
F/YR24/0249/F

**Applicant: Mr Josh Peggs
Ashmore Developments Ltd**

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land East Of 156, High Road, Newton-in-the-isle,

Erect 6 x dwellings (2-storey 4-bed), and the formation of 2 x accesses and a pedestrian footpath

Officer recommendation: REFUSE

Reason for Committee: Parish Council comments contrary to Officer recommendation.

Government Planning Guarantee

Statutory Target Date For Determination: 15 May 2024

EOT in Place: Yes

EOT Expiry: 28 June 2024

Application Fee: £3468

Risk Statement:

This application must be determined by 28/06/24 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 The application seeks full planning permission for the erection of 6 x dwellings (2-storey 4-bed), and the formation of 2 x accesses and a pedestrian footpath.</p> <p>1.2 The proposed dwellings would be situated adjacent to No.156 High Road to the west which is a single storey bungalow. The dwellings to the north of High Road mark the entrance to the village from the south and gradual transition from open countryside to built village. The development would therefore result in a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area and therefore would be contrary to Policy LP16(d) of the Local Plan.</p> <p>1.3 The close proximity and position forward in the site of the proposed 2-storey dwelling at plot 6 to the neighbouring property to the east No.118 will introduce significant adverse outlook and visual dominance and overbearing issues to the neighbouring dwelling (No.118). The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policy LP2 and LP16 (e) of the Local Plan.</p> <p>1.4 As such, the recommendation is to refuse planning permission.</p> |
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2 SITE DESCRIPTION

- 2.1. The site currently comprises agricultural land to the north of High Road (B1165), Newton. The site is relatively open with further agricultural land extending to the North and on the opposite side of the road to the South. There are some mature trees that line the southern boundary of the site (Some have been recently felled).
- 2.2. There is existing residential development, forming the main settlement of Newton, adjacent to the west of the site, to the east there are further residential dwellings, however these are of a more sporadic and isolated nature than those to the west. The site forms the frontage of a larger field, there are no structures on the site.
- 2.3. The site is located within Flood Zones 2 (medium risk) and 3 (high risk).

3 PROPOSAL

- 3.1 The application seeks full planning permission for the erection of 6 x dwellings (2-storey 4-bed), and the formation of 2 x accesses and a pedestrian footpath. The proposed dwellings are all large 2-storey detached dwellings with attached garages. The proposed dwellings are slightly differing architectural design and scale (House Type 1 and House Type 2).
- 3.2 On the ground floor of House Type 1 a single integral garage, small utility, kitchen/family/dining room, WC, study and lounge are proposed. On the first floor 4 bedrooms are proposed all with ensuite.

House Type 1 would measure approximately:

- 14.3m max width
- 12.6m max length
- 8.9m max roof pitch height

Proposed materials (House Type 1) are:

- Roof - Marley modern smooth grey tiles
- Fenestration – Grey UPVC windows and doors
- Walls – Vandersanden Flemish Antique facing bricks

- 3.3 On the ground floor of House Type 2 would be, a large attached garage, utility, WC, Kitchen/diner, family room and lounge are proposed. On the first floor 4 bedrooms are proposed 2 with ensuite and 2 with access to a Jack and Jill bathroom.

House type 2 would measure approximately:

- 18m max width
- 14m max length
- 8.7m max roof pitch height

Proposed materials (House Type 2) are:

- Roof – Marley Modern smooth grey tiles
- Fenestration – Cream UPVC
- Walls - Vandersanden Flemish Antique facing bricks

Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

Pertinent planning history listed below:

Application	Description	Decision	Date
F/YR22/1361/PIP	Residential development of up to 6 x dwellings (application for Permission in Principle)	Granted (Committee over turn)	05 Jun 2023

5 CONSULTATIONS

5.1 Newton-in-the-Isle Parish Council (22/04/24)

The Parish Council's Planning Committee considered this application at their recent meeting. Nine members of the public attended the meeting, the majority of whom spoke against the proposed development. Concerns raised included the impact on the bungalow adjacent to the site, drainage issues, and capacity of local utility infrastructure to cope with additional dwellings. Suggestions included reducing the number of properties and restricting the development to single-storey dwellings.

Members considered the documents submitted by the applicant and the views expressed by the residents. They noted that the proposed development includes the creation of the long-awaited missing link in the pavement around the village. This important site serves as the gateway to the village and the introduction of family homes will bring more young people into the village. The Council has previously expressed its support for limited growth in keeping with the historical development of Newton-in-the-Isle and supported this development at Permission in Principle stage.

Members resolved to support the application.

5.2 Cambridgeshire County Council Highways Authority (17/04/24) **Recommendation**

In order to make an informed decision in respect of the submitted application, additional information is required in response to the below comments.

This a FULL application and therefore any and all information that is required by the LHA to support this application must be provided prior to the determination of this application.

If the applicant is unwilling or unable to provide this information, please advise me so I may consider making further recommendations, possibly a recommendation for refusal.

5.3 Cambridgeshire County Council Highways Authority (20/05/24)

After a review of amended drawing number 6851/01F I have no further objections to the proposal. The applicant has shown a proposed extension to the existing footway which will link the development to the village amenities. I would however reiterate that there has been no drainage strategy submitted at this time. With the information I have to date I am concerned that there could be some issues with the construction of this as it could be difficult to drain. I have therefore recommended a non-standard condition that this footway should be constructed

before the start of the construction of this development in order to ensure it can be delivered as proposed.

Subject to Recommended Conditions.

5.4 Senior Archaeologist (CCC) (02/04/24)

I am writing regarding the archaeological implications of the above referenced planning application. The proposed development is located in an area of archaeological potential, to the southeast of the settlement of Newton-in-the-Isle. To the east running north south is the earthwork remains of the Roman Bank, sea bank dating from the 13th century (Cambridgeshire Historic Environment Record MCB16155). There are also the reported remains of a Roman Saltern site (CHER 03969) to the east and Roman pot find spots to the south (CHER 03968).

Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Subject to Archaeology Condition

5.5 Environment & Health Services (FDC) (09/04/24)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or be affected by ground contamination.

In the event that planning permission is granted, this service would welcome the following condition on construction working times due to the close proximity to existing residential properties;

Subject to a condition

5.6 Environment & Health Services (FDC) (10/06/24)

I can confirm that I am satisfied with the stance of the response provided on 09.04.2024.

Having checked the details of the commercial premises, imagery available appears to confirm that there are no opening doors/windows or apparent extraction systems on south or west facades of the structure in positions completely viewable from the proposed dwellings.

I fully appreciate the proposed fencing details provided within the proposed site plan to ensure an open view of surrounding countryside from the rear gardens (shown below for ease of reference), however my only recommendation in terms of further protection of external and internal ground floor amenity areas from any potential noise breakout at the nearby business or from activities beyond the curtilage of the site is that it may be prudent to consider extending the proposed 1.8m close boarded fence on the eastern side boundary along the northern side (rear) boundary.



The above comment is only a recommendation and it is acknowledged that the fencing between the rear gardens of dwellings is also proposed to be of 1.8m close boarded type, so what is shown the on the proposed site plan may already be suitable and sufficient for purpose.

5.7 North Level Internal Drainage Board (12/04/24)

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

The Board will require formal land drainage consent for the two access culverts.

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 effective.

I look forward to hearing from the applicant/agent again in due course with relevant confirmation and application seeking all required consents from the Board.

5.8 CCC Ecology (03/05/24)

The proposal is acceptable on ecology grounds, providing that the biodiversity mitigation measures within the Preliminary Ecological Appraisal, as well as biodiversity enhancements are secured through a suitable worded condition(s) to ensure compliance with Fenland Local Plan 2014 policies LP16 and LP19 that seek to conserve, enhance and protect biodiversity through the planning process:

- 1. Compliance condition - scheme should comply with mitigation measures (during construction) set out in Preliminary Ecological Appraisal*
- 2. Landscape and Biodiversity Enhancement Plan, including enhancements set out in the Ecological Impact Assessment will be implemented*
- 3. Lighting Scheme sensitively designed for biodiversity*
- 4. Time limit until update ecological surveys required*

Please find further details below:

Subject to conditions

5.9 Environment Agency (17/04/24)

Thank you for your consultation received on 28 March 2024. We have inspected the application as submitted and are raising a holding objection on flood risk grounds as a Flood Risk Assessment (FRA) has not been submitted. The application does not therefore comply with the National Planning Policy Framework (NPPF).

5.10 Environment Agency (07/05/24)

Thank you for your consultation dated 18 April 2024. We have reviewed the documents as submitted and we have no objection to this planning application.

Subject to a Flood Risk condition and Informatives

5.11 Local Residents/Interested Parties

Objectors

13 letters of objection received from 13 individuals, all of whom reside in the settlement of Newton-In-The-Isle (3x Church Lane, 4x Rectory Road, 3x High Road, 2x Chapel Lane and 1x Fen Road).

The representations raise concerns with regards:

- Out of Character/Harm to visual amenity of village
- Flood Risk/Surface Water Drainage/Ditch capacity
- Harm to Historic Setting, obstruction of view of listed church currently viewed on entering the village.
- Highway safety
- Harm to Street Scene
- Loss of view
- Lack of infrastructure in village to support development
- Incorrect consultation
- Ribbon development
- Drain Ownership
- Shoehorning development/overdevelopment
- Wall of housing/building line
- Parish Council support owing to proposed footpath

Supporters

4 letters of support received, 2 from residents of Newton In The Isle, 1 from a resident of Tydd St Giles and 1 from a resident of Downham Market. Reasons for support:

- Infill development.
- Footpath
- Family housing needed
- Village housing needed to meet housing targets

6 STATUTORY DUTY

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).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 135 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

Para 203 – Historic Environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

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

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

LP18 – The Historic Environment

LP19 – The Natural Environment

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in

accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy
LP2: Spatial Strategy for the Location of Residential Development
LP4: Securing Fenland's Future
LP5: Health and Wellbeing
LP7: Design
LP8: Amenity Provision
LP12: Meeting Housing Needs
LP18: Development in the Countryside
LP19: Strategic Infrastructure
LP20: Accessibility and Transport
LP22: Parking Provision
LP23: Historic Environment
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management
LP33: Development on Land Affected by Contamination

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes

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

Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- **Principle of Development**
- **Character and Street Scene**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Highway Safety**
- **Infrastructure**

9 BACKGROUND

During the consideration of the permission in principle application, F/YR22/1361/PIP ('PIP') as listed in the planning history above, for transparency Cllr Sam Clark informed Officers that the applicant was a relative. It is understood that the whilst the latest applicant for this site has changed, the owner of the land is the same as before.

10 ASSESSMENT

Principle of Development

- 10.1 The Council accepted the principle of development on the site for up to 6 dwellings under the PiP application at the Planning Committee meeting of the 31st of May 2023, contrary to officers' concerns over location, character harm and

flood risk. As such, it would be inconsistent with the Council's previous conclusions were the Council now not to accept the principle.

Character, Street Scene and Historic Environment

- 10.2 Policy LP16 (d) states the proposal should demonstrate that it 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 built environment 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. Policy LP18 of the Fenland Local Plan 2014 states that the council will protect, conserve and seek opportunities to enhance the historic environment.
- 10.3 The site is rural in character with open fields to the front and rear. There is linear development stretching to the west of the site in the form of bungalows. To the east of the site are sporadic dwellings stretching into the countryside. The site is located very prominently at the southern entrance to the village.
- 10.4 The existing bungalows ease the visual transition into the village from the surrounding countryside. The introduction of large 2-storey dwellings of the proposed scale on the entrance to the village, adjacent to the existing bungalows would be visually, stark, abrupt and out of character.
- 10.5 St James Church (Grade II listed) is approximately 315m north of the site and owing to the distance and the obscured views due to existing trees no impact on the setting of the Grade II listed church is considered to arise.
- 10.6 Owing to the above, the proposals are considered contrary to policy LP16 (d) of the Fenland Local Plan 2014 given the incongruous form and scale of the development.

Residential Amenity

- 10.7 Policy LP16 (e) seeks to ensure that development does not adversely impact on the amenity of neighbours through significant increased noise, light pollution, loss of privacy or loss of light.
- 10.8 The house type closest to the bungalows to the west of the site would be House Type 2. The dwelling proposed on plot 1 would be more than 12m away from the neighbouring bungalow (No.156). The dwelling proposed on plot 6 would be approximately 3.5m away from dwelling to the east (No.118). There is currently a low hedge between the site and No.156 and higher vegetation between the site and No.118. Therefore, owing to the distance between the proposed dwelling at plot 1 and No.156 no significant harm due to loss of light, overlooking, overshadowing or noise is anticipated. However, the position and scale of the dwelling at plot 6 set forward in the site relative to the position of the dwelling at No.118 is considered to pose harm to neighbouring amenity due to poor outlook and its oppressive nature. The dwelling proposed at No.118 would be an incongruous feature within the direct visual aspect of occupiers of No.118.
- 10.9 Policy LP16 (o) supports development as long as it does not result in any unreasonable constraint(s) or threaten the operation and viability of existing nearby or adjoining businesses or employment sites by introducing "sensitive" developments. It is noted that to the rear of No.118 is a commercial premises. The commercial premises with a Sui Generis use class permission for furniture storage and removals, is located approximately 9m to the northeast of the dwelling at Plot 6. Environmental Health have considered the relationship

between the proposed dwellings and the neighbouring commercial/industrial premises and maintain they have no objection owing to there no opening doors/windows or apparent extraction systems on south or west facades. Therefore, no significant harm to the amenity of future residents is anticipated.

- 10.10 Owing to the unacceptable overbearing relationship between the proposed dwelling at Plot 6 and the neighbouring residential property at No.118 the proposals are considered contrary to policy LP16 (d) of the Fenland local Plan 2014.

Flood Risk and Drainage

- 10.11 The site is located within flood zones 2/3, where planning policy LP14 (B) states that development in such areas will only be permitted following the successful completion of a sequential test and where necessary an exception test. The proposals should also demonstrate that it meets an identified need, it specifies flood risk management and safety measures and has a positive approach to reducing flood risk overall.

Sequential Test

- 10.12 As set out above the PiP application was approved by the Council, despite there being no successful application of the sequential test. Notwithstanding, the Council accepted the principle of the proposal without this, further concluding that the exception test was met identifying the public benefits outweighing flood risk by virtue of a footpath that would be introduced across the frontage and extend to the west, where existing housing can be found along Rectory Road. In this regard, whilst this latest application also again fails to undertake a sequential test, the failure to meet the sequential test is not considered reasonable grounds to refuse the application on, given the substantial weight afforded to the established principle under the PiP application and the need to maintain consistency in decision making.

Exception Test

- 10.13 In order to pass the exception test, NPPF paragraph 170 sets out that the development should demonstrate that it,
- a) yields wider sustainability benefits to the community which outweigh flood risk, and
 - b) that the site can be made safe for its lifetime without increasing flood risk elsewhere and where possible will reduce flood risk overall.

- 10.14 NPPF paragraph 171 sets out that both elements should be satisfied or developments to be permitted.

- 10.15 Since the approval of the PiP application, it has come to light through application F/YR23/0996/O (Erect up to 6 x dwellings at land North of High Trees, Rectory Road) and further discussion with the Local highways Authority that it is not possible to continue the footpath eastwards up to and along the corner of Rectory Road, as there is insufficient land either in the Highway Authority's control or the applicant's ownership to achieve this. As such, the wider public benefits previously cited as reasons for approving the PiP proposal (i.e. outweighing the flood risk) do not now appear to be achievable. This is a material consideration which is afforded substantial weight having regard to the reasons for approving the principle of developing this site previously.

- 10.16 In this regard therefore, the latest application fails to identify wider sustainability benefits to the community which outweighs the flood risk and is therefore contrary

to policy LP14 and NPPF paragraph 170 and 171. Whilst it is recognised that the development would achieve increased housing stock, as set out in section 4.5.9; *“The general provision of housing by itself would not normally be considered as a wider sustainability benefit to the community which would outweigh flood risk”*. There is no cogent evidence to indicate that housing in this location, or that any development of this specific site is required to the degree that it would provide wider community sustainability benefits – particularly given the Council’s recent record of housing delivery and long-term housing land supply. As such, the first part of the exception test has not been met.

10.17 Notwithstanding, the site is in the North Level Internal Drainage Board’s (IDB) district. The Board had no objection in principle to the planning application. However, they do state that formal land drainage consent would be required for the two access culverts separate to planning permission. The IDB noted that soakaways are indicated as the preferred method of surface water disposal within the application, and they request that the applicant show that soakaway drainage would be effective. Should the application be granted conditions will be added to require these details prior to the works beginning on site. As such, it is likely that the second part of the exception test, insofar as demonstrating that the development can be made safe for its lifetime without increasing flood risk can be achieved.

10.18 As such, it is concluded that the application fails to fully meet the requirements of the exceptions test for flood risk, contrary to Local Plan policy LP14 and the aims of Chapter 14 of the NPPF.

Highway Safety

10.19 Policy LP15 states that development proposals should demonstrate that they provide well designed, safe and convenient access for all. It also states that development schemes should provide well designed car parking appropriate to the amount of development proposed, ensuring that all new development meets the councils defined parking standards as set out in Appendix A.

10.20 The proposal is for 4 bed dwellings and therefore Appendix A states that 3 parking spaces are required. Each of the properties has a garage that would acquaint to 1 parking space and with enough room for 2 cars to park to the front of the garage/property.

10.21 There has been work undertaken through the planning process and alterations to the proposed Highway works made. The footway was moved back 1m into the site to retain a grass verge adjacent to the highway for highway drainage and the footpath was extended to meet the existing footpath along High Road. The visibility splay was extended owing to Highway Authority comments and the prescribed distance in the national guidance. The visibility splays are in line with the speed limit on this stretch of road and the speed surveys carried out during the PIP process. The footway width was increased to 2m to meet Highway Authority requirements. The Parish Council comment on the application on the basis of the application delivering a section of a ‘missing link’ of footway, however it should be noted, as set out elsewhere in the report, that the footway does not extend beyond the easternmost access point and does not and cannot extend around to Rectory Road. While no wider community benefits are to be delivered as a consequence, it is nonetheless considered that the proposed footpath does facilitate what is required to serve the development itself. The Highway Authority have no objection to the revised plans but have raised concerns over the drainage of the footpath and have requested a non-standard condition should the

application be granted, that requires the footpath to be constructed prior to any other works on site.

Infrastructure

- 10.22 There have been neighbour comments received stating concern that there is no infrastructure within the village such as shops schools or doctors to sustain new housing development. Whilst there is no dispute that there is a lack of infrastructure with the settlement of Newton-in-the-Isle this is one of the Fenland 'small' villages where policy LP3 states that development will be considered on its own merits but will normally be very limited. The FDC planning committee determined that the site was within the village of Newton and development of the site was granted in principle under the PIP.

11 CONCLUSIONS

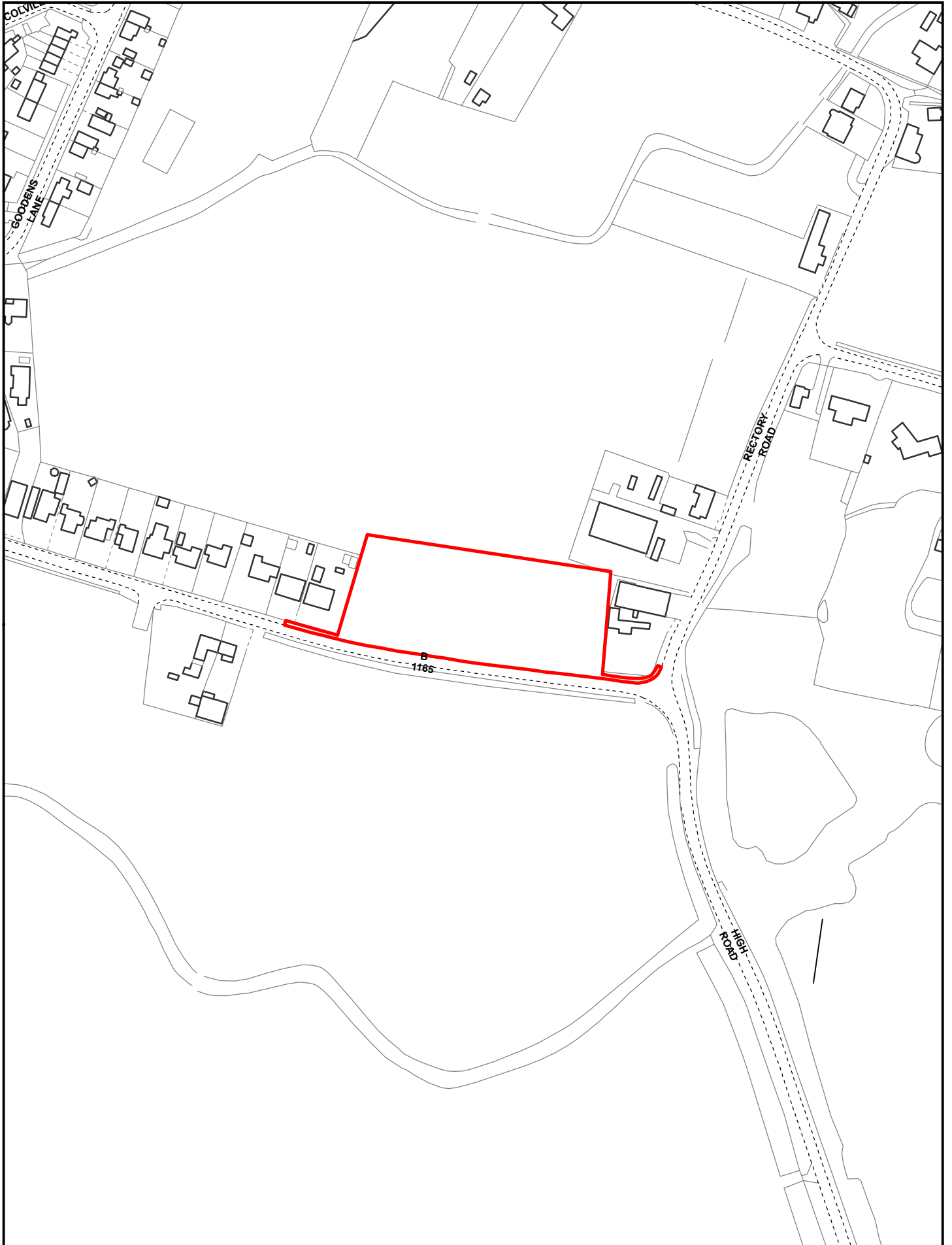
- 11.1 The proposed dwellings would be dominant and incongruous features within the street scene and would also appear overbearing and visually dominant to neighbouring occupiers. Exception test. The benefits of the scheme do not outweigh the conflicts with the development plan in terms of flood risk, character and neighbouring amenity. It is therefore considered that the application would be contrary to Policy LP2, LP14 and LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

REFUSE; for the following reasons:

1	<p>Policy LP16 (d) of the Fenland Local Plan (2014) requires development to deliver high quality environments that make a positive contribution to the local distinctiveness and character of an area, enhancing their setting and responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.</p> <p>The proposal is for the construction of 6x two-storey dwellings on land currently used for agricultural farming on the edge of the village alongside existing single storey bungalows. The proposal would introduce large detached, two-storey dwellings which would appear, visually dominant, overly prominent and incongruous in the street scene to the significant detriment of the visual amenity of the area. If permitted, the development would consequently be to the detriment of the character and appearance of the area and contrary to the above policy of the Local Plan.</p>
2	<p>Policy LP16 (e) of the Fenland Local Plan 2014 seeks to ensure that development does not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy/overlooking or loss of light.</p> <p>Due to the proximity and position of the 2-storey dwelling at Plot 6 to the neighbouring property (No118), there is potential for overbearing and visual dominance with the associated loss of outlook to the neighbouring property, to the detriment of residential amenity. The creation of such an unappealing and overbearing living environment for the neighbouring occupiers would be contrary to the above policy.</p>

3	<p>Policy LP14 of the Fenland Local Plan (2014) and paragraph 170-171 of the NPPF requires development in areas at risk of flooding to pass the exception test by demonstrating that it;</p> <ul style="list-style-type: none">a) yields wider sustainability benefits to the community which outweigh flood risk, andb) that the site can be made safe for its lifetime without increasing flood risk elsewhere and where possible will reduce flood risk overall. <p>Whilst the development meets the tests of criteria b), the proposal fails to identify that it would achieve wider community sustainability benefits to outweigh the flood risk. The proposal is therefore contrary to Policy LP14 of the Fenland Local Plan (2014) and the flood risk sustainability aims of the NPPF.</p>
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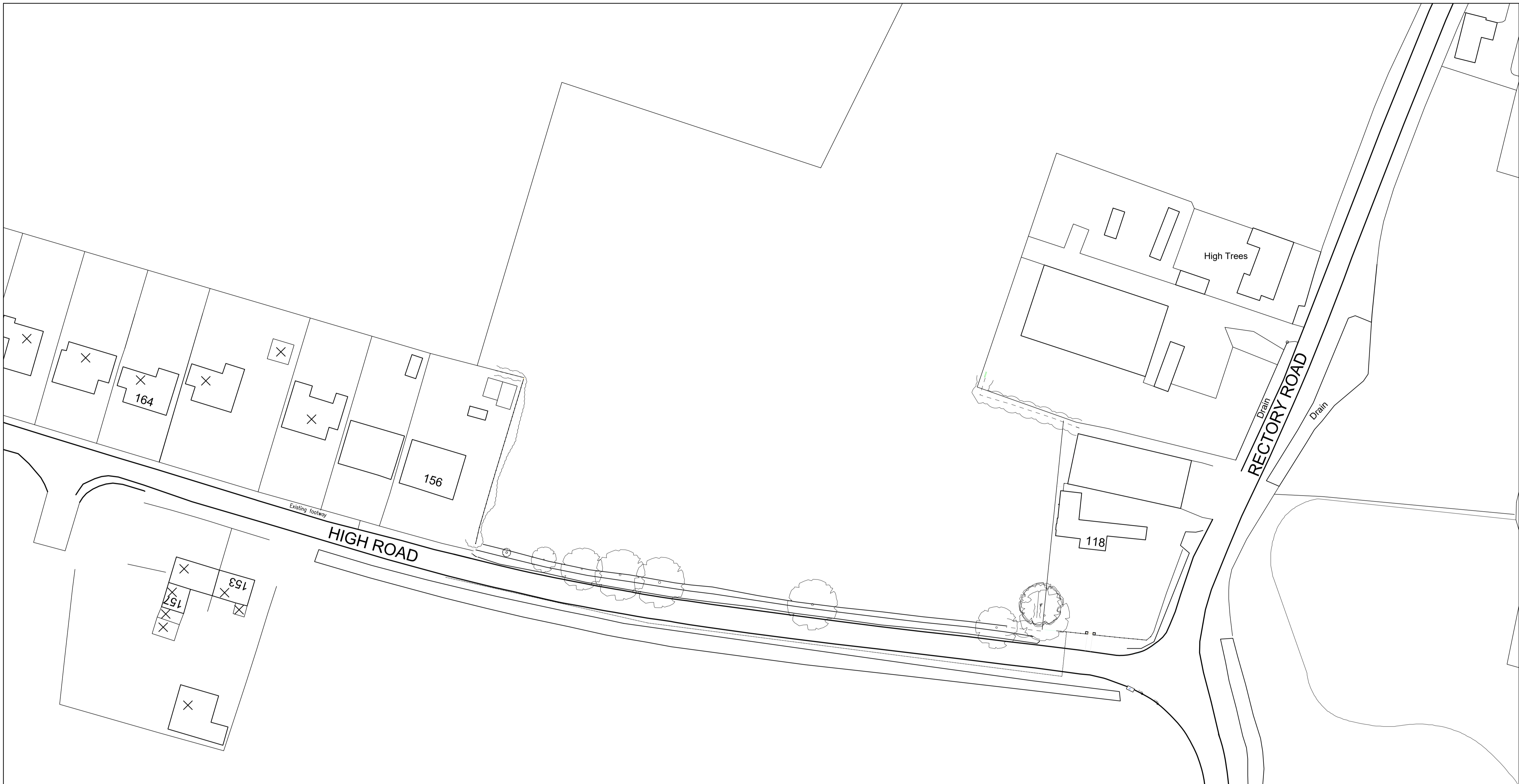
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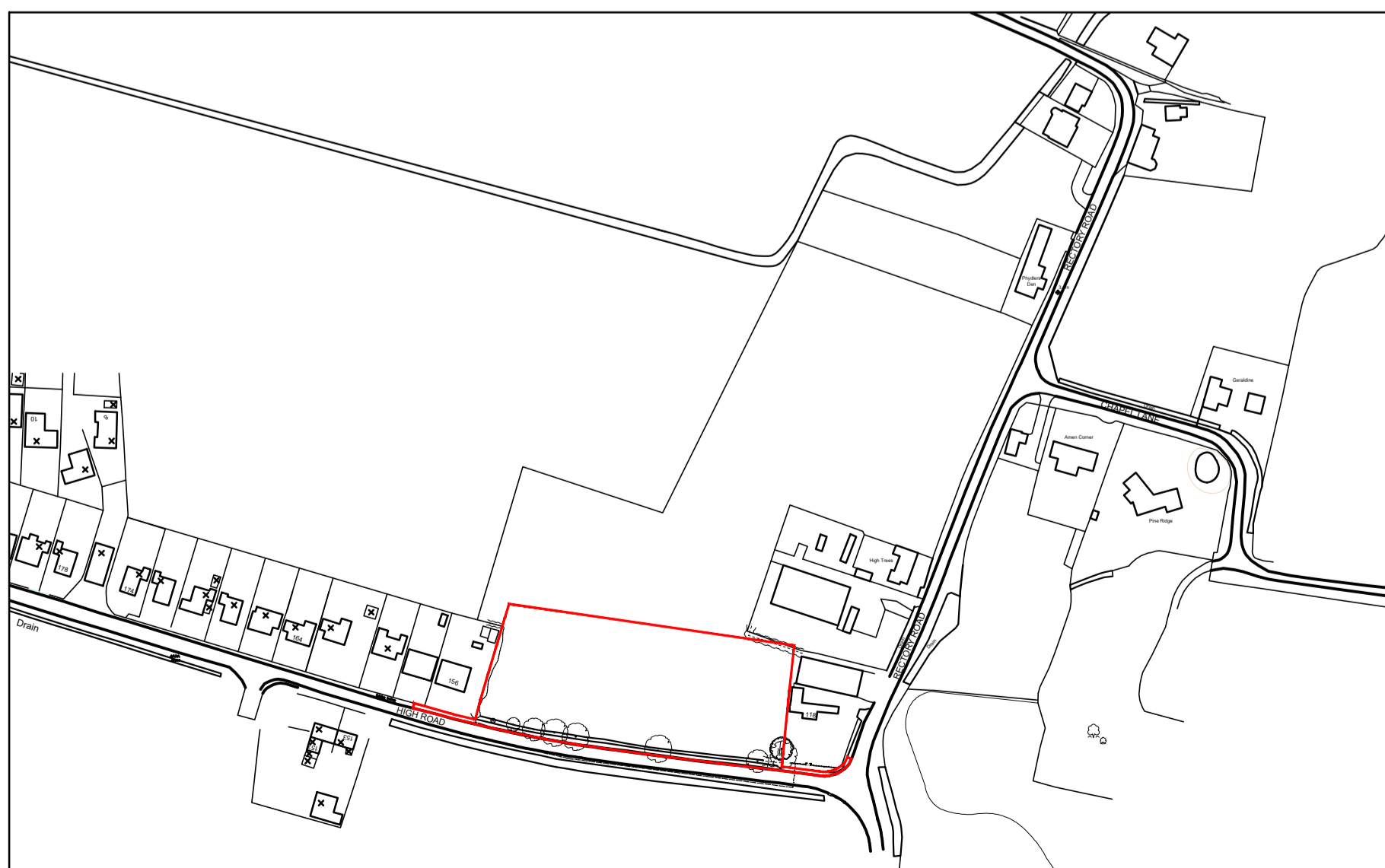
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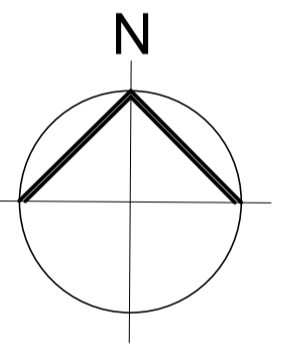




EXISTING SITE PLAN 1:500



LOCATION PLAN 1:2500



A -
REVISIONS



PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466966

EMAIL: info@peterhumphrey.co.uk

WEB: www.peterhumphrey.co.uk

CLIENT

MR JOSH PEGGS

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

SITE

LAND EAST OF 156 HIGH ROAD

NEWTON

WISBECH

CAMBS

PE13 5ET

DRAWING

PROPOSED DRAWING 2

JOB NO.	PAPER SIZE	DATE
6851/02	A1	NOV 2023

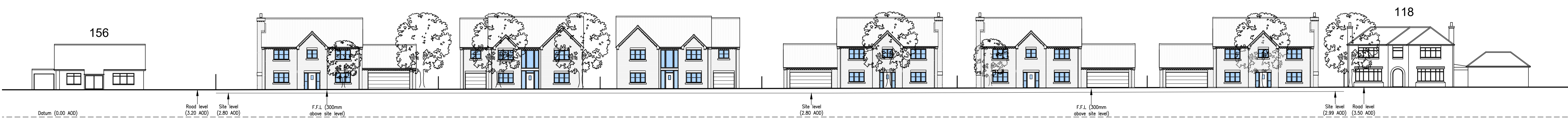
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.



PROPOSED SITE PLAN 1:500



PROPOSED STREET SCENE 1:250

A -
REVISIONS



PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466966
E-MAIL: info@peterhumphrey.co.uk
WEB: www.peterhumphrey.co.uk

CLIENT
MR JOSH PEGGS

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

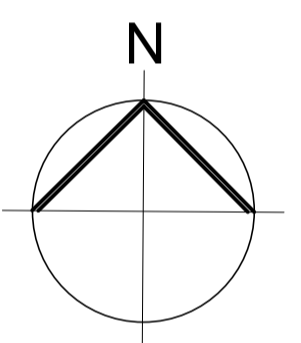
SITE
LAND EAST OF 156 HIGH ROAD
NEWTON
WISBECH
CAMBS
PE13 5ET

DRAWING
PROPOSED DRAWING 1

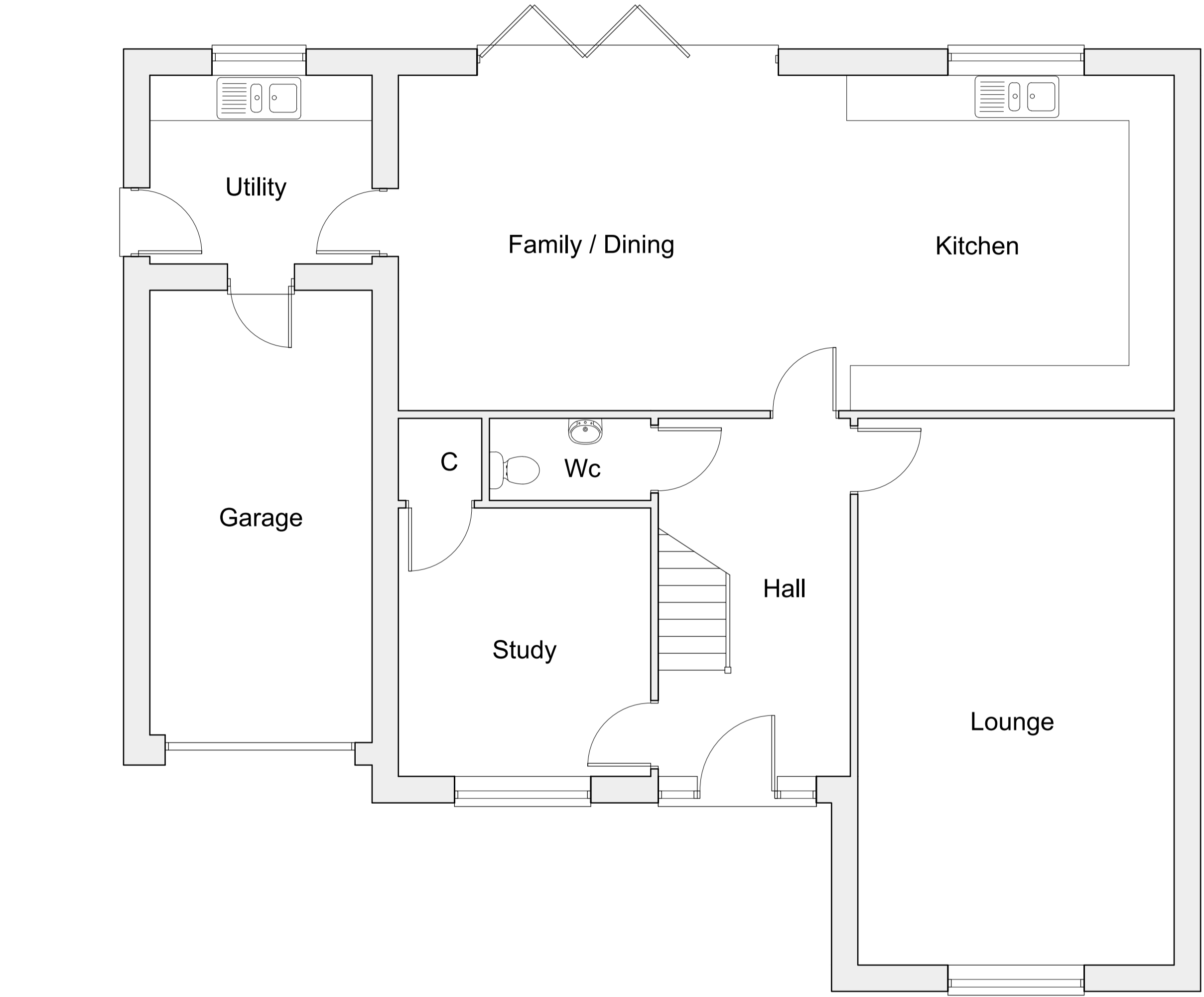
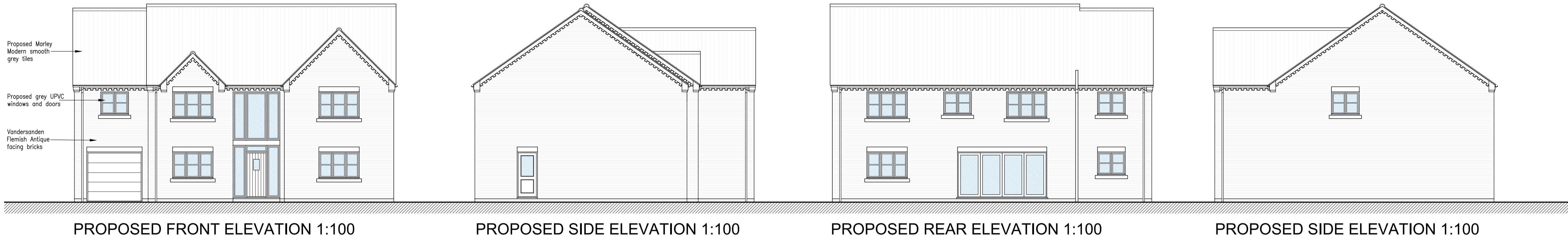
JOB NO.	PAPER SIZE	DATE
6851/01F	A1	NOV 2023

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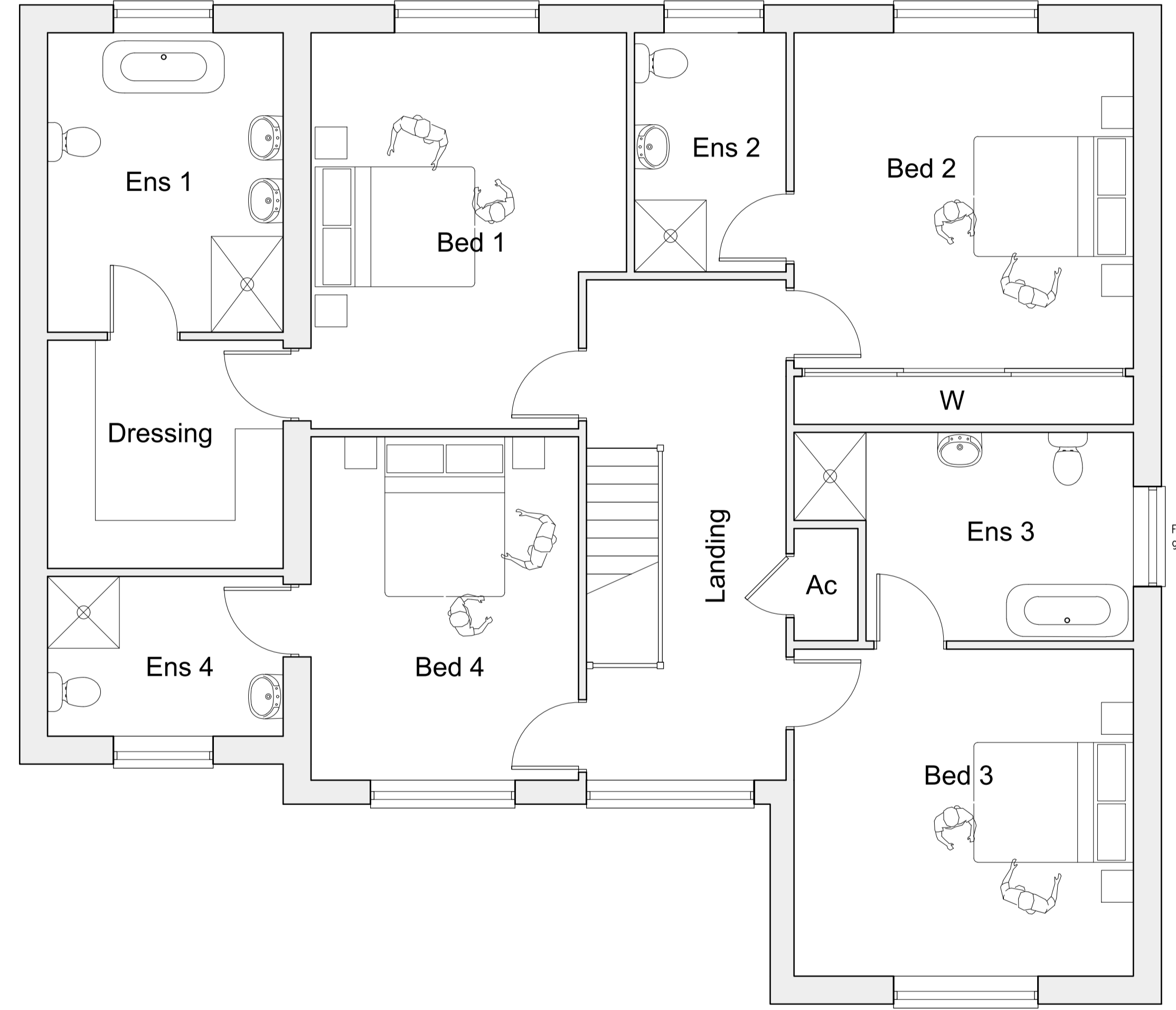
The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.



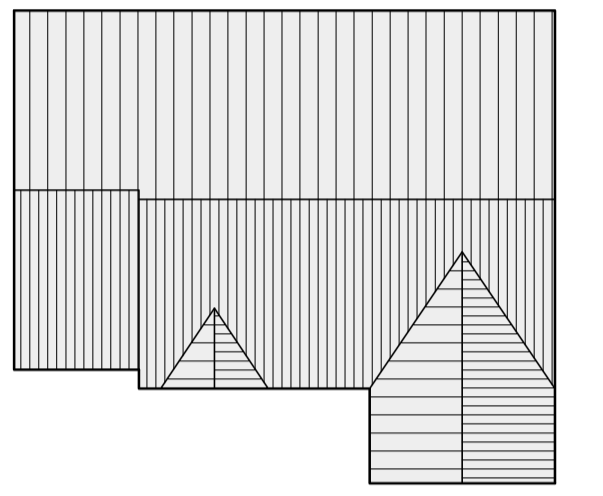
HOUSE TYPE 1



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED ROOF PLAN 1:200

A-		
REVISIONS		
JOB NO.	PAPER SIZE	DATE
6851/02A	A1	AUG 2023

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CLIENT
 MR J PEGGS

PROJECT
 PROPOSED DWELLINGS

SITE
 LAND EAST OF 156 HIGH ROAD
 NEWTON
 WISBECH
 CAMBS
 PE13 5ET

DRAWING
 HOUSE TYPE 1

PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 466966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

HOUSE TYPE 2



PROPOSED FRONT ELEVATION 1:100



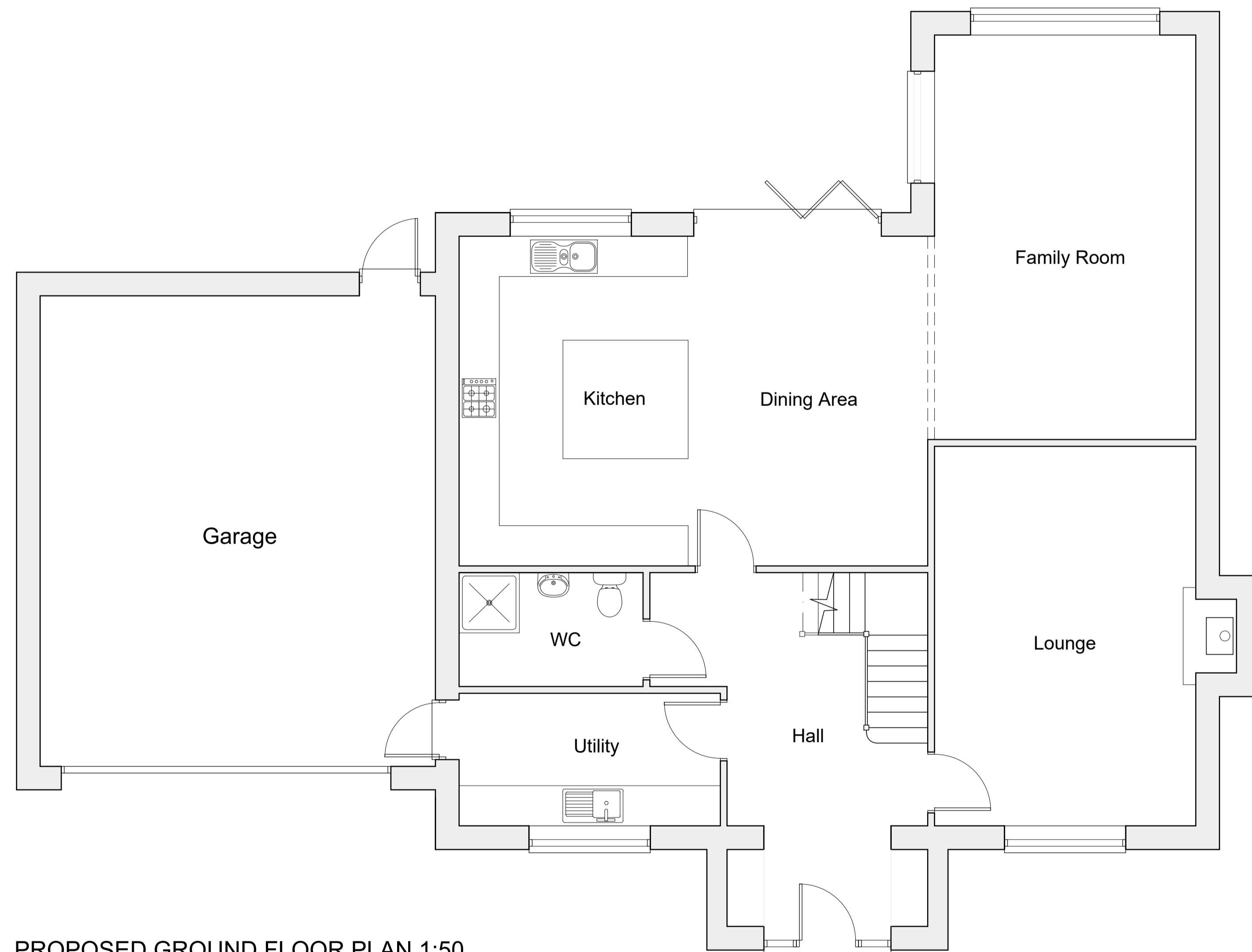
PROPOSED SIDE ELEVATION 1:100



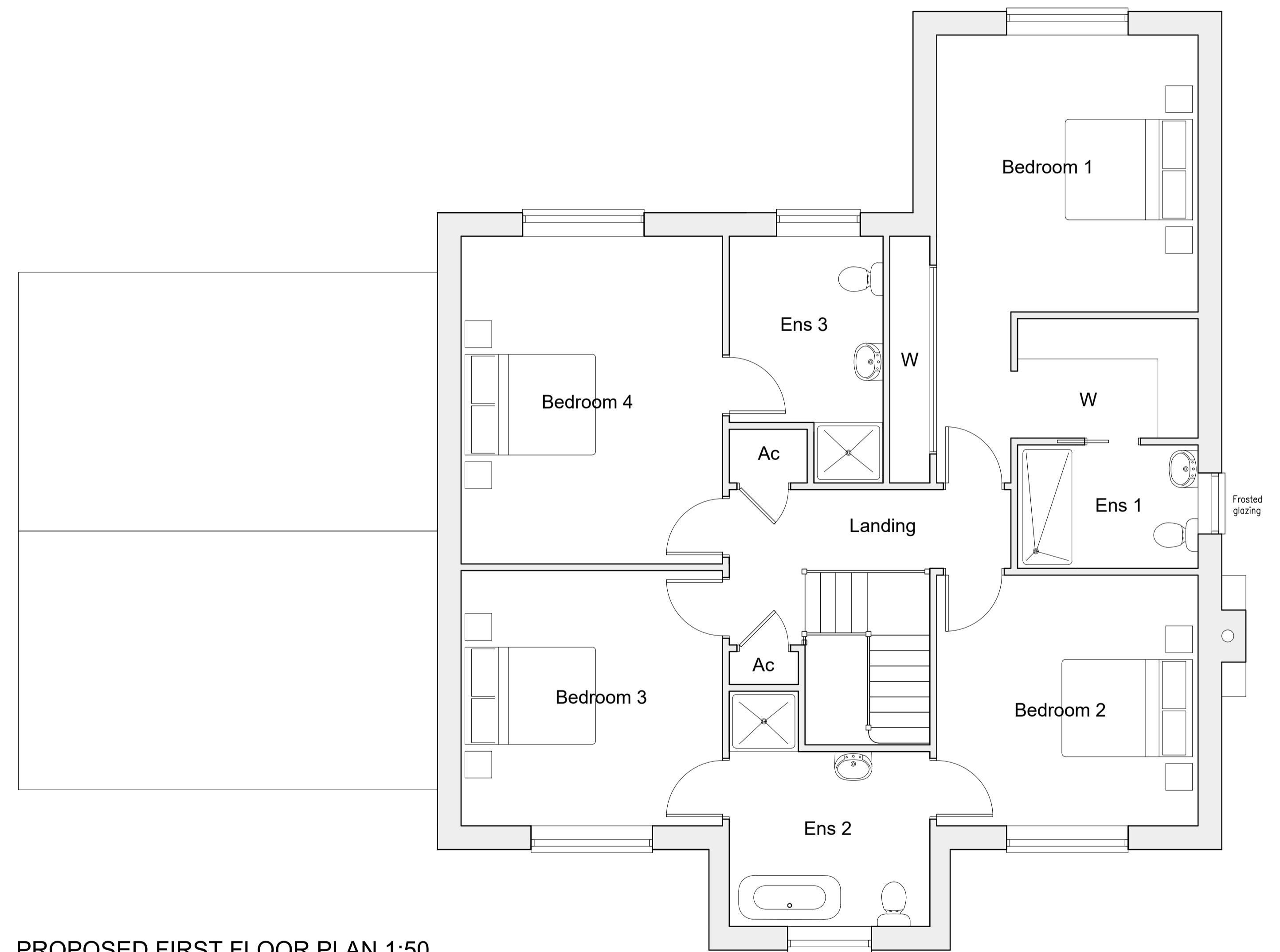
PROPOSED REAR ELEVATION 1:100



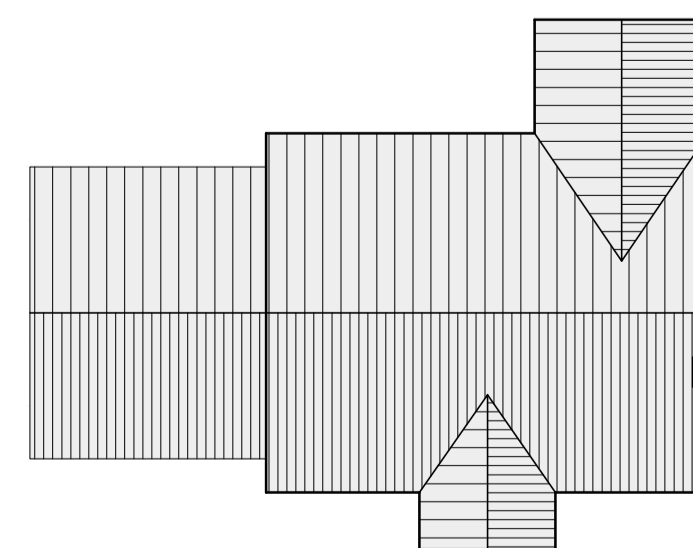
PROPOSED SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED ROOF PLAN 1:200

A-

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