
F/YR25/0925/F

**Applicant: Mr D Burgess
Fern Homes**

**Agent: Mr Gareth Edwards
Swann Edwards Architecture Ltd**

Gaultree Farm, High Road, Guyhirn, Wisbech Cambridgeshire PE13 4EA

Erect 4 x dwellings and the formation of an access involving the demolition of existing dwelling and outbuildings

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1. The proposal seeks full planning permission to erect four dwellings in Guyhirn and is considered acceptable in principle as infill development under Policy LP3.
- 1.2. The proposal would provide substandard living conditions for future occupiers, with dwellings providing insufficient private amenity space, contrary to Policies LP2 and LP16.
- 1.3. There is an unresolved objection from the Environment Agency due to insufficient flood risk information, and it has not been demonstrated that the development would be safe over its lifetime, contrary to Policy LP14.
- 1.4. The scheme is acceptable in terms of design and character, highway safety and parking, and ecological impacts can be addressed through conditions.
- 1.5. Overall, the identified harms significantly outweigh the benefits, and the proposal is contrary to the development plan; refusal is therefore recommended.

2 SITE DESCRIPTION

- 2.1. The application site is located on the west side of High Road in Guyhirn. The 0.14ha site includes an existing dwelling known as Gaultree Farm, along with outbuildings, and an area of undeveloped scrubland/ paddock land bounded by mature vegetation. The existing dwelling is separated from the adjacent development to the south by 1.8m close boarded timber fencing. Residential development is situated to the north and south of the site, with the immediate dwellings known as Gaultree Cottage and River Rise house, respectively. To the east, on the opposite side of High Road from the site, is the River Nene, bounded by the existing tidal defences embankment.

- 2.2. The site falls within Flood Zone 1, save for the fringe of the site to the northwest (rear) that falls within Flood Zone 3.

3 PROPOSAL

- 3.1. The application proposes the erection of four dwellings and the formation of a new access, involving the demolition of existing dwelling and outbuildings at the site.
- 3.2. The development proposal comprises 4no. 3-storey, detached dwellings (plots 1 – 4) set in a linear arrangement fronting the highway. Parking for 4 vehicles is proposed either side of the site frontage, with additional parking for a further eight vehicles, with a turning head are set to the rear of the site, accessed via a central shared driveway leading from High Road.
- 3.3. The dwellings are proposed to be constructed of Vandersanden Flemish Antique brickwork with Marley Modern Smooth Grey roof tile. Each dwelling will include its own private amenity area.
- 3.4. Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR24/0276/F	Erect 7 x dwellings (4 x 3-storey 4-bed and 3 x 2-storey 3-bed) and the formation of a new access, involving the demolition of existing dwelling and outbuildings	Refused 22.10.2024
F/YR09/0375/O	Erection of a dwelling involving demolition of existing outbuildings	Grant 21.07.2009

5 CONSULTATIONS

5.1. Wisbech St Mary Parish Council

Approval. Councillors felt this proposal was much more suitable and noted better parking and design.

5.2. Environment & Health Services (FDC)

I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:

- Noise
- Air pollution
- Contaminated land
- Artificial light

I conclude that there are no 'No Objections' to the proposal from an Environmental Health standpoint.

5.3. Cambridgeshire County Council Highways Authority

Recommendation

On behalf of the Local Highway Authority, I raise no objections to the proposed development.

Comments

The development benefits from an existing dropped kerb with the highway. There is good visibility in either direction of the proposed access. The applicant has included what appears to be an adequate turning facility within the site so vehicle can enter the highway in a forward gear. However, the dimensions / size of the vehicle shown (presumed standard FDC refuse vehicle) is not shown. Therefore, I would recommend that the planning authority are satisfied that this facility is adequate for FDC refuse vehicles prior to the determination of this application.

In the event that the LPA are mindful to approve the application, please append the following.

Conditions and Informatives to any consent granted

Parking/Turning Area: Prior to the first occupation of the development the proposed onsite parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Informatives

Works in the Public Highway This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

5.4. **Natural England** **NO OBJECTION**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

5.5. **FDC Ecology**

Impact on designated sites

The application site is within 500m of the Nene Washes SPA, SAC, SSSI and Ramsar nationally designated sites. However, given the size, scale and type of development planned I would not consider that the proposals will have any effects on the integrity of these nationally designated sites.

Impact on notable habitats

I would accept that the proposals will not affect any priority or notable habitats.

Impact on protected and notable species

I would accept that the development will not affect any specially protected or

notable species.

Biodiversity Net Gain

The development will result in a loss in Biodiversity, contrary to the statutory requirement for the development to achieve an overall gain in Biodiversity of at least 10%. Off-site habitat creation and/or enhancement will need to be provided in order to meet the BNG requirement. I would advise:

- That a Biodiversity Gain Plan (BGP) will be required to be provided pre-commencement by the statutory Biodiversity Gain Condition which will apply to any permission which may be granted to the proposals,
- That the BGP should include full details of how and where the off-site habitat gains will be provided.

General Biodiversity Enhancements

In addition to the BNG requirement, the development could benefit from other enhancements for biodiversity, including the installation of bird nesting and bat roosting boxes on the site, post-completion.

I would advise that a biodiversity enhancement plan should be required to be provided by Condition. The landscaping and biodiversity enhancement details to be submitted should include:

- a) Details of boundary fencing, noting that all new garden fencing should be designed to allow hedgehogs to be able to pass through the fencing.
- b) Details of bird and bat boxes to be installed on the site (including elevation drawings)
- c) Details of a landscaping scheme for the site, including planting plans, species to be introduced and planting densities.

The approved landscape and biodiversity enhancement schemes shall be maintained thereafter in perpetuity.

Reason: Policies LP16 & LP19 (to protect and enhance biodiversity).

Protection of nesting birds

No vegetation clearance required to facilitate the proposals 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).

5.6. **Environment Agency**

Thank you for your consultation dated 03 February 2026. Following further discussions in relation to the proposed development, we are maintaining our objection to this planning application. Further information on our position can be found in the flood risk section below.

Flood Risk

In our previous letter referenced AC/2026/133273/01, dated 21 January 2026, we recommended that finished floor levels of the development should

be 1.3m above ground level unless a more detailed analysis into the ground levels and maximum depths is carried out. This recommendation was based on the Fenland Level 2011 SFRA which requires a finished floor level 300mm above the modelled depths.

We acknowledge that the request for 1.3m finished floor levels in our previous response was based on information that is now outdated and was replaced by the 2022 SFRA. Whilst the 1.3m floor level requirement was linked to the 2011 SFRA, it should be noted that the underlying flood risk concerns in relation to a possible breach of the flood defences remain relevant.

Aside from our reference to the outdated SFRA, our previous objection based on the lack of a site-specific breach analysis submitted with this planning application remains. This is because the proposed development would be affected in the event of a breach, and this risk should be understood and appropriately managed. Our main concern in the event of a breach would be fast-flowing water directly out falling into the site. The development must therefore include appropriate mitigation measures to address the specific breach impacts and we are pleased to see the inclusion of 2-storeys and no ground-floor sleeping accommodation incorporated into the development plans.

Mitigation measures should be informed by the result of a site-specific breach analysis as requested in our previous letter. It is our view that flood mitigation will need to include raised finished ground floor levels.

If raised finished floor levels are deemed not achievable due to other material constraints, such as ridge heights, the application must include detailed reasoning as to why that is the case. It would then be your responsibility as the Local Planning Authority to determine if these factors outweigh the flood risk on site.

We note that other developments in the surrounding area have proposed finished floor levels in the region of 600mm to 1m above ground level, no ground floor sleeping accommodation and a minimum of 2 storeys to account for breach scenarios.

Overcoming our Objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection.

5.7. North Level Internal Drainage Board

The Board has no objections in principle to the above planning application.

It has been noted that soakaways are indicated as the preferred method of surface water disposal and the applicant is asked to show that soakaway drainage would be a suitable method of surface water disposal for this site.

5.8. Local Residents/Interested Parties

The LPA received seven letters of support for the scheme, all from addresses within Guyhirn. One letter received was from the host property, Gaultree Farm. One letter received included no reasons for support. The other reasons noted for supporting the scheme are outlined in the below table:

Supporting Comments	Officer Response
Development will improve the overall appearance of the site.	Matters relating to character and appearance are discussed in the below assessment.
Positive improvement in the streetscene	
Design reflects local character	
Development will benefit the village as there is a lack of homes.	The Principle of Development is discussed in more detail below.
Provision of more affordable homes	The application seeks 'market housing' and the proposed dwellings do not fall into the NPPF definition of Affordable Housing. Thus, this is not a material consideration of this application.

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 (2021).

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

7.2. National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3. National Design Guide 2021

Context

Identity

Built Form

Movement

Homes and Buildings
Resources
Lifespan

7.4. **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
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

7.5. **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

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

7.6. **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

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

7.7. **Cambridgeshire Flood and Water SPD 2016**

8 KEY ISSUES

- Principle of Development
- Design and Character
- Residential Amenity and Servicing
- Highway Safety & Parking
- Flood Risk
- Ecology, Landscaping and Biodiversity Net Gain (BNG)

9 BACKGROUND

9.1. This application was preceded by a previously refused application to erect 7 dwellings at the site, form an access and demolish the existing dwellings and outbuildings (F/YR24/0276/F). This application was recommended for refusal on the following grounds:

1. Contrary to Policy LP3 – by virtue of the introduction of backland development the scheme was determined to not be considered infill;
2. Contrary to Policy LP16 – by virtue of the introduction of backland development that would be discordant with the core shape of development within the vicinity of the site;
3. Contrary to Policy LP2 and LP16 – by virtue of overdevelopment and low-quality overall amenity;
4. Contrary to Policy LP15 – by virtue of the inappropriate parking arrangements;
5. Contrary to Policy LP14 – by virtue of an inappropriate sequential and exception tests.

Members considered the application at their meeting of 16th October 2024 and resolved to uphold the officer recommendation and refuse planning permission. Subsequently, the current application was received, seeking to address reasons for refusal by way of a reduced quantum of development in a frontage arrangement only.

- 9.2. With regard to the current scheme, on the basis of consultee comments received from the Environment Agency and noting officer concerns regarding overdevelopment, overall character impact, concerns over scale and amenity, an unacceptable Flood Risk Assessment, Officers approached the applicant to make amendments to the scheme and address these matters, in the interest of pro-active working to negotiate an improved development proposal.
- 9.3. The applicant's flood risk consultant liaised with the Environment Agency to address matters such as breach analysis and mitigation measures, which are discussed in more detail within the Flood Risk section below. In respect of concerns regarding the design of the scheme by officers however, the applicant opted not to make any changes to the submitted scheme highlighting the Parish Council's acceptance of the proposal.

10 ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan (FLP) identifies Guyhirn as a 'small village', in which development will be considered on its merits, normally limited in scale to residential infilling or a small business opportunity.
- 10.2. The application site includes a residential dwelling that is proposed to be demolished. Existing frontage residential development is situated to the north and south of the site, with the immediate dwellings known as Gaultree Cottage and River Rise House, respectively.
- 10.3. The current proposal includes 4 frontage plots, which, given the immediate development to the north and south can be considered as infill development and thus accords with Policy LP3 in this regard.
- 10.4. Notwithstanding, the site-specific impacts of any proposal must be considered in relation to the other relevant policies of the FLP, particularly with respect to flood risk (LP14), highway safety and parking (LP15) and design character (LP16) to ensure the overall acceptability of the scheme.

Design and Character

- 10.5. In line with policy LP16, high quality environments will be delivered and protected throughout the district. Proposals for all new development will only be permitted if it can be demonstrated that the proposal meets, *inter alia* criterion d) by making a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.

- 10.6. The proposal seeks to include 4 frontage detached dwellings, which would largely be appropriate in terms of their position when considered against the adjacent built form.
- 10.7. The dwellings are intended to be detached 3-storey dwellings, with the 2nd floor set within the roof space and will appear as two pairs within the streetscene, separated by a central 5m wide access drive. Encompassing merely 5.5m wide by 12.4m deep, the dwellings will be decidedly narrow in appearance, with limited separation of approximately 1.4m between the dwellings.
- 10.8. It is, however, accepted that the dwellings have been largely designed to reflect characteristics of adjacent development (such as through the inclusion of gable rooflines, chimneys, and cross gable front projections) and will use appropriate materials, and will therefore not result in a marked incongruence when viewed against the backdrop of adjacent development and are therefore considered, on balance, acceptable with regard to Policy LP16.

Residential Amenity and Servicing

- 10.9. Policy LP2 states that development proposals should contribute to the Council's goal of Fenland's residents, inter alia, promoting high levels of residential amenity whilst policy LP16 states that development should not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- 10.10. When considering the amenity of existing dwellings to the north and south of the development site, there are no significant concerns regarding direct overlooking from the development to any adjacent dwellings. The proposed dwellings are considered to have standard linear relationships with each other and adjacent development to the north and south. There will be some views possible over the neighbouring gardens however these will be towards the part of the gardens furthest from the dwellings themselves, and similar in nature and extent to those already available from the host property. On that basis, any views from the rear of the proposed dwelling are not sufficient to require refusal of the scheme on the basis of its impact on neighbouring privacy.
- 10.11. Notwithstanding satisfactory neighbouring amenity impacts, consideration of future occupier amenity is also required;
- 10.12. The dwellings are intended as 3 storey, 4-bedroom dwellings, and as indicated on the submitted plans include 3no. double bedrooms and 1no. single bedroom, totalling a possible occupancy of 7 persons per dwelling. Guidance within the "*Technical housing standards – nationally described space standard*" (2015) sets out the minimum recommended requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, as follows:
- *Single bedroom - Min Floor area 7.5m², Min Width 2.15m*
 - *Double bedroom - Min Floor area 11.5m², Min Width (first double room) 2.75m, Min Width (subsequent double rooms) 2.55m*

- 3-storey 4-Bed 7-Person dwelling - Minimum Gross Internal Floor Area 121m²

10.13. The proposed dwellings offer the following in respect of the guidance minimums:

	Min width (m)	Floor Area (m ²)	Compliant
Bedroom 1 (1 st double)	3.698	17.18	Yes
Bedroom 2 (2 nd double)	2.762	12.84	Yes
Bedroom 3 (3rd double)	2.762	7.60	No
Bedroom 4 (Single)	1.930	5.45	No
GF Floor Area		53.31	
FF Floor Area		43.69	
SF Floor Area		26.63	
Total Gross Floor Area		123.63	Yes

10.14. Accordingly, it can be seen that two of the bedrooms within each dwelling are below the recommended minimum space standards, and as such would result in a cramped living arrangement for future occupants within the dwellings.

10.15. In addition, concerns relate to the overall amenity quality of the development. Policy LP16 (h) requires new development schemes to set aside a minimum of a third (33%) of the plot curtilage as private amenity space. The current proposal underdelivers for each plot, with useable amenity space (i.e. the main garden areas) calculated as follows:

Plot	Plot Curtilage (m ²)	Useable amenity space (m ²)	Percentage of total plot (%)
1	261.68	76.13	29
2	201.17	61.84	28
3	221.21	57.78	29
4	261.31	64.60	26

Accordingly, the proposed garden spaces are undersized for the intended dwellings.

10.16. Furthermore, the scheme includes both front and rear parking areas, which will dominate the outlook for both pairs to the streetscene, but will be particularly notable from the main habitable living rooms of plots 2 & 3.

10.17. Thus, given all of these elements, it is considered that the scheme will provide sub-standard accommodation both internally and externally and as such does not comply with the requirements of Policies LP2 and LP16.

Highway Safety & Parking

10.18. Fenland Local Plan Policy LP15 states that new development will only be permitted if, among other things, it can be demonstrated that safe and convenient access to and from the public highway as well as adequate space for vehicle parking, turning and servicing would be achieved. In addition,

appropriate levels of parking provision should be provided in accordance with the Council's defined parking standards as set out in Appendix A of the Local Plan.

- 10.19. The submitted layout plan shows that dwellings will be accessed by a central shared access driveway leading to parking for each dwelling and a shared turning area. The scheme also indicates provision for parking of 2 cars within the rear parking areas, with an additional space per dwelling provided to the front. As such, notwithstanding the position of parking considered above that may affect outlook, the scheme offers an appropriate quantum parking which is consistent with the required provision within the Fenland Parking Standards for 4-bedroom dwellings.
- 10.20. The development has been considered by the CCC Highway Authority, and no objections have been raised subject to the imposition of relevant conditions.
- 10.21. As such, the scheme is considered acceptable, on balance, with respect to Policy LP15, subject to conditions.

Flood Risk

- 10.22. 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.
- 10.23. The application site lies predominately within Flood Zone 1, and accordingly does not require the submission of a Sequential Test. However, the location of the site in close proximity to the River Nene necessitated the need for a Flood Risk Assessment for the site, with particular regard to the likely risk posed to the site in the event of a breach in the embankment of the river near the site.
- 10.24. The submitted FRA did consider the risk of flooding at the site in the event of a breach, using the EA's Flood Hazard Mapping, which concluded the maximum flood depth that could occur within the site should a breach occur would be between 0.5m and 1.0m. Accordingly, based upon this modelling, the FRA recommended that the finished floor level of the dwellings is not less than +2.2m OD (a minimum of 0.3m above ground level) and that there should be flood resilient construction up to 1m above ground level, by virtue that the dwellings were not single storey.
- 10.25. However, it should be noted that the depths quoted were based on a breach occurring approximately 230m northeast of the application site. In correspondence with the applicant, and noting their earlier comments on this matter, the EA objected to the FRA and requested that it was improved to include a site-specific breach analysis to ensure that the risk was clearly understood and properly mitigated and the flood depths quoted could be much higher at the site should a more localised breach occur.
- 10.26. Notwithstanding this objection by the Environment Agency, the applicant opted not to undertake a site-specific breach analysis to fully consider the potential

risk and properly inform the mitigation measures that may be required. Accordingly, the EA maintained their objection to the scheme.

- 10.27. Thus, given the evidence submitted it cannot be confirmed if the measures proposed would be appropriate to mitigate flood risk in the event of a flood on the basis of an appropriate breach hazard analysis being undertaken to satisfy the Environment Agency.
- 10.28. As such, whilst it is acknowledged that mitigation in the event of a breach may be possible, the actual circumstances regarding hazard depths are unknown should a more localised breach occur. Therefore, it is considered that the application was supported by insufficient evidence to satisfy that future users of the development will not be placed in danger from flood hazards throughout its lifetime, and as such is contrary to Policy LP14.

Ecology, Landscaping and Biodiversity Net Gain (BNG)

- 10.29. 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 offsetting. 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.
- 10.30. In accordance with statutory guidelines, the application was supported by an Ecological Impact Assessment and a Biodiversity Net Gain Metric and Assessment. The Ecology Report concluded that there will be no impacts to protected species or habitats, with recommendations for enhancement where appropriate, which can be secured by condition. No objections were raised to the submitted assessments by the FDC Ecology Team, subject to conditions.
- 10.31. The Biodiversity Assessment concluded that the development would result in a loss in biodiversity, contrary to the statutory requirement for the development to achieve an overall gain in biodiversity of at least 10%. As such, off-site habitat creation and/or enhancement will need to be provided in order to meet the statutory BNG requirement. As such, it is necessary to impose the standard Biodiversity Net Gain condition to ensure the scheme complies with Policies LP16, LP19 and the Environment Act 2021.
- 10.32. Given the above, subject to conditions, the scheme will be capable of compliance with Policies LP16 and LP19.

11 PLANNING BALANCE and CONCLUSIONS

- 11.1. The proposed development comprises four frontage dwellings within the village of Guyhirn, which is identified under Policy LP3 of the Fenland Local Plan as a small village where development will normally be limited in scale and considered on its merits. In principle, the siting of four dwellings between existing residential properties to the north and south is capable of being regarded as infill development and therefore aligns with the overarching spatial strategy of Policy LP3.

- 11.2. However, the acceptability of the scheme must be determined through a full assessment against all relevant Local Plan policies and material considerations. In this regard, the proposal raises significant concerns.
- 11.3. Whilst the scheme is broadly acceptable in terms of design and character in accordance with Policy LP16, highway safety and parking provision in accordance with Policy LP15, and ecological impacts can be appropriately mitigated and enhanced through conditions to accord with Policies LP16 and LP19, these benefits attract only moderate weight in favour of the development.
- 11.4. In contrast, substantial harm has been identified in several key areas. The proposal would provide substandard living conditions for future occupiers. Internal accommodation falls below the minimum room sizes as set out within the nationally described space standards guidance, and external amenity provision falls below the policy requirement, resulting in a poor-quality living environment. These deficiencies conflict with Policies LP2 and LP16 and carry significant weight against the proposal.
- 11.5. In addition, the application fails to adequately address flood risk concerns. In the absence of a robust, site-specific breach analysis, it has not been demonstrated that future occupiers would be safe from flood hazards over the lifetime of the development. The sustained objection from the Environment Agency and the lack of sufficient evidence to support appropriate mitigation measures results in clear conflict with Policy LP14. This matter carries substantial weight against the proposal.
- 11.6. When considered in the round, although the principle of development is acceptable and there are no overriding concerns in respect of design and character, highways or ecology (subject to conditions), these benefits are clearly outweighed by the identified harms relating to poor residential amenity, and unresolved flood risk.
- 11.7. Accordingly, the proposal is not considered to represent sustainable development and is contrary to the development plan as a whole. It is therefore recommended that planning permission be refused.

12 RECOMMENDATION

Refuse, for the following reasons;

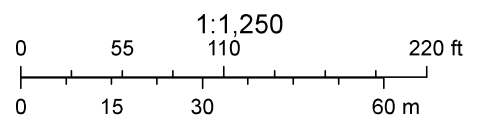
Reasons

1	<p>Policies LP2 and LP16 of the Fenland Local Plan (2014) require development to deliver high quality environments by promoting high levels of residential amenity. The proposed dwellings would provide a poor standard of accommodation for future occupiers. The internal layout and floorspace of the dwellings would result in a cramped living arrangement, and the level of private amenity space provided is inadequate. These deficiencies would result in a substandard living environment, harmful to the residential amenity of future occupants. The proposal is therefore contrary to Policies LP2 and LP16 of the Fenland Local Plan.</p>
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2	<p>Policy LP14 of the Fenland Local Plan, Section 14 of the National Planning Policy Framework (2019) and Cambridgeshire Flood and Water Supplementary Planning Document (2016) require development proposals to evidence they will be safe for the lifetime of the development and criterion (d) requires the submission of a site specific flood risk assessment, demonstrating appropriate flood risk management and safety measures and a positive approach to reducing flood risk overall, and without reliance on emergency services. The application fails to demonstrate, through a robust and site-specific flood risk assessment and breach analysis, that the development would be safe for its lifetime, without increasing flood risk elsewhere. In the absence of sufficient information and having regard to the sustained objection from the Environment Agency, it has not been satisfactorily demonstrated that future occupiers would be safe from flood hazards or that appropriate mitigation measures can be secured. The proposal is therefore contrary to Policy LP14 of the Fenland Local Plan and national planning guidance relating to flood risk.</p>
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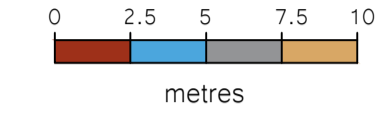


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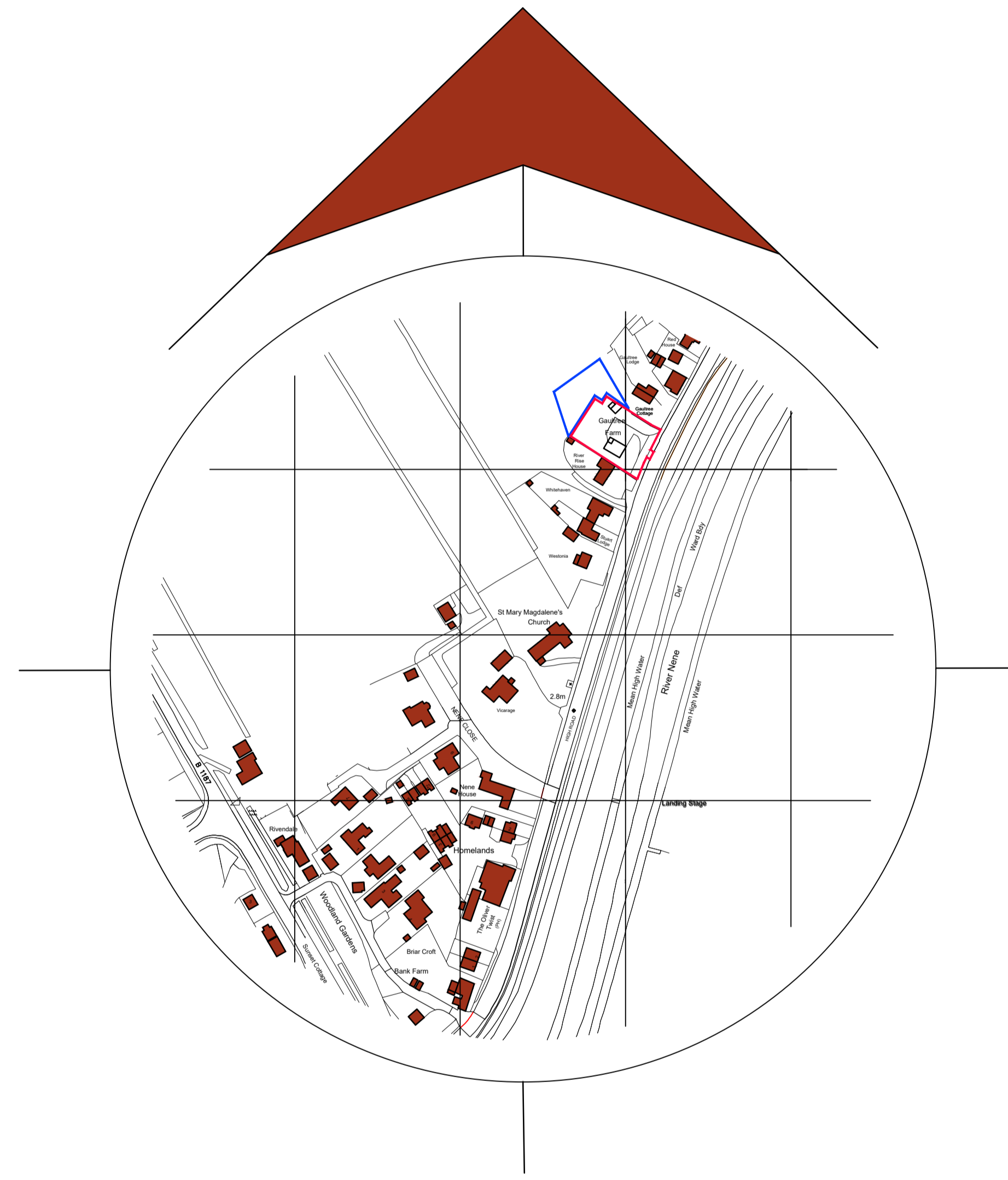
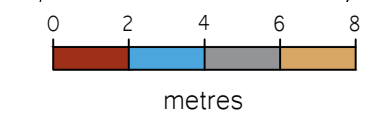




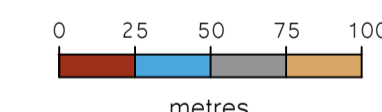
Proposed Street Scene
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Site Plan
Scale: 1:200

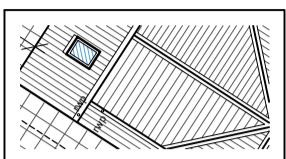

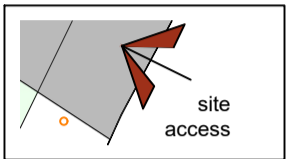
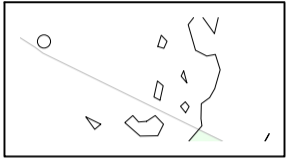

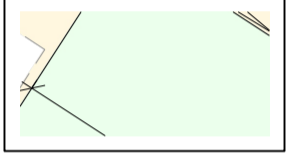
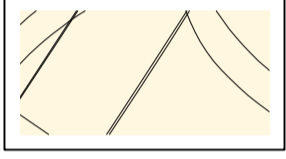

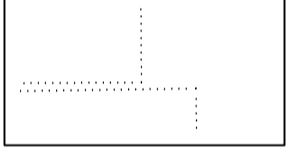
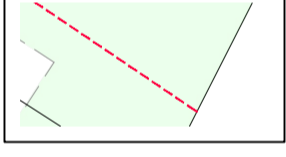


Location Plan
Scale: 1:2500



General Notes
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4. Any discrepancies are to be brought to the designers attention.

SITE PLAN KEY

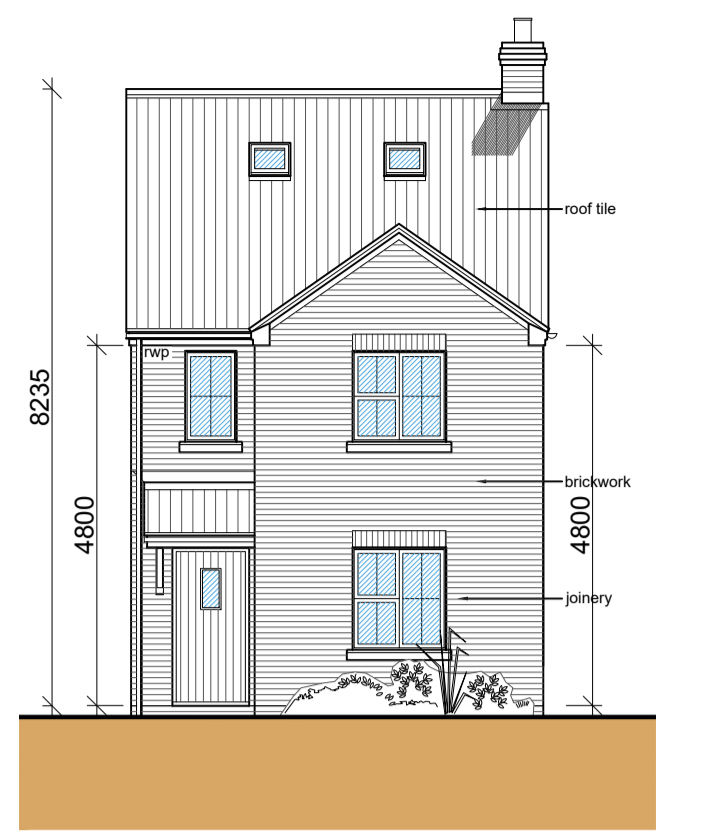
-  Indicates proposed buildings
-  Indicates un-surveyed buildings taken from OS Map
-  Indicates site access to Cambs CC Highways specification
-  Indicates existing surveyed trees and hedges
-  Indicates proposed trees and hedges
-  Indicates proposed grass area
-  Indicates proposed hard surface area with fire appliance turning
-  Indicates proposed patio area
-  Indicates features to be demolished
-  Indicates temporary Heras fencing during the construction period with hand digging within root areas

Status
FOR APPROVAL

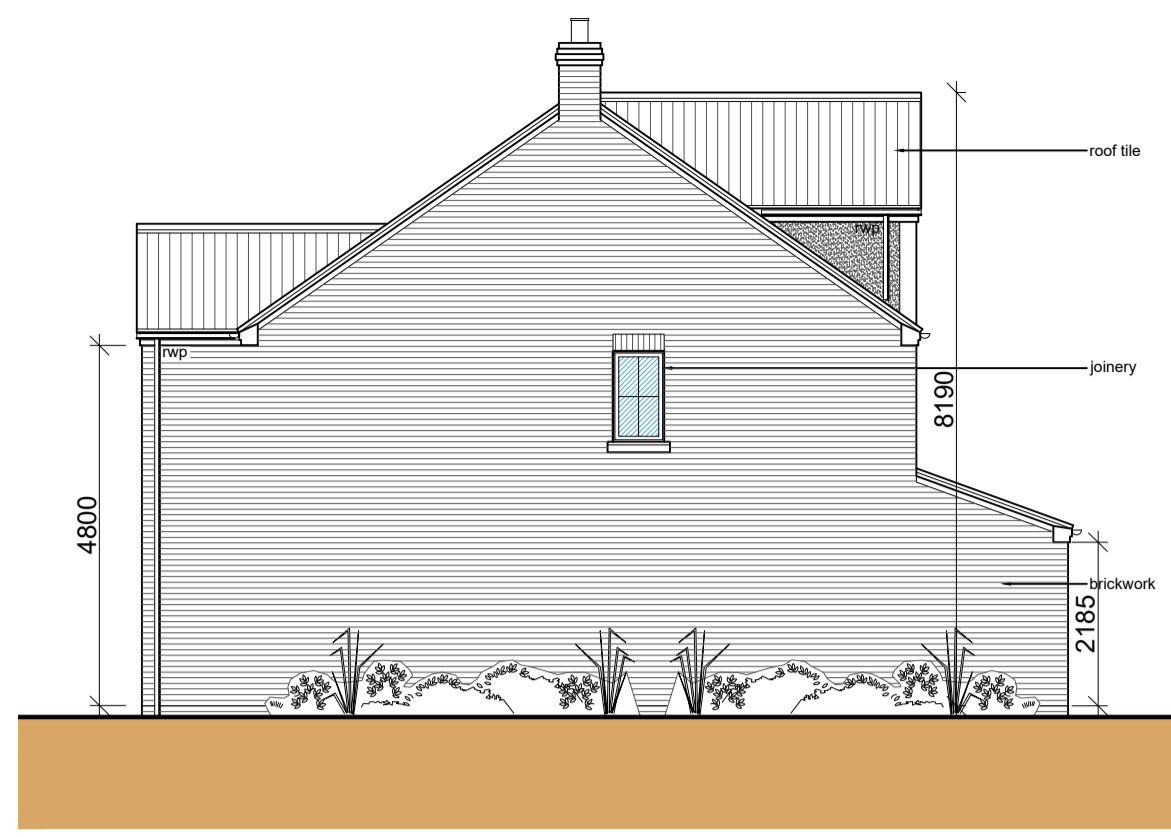


Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
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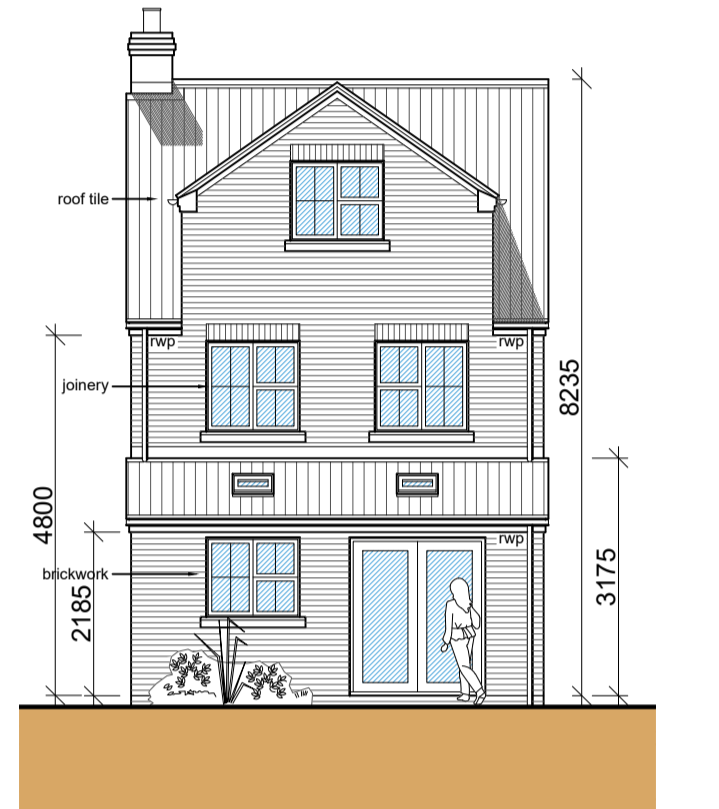
Job Title Proposed 4No. Dwellings Gaul Tree Farm, High Road Guyhirn, Wisbech, Cambs For: Fern Homes Ltd.	Date August 2023	Drawn by GT Checked by GE
Drawing Title Planning Drawing Site & Location Plan	Job No. SE-1831 Dwg No. PP1000	Sheet Size A1 Revision H



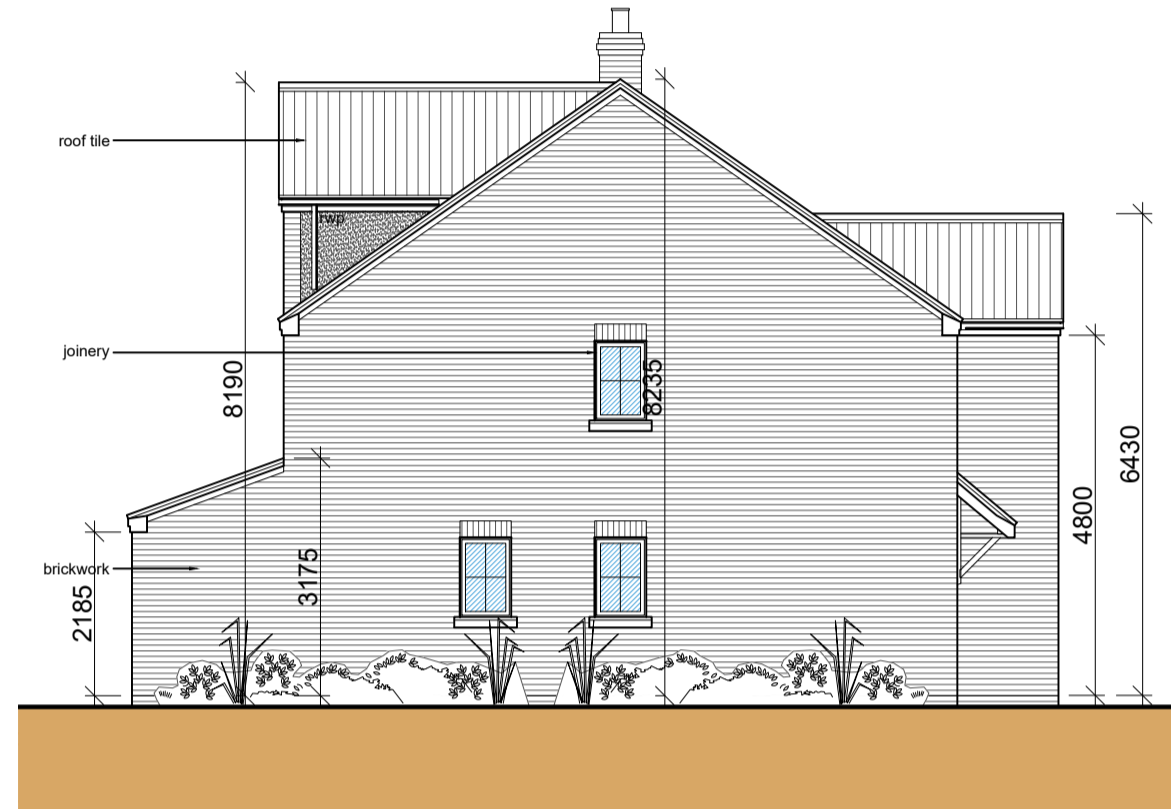
Front Elevation
Plots 183 - Scale: 1:100



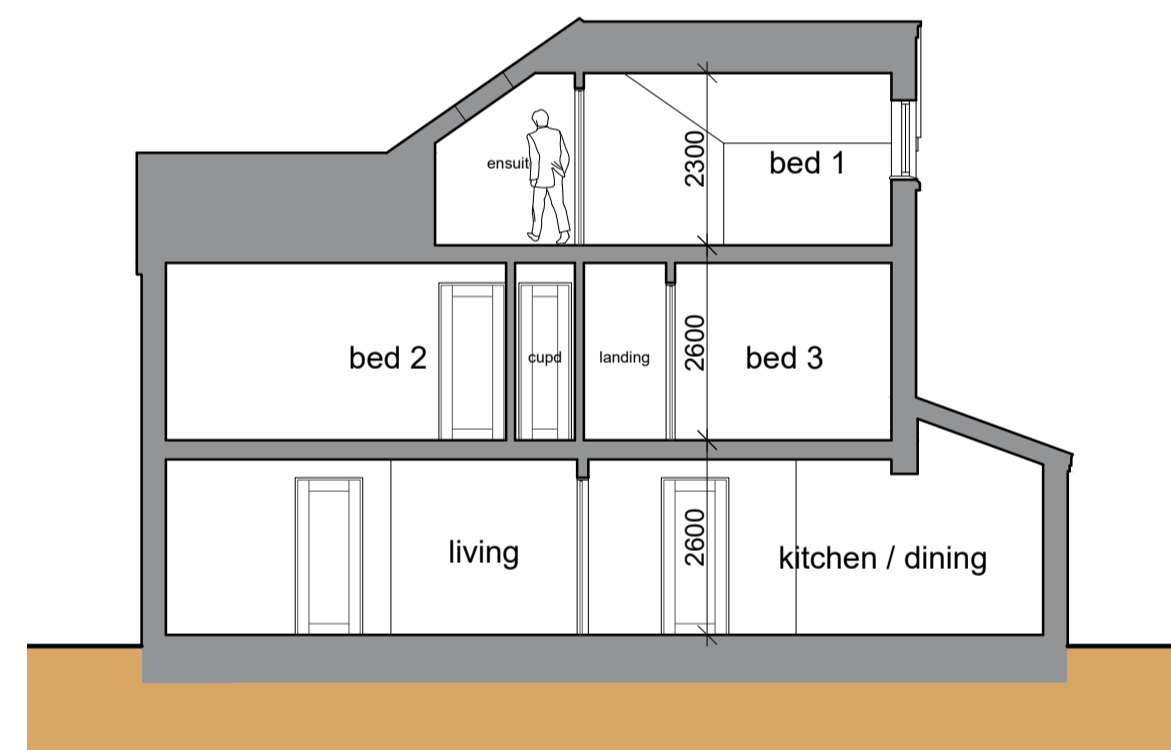
Side Elevation
Plots 183 - Scale: 1:100



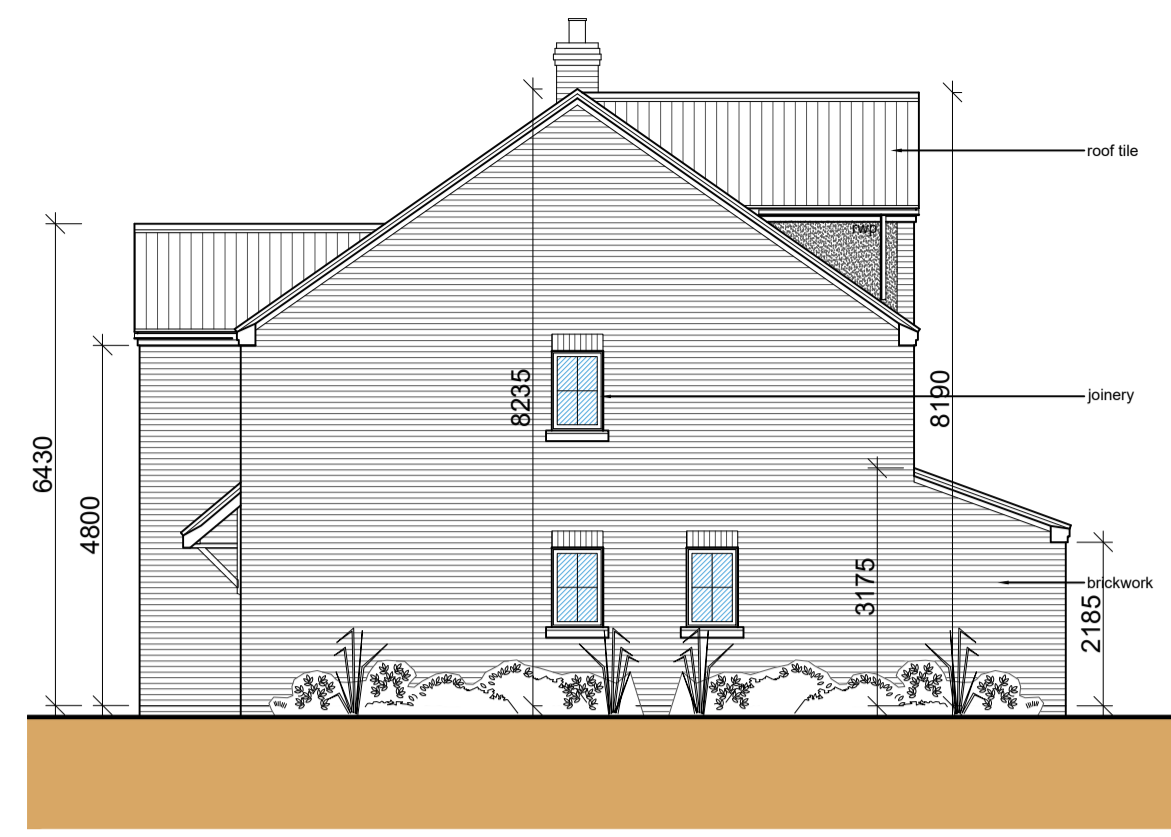
Rear Elevation
Plots 183 - Scale: 1:100



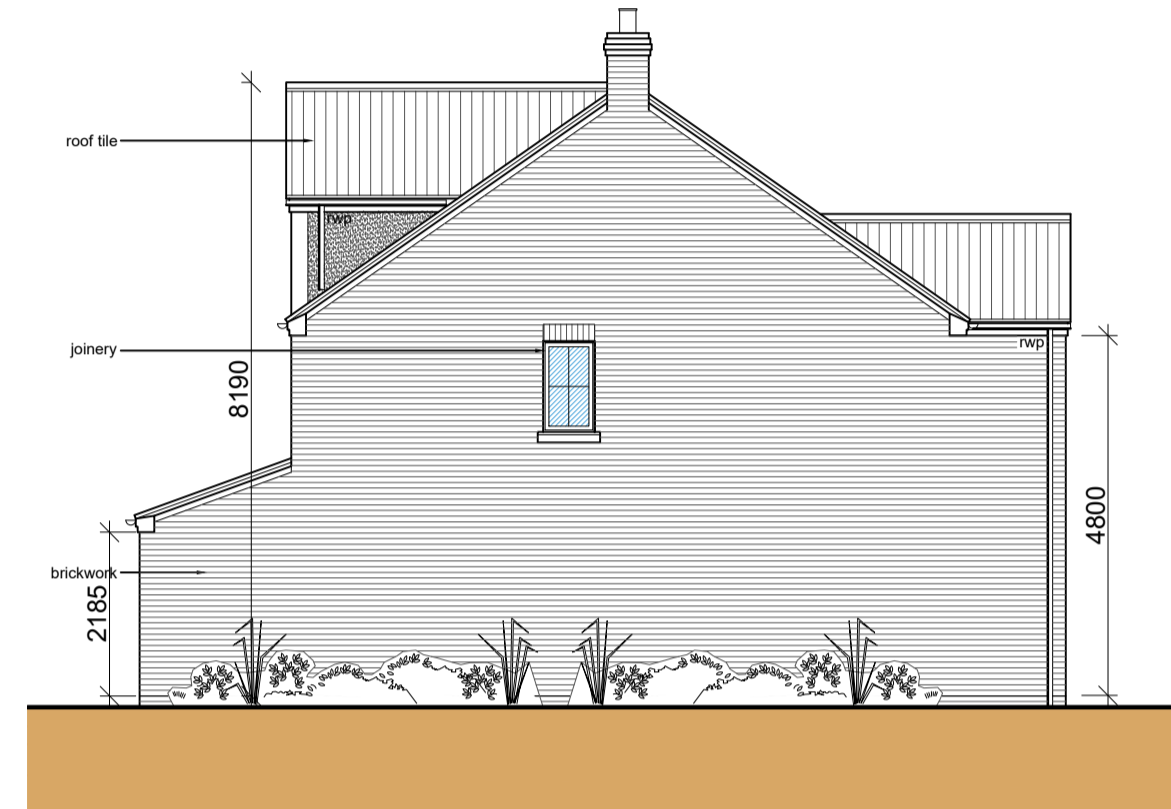
Side Elevation
Plots 183 - Scale: 1:100



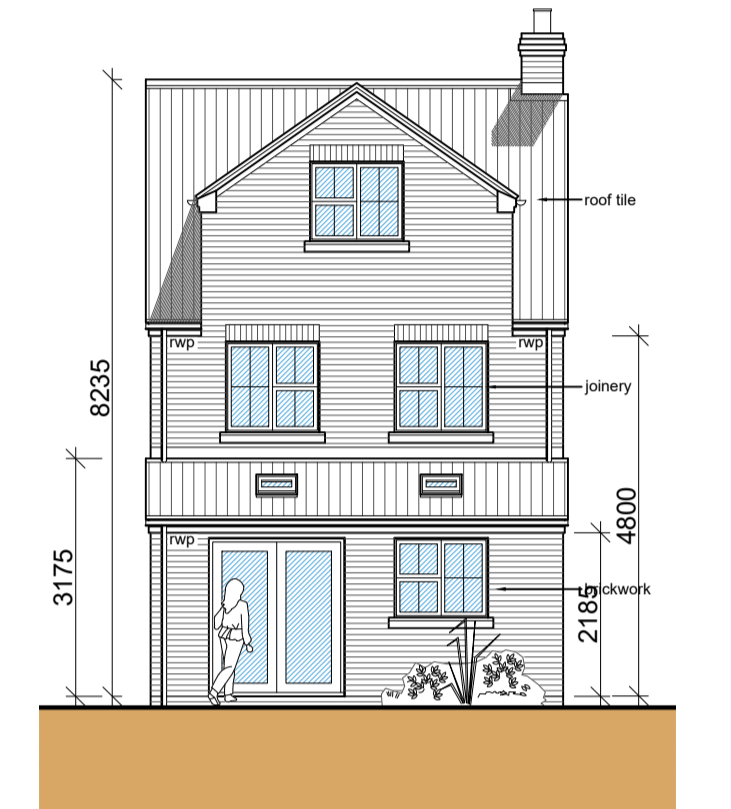
Section A-A
Plots 183 - Scale: 1:100



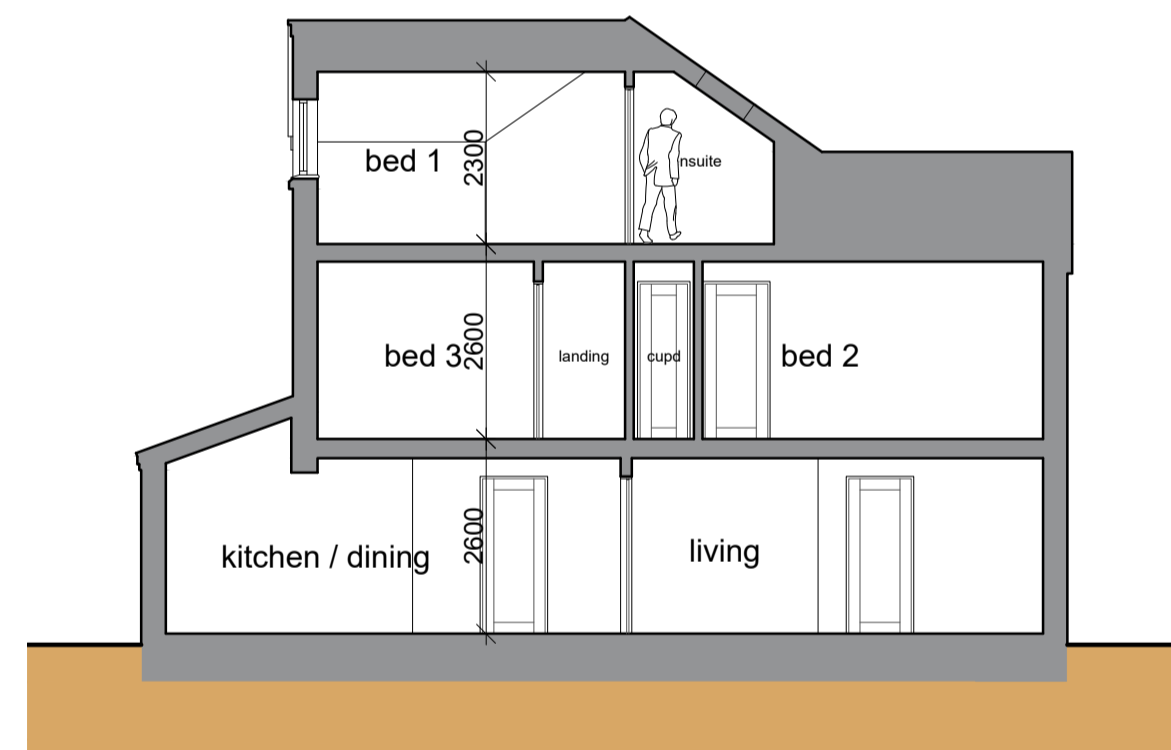
Front Elevation
Plots 284 - Scale: 1:100



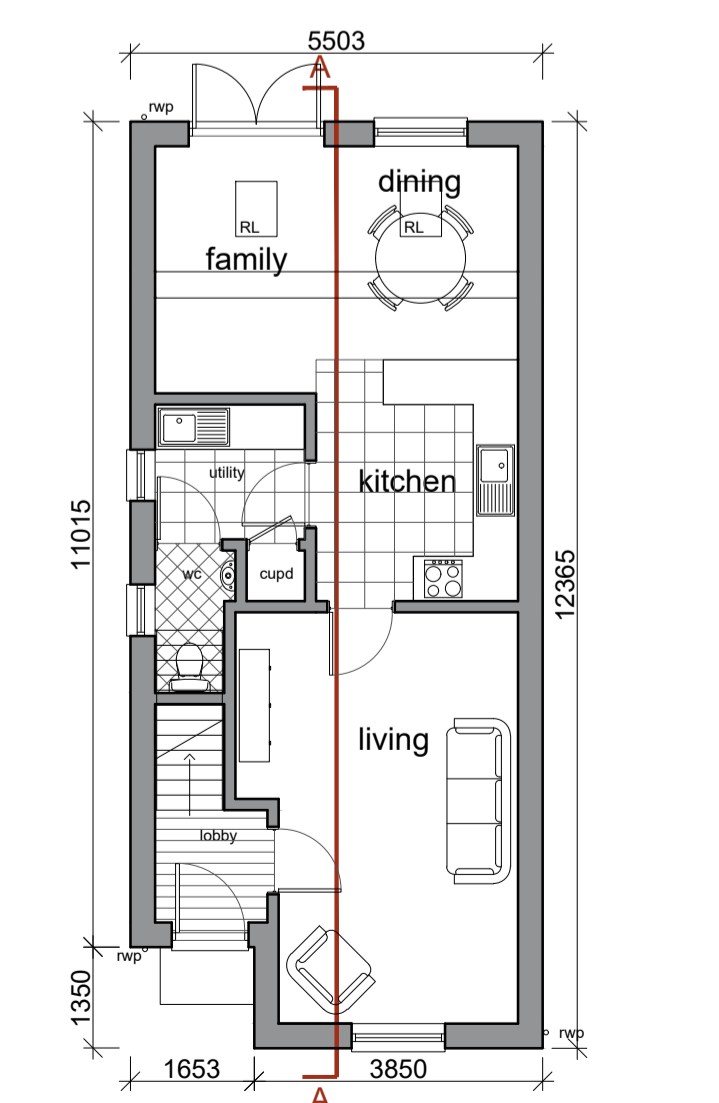
Side Elevation
Plots 284 - Scale: 1:100



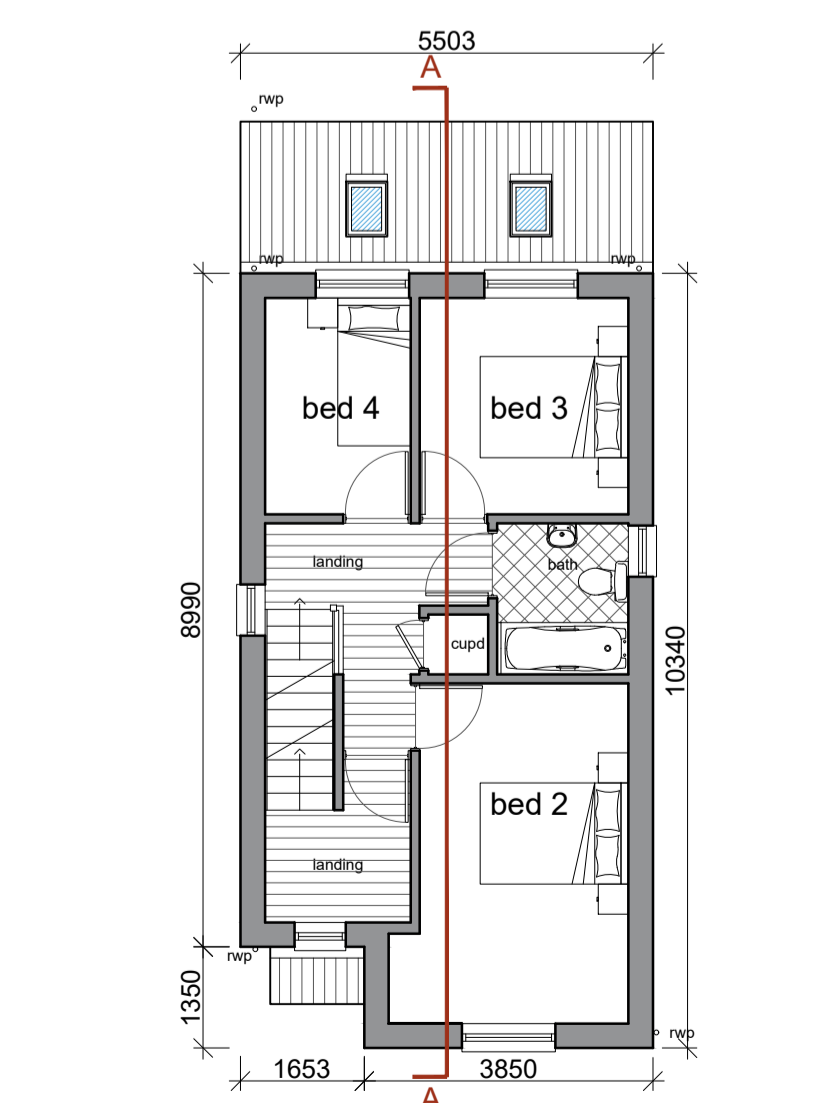
Rear Elevation
Plots 284 - Scale: 1:100



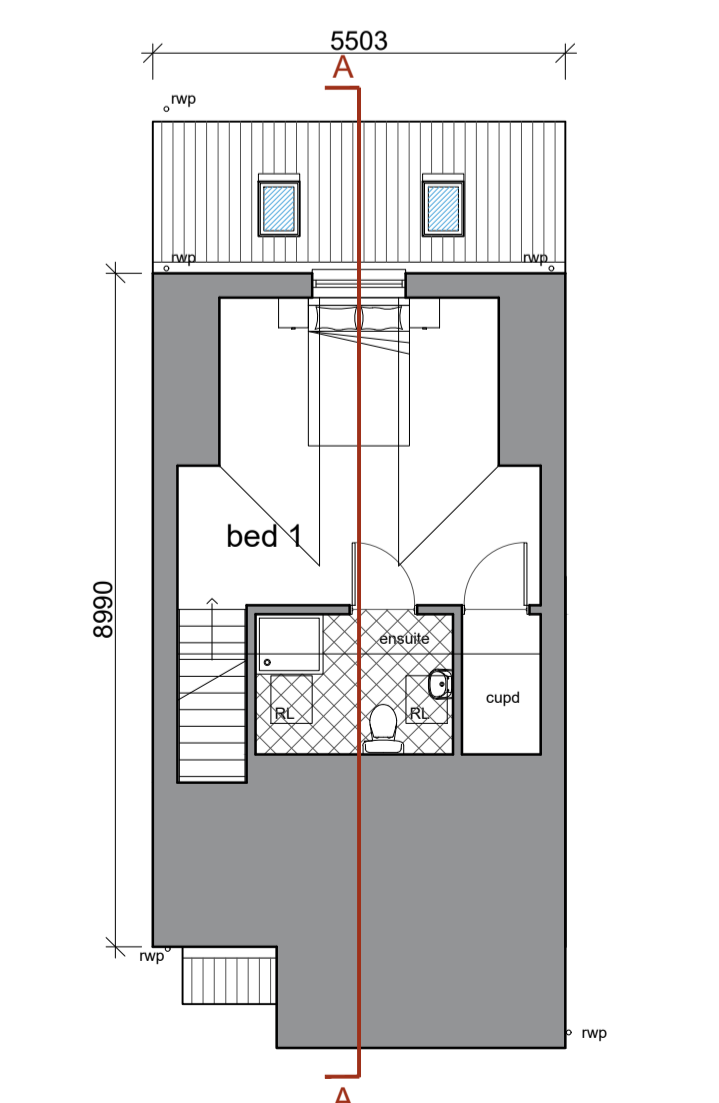
Section B-B
Plots 284 - Scale: 1:100



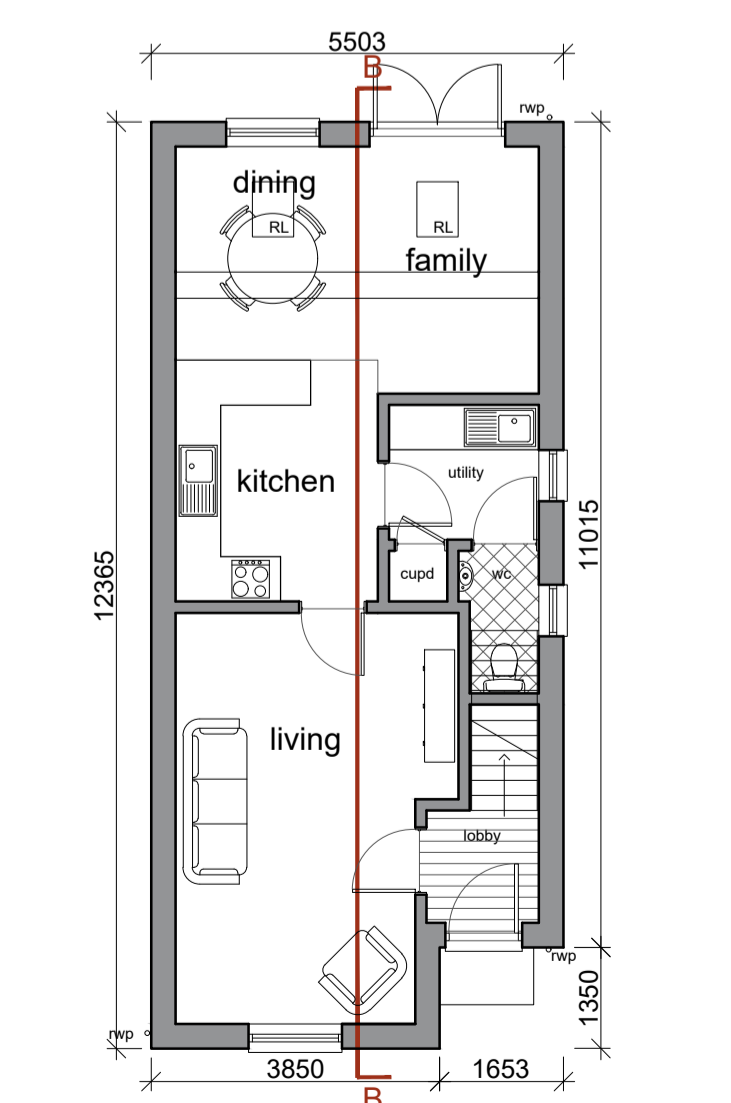
Ground Floor Plan
Plots 183 - Scale: 1:100



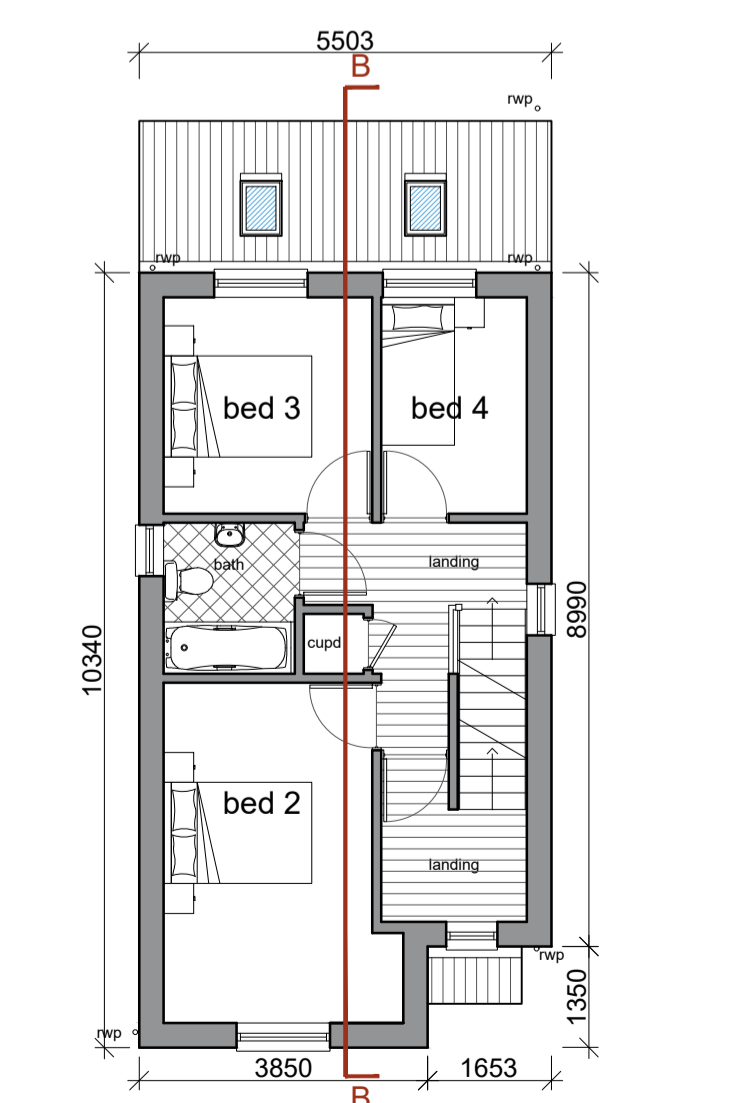
First Floor Plan
Plots 183 - Scale: 1:100



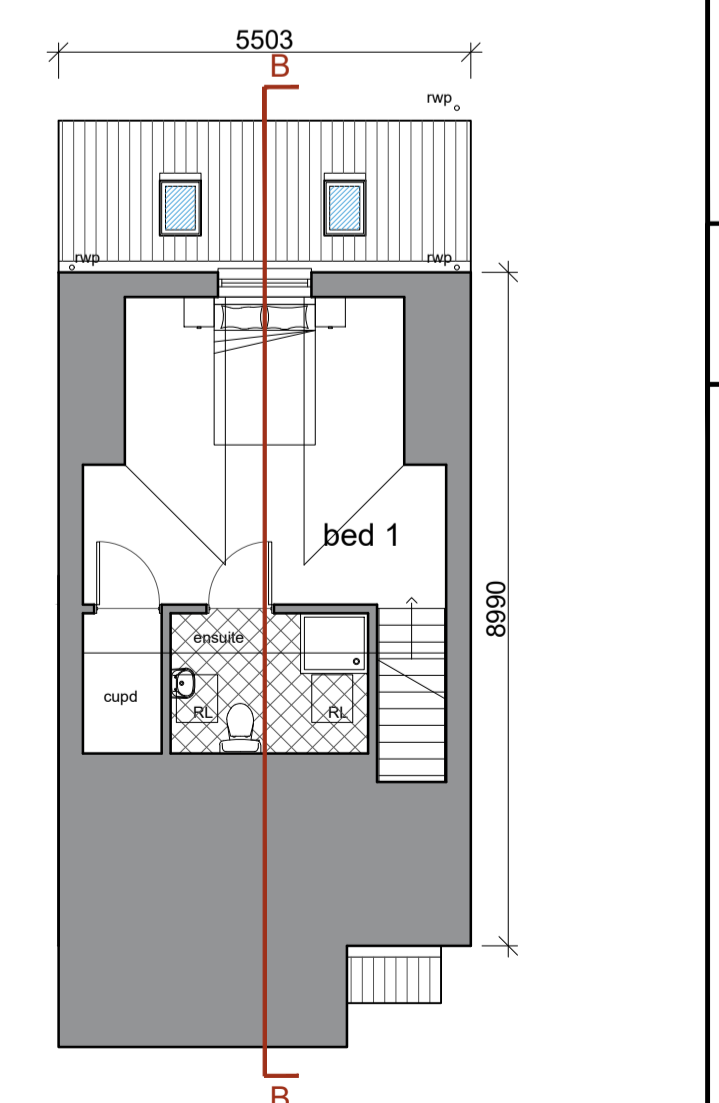
Second Floor Plan
Plots 183 - Scale: 1:100



Ground Floor Plan
Plots 284 - Scale: 1:100

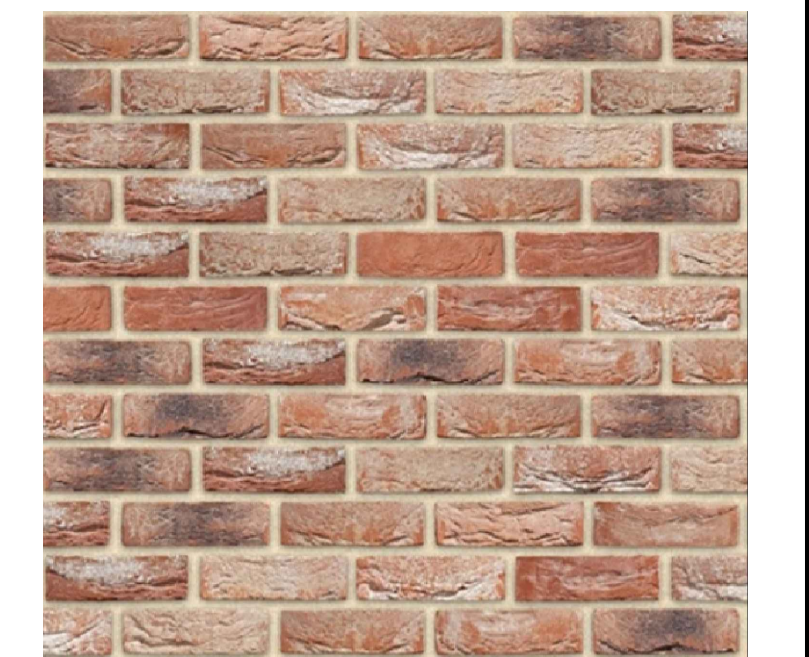


First Floor Plan
Plots 284 - Scale: 1:100



Second Floor Plan
Plots 284 - Scale: 1:100

- General Notes**
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Vandersanden - Flemish Antique



Marley - Modern Roofing Tile - Smooth Grey

FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

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Job Title Proposed 4No. Dwellings Gaul Tree Farm, High Road Guyhirn, Wisbech, Cambs For: Fern Homes Ltd.	Date January 2023	Drawn by GT Checked by GE
Drawing Title Planning Drawing Floor Plans, Elevations & Sections	Job No. SE-1831	Sheet Size A1
	Dwg No. PP1100	Revision C