

F/YR15/0940/F

Applicant: Mr & Mrs Lunn

**Agent : Mr Nick Seaton
Anglia Building Consultants**

Land South West Of, 127 New Drove, Wisbech, Cambridgeshire

Erection of 3 x 2-storey 3/4 bed dwellings with garages and 1.2 metre high (max) brick wall

Reason for Committee: The Town Council recommendation is contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

This is a full application for the erection of 3 x 2-storey dwellings at Land South West of 127 New Drove in Wisbech. The application was originally for 4 dwellings however this has been reduced by 1 dwelling in order to overcome the concerns raised by the Local Highway Authority in terms of highway safety. The proposal adjoins the main settlement of Wisbech. The proposal raises the following considerations:

- Principle of Development
- Layout and Design
- Highway Safety
- Flood Risk

The principle of development in this location is acceptable in accordance with Policy LP3 and no objections are raised in relation to the development in terms of form and character, layout and design or residential amenity. The site does, however, sit predominantly within Flood Zone 3 and it has not been demonstrated that there are no other sites available in lower flood risk zones which could accommodate the proposed development. As such the application has failed to meet the Sequential Test and therefore fails to comply with Policies LP14, LP2 and the provisions of the NPPF (Paragraphs 100 - 102). The application is therefore recommended for refusal on flood risk grounds.

2 SITE DESCRIPTION

- 2.1 The site is located to the south eastern side of New Drove and adjoins the main settlement of Wisbech. The site currently comprises garden land for the existing property at 127 New Drove. The site is located to the south east of the existing industrial/commercial area of Wisbech, to the south west of existing residential development and to the north west and north east of agricultural and vacant land. New Drove is unclassified and the site is located within Flood Zone 3.

3 PROPOSAL

- 3.1 This application seeks full planning permission for 3 x 2-storey detached dwellings, sited in a linear fashion, fronting onto New Drove. Initially the application was for 4 dwellings however due to concerns raised from the Local Highway Authority the

development has been reduced to 3 dwellings. The dwellings will extend south west from the existing line of residential dwellings and each will have a garage (comprising of 1 pairs of attached garages and 1 single garage). Each dwelling will have an area of private residential amenity space to the rear of the dwelling and parking for 2 cars. Number 127 will retain an area of garden space to the side and partly to the rear of the property. The dwellings themselves will be located approximately in line with No 127. Plot 1 will be positioned approximately 15m from the side elevation of 127, Plots 1 and 2 will be approximately 11m apart, and a distance of approximately 7m is proposed between the side elevations of Plots 2 and 3.

- 3.2 The proposed design of the dwellings is relatively simple in appearance, with a central door and porch feature and dormer windows to the first floor. There will be slight variations in the porch design and the dwellings will appear as a comprehensive development. The proposed dwellings will have an approximate footprint of 10.8m x 8m and a ridge height of 7.5m, with eaves at 4m approximately. Each dwelling will provide a kitchen/diner, utility, bathroom, lounge and dining room/bedroom 1 at ground floor and 3 bedrooms, a bathroom and en-suite at first floor.
- 3.3 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=NWGPPVHE01U00>

4 SITE PLANNING HISTORY

- 4.1 There is no relevant planning history for this site.

5 CONSULTATIONS

5.1 Town Council

Application supported.

5.2 FDC Environmental Health

No objections in terms of local air quality or the noise climate. EH have received no noise complaints from existing properties.

5.3 National Grid

Do not object in principle however would like to advise that there is a Major Accident Hazard Pipeline (high pressure) that runs in close proximity to the land parcel. We would expect the correct reviews to be carried out to ensure there are no issues with building proximities in relation to the pipeline. Require a condition to ensure that National Grid is fully engaged with the developer prior to any construction on site.

5.4 Middle Level Commissioners

No response received at the time of writing this report.

5.5 CCC Highways

The proposed brick walls and existing vegetation precludes the access visibility. The conifers along the application sites western boundary reduces forward visibility around the bend which could result in highway safety issues for Plot 4. New Drove is a single track road with no separate pedestrian infrastructure and no street lighting. In the absence of a footpath it is considered that pedestrian access and

safety to be precluded. A footway link needs to be provided with improvements to the street lighting.

Following this an amended plan was submitted reducing the number of dwellings from 4 to 3 to overcome the concerns in relation to access for Plot 4 and the inclusion of a footpath to the site frontage. The LHA have commented further as follows:

Requests that the footway is extended further along the frontage of No. 125 to connect with the existing footway.

5.6 Environment Agency

Object to the proposed development as it involves the use of a non-mains foul drainage system in a publicly sewered area without justification. Recommend that the application is refused on this basis.

The scheme has subsequently been amended to propose that the dwellings will connect to the main sewer.

5.7 CCC Minerals and Waste

No response received at the time of writing this report.

5.8 Local Residents/Interested Parties

None received.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraph 14: A presumption in favour of sustainable development;

Paragraph 17: Core planning principles;

Section 6: Delivering a wide choice of high quality homes;

Section 7: Requiring good design;

Section 10: Meeting the challenge of climate change, flooding and coastal change;

6.2 National Planning Policy Guidance (NPPG)

Design;

Flood Risk and Coastal Change;

Health and Wellbeing;

Noise.

6.3 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;

LP8: Wisbech;

LP14: Responding to climate change and managing the risk of flooding in Fenland;

LP15: Facilitating the creation of a more sustainable transport network in Fenland;

LP16: Delivering and protecting high quality environments across the District.

7 KEY ISSUES

- **Principle of Development**

- **Design and Layout**
- **Highway Safety**
- **Flood Risk and Drainage**
- **Health and wellbeing**
- **Economic Growth**

8 ASSESSMENT

Principle of Development

- 8.1 Policy LP3 of the Fenland Local Plan identifies Wisbech as a Market Town where the majority of the district's new housing, employment growth, retail growth and wider service provision should take place. The proposed introduction of 4 dwellings in this location is considered acceptable in principle and complies with Policy LP3 in this regard.

Design and Layout

- 8.2 The proposal will introduce 3 dwellings fronting onto New Drove. The dwellings will sit in a linear arrangement with rear gardens and driveways and garages to the side of the dwellings. The proposed site layout will achieve the required amount of residential amenity space and the arrangement of the dwellings respects the existing form and character of the surrounding area. The proposal therefore complies with Policy LP16 in terms of the site layout.
- 8.3 In terms of design, the proposed dwellings are considered to be in keeping with the surrounding area, which hosts a variety of dwelling design and scales. Policy LP16 (d) requires that development makes a positive contribution to the local distinctiveness and character of the area and does not adversely impact, either in design or scale terms, on the street scene. The proposed design would not result in any adverse visual impacts on the surrounding areas and as such the design complies with the provisions of Policy LP16.

Highway Safety

- 8.4 The proposed development will result in 3 new accesses for the existing and proposed properties, accessing onto New Drove. Initially the LHA assessed the proposal and raised concerns in relation to the access for Plot 4 and the overall visibility due to the proposed brick wall to the site frontage. Furthermore, they noted that there is no footpath link to the site and therefore pedestrian safety could be compromised by the location of the development. This led to the proposal being amended and reduced to 3 dwellings only to overcome the issues relating to safe access for Plot 4 and the revised plan also includes the provision of a 1.5m footpath to the site frontage. This has been further assessed by the LHA who have requested that the footpath is extended further to the north east to adjoin the existing footpath and further plans and comments are awaited to show this. The further comments of the LHA will be updated to Members via update.

Flood Risk and Drainage

- 8.5 The site is located predominantly within Flood Zone 3, with a small area adjacent to the existing dwelling in Flood Zone 1. As such, the dwellings are proposed to be located within Flood Zone 3. Policy LP14 (Part B) requires development proposals in high flood risk areas to undergo a sequential test to demonstrate through evidence that the proposal cannot be delivered elsewhere in the settlement at lower risk of flooding. Policy LP2 seeks to deliver high quality environments, ensuring that people are not put at identified risks from

development thereby avoiding adverse impacts in the interests of health and wellbeing. It would be necessary for the Sequential Test to be met, and following this the Exceptions Test. The application has been accompanied by a Flood Risk Assessment this fails to demonstrate that there are no alternative sites available in lower risk Flood Zones. As such the Sequential Test is not considered to have been met in this instance and the proposal fails to comply with Policy LP14 of the Local Plan.

- 8.6 The scheme has been amended to address the comments of the Environment Agency and the development will now discharge to the main sewers rather than a package treatment plant.

Health and wellbeing

- 8.7 Policy LP2 of the Local Plan seeks to ensure that development proposals should positively contribute to healthy, safe and equitable living environments by creating the right and sufficient mix of homes, building homes that are easy to warm and safe from flooding, and promoting high levels of residential amenity. Whilst it is noted that this proposal will result in homes that are easy to warm with adequate levels of residential amenity, the proposal is not considered to be safe from flooding given its location within Flood Zone 3 therefore the proposal fails to comply with LP2 in this regard.

Economic Growth

- 8.8 The proposal will result in 3 new dwellings for Fenland's Housing Stock which will add to the economic growth of the District in the long terms as well as providing local employment opportunities in the short term during the construction phase. As such the proposal complies with Policy LP6 in this regard.

9 CONCLUSIONS

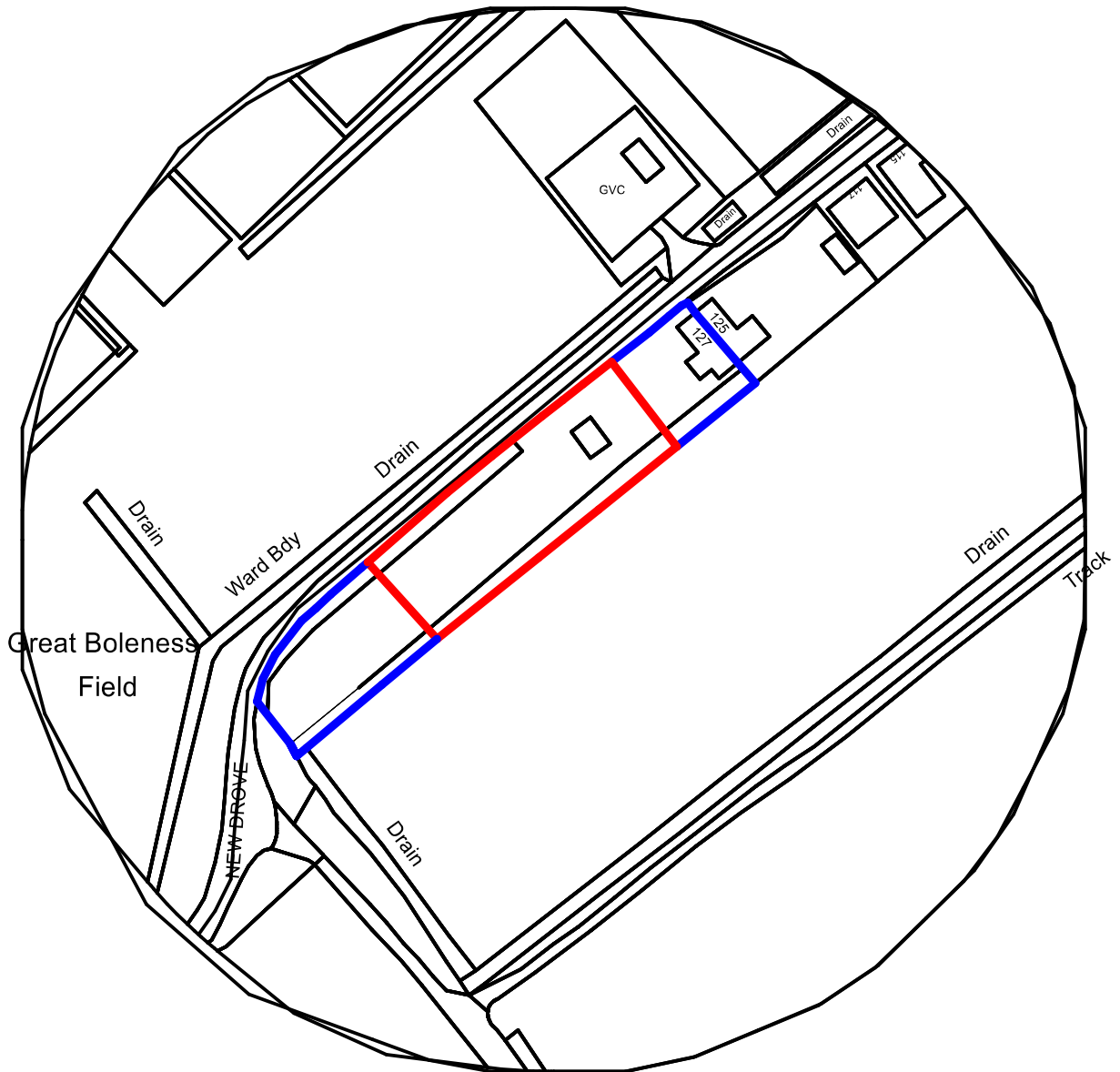
- 9.1 The proposal has been assessed in accordance with the relevant local and national planning policies and whilst the principle of the development and its layout and design are considered to be policy compliant, the development has failed to meet the Sequential Test in terms of Flood Risk. It has not been demonstrated that there are no other suitable sites in lower flood risk zones throughout the District and therefore the proposal fails to comply with Policy LP14 Part B and the provisions of the NPPF. As such the proposal is recommended for refusal.

10 RECOMMENDATION

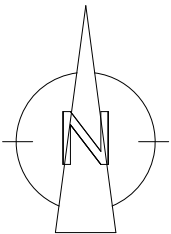
Refuse

- 1. Policy LP14 (Part B) of the Fenland Local Plan 2014 requires development proposals in high flood risk areas to undergo a sequential test to demonstrate through evidence that the proposal cannot be delivered elsewhere in the settlement at lower risk of flooding. Policy LP2 seeks to deliver high quality environments, ensuring that people are not put at identified risks from development thereby avoiding adverse impacts in the interests of health and wellbeing. The site lies within Flood Zone 3 which is a high risk flood area. The applicant has failed to demonstrate that the development could not be delivered in an area of lower flood risk thereby failing to**

comply with Policy LP14 (Part B) and paragraphs 100 – 102 of the National Planning Policy Framework (NPPF). Consequently, the proposal also fails to satisfy policy LP2 of the Fenland Local Plan as it fails to deliver a high quality environment and unjustifiably puts future occupants and property at a higher risk of flooding.

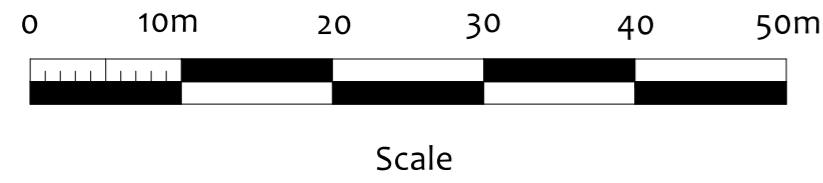


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A	24/5/16	Site area reduced
Issue:	For Planning Approval	
Site:	Land adjacent 127 New Drove, Wisbech, Cambridgeshire, PE13 2SA	
Project:	Residential Development	
Drawing:Title:	Location Plan	
Client:	Mr and Mrs Lunn	
Date:	October 2015	
Scale:	1:1250	At: A4
Drawing Number:	15-1358-1-A	



Subject to a satisfactory percolation test rainwater from proposal to be taken to geo-modular crate type system i.e. Marley Waterloc 250.

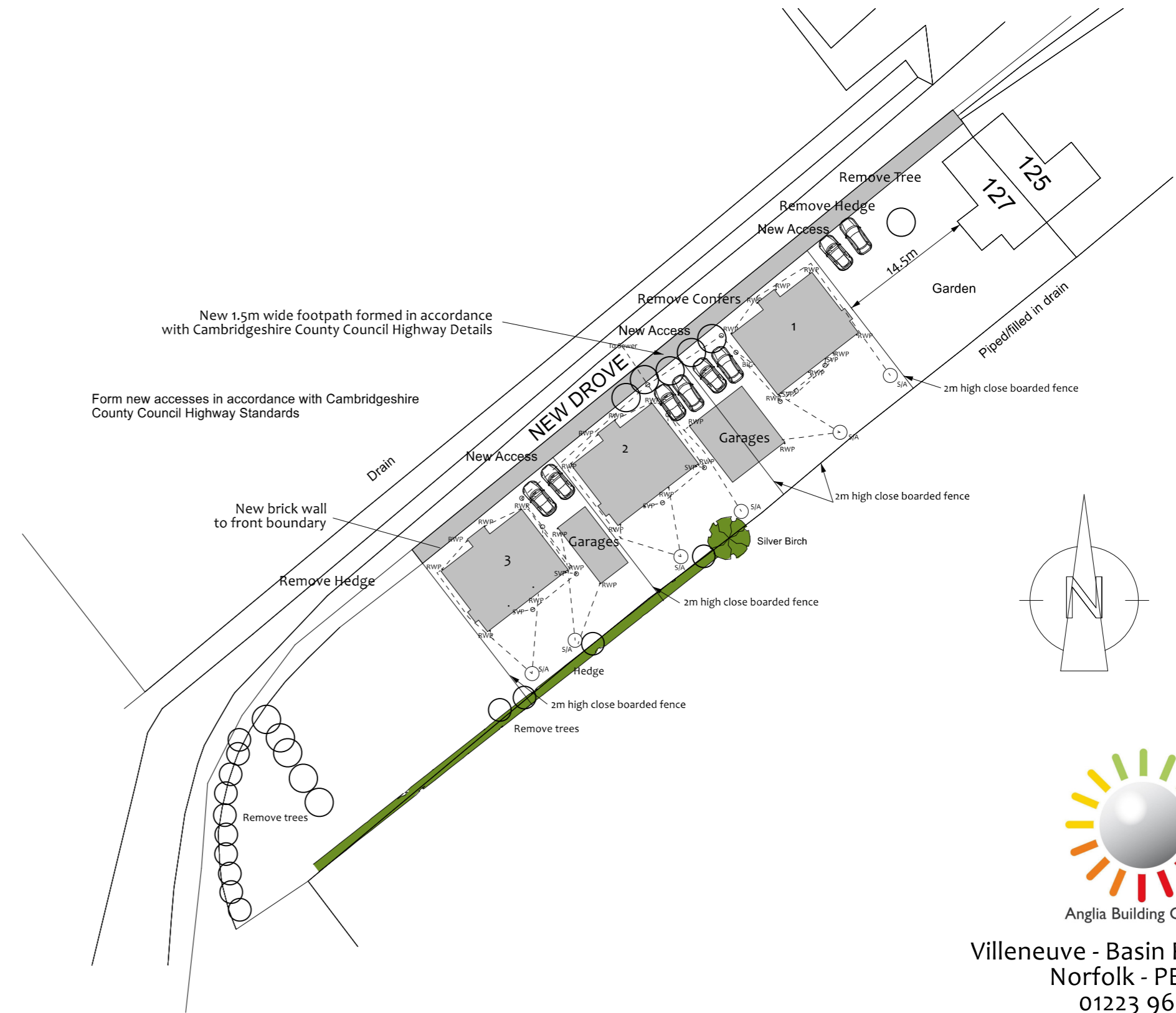
The size of the soakaway is dependent upon the soakage characteristic of the soil but estimated to be made up of 4 number 1200 x 800 x 290 cells to provide soakaways 1m³. To base of soakaway excavation lay 100mm sharp sand base, then install the cells which should be wrapped in a permeable geotextile membrane. Backfill around the sides and top of the soakaway with a minimum 150mm granular material. Discharge storm drain pipe outlet to centre of soak-away. Situate soakaways a minimum of 5m from any building and 3.5m from any boundary and away from any drainage fields.

The builder/contractor is required to check all dimensions associated with any aspect of the work. Any discrepancy found should be reported to the agent. Copyright on all drawings and documents prepared by Anglia Building Consultants is their property. Drawings, documents and designs may not be reproduced in part or in whole without their written permission.

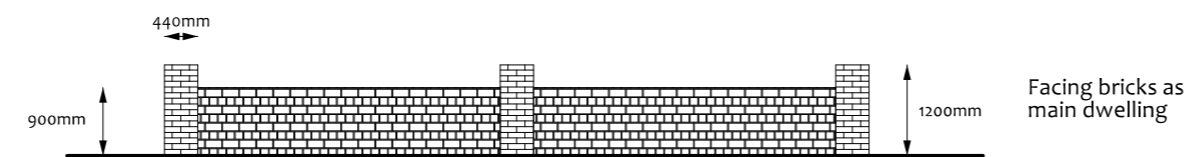


Existing Site Plan

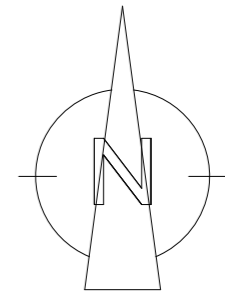
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Proposed Site Plan



Front Boundary Wall Elevation
 Scale 1:100



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B	11/11/16	Footpath added at Highways request
A	24/5/16	Plot 4 removed, and foul water drainage taken to sewer

No Date Revision
 Issue: For Planning Approval

Site: Land adjacent 127 New Drove,
 Wisbech, Cambridgeshire, PE13 2SA

Project: Residential Development

Drawing Title: Existing and
 Proposed Site Plan

Client: Mr and Mrs Lunn

Date: October 2015
 Scale: 1:500 and 1:100 At: A2
 Drawing Number: 15-1358-2-B