

**Application Number: F/YR14/0343/F**  
**Minor**  
**Parish/Ward: Whittlesey/Delph**  
**Date Received: 24 April 2014**  
**Expiry Date: 19 June 2014**  
**Applicant: Mr W Green**  
**Agent: Montgomery Forgan Associates**

**Proposal: Extension of the existing mobile home park to provide a total of 31 mobile homes (revised format to F/YR11/0337/F)**

**Location: Newhaven Estate, Commons Road, Whittlesey**

**Site Area/Density: N/A**

**Reason before Committee: This application has been called into Planning Committee by Cllr Mayor due to concerns relating to Flood Risk and Drainage.**

## **1. EXECUTIVE SUMMARY/RECOMMENDATION**

Planning permission was granted by Planning Committee in 2012; however the permission was not implemented in accordance with the approved details. This application therefore seeks retrospective planning permission for the siting of 31 mobile units and the re-profiling of the land. 31 concrete pads have been laid and 8 park homes are in situ and occupied.

Policy LP3 of the emerging Core Strategy sets out the settlement hierarchy of towns and villages within Fenland. Whittlesey is identified as an 'other market town' where the majority of the district's new housing should take place.

Policy LP5 Part C seeks housing solutions that meets the needs of all sectors of the community.

Policy LP14 (Part B) seeks to ensure that development is located outside of Flood Zones 2 and 3, unless the application has satisfied a sequential test, undertaken an exception test (if necessary), demonstrated it meets an identified need and has undertaken a flood risk assessment and reduced flood risk overall.

Policy LP16 supports development that makes 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.

The North Level Drainage Board consider that the scheme would provide a satisfactory surface water drainage scheme, as well as scheme to improve the awarded water course along the west of the site. Subject to these measures being implemented the development would satisfactorily mitigate any adverse flood risk arising from the development.

The layout of the development is considered to be satisfactory in terms of its arrangement within the site and provides for individual amenity areas adjoining for existing and future on and off-site residents.

The scheme is considered to accord with Policies LP1, LP2, LP5, LP14 and LP16 and the scheme is therefore recommended for approval.

## 2. HISTORY

Of relevance to this proposal is:

2.1	F/YR11/0337/F	Extension of existing caravan park and siting of 31no park home units	Committee Approve, October 2012
	F/YR08/0220/F	Extension of existing caravan park (21 static mobile homes)	Delegated Refusal, May 2008
	WU/72/186/F	Construction of 23 individual caravans and erection of toilet block.	Granted 29/01/1973
	WU/70/92/D	Use of land as a caravan site for 15 caravans & erection of toilet block.	Granted 15/10/1970

## 3. PLANNING POLICIES

### 3.1 National Planning Policy Framework:

- Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.
- Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants and conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Further ... encourage multiple benefits from the use of land in ... rural areas, recognising that some open land can perform many functions (such as for wildlife...)
- Paragraph 58: Planning policies ... decisions should aim to ensure that developments ... respond to local character and history, and reflect the identity of local surroundings.
- Paragraphs 9 and 64: 'Pursuing sustainable development involves seeking positive improvements in the quality of the built ... environment ... permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.
- Paragraph 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

### 3.2 Fenland Local Plan (2014).

LP1 – Presumption in Favour of Sustainable Development

LP3 – Settlement Hierarchy

LP5 – Meeting Housing Need

LP14 – Responding to Climate Change

LP15 – Creation of a More Sustainable Transport Network

LP16 – Protecting High Quality Environments

## 4. CONSULTATIONS

- 4.1 ***Anglian Water*** No objection – requests a note to applicant be attached with respect to assets.
- 4.2 ***Environment Agency*** No objections – foul drainage would be to mains and previously recommended discharge of contamination conditions under F/YR/12/3106/COND
- 4.3 ***North Level*** No objection in principle to the proposed surface water drainage scheme. Due to the state of the awarded watercourse details of piping the watercourse shall be secured.
- 4.4 ***Middle Level*** No objection subject to a drainage strategy being secured which provides details of surface water drainage and ownership and maintenance. Requests condition re dealing with treated effluent.
- 4.5 ***Parish Council*** Object raising the following concerns;
- Substantial increase in units;
  - There are trees and shrubs on site;
  - Levels
  - Landscaping
  - Surface water drainage
  - Flood Risk
  - Overdevelopment of the site
  - Inadequate infrastructure;
  - Amenity Space
  - Privacy
  - Highway and pedestrian safety
  - Contamination
- 4.6 ***Environmental Health Officer*** No objection – an investigation has been carried out on the site of the proposed extension.

The investigation has shown that although there is one area of localised contamination above guideline values the site can be deemed suitable for its intended end use, given that the caravans are placed upon hard standing.

4.7 **Highways**

Comments – Requests improvements to the site access and Commons Road to improve the pedestrian route and vehicle access to the site. The installation of lighting columns to improve safety and security would also be welcomed.

4.8 **Tree Officer**

No objection subject to an arboricultural method statement and landscaping scheme being submitted.

4.9 **Local Residents**

3x letters of representation have been received raising the following matters:

- Surface water drainage and flooding
- Highways and Access
- Boundary dispute
- Land ownership
- Redline plan
- Privacy

**5. SITE DESCRIPTION**

5.1 The site currently consists of 31 concrete pads, 8 of which are currently occupied leaving 23 mobile homes to be installed on the application site. A looped vehicular access has been part implemented, which has been surfaced using hardcore. There are two protected trees to the south-west of the site and an awarded watercourse to the west. The site is accessed via Common Drove from Stonald Drive.

The application site is surrounded by residential properties of differing styles and layouts. Part of the application site has been occupied by residential caravans for over 40 years; therefore the site has had an opportunity to develop its own character area.

The site is located within Flood Zone 1; however the northern edge (and football pitch beyond) is within Flood Zone 3. Within the latter area there are no mobile homes to be sited.

**6. PLANNING ASSESSMENT**

The key issues for consideration to this application include:

1. Principle of Development
2. Design and Layout
3. Access and Parking

4. Neighbour amenity
5. Ground Works
6. Other Matters

## 6.1 **2. Principle of Development**

Whittlesey is identified by Policy LP3 as an 'Other Market Town' where the majority of the district's new housing should take place. Policy LP5 (Part C) seeks to provide housing to all sectors of the community. The principle of development can therefore be considered subject to addressing the following matters. A proposal for mobile homes would therefore be acceptable in principle.

### **3. Flood Risk and Drainage**

Local residents have raised concern with issues of flood risk and surface water drainage. Mobile homes are identified particularly as a vulnerable use in these higher flood risk areas. However, only the northern edge of the site is located within Flood Zone 3, with the main developable part of the site being located within Flood Zone 1. As such the principle of mobile homes on the site is accepted as it the lowest flood risk land.

Anglian Water have raised no objection subject to an informative with respect to safeguarding their drainage infrastructure being attached should permission be granted. Middle Level Drainage Board have raised no objection subject to details of treated effluent flows being submitted to and approved in writing by the Local Planning Authority by way of a planning condition.

A scheme for surface water drainage has been accepted in principle by the North Level Drainage Board and is considered satisfactory to deal with surface water arising as a result of the future use of the site. North Level Drainage Board have also recommended that the awarded water course, which bounds the west of the site, be piped.

Subject to these details being implemented the development is considered to mitigate against any adverse flood risk which would arise and therefore complies with Policy LP14 of the Fenland Local Plan (2014) and the NPPF (2012).

### **4. Design and Layout**

The scheme has been submitted pursuant to the approval in relation to 31 mobile homes. The scheme proposes to regularise the siting of 31 concrete pads for individual mobile homes; eight concrete pads are occupied by mobile homes. The design of the residential units varies; for example Plot 1 is larger than plots 16, 17 and 18 however the principle of the proposed layout and use is accepted.

The site has an established character area and the principle of mobile homes being located on the site has recently been approved, therefore subject to conditions the design and layout of the mobile home park would not have an unacceptably adverse impact on the character or appearance of the area, and would accord with Policy LP16 of the Fenland Local Plan (2014) and the NPPF (2012).

The scheme would go towards meeting a wider need of housing and therefore accords with LP5 of the Fenland Local Plan (2014).

### **5. Neighbour Amenity**

Concerns were raised with respect to a loss of privacy from Plot 10 to No. 49 Yarwell Headlands. Further to discussing the matter with the owner and Agent it has been agreed to increase the height of the fence by an additional 600mm, which would ensure that the privacy of No. 49 is safeguarded. This can be secured by planning condition.

Each plot would be served by a dedicated bin store area and parking area for two vehicles. There is a community landscaped amenity area in the south-west corner and the site is within close walking distance to playing fields and public rights of way. As such it is considered that each existing and prospective occupier would have access to a suitable area of open space within walking distance.

Each mobile home would have an individual area of amenity space for future occupiers. Overall the proposal would not have an adverse impact on neighbouring properties. The proposal would therefore accord with Policy LP16 of the Fenland Local Plan (2014).

### **6. Landscaping**

Along the eastern, southern and western boundaries there are a number of native hedges and trees with two protected trees in the south-west corner.

Within the past two months a hedgerow and 9 trees (non TPOs) have been removed from the northern boundary. The FDC Tree Officer has reviewed the situation and stated that providing that the protected trees are retained and combined with a comprehensive landscaping and management scheme this would be acceptable. Therefore, subject to a landscaping and tree protection condition, the proposal would accord with Policy LP16 of the Fenland Local Plan (2014).

### **7. Access and Parking**

Letters of representation have raised concern with respect to the proposed vehicular access; however Highways have raised no objection subject to an improved pedestrian route and vehicle access to the site, as well as the installation of lighting columns. These matters could be secured by planning condition and would accord with Policy LP15 of the Fenland Local Plan (2014).

### **8. Contamination**

Letters of representation have been received raising concern with the material used to re-profile the land. The Agent has confirmed that Certificate 1 grade soil was used, which has been accepted by the Environmental Health Officer.

The land was previously identified as being potentially contaminated, a contaminated land survey has been submitted under F/YR12/3106/COND and the levels of contamination have found to be within acceptable limits. The Environmental Health team have raised no objections given that the mobile homes would be located on concrete bases, however a condition is attached with respect to uncovering unsuspected contamination.

## **9. Other Matters**

A boundary dispute has arisen between the applicant and an adjoining landowner. However this is a civil matter between the two parties and is not a material planning consideration.

Caravan Site License – A site license has not yet been granted; this would be undertaken once planning permission is granted. There is a proposed minimum distance of 5 metres between caravans; providing that the caravans were constructed out of non-combustible material this would not prejudice a license being issued.

Land Slippage – Concerns have been raised with respect to land slippage.. However land slippage is not a planning matter

## **7. CONCLUSION**

The principle of development was established by the granting of planning permission for 31 mobile units in 2011. The revised layout and design of the development would not detract from the character or appearance of the area. Subject to conditions concerning inter alia issues of flood risk, surface water drainage and highway safety can be satisfactorily safeguarded. For the reasons given above, the proposal is recommended for **APPROVAL** for the following reasons;

## **8. RECOMMENDATION**

### **APPROVE**

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Within 3 months of the date of this decision details shall be submitted to and approved in writing by the Local Planning Authority showing the piping of the drainage ditch on the western boundary. The works shall then be carried out in accordance with the approved scheme and timeframe to be agreed, and thereafter retained and maintained.**

Reason - To ensure satisfactory drainage of the site.

- 3 Within 3 months of the date of this decision full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:**
  - a) Hard surfacing, other hard landscape features and materials;**
  - b) Planting plans including specification of species and size;**
  - c) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;**
  - d) Location of all service runs;**
  - e) Car parking layout;**
  - f) Vehicle and pedestrian access and circulation areas;**
  - e) Management and maintenance details; and**
  - g) Boundary treatment along the northern boundary.**

**These details shall thereafter be implemented in accordance with a timetable to be agreed.**

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

- 4 All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details set out within Condition 3. All planting seeding or turfing and soil preparation shall be carried out in the first planting and seeding seasons in agreed phases, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

- 5 Within 3 months of the date of this decision a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surface of the road. Thereafter the roads shall be constructed and surfaced in accordance with the approved details in accordance with a timetable to be agreed in writing by the Local Planning Authority.**

Reason - In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety.

- 6 Within 3 months of the date of this decision and notwithstanding the submitted details a scheme to dispose of surface water drainage, foul water drainage and dealing with the discharge of treated effluent flows to the receiving watercourses, and a timetable for their respective implementation, shall be submitted to and approved in writing by, the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details.**

Reason: To ensure a satisfactory method of surface and foul water drainage and to prevent the increased risk of pollution to controlled waters.

- 7 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.**

Reason: To prevent the pollution of controlled waters.



- 8 **Within 3 months of the date of this decision a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.**

Reason - To ensure a satisfactory form of refuse collection.

- 9 **Within 3 months of the date of this decision a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.**

Reason - To ensure a satisfactory form of development.

- 10 **Within 3 months of the date of this decision details of a suitable and secure (anti-vandal) boundary fence shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be erected along the northern boundary between the application site and the area of Public Open Space and retained in perpetuity.**

Reason - In order to ensure that the site meets the crime prevention guidelines.

- 11 **The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and drainage assessment for Newhaven Caravan Park, Common Road, Whittlesey prepared for Greens Park Home Ltd, project ref: UK11.1004 FINAL (revised) dated 17 April 2014 and the following mitigation measures detailed within the FRA:**

- 1. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven as detailed in Section 6.2**
- 2. Finished floor levels of the home units / mobile homes shall be set a minimum of 500mm above surrounding ground levels.**
- 3. A flood evacuation plan shall be prepared for the site prior to occupation.**
- 4. The home units / mobile homes shall be secured to the ground.**
- 5. The site operator shall register with the Environment Agency's Floodline Warnings Direct Service.**
- 6. All mobile homes, home units and ancillary buildings shall be located within flood zone 1**

**The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.**

Reason: To reduce the risk of flooding to the proposed development and vulnerable future occupants during extreme flood event.

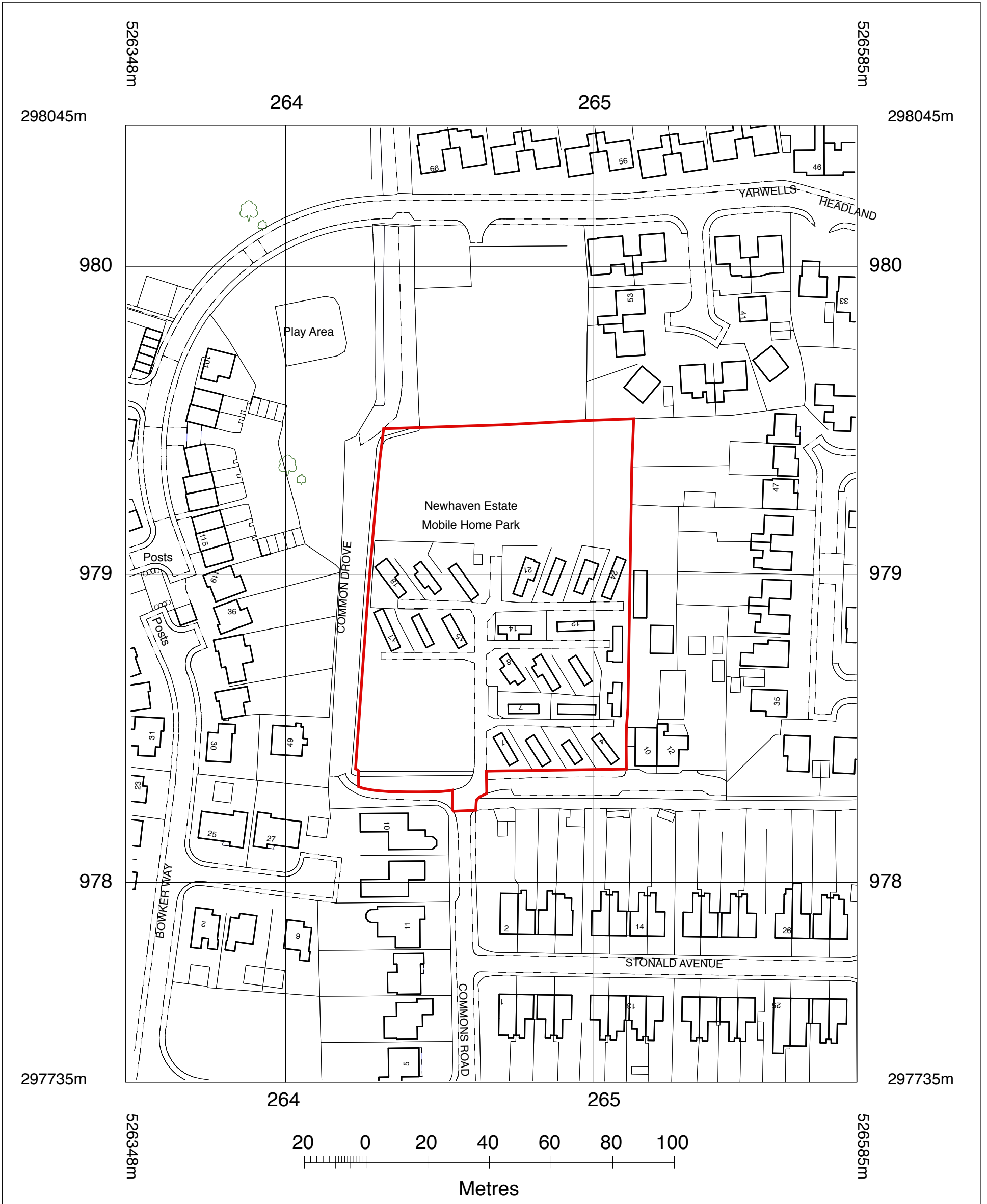
- 12 **Within 3 months of this decision a signage scheme showing how traffic is to be routed in a one way direction around the site shall be submitted to and agreed in writing with the Local Planning Authority. The signage scheme shall thereafter be implemented in accordance with the approved details.**

Reason: In the interests of vehicular and pedestrian safety.

- 13 **Within 3 months of this decision details of highway improvement works, which shall include pedestrian route improvements, street lighting and access improvements, shall be submitted to and approved in writing by the Local Planning Authority, including a timetable for implementation. Thereafter these details shall be laid out and constructed in accordance with the approved details.**

Reason: In the interests of highway safety.

- 14 **Approved plans**



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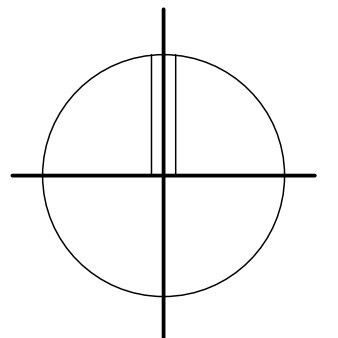
PROPOSED DEVELOPMENT OF 31 NO. PARK HOMES,  
 COMMONS ROAD, NEWHAVEN ESTATE, WHITTLESEY  
 FOR GREEN PARK HOMES LTD

LOCATION PLAN

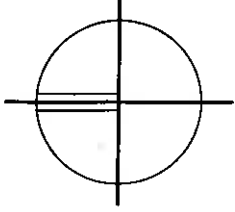
SCALE 1:1250 MARCH 2014

5153 / C / 01 Rev A

NORTH



NORTH



NOTES  
- SITE TO COMPLY WITH CURRENT MODEL STANDARDS (2008)

- BOUNDARIES ALL AS EXISTING
- DENSITY AND SPACING 6.0M MIN BETWEEN UNITS ADOPED, 2M MIN UNIT TO ROAD AND BOUNDARY
- HARD STANDING
- CONCRETE ON MEZANINE BASES OVER FULL AREA OF UNITS AND EXTENDING 0.3M MIN OUT FROM THE ENTRANCES TO THE UNIT
- EXACT LOCATIONS WILL BE SITE SPECIFIC TO ROOT AND CANOPY CHARACTERISTICS
- ROADS, GATEWAYS AND FOOTPATHS SEE PLAN
- CAR PARKING TWO CARS ONLY TO BE PARKED BETWEEN ADJOINING UNITS
- SEE PLAN FOR VISITOR PARKING ARRANGEMENT
- WATER SUPPLY AS EXISTING IN COMPLIANCE WITH BRITISH STANDARD 6700:1987
- DRAINAGE ALL UNITS TO BE CONNECTED TO EXISTING SITE SYSTEM AND CAPABLE OF BEING SEALED WHEN NOT IN USE
- EXISTING SYSTEM TO BE ALTERED AS NECESSARY TO ACCOMMODATE NEW ARRANGEMENT
- REFUSE EACH STANCE TO HAVE THREE APPROVED REFUSE RECEPTICLES TO BE CLEANED ONCE / WEEK MIN
- FIRE POINTS FIRE POINTS TO BE LOCATED SO NO BUILDING OR UNIT IS GREATER THAN 30M DISTANT TO BE HOUSED IN AN EASILY ACCESSIBLE, WEATHER PROOF STRUCTURE AND MARKED CLEARLY "FIRE POINT"
- SMOKE ALARMS SHOULD BE FITTED TO EACH CARAVAN EQUIPMENT TO BE REGULARLY MAINTAINED AND A LOG KEPT
- FIRE NOTICE TO INDICATE ACTION TO BE TAKEN IN CASE OF A FIRE AND LOCATION OF NEAREST TELEPHONE TO BE LOCATED AT EACH POINT
- GRASS AND VEGETATION TO BE CUT REGULARLY (AGREED TO UNITS)
- COMBUSTIBLE MATERIALS BETWEEN AND UNDER THE UNITS SHOULD BE REMOVED
- TELEPHONE PROVIDER ON SITE FOR CONTACTING EMERGENCY SERVICES
- FULL SITE ADDRESS TO BE DISPLAYED AT TELEPHONE
- ELECTRICAL INSTALLATIONS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT REG REGULATIONS
- LOW LEVEL LIGHTING BOLLARD

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Project

PROPOSED DEVELOPMENT OF 31 NO PARK HOMES,  
COMMONS ROAD, NEWHAVEN ESTATE, WHITTLESEY  
FOR GREEN PARK HOMES LTD

Drawing

SITE PLAN (31 UNITS)

Scale 1:500

Date APRIL 2012

Drawn

Checked

Drawing Number

5153 / C / 02

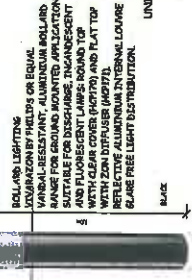
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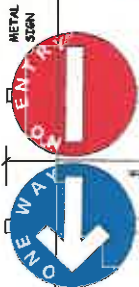
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TYPICAL PLOT



LIGHTING BOLLARD



TRAFFIC SIGNAGE (AT ENTRANCE)

287820N

287800N

287880N

287860N

287840N

287820E

287800E

287780E

287760E

287740E

287720E

287700E

287680E

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