

F/YR16/0932/O

Applicant: Mr R Gilbert

**Agent : Morton & Hall Consulting
Ltd
Morton & Hall Consulting Ltd**

Land North West Of Drummond Lodge, Spencer Drove, Guyhirn, Cambridgeshire

Erection of 4no dwellings (outline with matters committed in respect of access only)

Reason for Committee: The views of the Parish Council are at variance with Officer recommendation.

1 EXECUTIVE SUMMARY

This is an outline application for 4 dwellings located to the north west of Drummond Lodge, off Spencer Drove in Guyhirn. The application commits access for consideration at this stage with all other matters (layout, external appearance, scale and landscaping) reserved for consideration at a later stage. The key issues for consideration are:

- The principle of development;
- Access and highway safety;
- Flood Risk
- Bin collection arrangements;
- Community consultation.

The proposal would result in an adverse impact on the countryside and would introduce new dwellings into a high risk flood area without evidence that there are no alternative sites available. Furthermore, there would be adverse impacts on the amenities of future residents through the failure to meet the requirements of the RECAP Waste Management Guidance. As such the proposal fails to comply with the relevant policies and is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The site is located to the north west of Spencer Drove in Guyhirn and currently comprises an area of paddock with grass and some shrubs. There are some agricultural sheds to the immediate west of the application site. The site adjoins the main settlement of Guyhirn. Spencer Drove is a private drive and serves 5 dwellings and a farm. To the north east of the site is residential development comprising the Chapelfield Road development and there are dwellings fronting onto High Road to the south west and south east. To the north and north west is open agricultural and paddock land. The site is located within Flood Zones 1, 2 and 3.

3 PROPOSAL

- 3.1 This is an outline application for 4 dwellings. The access is the only detailed matter submitted for consideration at this time, with the layout, external appearance of the

dwellings, landscaping and scale of the development being reserved for consideration as part of a later Reserved Matters application.

- 3.2 The proposal will introduce 4 dwellings to the north west of the existing dwellings fronting onto Spencer Drove. The layout has not yet been committed but the indicative plans show 4 detached dwellings, in a linear arrangement, with rear amenity space and individual driveways and parking areas for each dwelling.
- 3.3 Access is committed at this stage with the proposed dwellings being accessed off Spencer Drove. A turning head is proposed opposite the existing dwelling, Drummond Lodge and the access road will run to the frontage of all 4 dwellings, with a width of 5m. It is also proposed to increase the access width of Spencer Drove where it joins High Road to 5m for the first 10m back from the highway.
- 3.4 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OEXKDOHE0D800>

4 SITE PLANNING HISTORY

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

5 CONSULTATIONS

5.1 Parish Council:

Support.

5.2 FDC Environmental Health:

No objections in terms of local air quality or the noise climate. The site is unlikely to be affected by ground contamination.

5.3 North Level IDB:

No comments to make in relation to this application.

5.4 FDC Tree Officer:

No response received.

5.5 CCC Highways:

The application increases the number of dwellings served off a private drive to over 5 dwellings. FDC must consider the implications of this in terms of construction, future maintenance, lighting and surface water drainage together with refuse collection. A turning head should be provided at the top of the access road. The current arrangement is workable and allows vehicles to enter and exit the site in forward gear. A plan showing the visibility splays needs to be provided.

Further comments provided:

Visibility splays are suitable for the development. No objections subject to conditions relating to provision of visibility splays and details of the layout of the site including roads, footways, cycleways, parking provision, drainage and turning areas.

5.6 Environment Agency:

Object to the proposal in the absence of an acceptable FRA.

5.7 CCC Archaeology:

The site lies in an area of high archaeological potential. No objections to the development in this location however require a condition for archaeological investigation be applied.

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;

6.3 Fenland Local Plan 2014

LP1: A presumption in favour of sustainable development;

LP2: Facilitating health and well-being of Fenland residents;

LP3: Spatial strategy, the settlement hierarchy and the countryside;

LP4: Housing;

LP12: Rural areas development policy;

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**
- **Village Thresholds and Community Consultation**
- **Layout and Form and Character of the Surrounding Area**
- **Highway Safety and Access**
- **Flood Risk**
- **Health and wellbeing**
- **Economic Growth**

8 BACKGROUND

- 8.1 This site formed part of a larger site which was the subject of a pre-application enquiry earlier in 2016. This proposed 1 plot to the north west of Drummond Lodge with a further 3 plots to the north west of the existing agricultural building at Pitt Farm. The current application retains plot 1 adjacent to Drummond Lodge with the remaining 3 plots relocated to adjacent to the proposed plot 1. The pre-application advice given at the time highlighted the need for community consultation to be carried out, concern over the siting of any plots within Flood Zones 2 and 3, the number of dwellings served off a private drive and concerns over refuse collection and the RECAP waste management guide. It concluded that a positive response could not be given to the pre-application enquiry on these grounds.

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 of the Fenland Local Plan identifies Guyhirn as a small village where development will be considered on its merits but will normally be limited in scale to residential infilling or a small business opportunity. The proposed site will extend the residential development to the north of Spencer Drove and, although it is noted that there is residential development to the west, there is no residential development directly to the east therefore it is not considered that this proposal complies with the infill requirement of Policy LP3. As such the proposal fails to comply with Policy LP3 and is not considered acceptable in principle.

Village Thresholds and Community Consultation

- 9.2 Part A of Policy LP12 also requires that for development in villages, if the level of new housing since April 2011 has exceeded the 10% threshold then an application will only be supported where there is demonstrable evidence of community support which has been obtained via a proportionate pre-application community consultation exercise. The most recent village threshold figures for Guyhirn (dated 8th December 2016) show that of a potential 25 new homes allowed before the village threshold is breached, there have been 46 new dwellings. As such the threshold has been breached by and therefore this proposal would need to comply with the community consultation requirements of the Policy.
- 9.3 A pre-application community consultation exercise has been carried out for this application. This community consultation involved:
- Submission of the proposal details to the Parish Council for consideration;
 - A site notice displayed at the site (located adjacent to the footpath on High Road) on the 30th August 2016 until 20th September 2016;
 - Letters were sent to 13 nearby properties.
- 9.4 6 responses were received following the above and of these responses 4 were in support and 1 response was an objection on the grounds of noise and traffic; impact on utilities, drainage and setting a precedent. 1 further response was received which asked for clarification on maintenance of Spencer Drove. The application has been accompanied by full copies of the responses received. It is considered that this level of community consultation accords with the requirements of Policy LP12 and serves to demonstrate evidence of community support for the scheme. As such the proposal is considered to have met the requirements of Policy LP12 in terms of the village threshold requirements.

Layout and Form and Character of the Surrounding Area

- 9.5 The proposed development will extend the existing developments along Spencer Drove. It is noted that the existing Spencer Drove dwellings are linear in form and as such the proposed development is considered to be in keeping with this. Similarly, the adjacent development to the north east, Chapelfield Road, is linear in nature. However, when taken in context with the whole of Spencer Drove, it is considered that whilst the form and character is respected by the indicative layout, the development would result in an encroachment into the open countryside beyond the established development of Spencer Drove. This is considered to terminate with the existing agricultural building to the west of the site. Chapelfield Road is an established development and is not considered to set a precedent for further development into the countryside. As such the proposal is

considered to be contrary to Policy LP12 part A (c) and (d) which require development to not have an adverse impact on the surrounding countryside and be of a scale and location in keeping with the form and character of the area.

Highway Safety and Access

- 9.6 The site will be accessed via the existing access off Spencer Drove and the application proposes a turning head and parking and turning for each dwelling. The proposal has been assessed by the Local Highway Authority who initially required further information in relation to the visibility splays. Upon receipt of amended plans the LHA confirmed that the visibility splays were acceptable and require conditions in relation to visibility splays, parking and turning, access layout and drainage.
- 9.7 The LHA do note that the proposal will result in more than 5 dwellings being served off a private drive which can have implications for waste collection and maintenance. It is considered that the proposal would fail to comply with the RECAP Waste management guide in that the dwellings would have to carry or pull their waste for a significant distance over and above the 30m specified in the guidance. As such, it is not considered appropriate to allow further development off this private drive as it would be detrimental to the amenities of future occupiers.

Flood Risk

- 9.8 The site is located predominantly within Flood Zone 3, with parts of the site located in Flood Zone 2 and 1 and the application has been accompanied by a flood risk assessment. Policy LP14 of the Fenland Local Plan and the NPPF seek to direct development to areas of lower flood risk and sites within flood zones 2 and 3 should only be permitted following the completion of a sequential test, and if appropriate an exceptions test, to demonstrate that there are no alternative sites available within lower risk flood zones. The submitted FRA states that there is no other land in Guyhirn available but does not evidence this with a list of sites investigated or why they were discounted. As such it has not been demonstrated that there are no alternative sites in lower flood risks as required by local and national planning policy. The proposal therefore fails to accord with LP14 and the NPPF in this regard and as such is unacceptable in flood risk terms.

Health and wellbeing

- 9.9 Policy LP2 of the Fenland Local Plan states that development proposals should positively contribute to creating healthy, safe and equitable living environments by creating environments in which communities can flourish, creating the right and sufficient mix of homes, building homes which are easy to warm, promoting high levels of residential amenity, providing access to employment and facilities and avoiding adverse impacts, amongst other criteria. Whilst the proposal would provide dwellings which are easy to warm the amenities of future residents would be impacted upon through the issues with bin collection. Furthermore, part of the development would be located within Flood Zones 2 and 3. As such the proposal is not considered to fully comply with the provisions of LP2 in this instance.

Economic Growth

- 9.10 The proposal would result in 4 additional dwellings for Fenland's Housing Stock, which would assist in the economic growth of the District in the long term. Furthermore in the short term the site would provide for local employment opportunities during the construction phase and as such the proposal complies with Policy LP6 in this regard.

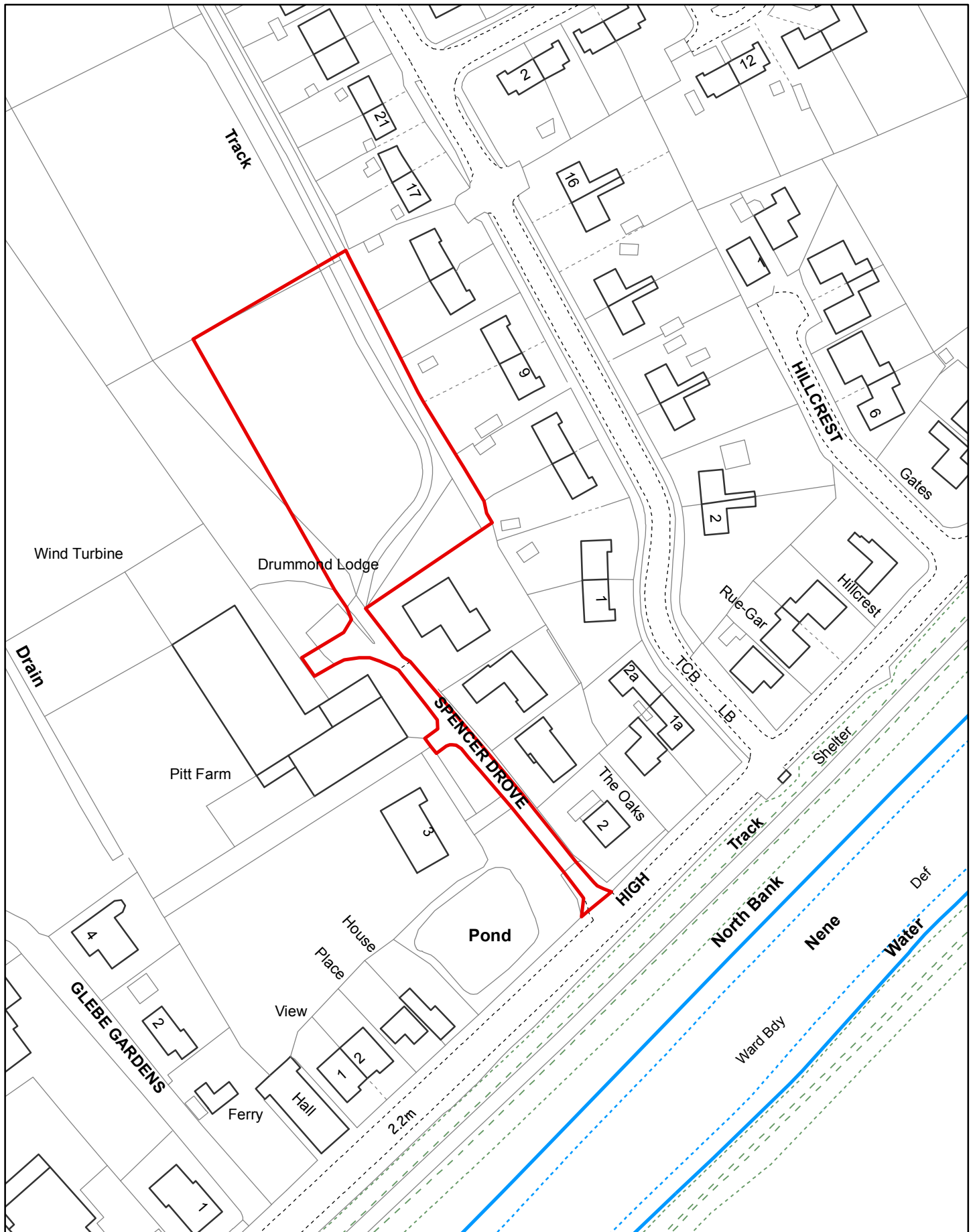
10 CONCLUSIONS

- 10.1 The proposal would result in an adverse impact on the countryside and would introduce new dwellings into a high risk flood area without evidence that there are no alternative sites available. Furthermore, there would be adverse impacts on the amenities of future residents through the failure to meet the requirements of the RECAP Waste Management Guidance. As such the proposal fails to comply with the relevant policies and is therefore recommended for refusal.

11 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 Zones 2 and 3 which are high risk flood areas. The applicant has failed to demonstrate that the development could not be delivered in an area of lower flood risk thereby failing LP14 (Part B). 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.**
- 2. Policy LP16 of the Fenland Local Plan (2014) seeks to deliver a high quality environment, including the provision of adequate, well designed facilities for the storage and collection of waste. In view of the site location and relationship with the adopted highway, the travel distance from the development to the waste collection point is much greater than that recommended in the RECAP Waste Management Design Guide and Policy DM4 of the Delivering and Protecting High Quality Developments in Fenland SPD (2014) which provide clarification on the implementation of the policy. As such the proposal would be contrary to criteria (f) of Policy LP16 of the Fenland Local Plan 2014.**
- 3. Policy LP3 of the Fenland Local Plan, 2014, identifies Guyhirn as a Small Village where development will be considered on its merits and will normally be limited in scale to residential infilling. Furthermore, Policy LP12(c) seeks to ensure that new development does not adversely impact on the character and appearance of the surrounding countryside. The proposal would introduce further development off a private drive which is not considered to be infill and which would result in some encroachment into the open countryside and will therefore be out of keeping with the prevailing form and character of the area. As such the proposal is contrary to Policy LP3 and Policy LP12 Part A (c).**



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Scale = 1:1,250



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 Please read, if in doubt ask. Change nothing without consulting the Engineers.
 Contractor to check all dimensions on site before work starts or materials are ordered. Do not scale, if in doubt ask. All dimensions are in mm unless stated otherwise.
 Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.
 All finishes, insulation and damp-proofing to architect's details



- LEGEND**
- CONCRETE SLABS (NON SLIP)
 - PERMEABLE BLOCK PAVING (NON SLIP)
 - WASTE BINS
 - GRASS
 - VEGETATION
 - GRAVEL
 - PROPOSED HEDGING

PROPOSED SITE PLAN
(1:250)

INCREASE WIDTH OF ROAD TO 5m WIDE FOR THE FIRST 10m TO C.C.C HIGHWAYS REQUIREMENT

2.4m x 4.3m VISIBILITY SPLAY IN BOTH DIRECTIONS

C	CLIENTS COMMENTS	AUG 16
B	CLIENTS COMMENTS	AUG 16
A	CLIENTS COMMENTS	AUG 16
	REVISIONS	DATE
MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS 1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk		
Fenland District Council Building Design Awards Building Excellence in Fenland		
CLIENT		
Mr Gilbert		
PROJECT		
Drummond Lodge Spencer Drive, Guyhirn Cams PE13 4EU		
TITLE		
Proposed Site Plan		
DRAWN	M. Halmahaw	DATE OF ISSUE
CHECKED		
DATE	Jul 2016	DRAWING NUMBER
SCALE	As Shown	H4812/01