

APPLICATION NO: F/YR18/0956/O

SITE LOCATION: Land South East Of Dove Cottage, Gull Road, Guyhirn

UPDATES

Representation from The Environment Agency confirming no objection.

'In accordance with the National Planning Policy Framework (NPPF) paragraph 158, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF.'

Other comments, if the application were approved necessary conditions/ informatives be provided addressing the following:

- Finished floor levels of the proposed development will be set no lower than 2.00mAOD, 1.5m above existing ground levels
- The development will be two storeys.
- Flood resistance and resilient measures will be incorporated into the development
- The developer sign up to Floodline Warnings,
- Flood resilience measures follow Government guidance,
- A Flood Plan be prepared,
- Connection to public fowl sewer,

'The NPPF places responsibilities on local authorities to consult

their Emergency Planners and the Emergency Services with regard to specific emergency planning issues relating to new development. It is not our role to comment on or approve the adequacy of these plans and we would expect local planning authorities, through their Emergency Planners, to formally consider the implication of this in making their decision. Please note that the Local Planning Authority must be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety including safe refuges within buildings and the ability of the emergency services to access such buildings to rescue and evacuate those people.'

Resolution: As the Council considers the proposal fails the Sequential and Exceptions test the above does not alter the recommendation. Refuse as per Section 12 of Agenda item 7 of the officer's report.