

APPLICATION NO: F/YR23/0072/O

SITE LOCATION: Land East Of Station Farm, Fodder Fen Road, Manea

UPDATE

Correspondence from agent

An email has been received from the agent regarding recommended reason for refusal 2 in relation to flood risk.

The agent has cited a case within Parson Drove, F/YR22/1187/FDC which was approved for the erection of 1 x dwelling involving demolition of existing garage block (outline application with matters committed in respect of access). This application site was also situated within Flood Zone 3.

The agent has also referred to the specifications of the proposed dwellings, including the use of triple glazing, heat source air pumps and PV cells, and asserts that this is not referred to in the report to Committee.

Officer response

The Sequential Test submitted for F/YR22/1187/FDC was thoroughly reviewed by the case officer and the identified sites discounted for various reasons (F/YR22/0702/F for example is a replacement dwelling).

This application is accompanied by a Sequential and Exception Test which advises that the area of search is Manea rather than the whole rural area, Officers disagree with this as the site is considered to be outside the settlement and as such the Sequential Test is considered to fail.

Notwithstanding this, even if the site was considered part of the settlement and the search area was the village of Manea, the Sequential Test is considered to be inadequate as it discounts smaller/larger sites, specifies a type of dwelling (where all matters are reserved in this case so this is unknown) and does not consider whether there are sites in Flood Zone 3 at lesser risk of flooding. The two applications are therefore not comparable.

With regards to the Exception Test; reference has been made to renewable energy solutions at 10.31 of the report. The provision of renewable energy solutions is not considered to provide a wider sustainability benefit to the community which outweighs flood risk, in the context of a proposal for 5 dwellings (whereas it may be acceptable for a single dwelling), the proposed footpath link is only required to mitigate the unsustainable location of the site and as such is not of wider benefit, and whilst it is noted that reference is made to ecological enhancement on the wider agricultural holding, it is advised that this is being undertaken in relation to the Government's countryside stewardship mid-tier scheme and as such would be undertaken irrespective of this application and would not be relevant to the development.

Report Correction

Paragraph 10.28 of the report refers to application F/YR21/1439/O which was refused by Planning Committee for failure to adequately apply or meet the sequential test; for clarity this was refused in November 2022.

Resolution: No change to the recommendation which is to refuse this application as per Section 12 of Agenda item 5.