
F/YR23/0548/O

**Applicant: McDermott Residential
Property Ltd**

**Agent : Mrs Angela Watson
Swann Edwards Architecture Limited**

Land West Of, 176 High Road, Gorefield, Cambridgeshire

**Erect up to 5 x dwellings (outline application with all matters reserved) and the
formation of 5 x accesses**

Officer recommendation: Refuse

**Reason for Committee: Number of letters of support contrary to officer
recommendation**

1 EXECUTIVE SUMMARY

- 1.1. This scheme proposes the erection of 5 dwellings on the edge of Gorefield which has been identified as a small village within the settlement hierarchy outlined in Policy LP3 of the Fenland Local Plan where only limited development, normally residential infill or small business opportunities, would be supported. The scheme is not 'infill' and is therefore contrary to Policy LP3.
- 1.2. Notwithstanding the settlement hierarchy conflict of the scheme, it is contended that real and actual character harm would arise through the consolidation of the built form and the extension of existing linear features within an area which currently serves to mark the gentle transition between the open countryside and the built form of the village this being clearly at odds with Policy LP12 of the Fenland Local Plan (2014) and with associated Policy LP16 impacts.
- 1.3. The site lies in Flood Zone 3, the highest risk of flooding and has failed to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and the development does not provide any wider sustainability benefits, as such both the sequential and exception tests fail.
- 1.4. Overall, the proposed development is considered to be unacceptable, and the recommendation is one of refusal.

2 SITE DESCRIPTION

- 2.1. The application site is located to the north of High Road, Gorefield and comprises an agricultural field with open boundaries, excepting for post and wire fence to the frontage immediately rear of the wide grass highway verge which contains toward its more western end the 30mph speed signs and the village sign 'gateway' features. The post and wire fence extends along the Hassock Hill Drive, frontage.
- 2.2. The site is located immediately before the two-storey dwelling known as 176 High Road, which is set back from High Road with a detached outbuilding which has the frontage appearance of a smaller 'bungalow' type unit with infilled front openings.

- 2.3. As indicated above to the immediate east of the site is no 176 High Road a detached two-storey dwelling, with the first-floor windows contained within the roof scape. No 176 is viewed as the first property of the 'built settlement' with further residential development running in an easterly direction along High Road. To the west is Hassock Hill Drove and west of this drove is open countryside with the residential property known as Sunview beyond this land.
- 2.4. There is approximately 185 metres between the eastern boundary of Sunview to the western boundary of the application site with intervening agricultural land forming a further visual break between Sunview and its neighbour Lynton in Decoy Road.
- 2.5. Immediately opposite the site (south) is the fruit packing business premises known as Newling Fruitgrowers Ltd, with sporadic and interspersed dwellings to the west of these premises. The main settlement, as defined under LP12 is clearly evident as being to the east of 176 High Road to both sides of this road frontage.
- 2.6. The site is within a flood zone 3 location.

3 PROPOSAL

- 3.1. This application seeks outline planning approval for up to 5 dwellings, an illustrative site plan accompanies the submission which details 5 large detached dwellings each with their own access however the 4 western most plots shown have their accesses grouped in pairs.
- 3.2. The existing grass verge is shown as being retained, except where affected by the access points. No provision is made for any footway to serve these properties.
- 3.3. The dwellings are shown in linear form addressing the carriageway and adopting a similar set back to the outbuilding associated with the No 176 to the east. The illustrative streetscene which accompanies the submission details the central three units as being traditional two storey dwellings with the dwellings shown to either side of the site (Plots 1 & 5) featuring dormer windows; a slightly lower ridge height indicated for these units.
- 3.4. Full plans and associated documents for this application can be found at: [F/YR23/0548/O | Erect up to 5 x dwellings \(outline application with all matters reserved\) and the formation of 5 x accesses | Land West Of 176 High Road Gorefield Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0548/O)

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR22/0181/O	Erect up to 5no dwellings (outline application with all matters reserved)	Refused	04/08/2022

5 CONSULTATIONS

- 5.1. **Gorefield Parish Council (05/07/2023)**
'Gorefield Parish Council does not support this application it is development in the open countryside, the site has flooding problems and one of the accesses is

directly next to the junction with Hassockhill Drove. Gorefield is a small growth village and already has many building plots being developed.'

5.2. North Level District Internal Drainage Board (18/07/2023)

'No objection in principle to the application, however, do question the use of soakaways for surface water disposal

The area has suffered from surface water flooding during wet winters and it may be beneficial to look at discharging surface water under High Road into the Boards Gorefield Main Drain.

Any new outfalls will require formal consent under the Land Drainage Act, and a development levy would be payable in accordance with the enclosed, for dealing with the additional run-off from the site.'

5.3. FDC Environmental Health (20/07/2023)

'The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality. Due to existing site use and the close proximity of noise sensitive receptors, it is recommended that the following conditions are imposed in the event that planning permission is granted:

UNSUSPECTED CONTAMINATION

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

WORKING TIMES

No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.'

5.4. Local Residents/Interested Parties

1 letter neither objecting to or supporting the application from a neighbouring property at Decoy Road has been received, it is summarised as follows:

- The access to the houses are dangerously close to a blind crossroad
- Vehicles speed along the High Road
- Trees and unkempt roadside verges totally obscure the view when turning out of Hassock Hill
- The water level in the main drain that runs through Gorefield often appears to be above the surface level of the site of the proposed development
- Extensive drainage works through several agricultural fields and tunnelling under Goredyke Bank will be necessary to carry the surface water away northwards if the neighbouring properties are to be protected from flooding
- From the submitted plans it appears that more houses will be proposed on the land ringed in blue, so a contribution to the local infrastructure should be sought if the planning officer recommends this application for approval

Objectors

6 letters of objection have been received from 4 addresses located along High Road, Gorefield which raised the following summarised concerns:

- Same plans submitted as per a previous application that was refused
- The proposed houses are in a dangerous place, there is no safety, no pavement, already busy with it being a turning circle for the local bus route; for Turners lorries going to Newling's Fruit Packers and the fact that people use the road as a race track
- Infrastructure cannot cope
- Land is liable to flooding during heavy rainfall
- Increase strain on the local primary school
- Disrupting the quieter end of the village and potentially forcing people to sell because they moved to this end of the village for a reason
- Site has had a huge increase in wildlife over the last 8 years, Gorefield is surrounded by growing i.e. orchards of many fruits, grains for both human and animal consumption but there are few areas which are left entirely to nature such as this green field
- Allowing building would cause massive disturbance to our own adjoining rewilded area of our garden
- Green belt land isn't just to prevent urban sprawl but also to ensure that our wildlife and natural habitats remain protected
- Brown field sites are the better option as proven using Dennicks Yard in Gorefield
- Would not be infill and would not accord with Policy LP3 of the Local Plan
- Risk of flooding increases if only using soakaways i.e. ground pollution
- 5 driveways, no mention of installing pavements, lights, street furniture, gates moved (at village cost)
- Would mean under construction a considerable amount of vehicles using the road reducing it's width and HGVs might find themselves unable to negotiate on the wrong side of the road with the approaching blind bend going West to East. Usually two passing is only a hair's width apart in this portion of the road
- Will any new amenities be run to these properties, such as Gas, High-Speed Internet that are not particularly prevalent in this end of the village
- Surrounding residents were not notified of the planning application
- Accesses to the houses are dangerously close to a blind corner
- Impact on neighbouring residential amenity and loss of countryside views

Supporters

10 letters of support have been received from 8 addresses within Gorefield (x5), Leverington (x2) and Upwell (x1) which made the following summarised comments:

- Would welcome more houses to support my business and other local business
- Would welcome more houses to support amenities in the village
- More houses needed to support local businesses
- The development would provide much-needed housing for local residents, which is especially important given the current housing crisis

- The proposed site is conveniently located near local amenities, making it an ideal location for families and individuals alike
- The development would create new jobs and stimulate economic growth in the area
- Generous plot for 5 houses
- Good for the future of the village and will look in place with current buildings

6 STATUTORY DUTY

- 6.1. 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

7.1. 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. 79 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Para. 80 - Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

change

Para. 159 - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Para. 162 - The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

7.2. National Planning Practice Guidance (NPPG)

7.3. National Design Guide 2021

Context C1 - Relationship with local and wider context;

Identity I1 - Respond to existing local character and identity

Built Form B2 - Appropriate building types and forms

Movement M1 – An integrated network of routes for all modes of transport

Uses U2 - A mix of home tenures, types and sizes

Homes and Buildings H1 - Healthy, comfortable and safe internal and external environment, H3 - Attention to detail; storage, waste, servicing and utilities

Lifespan L3 - A sense of ownership

7.4. 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

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

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

7.5. 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

LP19 – Strategic Infrastructure

LP20 – Accessibility and Transport

LP22 – Parking Provision
LP24 – Natural Environment
LP28 – Landscape
LP32 – Flood and Water Management

7.6. **Supplementary Planning Documents/Guidance**

Delivering & Protecting High Quality Environments in Fenland SPD (2014)
Cambridgeshire Flood & Water SPD (2016)

8 **KEY ISSUES**

- **Principle of Development**
- **Policy LP3 – Settlement Considerations**
- **Character and Visual Amenity**
- **Residential Amenity**
- **Highway Safety and Sustainability**
- **Flood Risk and the Application of the Sequential Test**
- **Biodiversity**
- **Other Matters**

9 **BACKGROUND**

9.1. In January 2022 an application at the site was submitted F/YR22/0181/O for the 'Erection of up to 5 no. dwellings (outline application with all matters reserved)' this application was refused under delegated powers on the 4th August 2022 with three reasons for refusal, these are as follows:

1. Policy LP3 of the Fenland Local Plan (2014) identifies that Gorefield is a 'small village' where development will normally be limited in scale to residential infilling or a small business opportunity. The location of the site is such that it fails to satisfy this requirement and by default Policy LP12 (a), noting the absence of any development immediately to west of the application site. This is the clearly at odds with Policy LP3 and LP12 of the Fenland Local Plan and the proposal must be resisted on these grounds.
2. Policy LP12 identifies that only infill developments will be considered favourably within settlements that have been identified as 'small villages' such as Gorefield and does not allow for the usual acceptance of development where a site adjoins the existing built form. Real and actual character harm would arise through the consolidation of the built form in this location which would also serve to extend existing linear features within an area which currently serves to mark the gentle transition between the open countryside and the built form of the village this being clearly contrary to Policy LP12 of the Fenland Local Plan (2014).
3. Policy LP14 of the Fenland Local Plan (2014) and the National Planning Policy Framework (20121) require applications within Flood Zone 3 locations to satisfy the sequential and exception test, with further guidance regarding the application of the sequential test being given in Cambridgeshire Flood and Water SPD and the Fenland District Council 'Approach to the Sequential Test for Housing'. Whilst a Sequential Test has been submitted in respect of this application this focuses solely on the settlement of Gorefield however noting that the site fails to accord with the Settlement Hierarchy outlined in Policy LP3 of the Fenland Local Plan (2014) and relates to the open countryside the Sequential Test is required to be applied on a district-wide basis and in this

respect the proposal fails to comply with Policy LP14 of the Fenland Local Plan (2014) and the NPPF (2021).

- 9.2. The proposed development submitted within this application is exactly the same as the previous application F/YR22/0181/O refused on the 4th August 2022. Therefore, this application is a key material consideration in the decision of this application.

10 ASSESSMENT

Principle of Development

- 10.1. The scheme falls to be assessed under Local Plan Policies LP3, LP12, LP14, LP15 and LP16. As noted in the evaluation below the scheme does not comply with Policy LP3 or LP14, and also represents character issues with regard to Policies LP12 and LP16.

Policy LP3 – Settlement Considerations

- 10.2. Policy LP3 clearly indicates that Gorefield is a small village which is capable of residential infilling. Case law identifies that ‘infilling’ is the development of a site that is between existing buildings. It is clear the site in question may not be deemed as infill and that the scheme is contrary to the settlement hierarchy and for this reason alone should be resisted.
- 10.3. It is also acknowledged that the village threshold for Gorefield of 33 units has been breached, noting that there from April 2011 (as per the Village Thresholds Position Statement 27 July 2023) 71 units have either been built/or are committed to be built. Policy LP12 identifies that in such scenarios demonstrable evidence of ‘local support’ should be presented, in this regard it is noted that the Parish Council and three Gorefield households have raised objection to the scheme with five Gorefield, two Leverington and one Upwell households writing in support. Albeit it is accepted that Policy LP12 of the Fenland Local Plan 2014 states that the proposal should have demonstrable evidence of clear local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise) which has not been undertaken by the applicant.

Character and Visual Amenity

- 10.4. The transition from countryside to village is clearly marked by the current built form; with sporadic development beyond the site to the west and the two intervening fields, separated by Hassock Hill Drove. The ‘built footprint’ of the village occurs beyond the village sign, notwithstanding the presence of the Newling Fruitgrowers to the north.
- 10.5. It is considered that the development of this site with 5 substantial dwellings would consolidate the built form to an extent that the character of the location is eroded in terms of the gentle transition into the village.
- 10.6. Furthermore, Policy LP12 clearly states that development should not extend existing linear features and again this development is contrary to this outlined aim.
- 10.7. For the reasons outlined above the scheme should be resisted as contrary to Policies LP12 and LP16.

Residential Amenity

- 10.8. The site could be developed in such a manner as to provide appropriate levels of residential amenity for the intended householders in terms of private amenity space and servicing arrangements.
- 10.9. Furthermore, given the relationship of the most easterly plot to the dwelling known as 176 High Road which is circa 20 metres distant from the common boundary with the site (excluding its associated outbuilding) no issues are highlighted in securing an appropriate scheme which does not compromise existing residential amenity.
- 10.10. It is considered that the scheme has the potential to comply with Policies LP2 and LP16 of the FLP, subject to detailed layout and design which would be secured under the reserved matters for the site.

Highway Safety and Sustainability

- 10.11. Although the comments of local residents are noted in so far as they relate to traffic generation, highway safety and pedestrian safety it is noted that although the Highways Officer has not commented on this application, the Highways Officer raised no objection to the previous identical application that was submitted in January 2022 under planning reference F/YR22/0181/O and it is considered that there can be no grounds to withhold consent in this instance.
- 10.12. As within the previous comments of the Highways Officer for the previous application F/YR22/0181/O, it is noted again that a 'footway; is absent from the illustrative scheme. The absence of a footway would render the scheme unsustainable as it would not afford potential householders a safe route into the village. However, such infrastructure may be conditioned and as such this has not been pursued with the applicants, mindful of the more fundamental 'principle' issues.
- 10.13. Whilst the scheme has the potential to accord with Policy LP15 in terms of the technical details, which would be secured under the reserved matters approval the absence of a footway is of notable concern.

Flood Risk and the Application of the Sequential Test

- 10.14. The site lies in Flood Zone 3, the highest risk of flooding; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. If it is evidenced by an adequate sequential test that it is not possible for development to be located in areas with a lower risk of flooding the exception test will then apply.
- 10.15. Section 4.4 of the adopted Cambridgeshire Flood and Water SPD sets out that the initial approach to carrying out a sequential test should be to agree the scope of the test with the LPA i.e. agree the geographical area for the search which should be justified in the sequential test report. Given that the site is considered outside the settlement, the scope for the sequential test would need to be the whole of the rural area), as set out in the Flood Risk Sequential Test Methodology 2018.
- 10.16. The application has been accompanied by a Flood Risk Assessment which states that if the River Nene defences are considered the site has a low probability of flooding and the site is outside of the area at a residual risk during a breach of the

tidal defences. This is insufficient as both the National Planning Practice guidance and the SPD stipulate that existing defences should not be taken into account. Section 4.4 of the adopted Cambridgeshire Flood and Water SPD clearly sets out the stages that are required; the developer should identify and list reasonably available sites irrespective of land ownership within the search area which could accommodate the proposal, obtain flood risk information for all sites and apply the sequential test by comparing the flood risk from all sources on the sites identified; this has not been done.

- 10.17. The application is accompanied by a Sequential and Exception Test which advises that the area of search is Gorefield rather than the whole rural area, Officers disagree with this as the site is considered to be outside the settlement of Gorefield and as such the Sequential Test is considered to fail.
- 10.18. Notwithstanding this, even if the site was considered part of the settlement and the search area was Gorefield, the Sequential Test is considered to be inadequate as it does not identify and list reasonably available sites irrespective of land ownership, obtain flood risk information for all sites and apply the sequential test by comparing the flood risk from all sources on the sites identified.
- 10.19. Planning Practice Guidance (Paragraph: 028 Reference ID: 7-028-20220825) states that: 'Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available'.
- 10.20. Even if the Sequential Test could be passed the Exception Test would also need to be passed. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe from all sources of flooding and will not increase flood risk elsewhere.
- 10.21. Para 4.5.9 of the adopted Cambridgeshire Flood and Water SPD advises that provision of housing by itself would not be considered a wider sustainability benefit. The Exception Test indicates that the proposal would utilise sustainable construction techniques resulting in energy efficient buildings exceeding the current Building Regulation requirements. However, the application is in outline only and as such this is not detailed (though it would be possible to condition a scheme).

Biodiversity

- 10.22. The application has been accompanied by an ecological assessment; this assessment was submitted with the previous submission F/YR22/0181/O after initial consultation responses received in regards to that application. The Wildlife Officer at that time raised no objection to the scheme on biodiversity grounds subject to conditions. Accordingly subject to appropriate safeguarding conditions the proposal has the potential to satisfy the requirements of both the NPPF and Policy LP19 of the Fenland Local Plan (2014).

Other Matters

- 10.23. **Future development** - the field to the rear of the site has been highlighted as a future development site however officers must restrict their considerations to the scheme currently before them.
- 10.24. **Local services/schools - unable to cope** - Gorefield is a small village – again there is nothing to suggest that the delivery of 5 additional units would unduly burden existing services and facilities.
- 10.25. **Noise and construction activity** - There will be a level of noise emanating during the construction phase which is to be expected, but would be controlled by other legislation, the resultant development is unlikely to generate significant noise noting that the scheme is for residential development.
- 10.26. **Lack of consultation** – the scheme was publicised fully in accordance with statutory and local guidelines.

11 CONCLUSIONS

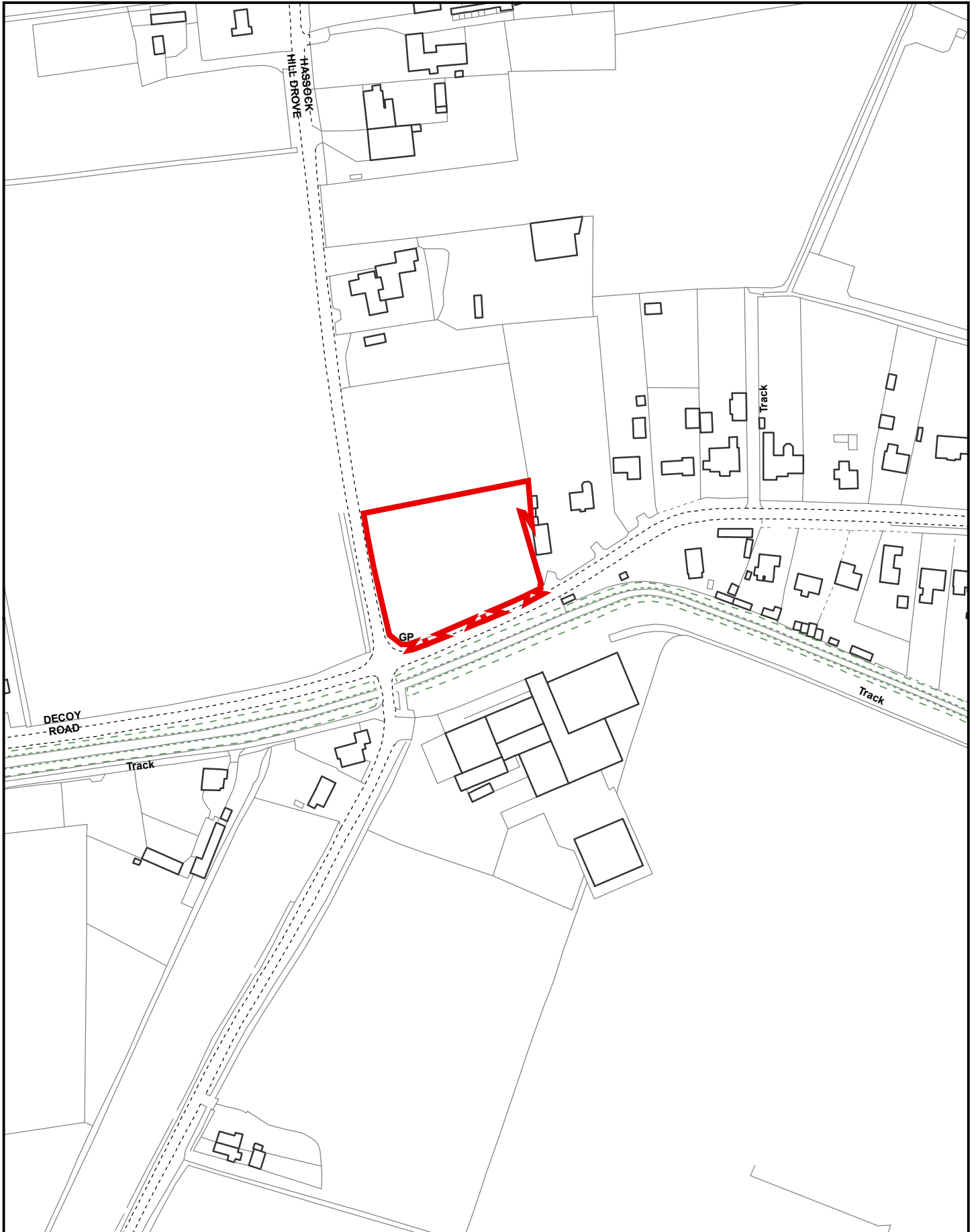
- 11.1. The proposed development is contrary to Policy LP3 in that it exceeds the development thresholds outlined in Policy LP3 of the Fenland Local Plan, whilst it adjoins the main settlement it is not 'infill' and would extend the linear features of the settlement and therefore would be contrary to Policy LP12 (e). It is also evident that the development of this site would consolidate the built form within an area which currently enables a 'soft transition' from the open countryside to the main settlement which again would be at odds with Policy LP12.
- 11.2. Furthermore, the site lies in Flood Zone 3, the highest risk of flooding and has failed to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and the development does not provide any wider sustainability benefits, as such both the sequential and exception tests fail.

12 RECOMMENDATION

Refuse; for the following reasons:

1.	Policy LP3 of the Fenland Local Plan (2014) identifies that Gorefield is a 'small village' where development will normally be limited in scale to residential infilling or a small business opportunity. The location of the site is such that it fails to satisfy this requirement and by default Policy LP12 (a), noting the absence of any development immediately to west of the application site. This is the clearly at odds with Policy LP3 and LP12 of the Fenland Local Plan and the proposal must be resisted on these grounds.
2	Policy LP12 identifies that only infill developments will be considered favourably within settlements that have been identified as 'small villages' such as Gorefield and does not allow for the usual acceptance of development where a site adjoins the existing built form. Real and actual character harm would arise through the consolidation of the built form in this location which would also serve to extend existing linear features within an area which currently serves to mark the gentle transition between the open countryside and the built form of the village this being clearly contrary to Policy LP12 of the Fenland Local Plan (2014).
2	The site lies in Flood Zone 3, the highest risk of flooding. Policy LP12 Part A (j) seeks to ensure that developments would not put

	<p>people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. If it is evidenced by an adequate sequential test that it is not possible for development to be located in areas with a lower risk of flooding the exception test will then apply.</p> <p>Insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and the development does not provide any wider sustainability benefits, as such both the sequential and exception tests fail and the development is contrary to the aforementioned policies.</p>
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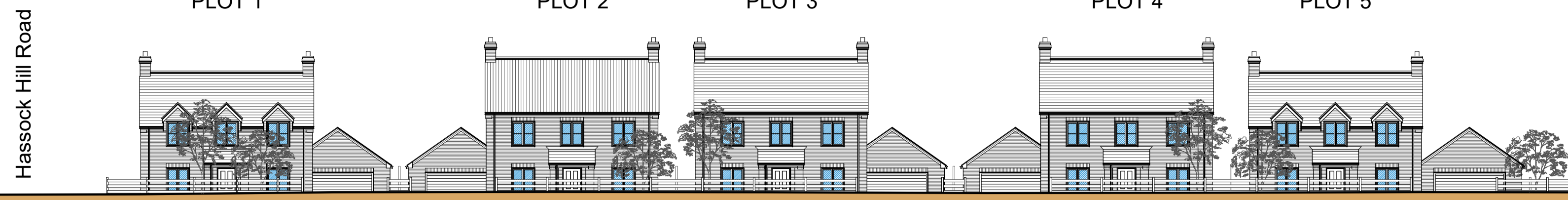
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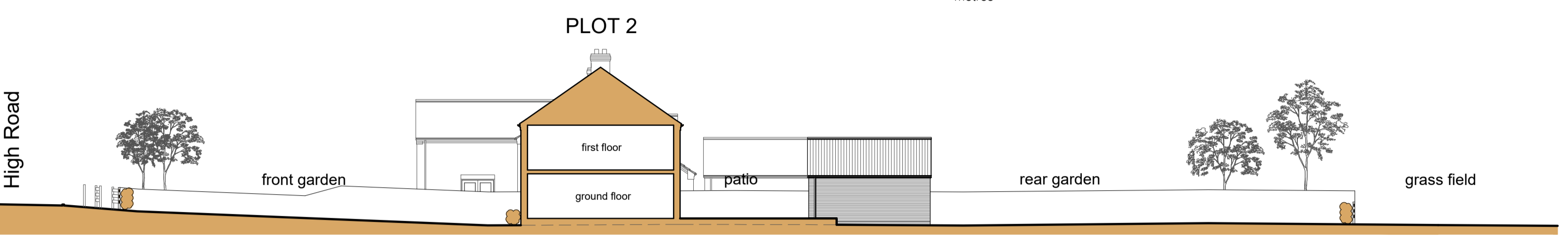
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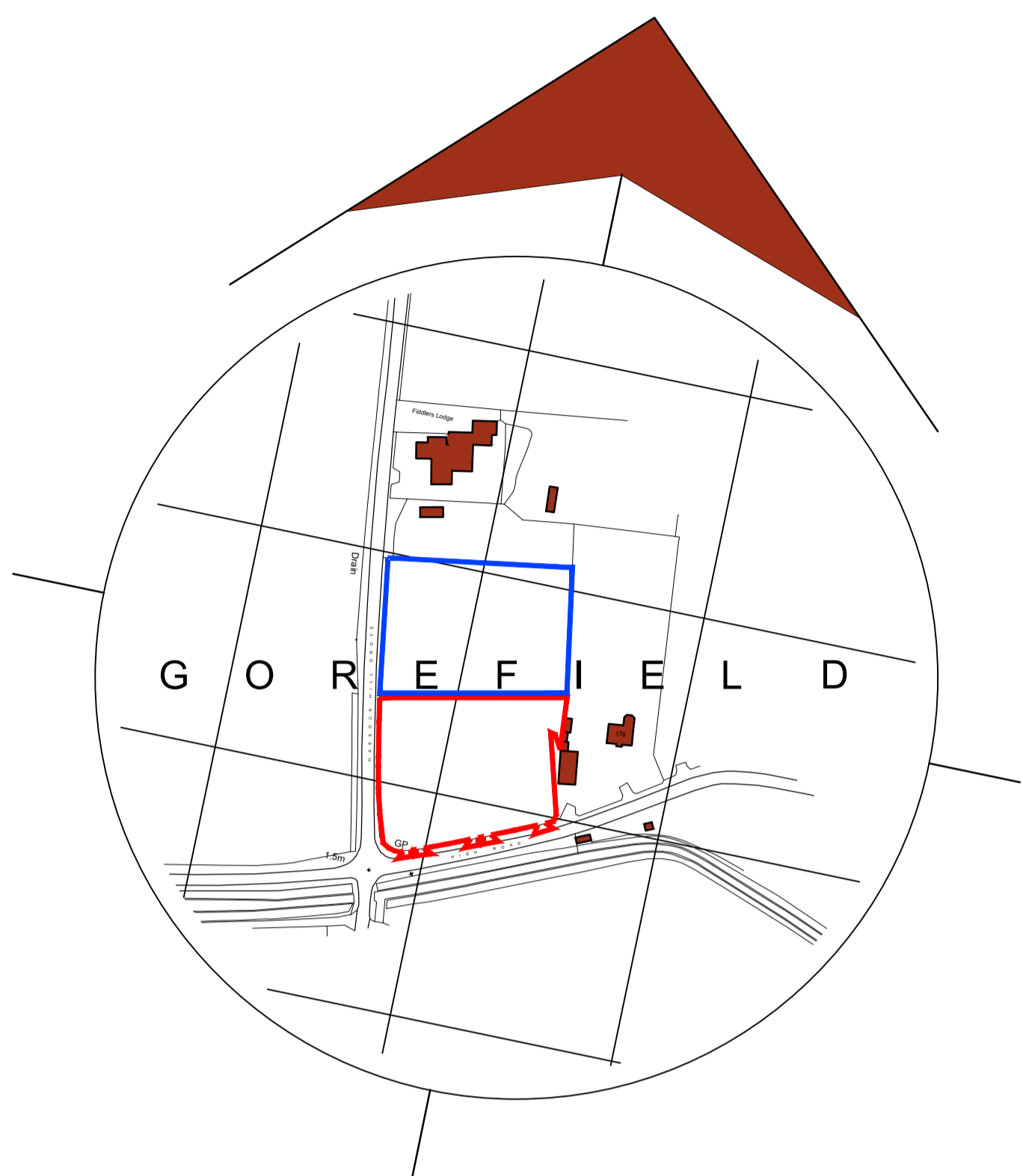




Indicative High Road Street Scene
Scale: 1:200
metres



Indicative Site Section (A-A)
Scale: 1:200
metres



Location Plan
Scale: 1:2500
metres



Indicative Site Plan
Scale: 1:200
metres

SITE PLAN KEY

- Indicates existing site features to be demolished
- Indicates proposed dwellings
- Indicates proposed trees and planting
- Indicates proposed lawned gardens
- Indicates proposed driveways
- Indicates patio areas
- Indicates site entrance to be in accordance with the Cambridge County Council Residential Access Construction Specification.
- Indicates proposed site access point

General Notes
 1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015
 The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.

FLOOD RISK ASSESSMENT RECOMMENDATIONS

The Environment Agency Long Term Flood Risk maps show that:

- The site has a low risk of flooding from rivers or the sea (annual probability between 0.1% and 1.0%)
- The site has a low risk (annual probability between 0.1% and 1.0%) of surface water flooding; and
- The site is not within an area at risk of reservoir flooding.

The Environment Agency have undertaken Tidal Breach Hazard Mapping which considered breaches of the left bank of the River Nene Tidal defences between Wisbech and Sutton Bridge. The area at risk identified during the tidal breach hazard mapping does not extend as far as west Gorefield. The site is therefore not at risk during a tidal breach.

- The development is in Flood Zone 3. The River Nene tidal defences protect the site during the 0.5% annual probability (1 in 200 chance each year) event. During the design life of the development, including an allowance for climate change, it is not anticipated that there would be flooding at the site.
- The site is located within an IDB catchment with a minimum standard of drainage of 2% annual probability (1 in 50 chance each year) which accords with DEFRA guidelines for rural development. The risk of flooding is lowered further due to the North Level IDB main drains incorporating freeboard. This provides storage during events greater than 0.5% annual probability (w in 50 chance each year).

- It is recommended that the finished floor level of the dwellings is 0.3m above the surrounding ground levels with 0.3m of flood resilient construction above finished floor level.
- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

ENVIRONMENT AGENCY COMMENTS

If the FRA was sent to the LPA to support a planning application we would have no objection and would recommend the following condition:

Environment Agency Position
 The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition
 The development shall be carried out in accordance with the submitted flood risk assessment (ref ECL0627/SWANN EDWARDS ARCHITECTURE dated October 2021) and the following mitigation measures it details:
 • Finished floor levels shall be set no lower than 0.3m above ground level at the site with 0.3m of flood resilient construction above finished floor level.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons
 To reduce the risk of flooding to the proposed development and future occupants

This application has been prepared in accordance with the above guidance from the Environment Agency. Copies of the FRA and EA assessment are shown in the Appendix.

Revisions

D	Jan 2022	Further details added from FRA and Environment Agency comments
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Status
FOR APPROVAL



Proposed Residential Development Land Adjacent 176 High Road, Gorefield, Wisbech, PE13 4PJ McDermott Residential Property Ltd	Job Title Planning Drawing	Date October 2021	Drawn by SHE
	Dwg No. PP1000	Sheet Size A1	Checked by G.E.
	Revision D		

Drawings should be read in conjunction with the Flood Risk Assessment produced by Ellingham Consulting Ltd



312200

312150

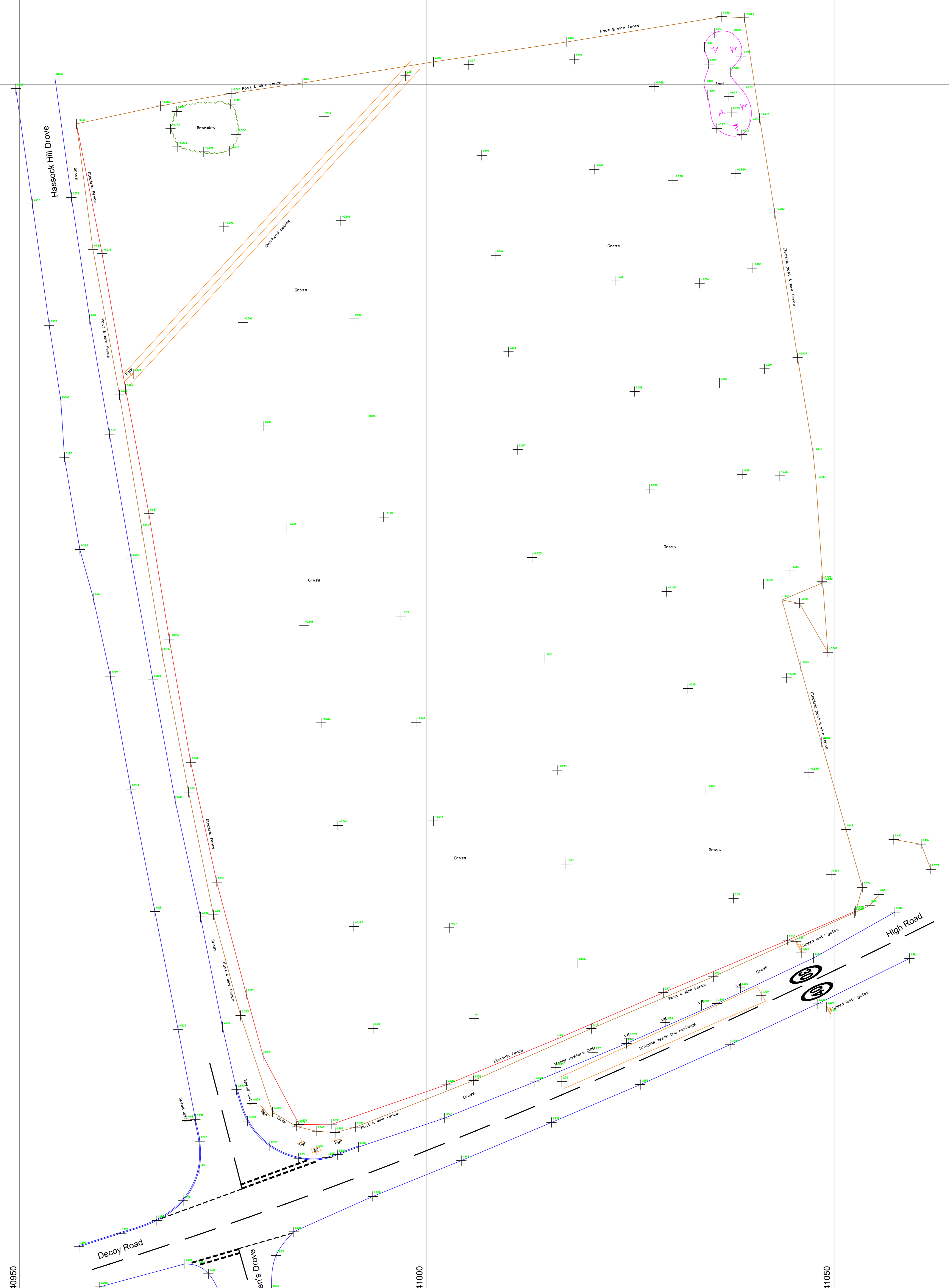
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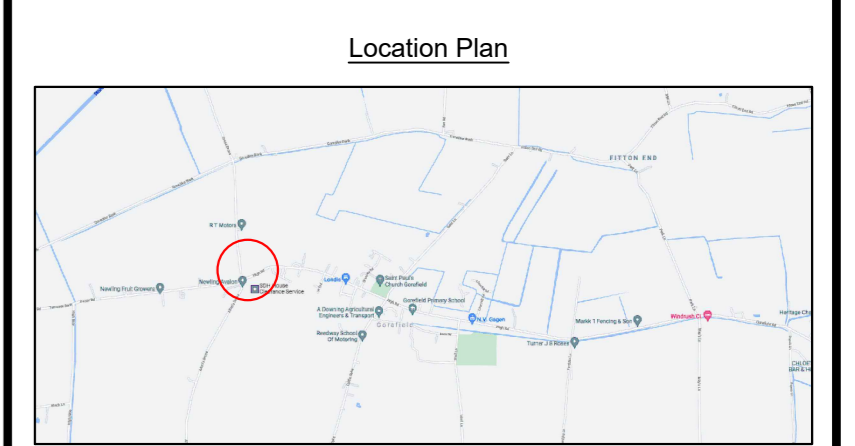
5410000

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- Notes**
- All levels and coordinates relate to a GPS derived datum. Control was established using Ordnance Survey's Active GPS Network OSGB32(36). Translated from ETRS89 using OSGM15 and OSTN15 models. Control station information may not be shown on this drawing.
 - All levels shown adjacent to kerb lines have been taken at channel face unless stated otherwise.
 - Not all existing services are necessarily shown on this drawing. All services that could be located at the time of the survey have been positioned but should be taken as approximate and used as a guide to their presence. Clarification of all underground routes should be confirmed by the individual service provider and prior to project construction.
 - Land ownership boundaries and legal title extents have not been identified in this survey. Fences have been surveyed at post positions and changes of direction. Hedges located at face or line of main stem, see drawing note to specify.
 - Not all trees have been surveyed, level relates to ground at base of trunk.
Areas of non surveyed planting, positions shown indicatively only, or perimeter surveyed where level information is present.
 - This survey has been merged with Ordnance Survey Master Map Data. Boundaries and physical objects have only been fixed where level information is present. All Ordnance Survey mapping is subject to their own accuracy and tolerances.
 - The information presented in this survey is a recording of what was present and accessible at the time of survey. Areas of the site not surveyed are represented by Ordnance Survey mapping.
 - Not all boundaries were surveyed due to extensive vegetation.
 - Survey completed 07.08.2021



Date	Ref.	Revisions

Project
**Land NE of High Road/
 Hassock Hill Drove Junction
 Gorefield, Cambridgeshire**

Title
**Topographical
 Survey**

Scale
1:200 @ A0

Drawn
 AC

Checked
 AC

Date
08.08.2021



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Drawing number
1358-0000-001