areas of flood risk. Both of these policies seek to encourage development first within areas of lower flood risk, before considering development in areas at higher risk of flooding.

The site is located fully in Flood Zone 3. As such, a full Flood Risk Assessment will need to be included to ensure that the proposed development will not exacerbate flooding elsewhere in accordance with Policy LP14 that seeks to ensure development proposals remain safe from all types of flooding. As the proposal is for change of use, a future submission will not require a sequential test and exception test to be undertaken.

Considering guidance from the Environment Agency and Cambridgeshire Flood and Water SPD (2016), it will be necessary to demonstrate that the site is suitable for the use as proposed and complies with the requirements set out in the Planning Practice Guidance, paragraphs 30-32.

The FRA should consider the location of the site in Flood Zone 3; all sources of flood which may include tidal, fluvial, ground water, drainage systems, etc; the residual risk of flooding taken from the EA's Flood Hazard Mapping, including likely flood depths, velocities and overall hazards; and detail methods of any flood mitigation measures to be utilised at the site (if appropriate), registration to the Environment Agency's Flood Warnings Service, and the inclusion of a flood evacuation proposal. As such, it may also be pertinent to seek pre-application advice from the Environment Agency with respect to flood risk, flood evacuation procedures, etc. Further advice, including a pre-application enquiry form can be found here:

https://assets.publishing.service.gov.uk/media/5a7cdf1d40f0b65b3de0bab6/LIT_9015_c2822b.pdf

Furthermore, details pertaining to the appropriate management of surface water will be required to be submitted, and would be required to demonstrate that it follows the surface water drainage hierarchy specified within Figure 6.8 of the Cambridgeshire Flood and

Water SPD. Given that the site encompasses more than 1ha, statutory consultation would also be undertaken with the LLFA with regard to surface water flood risk. They would review any the submitted drainage strategy and consider that suitable management of any surface water is implemented during construction. As such, these matters should be addressed in any forthcoming submission.

Biodiversity Net Gain

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.

Therefore, it is recommended that any formal planning application is accompanied by any appropriate assessments of any biodiversity or ecological impacts of the scheme. In addition, any formal submission will need to demonstrate that 10% Biodiversity Net Gain can be achieved in accordance with the above policies.

Conclusion

Planning permission would be required for the change of use of agricultural land to a dog exercise paddock, with car park, fencing and landscaping. Given the above assessment, and subject to the submitted details in any application being acceptable in accordance with local and national planning policies, the LPA would likely consider this application favourably.

This pre-application advice is valid for 1 year. Advice is provided in good faith and whilst all reasonable care has been taken, should you submit an application there may be occasions where new information comes to light (particularly from external consultees) which means we are unable to maintain the advice provided.

My comments are an expression of opinion only and are made without prejudice to the determination of any subsequent application that may be made.

Should you wish to submit an application, please refer to the planning application forms, validation checklists and guidance page on the Council's website: [Planning forms, fees and validation checklists - Fenland District Council](#).

Yours sincerely

D.M. Brooke AD

Danielle Brooke
Senior Development Officer

Apply for planning permission on-line <https://www.planningportal.co.uk/>

General Data Protection regulations 2018

To provide you with our services we need to record personal information, such as your name and address. This information will be kept securely and only accessed by approved staff.

Appendix B

Dog Park Noise Control and Complaints Management Plan - November 2025

Introduction

Proactive management takes place at Fenland Dog park, with regular communication and easy to use channels for residents and customers to leave all forms of feedback.

Complaints can be made via a mobile phone number, social media platforms and email address; all available on the website where site booking exclusively takes place.

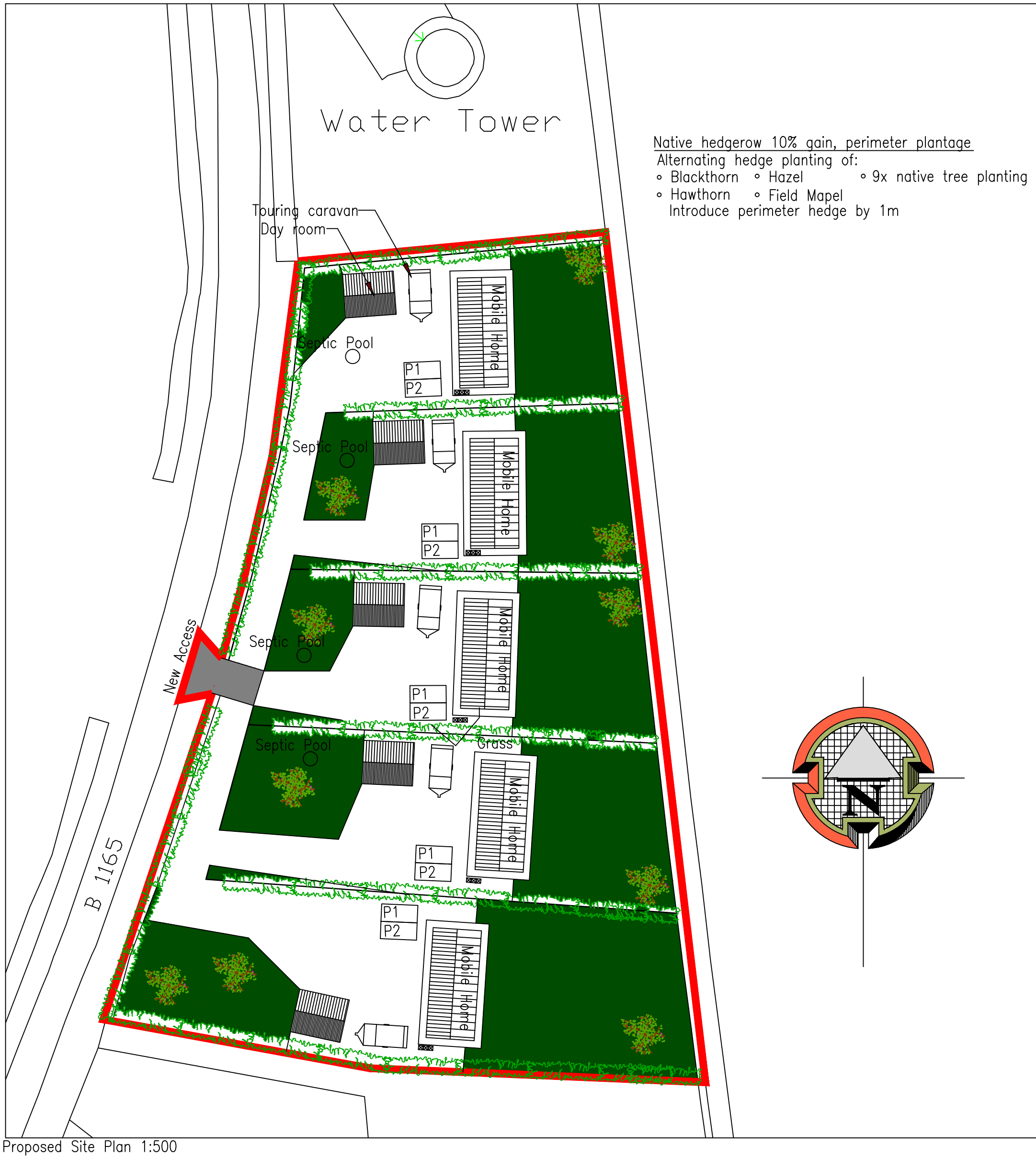
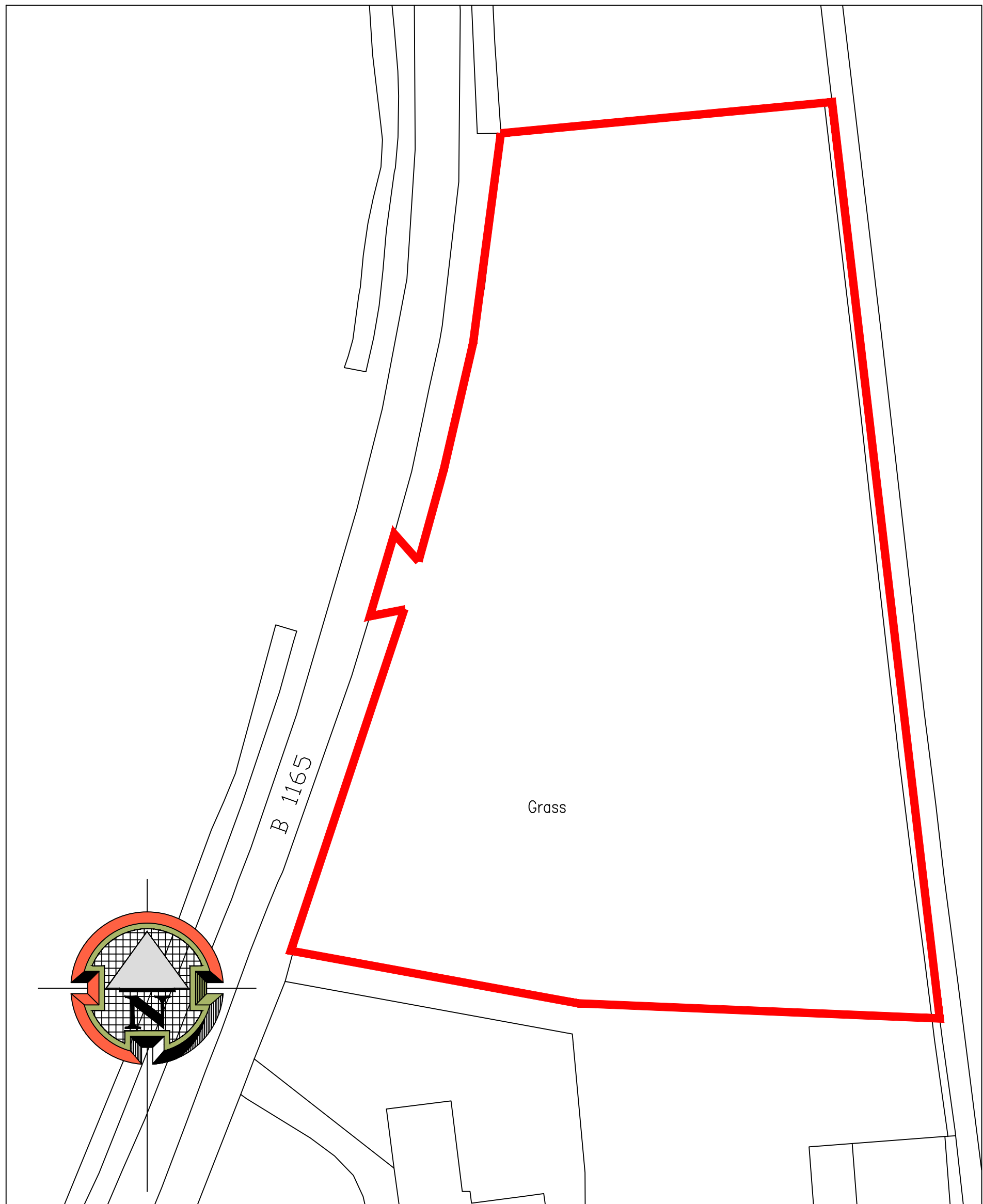
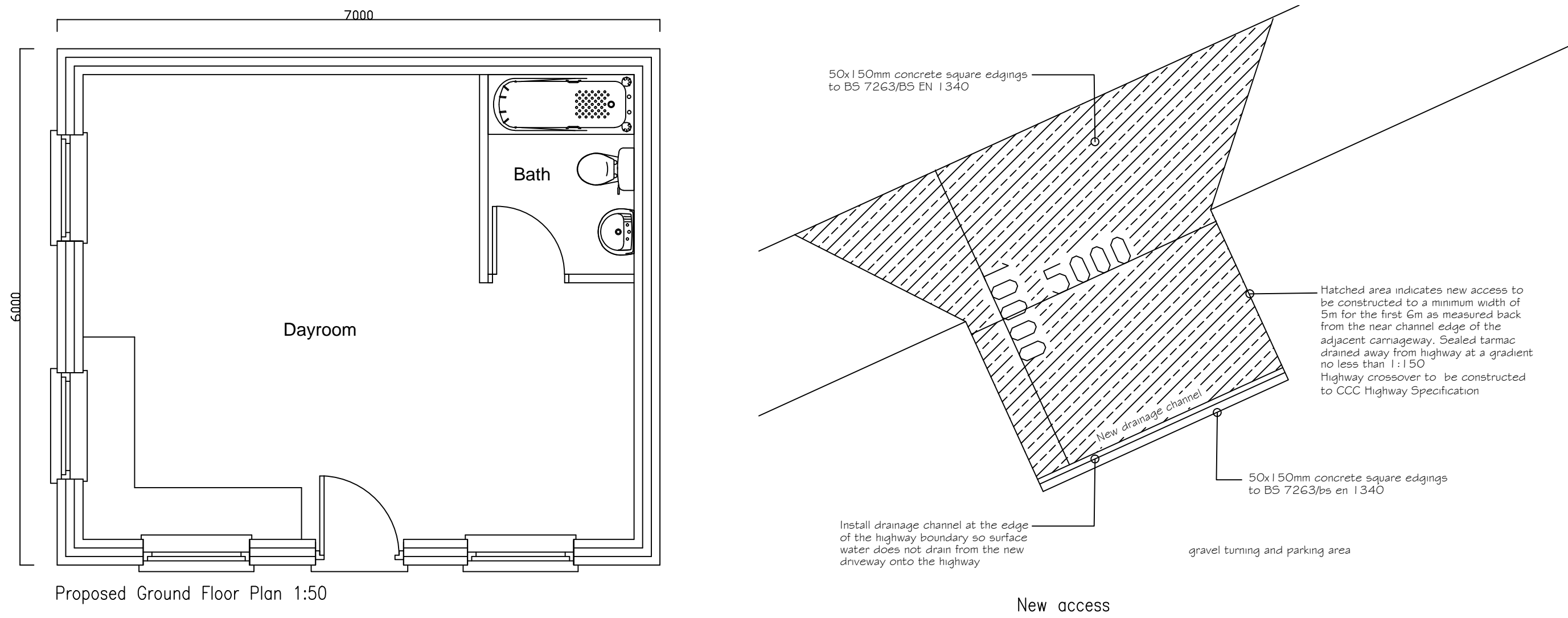
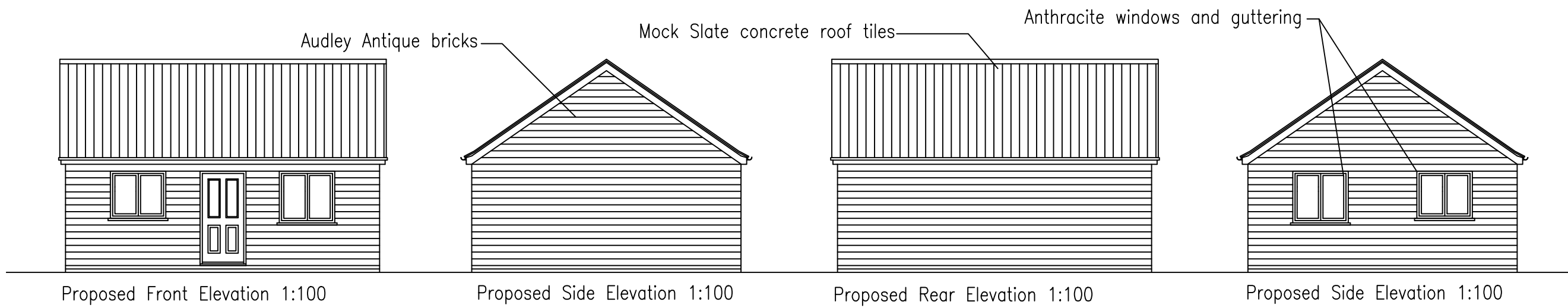
Noise Management Plan and Complaints Procedure

1. Newton Dog Park is for private use only, and each booking slot is 50 minutes long, to prevent cross over from booking parties. This helps avoid non connected dogs from meeting and potentially causing noise. Customers are asked online not to turn up more than 5 minutes before their appointment.
2. All booking for Newton Dog Park is done online, and the Terms and Conditions of booking clearly state that no group training or agility classes can take place. This helps avoid non connected dogs from potentially causing noise.
3. Newton Dog Park customers are only allowed to bring up to 6 dogs on site. This number of dogs will help manage the noise level. For the avoidance of doubt, the total number of dogs is permitted for the site including the car park, not just the exercise area, as detailed on the website and though all the booking stages.
4. When booking online, customers must select how many dogs they are confirming they will bring on site. The maximum permitted numbers of dogs allowed on site is highlighted at the booking stage, at the booking receipt stage, at the booking reminder stage, and also physical signs at the dog park.
5. Newton Dog Park Terms and Conditions state that the management team have the right to deny access to the Dog Park if customer/s have caused a nuisance or not complied with the site rules and the booking Terms and Conditions. An example of a nuisance may include use of the car horn, shouting by humans and persistent and sustained dog barking. If a customer breaches these rules and Terms and Conditions the online booking system which records the customers details can prevent them from future booking.
6. An abbreviated reminder of noise management and consideration of neighbours is highlighted online at the time of completed booking, and also on the customers booking receipt email, and a third time on the customers booking reminder email, which is received two hours before the customers booked appointment.
7. Signs have been placed on the entrance to the car park and the entrance to the exercise area reminding customers to minimise noise and respect the neighbours.
8. Newton Dog Park booking slots are made available on the website by the Dog Park management team. The start and end time availability of these time slots are modified to suit daylight operation, but still within the permitted hours.
9. Regular communication is made on behalf of the Dog Park and in addition to the website, blogs and social media channels (Instagram, Facebook & Twitter) are used. Negative feedback by local residents or customers would severely damage the reputation and

relationship of Fenland Dog Park, so the management team address any concerns in a timely manner.

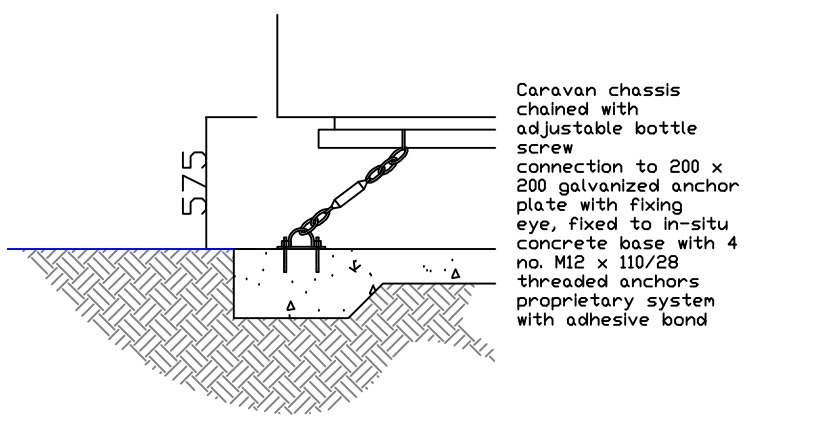
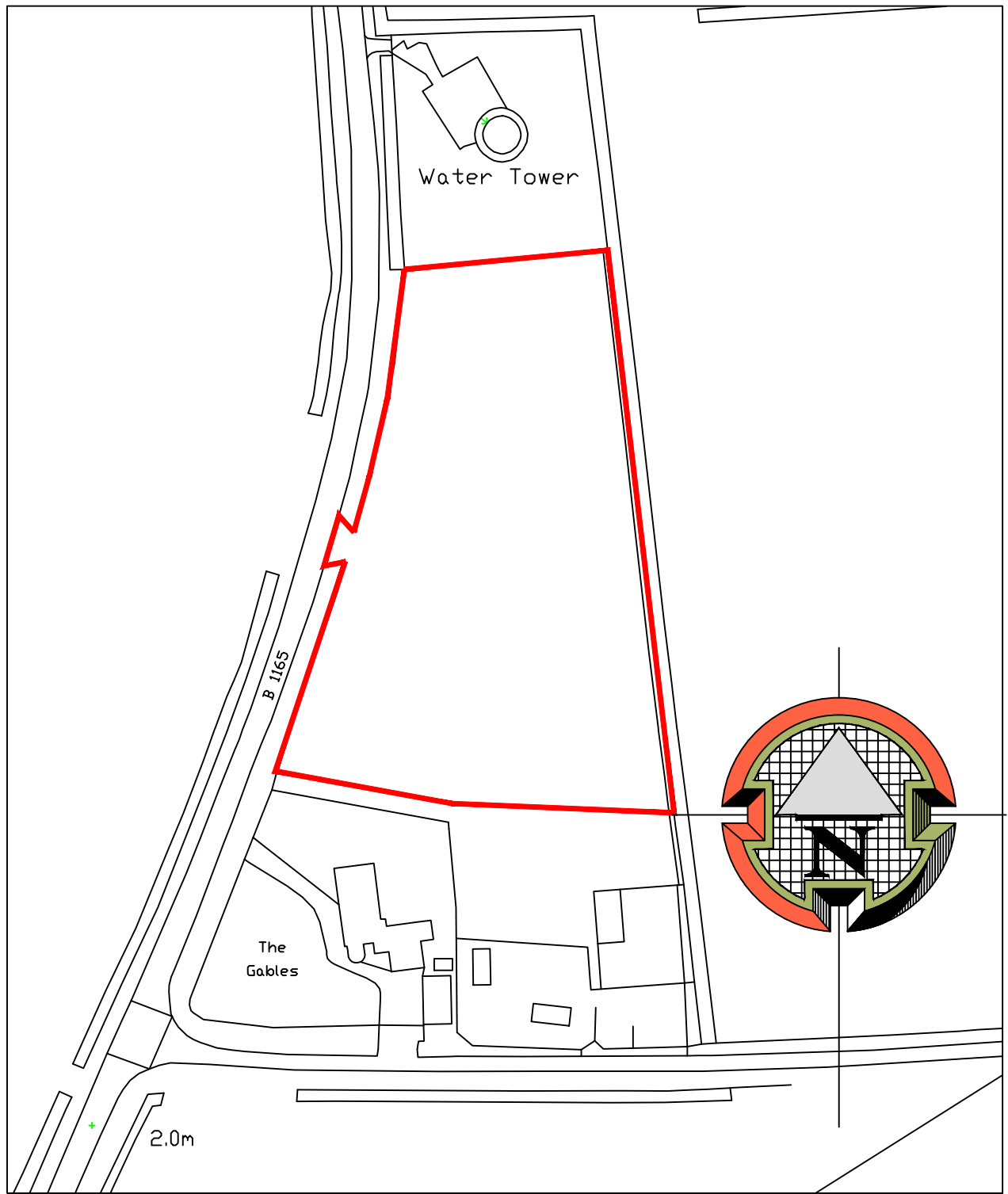
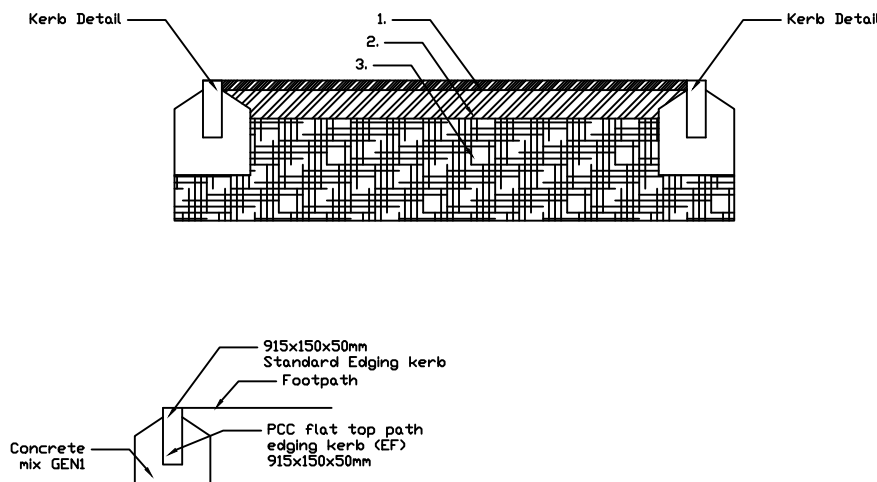
10. Complaints about the Dog Park can be made via the website, email address, phone number or social media channels; all of which are easily accessible and visible on the website, where booking takes place exclusively. Fenland Dog Park management will reply to all complaints within 2 working days and would aim to eliminate the cause of the complaint within a rapid timescale.
11. A 'How can I lodge a complaint about excessive noise?' is on the website FAQ section where people can submit a complaint by email to hello@fenlanddogpark.co.uk or call 07971 xxxxxx or send a letter to Fenland Dog Park, Monmouth Lane, Long Sutton, PE12 9LH. All complaints will be replied to by Management of Fenland Dog park within 2 working days.
12. A 'What if I break the Rules or T's & C's' is also on the website. The FAQ details that customers may be excluded from the site and blocked from future bookings, as detailed in the Terms and Conditions on the website.

A design consultancy specialising in
Town and Country Planning,
Landscape Architecture and
Architecture



Asphalt Access Area Section Detail 1:20

LAYER	SPECIFICATION	THICKNESS
1. surface course	SMA 6 surf 40/60 to section D3 of PD 6691(4)(5)(11), min PSV50 to give texture depth of 0.6–0.1 SHW clause 921 table 9/3. (measured by sand patch method)	25mm
2. binder course	AC 20 dense bin to BSEN13108–1 and PD6691 with 50 pen binder.	90mm
3. sub–base	Granular sub–base type 1 to clause 803(1) certified as nonfrost susceptible, spread evenly on the foundation and compacted, compact to clause 802(1) to achieve a min CBR value of 30%. formation to be treated with an approved weed killer prior to laying sub–base.	365mm



Caravan Anchor detail

General Notes:

- Dimensions on all drawings are shown in "mm".
- The contractor,sub-contractor and supplies must verify all dimensions before commencement of any works on site.
- This drawing is to be read in conjunction with any relevant engineers and specialist sub-contractor drawings and specifications.

Landscaping Key (hard and soft)

- Lawn area
- Access
- Driveway/Parking/Courtyard permeable loose gravel or similar to aid

Native hedgerow retention

Hedgerow planted with a balanced mix of:

- Black thorn

Native hedgerow 10% gain, perimeter plantage

- Blackthorn
- Hazel
- Hawthorn
- Field Maple

Asphalt Access Area construction detail.

- Refer to BS EN 13108–1 for material spec for asphalt concrete.
- Refer to BS EN 13108–4 for material spec for hot rolled asphalt.
- Refer to BS EN 13108–5 for material spec for stone mastic asphalt.
- Refer to BS 594987 for transport,laying and compaction of all asphalts.
- Bond coats to be used in accordance (no.4) to be applied on all kerb and edging faces along with gully and cover frames. Bond coats to be applied on top of base and binder courses. Joints in binder and base course to be over banded.
- Construction thicknesses based on CBR value. CBR testing must be undertaken.
- If CBR value is less than 2.5% special engineer measurements will be required.
- If sub–grade is deemed to be frost susceptible sub–base thickness to be thickened to provide min. construction depth of 450mm.
- Footpath sub–base to be thickened to 150mm under vehicular crossings.
- SMA t be gritted whilst material is hot–1–2kg per m2 applied by roller mounted hopper.

Revisions:

Reference: 187/PL01/Rev B
Pages: 1

Scale: as shown

Project: Proposed Gypsy Traveller plot for family

Site Address:

Land adjacent
High Road
Newton–in–the–Isle
Camps

Client:
Mrs Aldin

ALEXANDRA
Design

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Design and Access Statement

Proposed Gypsy and Traveller plot and dayrooms for 5 plots for a singular family unit at

Land Adjacent The Gables

High Road B1165

Newton in the Isle

Cambs

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whilst complying with planning legislation.

Design and Access Statement

1. Introduction: -

This Design and Access Statement supports the full planning application for the design of a Gypsy and Traveller site comprising of 5 mobile homes and 5 day rooms on land adjacent to dwellings.

Mobile homes are regarded as 'Caravans'. There are touring caravans, Motor homes, static caravans, twin unit mobiles. These are all caravans. You will also hear the terms 'Park home' 'leisure lodge' 'log cabin'. These are not legal definitions. We use the term 'mobile home' because this refers to static caravans and twin unit mobile homes.

2. Compliance with Planning Policies: -

The application should be determined in accordance with policies such as FLP policy LP5 in respect of specific traveller development and including the PPTS and NPPF as well as general policies. Paragraph 25 state that LPAs should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing undue pressure on the local infrastructure. In its recent decisions the Council has accepted that planning permission can be granted on sites in the countryside, acknowledging that the identified need will not be met by land within existing towns and villages. The application should be determined in accordance with policies such as FLP policy LP5 in respect of specific traveller development and including the PPTS and NPPF as well as general policies.

PPTS

10.5 Under PPTS Policy B planning authorities should, amongst other things, set pitch targets for gypsies and travellers which address needs in their area, working collaboratively with neighbouring local planning authorities. In producing their local plans, they should amongst other things:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets.
- b) identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.
- d) relate the number of pitches to the circumstances of the specific size or location of the site and the surrounding population's size and density.
- e) protect local amenity and environment.

PPTS 2015

"Ensure the fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community". In order to do this PPTS sets out a number of aims including:

- to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites:
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- to enable provision of suitable accommodation from which travellers can access education, health, welfare, and employment infrastructure.

This application echoes the ruling of the European Court of Human Rights in Chapman v UK1 which placed a positive obligation on the UK government to facilitate the traditional way of life of Gypsies.

Policy B: Planning for Traveller sites

Policy C: Sites in rural areas and the countryside

Policy H, paragraph 22 of the PPTS notes that planning law requires applications for planning permission to be determined in accordance with the provisions of the development plan, unless material considerations indicate otherwise. Applications should also be assessed and determined in accordance with the presumption in favour of sustainable development in the NPPF and the PPTS. It says that local planning authorities should consider the following issues, amongst other relevant matters, when considering planning applications:

- a) the availability (or lack) of alternative accommodation for the applicants,
- b) other personal circumstances of the applicant,
- c) the existing level of local provision and need for sites,
- d) that the locally specific criteria used to guide the allocation of sites in plans, or which form the policy where there is no identified need for pitches should be used to assess applications that may come forward on unallocated sites,
- e) that they should determine applications for sites from any travellers and not just those with local connections.

Planning and Compulsory Purchase Act 2004.

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

The Council has a duty Under the Equality Act 2010, Section 149, to have due regard to the need to:

- eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act.
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is further supported by the policies within the Local Plan and Emerging Core Strategy where it is determined that new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside.

Human Rights Act 1998.

Article 8 of the Human Rights Act 1998 is of relevance to the applicant's case as failure to grant permission would constitute an interference with home and family life. The site is small and accommodates only one family consisting of three people.

Section 149 of the Equality Act 2010:

149 Public sector equality duty

(1) A public authority must, in the exercise of its functions, have due regard to the need to—

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.

- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*
- (2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).*
- (3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—*
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic.*
- (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.*
- (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.*
- (4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.*
- (5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—*
- (a) tackle prejudice, and*
- (b) promote understanding.*
- (6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.*
- (7) The relevant protected characteristics are—*
- age*
 - disability*
 - gender reassignment*
 - pregnancy and maternity*
 - race*
 - religion or belief*
 - sex*
 - sexual orientation*
- (8) A reference to conduct that is prohibited by or under this Act includes a reference to—*
- (a) a breach of an equality clause or rule.*
- (b) a breach of a non-discrimination rule.*

Caravan Sites Act 1968 Defines a caravan as:

- (1)** A structure designed or adapted for human habitation which—

- (a) Is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps, or other devices; and
 - (b) Is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer), shall not be treated as not being (or as not having been) a caravan within the meaning of Part I of the Caravan Sites and Control of Development Act 1960 by reason only that it cannot lawfully be so moved on a [highway] [road] when assembled.
- (2) For the purposes of Part I of the Caravan Sites and Control of Development Act 1960, the expression “caravan” shall not include a structure designed or adapted for human habitation which falls within paragraphs (a) and (b) of the foregoing subsection if its dimensions when assembled exceed any of the following limits, namely—
- (a) Length (exclusive of any drawbar): [65.616] feet ([20] metres).
 - (b) Width: [22.309] feet ([6.8] metres).
 - (c) Overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): [10.006] feet ([3.05] metres).
- (3) The [Minister] [Secretary of State] may by order made by statutory instrument after consultation with such persons or bodies as appear to him to be concerned substitute for any figure mentioned in subsection (2) of this section such other figure as may be specified in the order.
- (4) Any statutory instrument made by virtue of subsection (3) of this section shall be subject to annulment in pursuance of a resolution of either House of Parliament.

Planning Policy for Traveller Sites (PPTS):

States, at paragraph 13, that local planning authorities should ensure that traveller sites are sustainable economically, socially, and environmentally. the local planning authorities should ensure that policies reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travels to work journeys) can contribute to sustainability.

The site is outside the built-up area of a settlement and therefore, in planning policy terms it is in an area which is considered to be in the countryside. Except on statutorily designated Green Belt land (not applicable anywhere in Fenland) the Planning Policy for Traveller Sites (PPTS) published in August 2015 is not opposed in principle to traveller sites in the countryside. It does however state in Policy H (paragraph 25) that Local Planning Authorities (LPAs) should "very strictly limit" new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. As this site is for one mobile and one day room, this is a limited amount.

Paragraph 109 of 11/95:

States that 'it will rarely be necessary to give a temporary permission to an applicant who wishes to carry out development which conforms with the provisions of the development plan'. The appeal development complies with Policy LP12 (Gypsies, Travellers, and Travelling Show people) Paragraph 109 continues: 'it is undesirable to impose a condition requiring the demolition after a stated period of a building that is clearly intended to be permanent.

A temporary permission will normally only be appropriate either where the applicant proposes temporary development, or when a trial run is needed in order to assess the effect of the development on the area'. The development is intended to be permanent and provide a family home for the occupiers, and it is unreasonable to expect its removal and reinstatement after two years, especially when the council has a shortfall according to its GTAA, and there is no proposal of any further sites being made available in the future.

Policy C of PPTS:

Stating that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community, recognises that sites outside settlements are not unacceptable in principle.

Case Law

The leading case on this is *Great Portland Estates plc v Westminster City Council* (attachment PA12) where the court held at 750:

"Personal circumstances of an occupier, personal hardship, the difficulties of businesses which are of value to the character of a community are not to be ignored in the administration of planning control. It would be inhuman pedantry to exclude from the control of our development the human factor. The human factor is always present, of course, indirectly as the background to the consideration of the character of land use. It can, however, and sometimes should, be given direct effect as an exceptional or special circumstance. But such circumstances, when they arise, fall to be considered not as a general rule but as exceptions to a general rule to be met in special cases. If a planning authority is to give effect to them, a specific case has to be made, and the planning authority must give reasons for accepting it. It follows that, though the existence of such cases may be mentioned in a plan, this will only be necessary where it is prudent to emphasise that, notwithstanding the general policy, exceptions cannot be wholly excluded from consideration in the administration of planning control."

As a matter of principle, Article 8 rights of the applicant are engaged. There can be no dispute that if the applicant and their family were prevented from living in caravans on their land this falls within the scope of Article 8 as relating to their right to respect for their family life, private life, and home.

3. Use and amount: -

This statement has been produced to show the concept and development of the proposal and to ensure that a high-quality development is produced, ensuring that it follows the guidelines laid down in Government Guidance but, more importantly, that the proposed development respects the local context within which it will sit.

The site in question is occupied by family members of an Romany Gypsy family unit. Due to dependants a safe living space for all the family is to be proposed. As part of the gypsy traveller culture, the requirement of a day room is paramount to allow for living accommodation of a family room, kitchen and bathroom which can be accessed by anyone on site for the use of washing and use in the day. Sleeping accommodation is only permitted within the mobile homes, as family connections are a big cultural aspect to the gypsy traveller community.

Therefore, PPTS paragraph 25 does, to a degree, anticipate traveller sites to be located in the countryside (outside the Green Belt). Policy LP5 of the Fenland Local Plan (2014) states that permission for sites in the countryside would depend on evidence of a need for such provision. However, this policy conflicts with the latest PPTS (post Local Plan adoption). Paragraphs 11 and 24 of the PPTS endorse criteria-based policies in scenarios where there is both a need and no identified need for further pitches. In this particular regard, Local Plan policy LP5 appears to be out of date with latest national policy. As such, the principle of traveller sites in the countryside is supported. The means by which new traveller development is to be controlled are set out in further policies in the PPTS and in local policies, and these are considered below.”

HISTORY OF SITE

Reference F/0198/89/F

Address The Gables High Road Newton Wisbech Cambridgeshire PE13 5HR

Description Removal of agricultural occupancy condition REFUSED

Reference F/YR05/1121/CERTLU

Address The Gables 486 High Road Newton Cambridgeshire PE13 5HR

Description Certificate of Lawful Use (Existing); Occupation of dwelling without complying with Condition relating to an agricultural occupancy attached to planning permission WR/72/146/F APPROVED

APPROVED IN LOCALITY

Land East Of Fern House Birds Drove Gorefield Cambridgeshire

Ref. No: F/YR24/0304/F | Received: Tue 06 Feb 2024 | Validated: Thu 11 Apr 2024 | Status: Granted

Traveller communities are an established and important part of our society, with the same rights to safe, suitable accommodation as anyone else. Yet, the current approach of hand-picking a limited number of locations — often based on convenience or to avoid local opposition — creates inequality and stigma.

Every village and town in our district should play its part in providing space for traveller families. Inclusion should not be selective or tokenistic. By spreading responsibility fairly, we promote understanding, reduce tensions, and build stronger, more cohesive communities.

The process for approving traveller sites must be transparent, consistent, and based on genuine need — not public pressure or political convenience. If we only allow sites in certain areas, we reinforce division and discrimination rather than equality and inclusion.

I urge the council to adopt a fair, district-wide policy that ensures all communities contribute equally to meeting the accommodation needs of traveller families. Equality cannot exist where opportunity is selectively applied.

The client proposes the erection of a day room, the council are aware travellers support each other and stick together as a family unit to be self-sufficient without the need to rely on the council's resources.

The development is a modest one, comprising caravan pitch and ancillary development for a single family, who are providing for themselves at their own expense, with no recourse to public funds. This site is well equipped to offer the family a day room that we feel corresponds with the current legislation and the gypsy status the family have are within their rights to use a day room of this size on site appealing human rights, planning legislation and the welfare of the family to remain together.

The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to 'Planning policy for traveller sites' (Department for Communities and Local Government, August 2015), namely "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such".

Article 8 of the European Convention on Human Rights, enshrined into UK law by the Human Rights Act 1998, imposes a positive obligation to facilitate the gypsy way of life in that the vulnerable position of gypsies as a minority group means that some special consideration should be given to their needs and lifestyle in reaching planning decisions in particular cases. This provides some justification for a bespoke policy document addressing gypsy traveller developments – the PPTS. There can be no dispute that if the applicants and their family were prevented from living in caravans on their land this falls within the scope of Article 8 as relating to their right to respect for their family life, private life, and home.

4. Design/Layout

The site is situated adjacent a brick-built dwelling, it would not be overly prominent and would be substantially lower in scale and massing than the adjacent dwelling and therefore will have a relatively low visual impact on the open countryside.

Given the flatness of the locality and the substantial vegetation along the roadsides and ditches, the site is readily apparent in wider views it is similar to the various developments around, and the boundary fencing and the caravans within the site serve to emphasise the domestic nature of the scheme. This means it does not positively enhance the environment but erodes the rural nature of the locality and detracts harmfully from its character and appearance. Mindful though of the presence of the development around and the effect this has on the nature of the area, the scale of this harm is limited. This scheme can be treated as being a visual extension.

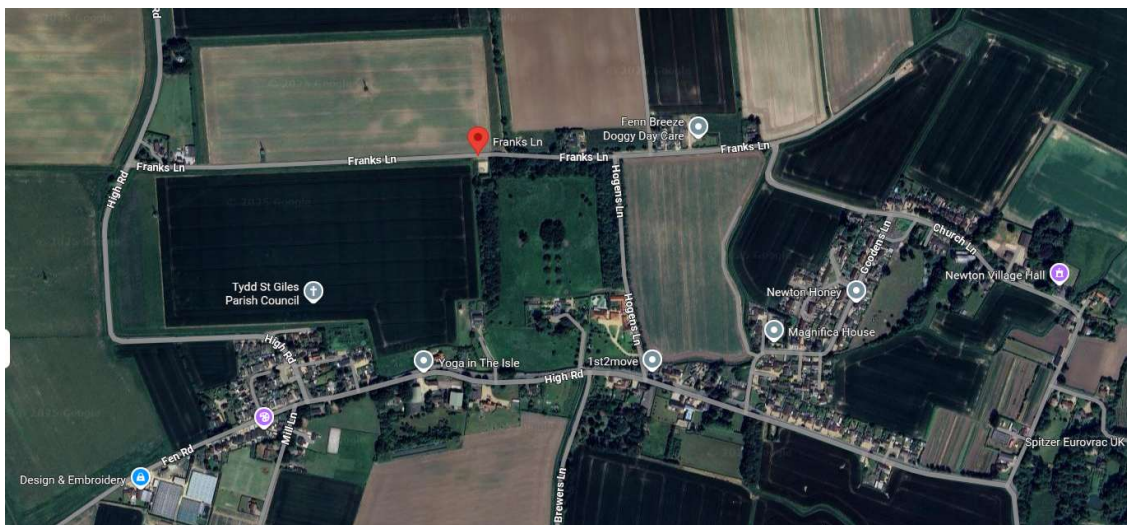
The development is considered to be small-scale providing 5 day room (utility buildings) and 5 mobile homes. Furthermore, the site is set a notable distance away from the nearest settled community. In this regard the development would not dominate the nearest settled community and would be unlikely to give rise to any obvious amenity harm, certainly which could not otherwise be controlled though Environmental Protection legislation e.g. noise, odour or pollution should it arise.

5. Access

A new access is proposed with the presence of a timber gate, details of the gate have been added to this planning application, they are shown at 1:100 scale. The land has only ever been used as agricultural/equestrian paddocks, grazing land if you will.

The applicant would need to ensure they undertook the access works in accordance with the Local Highway Authority's specification and through the legal process. Notwithstanding this however, the site is able to be served by safe and effective access. Furthermore, given the limited scale of the development, it is not anticipated that the development would give rise to unacceptable impacts on the transport network.

The site is approximately 2 miles from most businesses, village hall and amenities available in this village.



It is considered that the site, whilst in relatively close proximity to these key services would not be traversable by foot in general owing to the lack of footpaths which does conflict with the local and national policy in respect of achieving sustainable transport options, as it would likely mean occupiers relying on private motor car for most journeys to essential services – most of which appear to be within 2 miles of the site. The PPTS identifies that traveller sites in the countryside can be acceptable and it can be assumed therefore that a reliance on private motor car to access services would be common in sites such as these and have been approved multiple times within FDC's district.

6. Landscaping

A package treatment plant is already installed to manage foul waste and is proposed at the access of the site – linked to the day room and mobile home. This treatment plant is already in situ of the site but for the purpose of this application we have incorporated it into the proposed plans as it is a regularisation.

The existing site is grassland.

As part of the BNG we need to achieve a 10 % increase and this will be achieved by the necessary PEA and BNG calculations by a professional ecologist in this field.

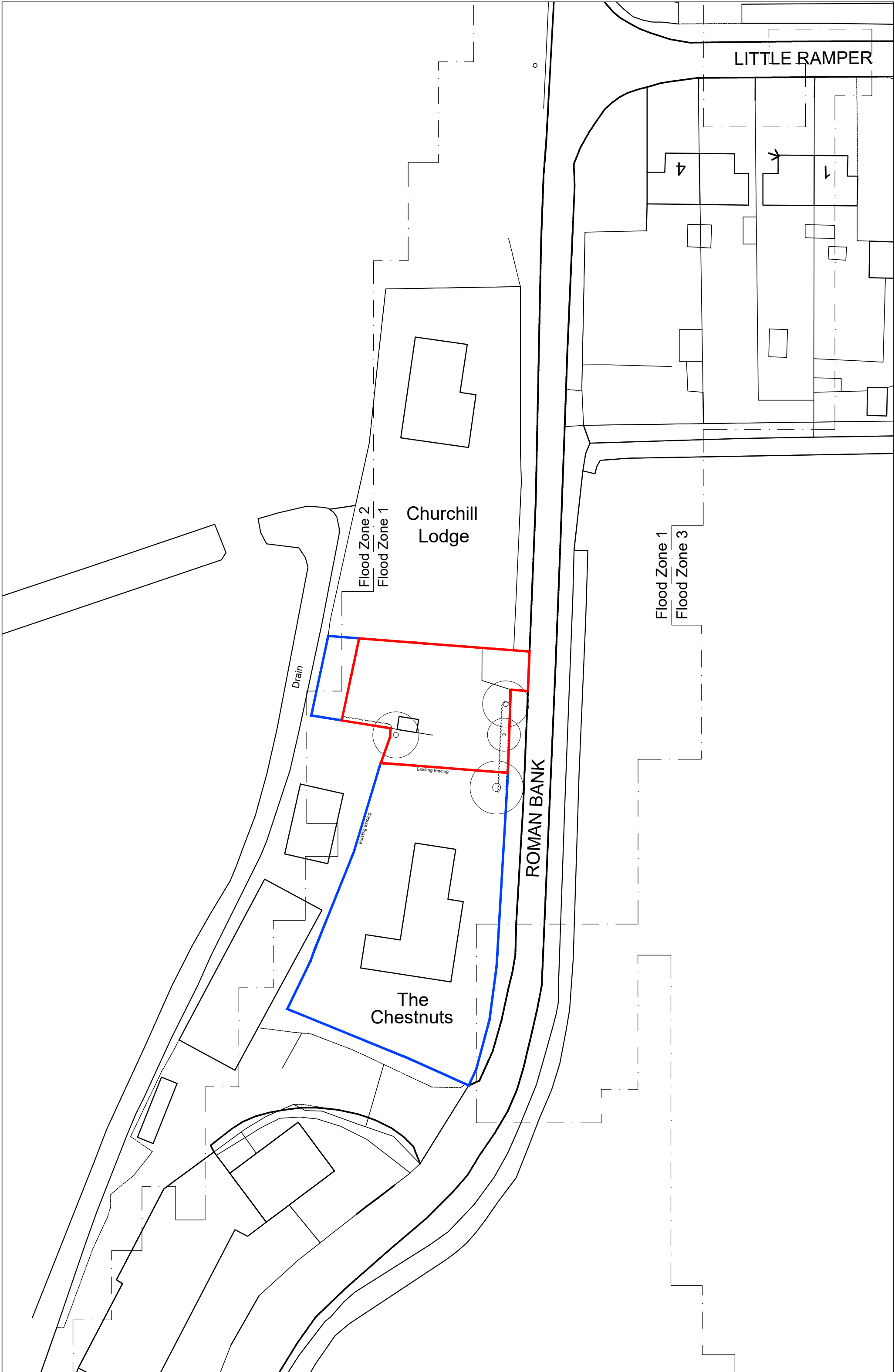
Each day room will have bat boxes installed within each plot, one of the below are suitable:

- Habitat boxes
- Ibstock enclosed bat boxes
- Built-in woodstone bat box

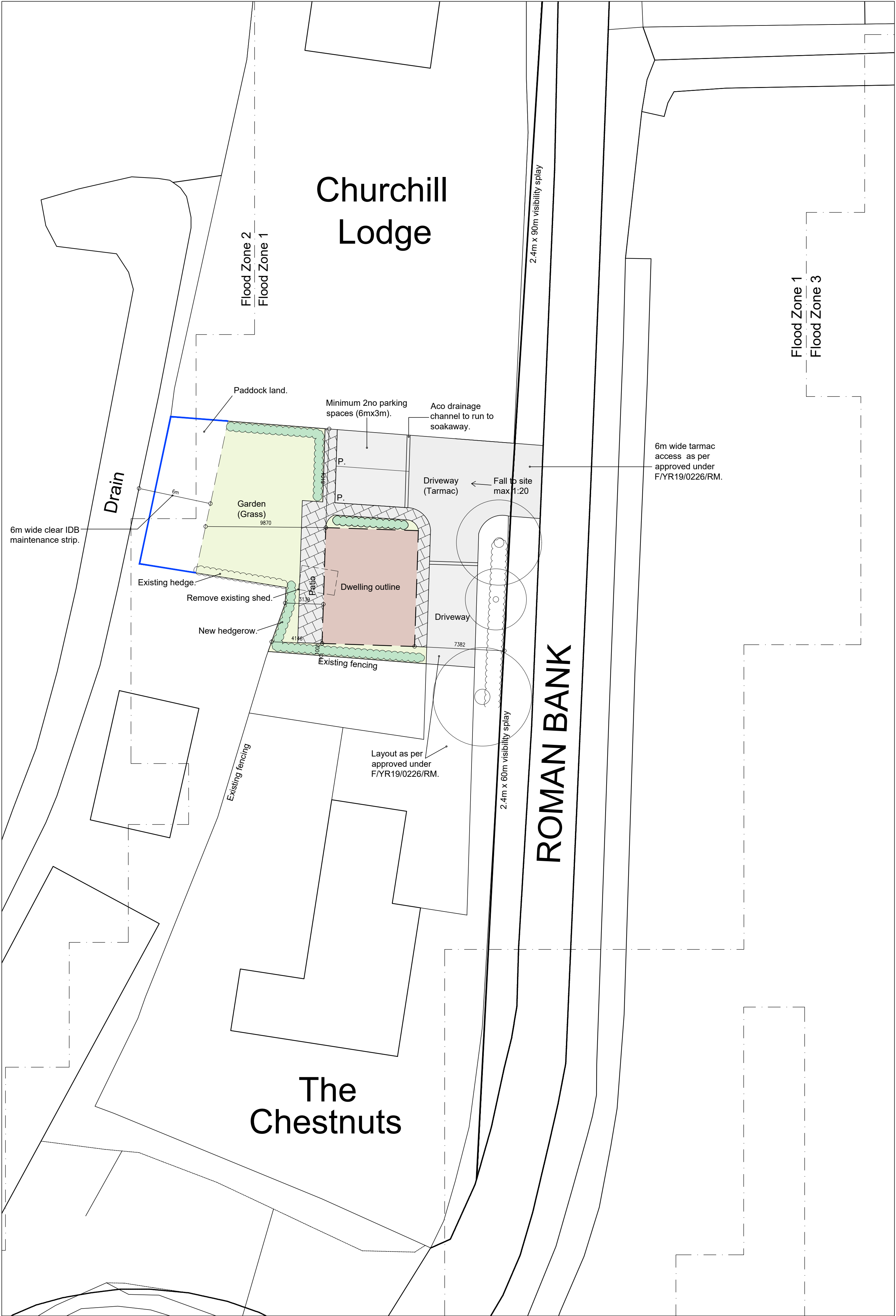
7. Growth and sustainability

No commercial activities shall take place on the land, including the storage of materials.

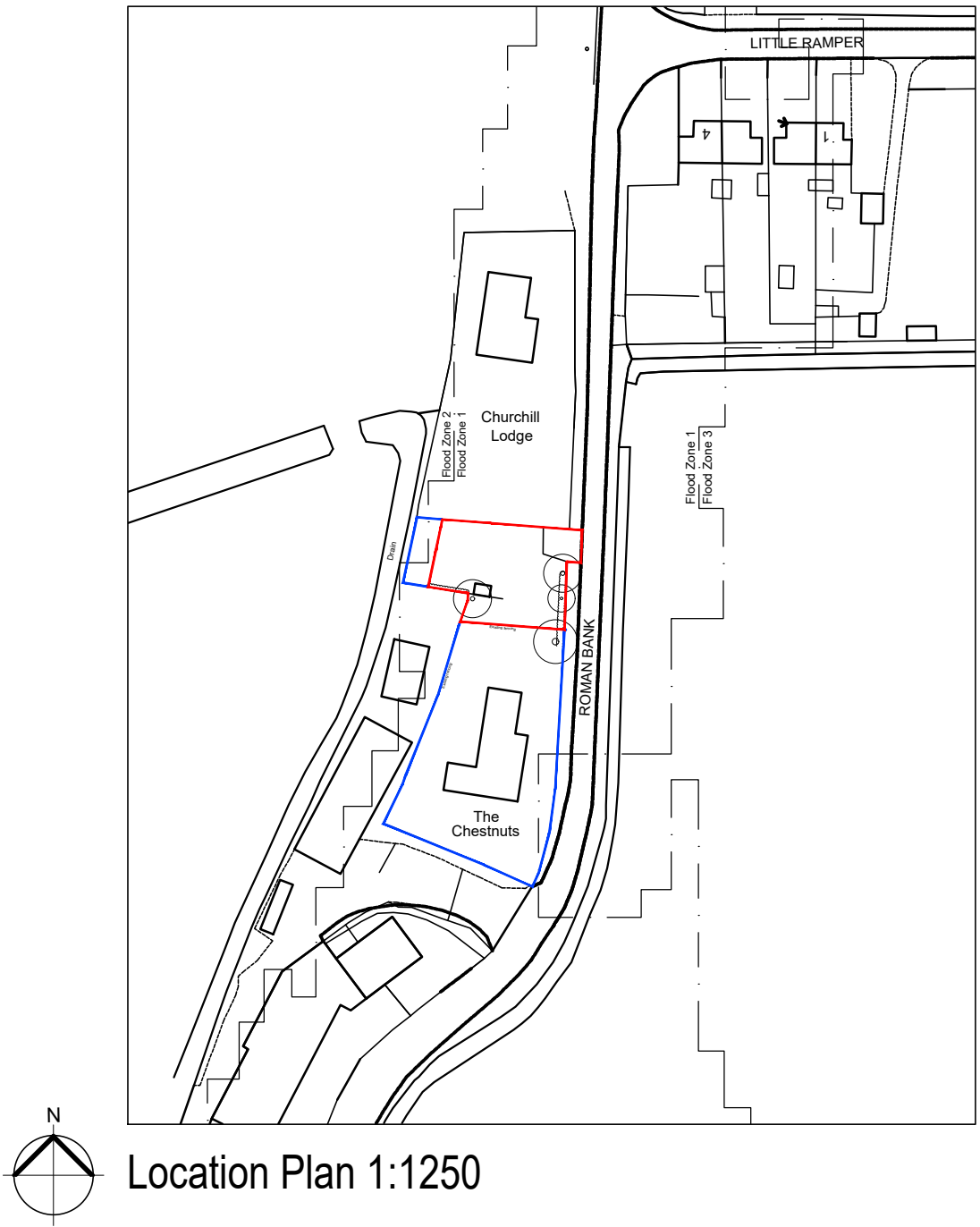
No vehicle over 3.5 tonnes shall be stationed, parked, or stored on this site. No more than one commercial vehicle per pitch shall be kept on the land for use by the occupiers of the caravans. hereby permitted, and they shall not exceed 3.5 tonnes in weight. No person other than a permanent resident of the pitch to which this planning permission relates shall bring a laden commercial vehicle to the site, or park, or keep laden commercial vehicles on the site.



Existing Site Plan 1:500



Indicative layout with proposed access Site Plan 1:200



A -
REVISIONS



**PETER HUMPHREY
ASSOCIATES**

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CLIENT
MR MISSIN

PROJECT
OUTLINE DWELLING

SITE
LAND NORTH OF
THE CHESTNUTS
ROMAN BANK
NEWTON-IN-THE-ISLE
PE13 5ER

DRAWING
Existing & Proposed combination drawing

JOB NO.	PAPER SIZE	DATE
6969/PL01A	A1	DEC 2025

Notes:
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.



PETER HUMPHREY
ASSOCIATES

Design and Access Statement

Proposed New Build

Land north of The Chestnuts
Roman Bank
Newton-in-the-Isle
PE13 5ER

For Mr M Missin

Version: **First Issue**

Date: December 2025

Job No: 6969

CONTENTS

- 1. DESCRIPTION OF DEVELOPMENT**
- 2. SITE DETAILS**
- 3. DESIGN & LAYOUT**
- 4. USE**
- 5. AMOUNT & SCALE**
- 6. APPEARANCE**
- 7. LANDSCAPING**
- 8. ACCESS**
- 9. PARKING**
- 10. CONCLUSION**

1. DESCRIPTION OF DEVELOPMENT

1.1 Erection of 1no. dwelling (outline with matters committed in respect of access).

2. SITE DETAILS

- 2.1 The site is located south of Newton-in-the-isle, located off High Road, leading towards Gorefield.
- 2.2 The proposed development is located between two residential dwelling properties, due north is Churchill Lodge and due south is The Chestnuts as planning approved in 2018 under F/YR17/1167/O under the current adopted FDC Local Plan 2014, with the subsequent reserved matters application F/YR19/0226/RM confirming dwelling design and access arrangements. The distance between both properties is approximately 61m, as such the site is considered an appropriate distance for classifying new dwellings as infill.
- 2.3 The indicative dwelling position is located within the approved residential area of F/YR17/1167/O and F/YR19/0226/RM. As such, the new dwelling will be located within approved residential curtilage/garden – as such no loss of agricultural land.
- 2.4 Application F/YR17/1167/O was approved when the council could not demonstrate a 5-year land supply, subsequently a presumption in favour of sustainable development was adopted and the application assessed for its sustainability against the NPPF criteria of economic, social and environmental (criteria is still applicable in the current NPPF under para 8 with only minor word amendments with the intent remaining the same). The application/site as assessed in 2018 was deemed to be a sustainable site and development approved. There has not been any material change to give a different opinion of the site's sustainability, as such, the site is still considered sustainable for the purposes of para 8 of the NPPF 2025 as set out below:

- Economic: (1) Development provides limited economic benefit through employment of local trades during construction. (2) Produce economic contributions through future occupiers using local amenities.
- Social: (1) Provide 1no. dwelling to council housing need in a flood risk zone 1 area. (2) Contribute to community cohesion. (3) Social benefits limited due to rural setting and occupier's requirement to use vehicle for accessing local amenities and services but provides additional occupiers to the local community growth.
- Environmental: (1) Infill development between two existing dwellings. (2) Whilst reliant on private car, will have no more environmental impact than the existing dwellings. (3) Development for 1no. dwelling meeting current minimum Building Regulations requirements and achieving minimum EPC B will generate very little climate change impact. The dwelling design could achieve EPC A or higher with renewable energy technologies such as PV solar panels to further reduce carbon footprint (to be confirmed in Reserved Matters application).

- 2.5 The material difference between F/YR17/1167/O and the current application is FDC can currently demonstrate a 5-year housing supply, as such the presumption under para 8 of the NPPF is not automatic in this case. However, the site clearly benefits from a historic appraisal for its sustainability under the same local plan, and the development can be considered infill between two residential dwellings on land approved for residential use.
- 2.6 The site is located within a flood zone 1 risk area and as such passes the sequential test. There are areas of flood risk zone 2 and 3 near to the site, but these are outside of the development boundary – Roman Bank is in Flood Zone 1.

3. DESIGN & LAYOUT

- 3.1 Submitted with the accompanying application is an illustrative site with a dwelling footprint. The dwelling design and site layout are not matters committed with the outline application and shall be confirmed in a further Reserved Matters application.
- 3.2 Although, the internal layout is likely fixed as the vehicle access is committed as under F/YR19/0226/RM for The Chestnut, thus a driveway needed to access the existing dwelling. The parking spaces for the new dwelling is directly forward of the access to allow the occupiers to drive in and turn within the site to leave in forward gear. There is an IDB adopted drain to the rear of the site as noted, assumed a 6m clearance as allowed on other developments along the road – to provide a maintained paddock area connecting to the garden.

4. USE

- 4.1 Proposed development is for self-build C3 market dwelling.

5. AMOUNT & SCALE

- 5.1 The proposed development is for 1no. dwellinghouse only.
- 5.2 As mentioned in para 3.1, the site plan is indicative where the dwelling design is to be confirmed in a Reserved Matters application. However, the number bedrooms are restricted to the number of available parking spaces for the development. As per FDC car parking standards contained within the local plan, the maximum number of bedrooms for the dwelling is likely 3 based on only 2no. car parking spaces.
- 5.3 For 3no. bedrooms to be provided for a dwelling on the indicative footprint, the dwelling will need to be 2-storey. A 2-storey dwelling is considered appropriate since The Chestnuts is 2-storey, and the new dwelling has a reasonable distance to the single-storey Churchill Lodge.
- 5.4 The site is located within a flood zone 1 risk area, therefore, a 2-storey dwelling is not required for flood risk. However, the additional floor would provide a refuge location in the sudden event of a flood risk.

6. APPEARANCE

- 6.1 The proposed development is submitted in outline form and only committing the access, as such, the appearance of the is to be confirmed in a later Reserved Matters application. Likely, the development will incorporate brick as the primary elevation finish to match the local buildings with the overall appearance being a rural design to assimilate in the context.
- 6.2 The committed vehicle access material is to be tarmac to CCC specification.

7. LANDSCAPING

- 7.1 The proposed development is submitted in outline form and only committing the access, as such, the site landscaping is to be confirmed in a later Reserved Matters application.
- 7.2 Provided on the indicative site plan is new hedgerow to be planted to existing boundaries with retention of existing landscaped boundaries and trees. Tree protection measures are to be adopted with installation of deflectors or similar to shield the driveway surface from tree roots.

8. ACCESS

- 8.1 The proposed vehicle access point is as approved under F/YR19/0226/RM for The Chestnuts located to the north-east corner of the site at the furthest available point from the south bend on Roman Bank.
- 8.2 The proposed access is to be 6m wide for first minimum 5m from road edge to CCC specification.

9. PARKING

- 9.1 The proposed dwelling is to have a minimum of 2no. car parking spaces based on dimension of 6m x 3m. A drain or similar is to be provided between parking and driveway to capture surface water.
- 9.2 Parking for The Chestnuts is not impacted by the development, as existing dwelling has parking in the attached garage and in front of the garage.

10. CONCLUSION

- 10.1 The proposed development site was considered under F/YR17/1167/O as a sustainable location against the three NPPF criteria under the same Local Plan and policies with no material changes to alter that opinion. The development is located within the lowest flood risk and as such passes the sequential test, on land approved for residential use between two existing residential dwellings. As such, the development and site are considered appropriate.
- 10.2 Submitted with the application is a DRAFT Unilateral Undertaking to be finalised during planning application discussion with FDC officer.