

APPLICATION NO: _____

SITE LOCATION: Land north of 15-27 Mill Road, Murrow

UPDATES

Comments have been received from the Environment Agency have been received as follows:

- The development will only meet the requirements of the National Planning Policy Framework if the following measures, detailed in the Flood Risk Assessment with this application are implemented and secured via a planning condition:
 1. Finished floor levels of proposed dwellings set no lower than 2.5m AOD, 500mm above Mill Road level;
 2. The dwellings will be two-storeys.

The application must be subject to the Sequential and Exception Tests.

The comments from the Environment Agency have been noted and given that the suggested condition is considered necessary and reasonable to protect future occupants from flood risk, it should be appended to any permission granted.

The Sequential and Exception Tests were considered under the previous planning permission, which is extant. With this in mind and in view of there being no substantial changes to the scale or character of the application, it is not considered necessary to revisit the Sequential and Exception Tests.

It is therefore recommended that the resolution remains to grant planning permission with the additional condition requested by the Environment Agency.

RESOLUTION – Grant as per pages 91 to 93 of the agenda and the following additional condition:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment for residential development at Mill Road, Murrow by Geoff Beel Consultancy dated September 2015, ref: GCB/Swann Edwards and the following mitigation measures detailed within the Flood Risk Assessment:

1. Finished floor levels of proposed dwellings will be set no lower than 2.50m AOD, 500mm above Mill Road level.
2. The dwellings will be two-storeys.

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 future occupants in accordance with policy LP14 of the Fenland Local Plan 2014.