
F/YR23/0340/F

Applicant: Mr R Khan

**Agent: Mr Nigel Lowe
Peter Humphrey Associates Ltd**

**Whitemoor Road Function Centre, Whitemoor Road, March, Cambridgeshire,
PE15 0AF**

**Erect 1 x dwelling (2-storey 4-bed) with detached garage involving demolition of
function centre.**

Officer recommendation: REFUSE.

**Reason for Committee Consideration: Officer recommendation for refusal
whereas the Town Council supports the application**

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission to demolish the existing Whitemoor Road Function Rooms and the erection of a two-storey detached dwelling, with direct access onto Whitemoor Road.
- 1.2 Policy LP3 seeks to steer development to the most sustainable areas. The site within an 'Elsewhere' location in the settlement hierarchy, as set out in Policy LP3. Development elsewhere will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. The applicant has not demonstrated that there would be an 'essential' need, as required in order to satisfy the tests set out in Policies LP3 and LP12 of the Fenland Local Plan 2014. As such, the proposal fails to comply with these policies.
- 1.3 The site is within a 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. As such, the application has not passed the Sequential Test and the development is contrary to Policy LP14 of the Fenland Local Plan 2014, Section 4 of the Cambridgeshire Flood and Water SPD 2016 and Paragraph 162 of the NPPF 2023.
- 1.4 Therefore, the application is recommended for refusal.

2 SITE DESCRIPTION

The proposed site is currently comprised of the former Whitemoor Road Function Rooms and Windmill Rooms. The buildings are currently vacant and are single storey in height constructed of timber and corrugated roofing.

The site lies outside of and to the north-west of March and forms a small ribbon development to the north of Whitemoor Road. To the north-west is a mobile home whilst to the east is Windmill Farm. Beyond the western boundary is a modest pond and landscaping area. There is currently a single point of access into the site,

which opens directly onto the Whitemoor Road and serves the mobile home to the north-west as well as the in-situ former function rooms. The wider area is comprised of largely agricultural fields.

The site is designated within Flood Zone 3 (high risk).

3 PROPOSAL

The proposal seeks to demolish the existing function rooms and erect a two storey, 4-bedroom dwelling with a large single storey detached garage. The dwelling is proposed to be of a barn conversion style, finished with a pitched roof, a front elevation two storey projection and side and rear proportions. Proposed materials include, red facing brick and natural grey slate roof, whilst the front projection (including the garage) will be finished in black featheredge board with a glazed feature.

The dwelling would have a height of 7.4m, a length of 19.8 and a depth of 8.2m (including the front projection). The rear/side extension measures 5.8m from the rear elevation and 6.9m in width.

The detached garage would have a single storey height finished with a pitched roof, a width of 6.4m and a depth of 7.0m. The garage would benefit from an adjacent car port.

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR04/3122/F	Stationing of a mobile home to use as a holiday home. Windmill Farm Whitemoor Road March	Granted	04/05/2004

5 CONSULTATIONS

March Town Council

Recommendation Approval.

Environment Agency

We have no objection to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility. We have provided additional information below.

Flood Risk

The site is located within the extent of the 'IDB Flood Risk Area', which forms part of our Local Flood Risk Standing Advice (LFRSA) for Fenland District Council. As such, this development falls within the scope of Advice Note 6 of the LFRSA and we have no objections to make on the application.

The Internal Drainage Board should be consulted with regard to flood risk associated with their watercourses and surface water drainage proposals.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Sequential and Exception Tests

In accordance with the National Planning Policy Framework (paragraph 162), 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. Our flood risk standing advice reminds you of this and provides advice on how to apply the test.

Environmental Health

The Environmental Health Team note and accept the submitted information, and have no objections to the proposed development as it is unlikely to have a detrimental effect on local air quality.

Owing to the historical issues associated with the site, a desk study / Phase I contaminated land risk assessment must be submitted to determine whether previous activities have impacted on the ground condition which will be put to residential use, including where it will serve as garden areas and have a potentially detrimental impact on the end user. This can be secured by way of imposing the full contaminated land condition which will then cover a Phase II survey and follow-up remediation work if then considered necessary.

CONTAMINATED LAND

No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a) and b). This is an iterative process, and the results of each stage will help decide if the following stage is necessary.

(a) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(b) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (c), (d) and (e).

(c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(d) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(e) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

In the interests of protecting the amenity of existing nearby residents, I would also recommend including the following condition for any planning permission granted:

WORKING TIMES

No demolition or 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.

Highways

Having reviewed the above application, the Highway Officer raises no objection to the above application on behalf of the Highway Authority.

The proposed application involves the demolition of the Whitemoor Function Centre (in a state of repair), replacing it with a 2-storey 4-bedroom dwelling, three parking spaces, 3 detached garages and a new access. The supporting documents asserts that the above proposal would result in reduce traffic movements, when compared with it previous use. This is welcomed by the LHA.

Regarding proposed parking, spaces and designated parking area, the applicant should ensure it complies with CCC's minimum dimensions of 2.5m x 5m and can accommodate the associated parking manoeuvres.

While no inter-vehicular visibility splays have been explicitly shown for the proposed new access onto Whitemoor Road, based on the alignment of the highway and width of highway verge, I am confident that visibility commensurate with the signed speed limit (2.4m x 215m) can be achieved fully within the highway.

Should the LPA be minded to approve the above application, it should be subject to the following conditions:

Highway Drainage: The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.

Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.

Parking/Turning Area: Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading, and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

Wheel Wash Facilities: Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.

Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

Ecology

The application provides insufficient evidence to demonstrate the level of impact of the scheme on biodiversity, namely bats. It is not possible to determine if the scheme will adequately protect European Protected Species, nor if the scheme accords with Fenland Local Plan 2014 policy LP19 which seeks to conserve, enhance and promote the biodiversity interest.

We recommend refusal until the further bat survey work recommended within the Preliminary Ecological Appraisal (Philip Parker Associates Ltd, 2023) is completed and submitted to the LPA.

Local Residents/Interested Parties

Three objections have been received which are summarised below and will be addressed within the report:

- Potential asbestos
- Overlooking
- Loss of light
- Incorrect boundaries shown on plan(s)
- Impact on animals
- Maintenance of land
- Impact upon privacy
- Impact on Road safety

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 – applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – a presumption in favour of sustainable development

Para 79 – Housing should be located where it will enhance or maintain the vitality of rural communities.

Para 80 – Avoid the development of isolated homes in the countryside unless specified exceptions apply

Para 130 – achieving well-designed places

Para 159 – Development should be directed away from areas at highest risk of flooding.

Para 161 – Need to apply the sequential and exceptions tests.

Para 162 - Sequential and exceptions tests.

Para 174 – Contribution to and enhancement of the natural and local environment.

National Planning Practice Guidance (NPPG)

National Design Guide 2021

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

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

LP7 – Design

LP8 – Amenity Provision
LP18 – Development in the Countryside
LP20 – Accessibility and Transport
LP22 – Parking Provision
LP24 – Natural Environment
LP32 – Flood and Water Management

8 KEY ISSUES

- Principle of Development
- Character and Design
- Residential Amenity
- Highways and Parking
- Flood Risk
- Ecology

9 BACKGROUND

The applicant sent an incomplete redline boundary shown on three of the site/location plans. This was amended (received 29.08.2023).

It was also noted the annotation on the plans stated the window to Bedroom 1 will be obscure glazed however this was meant to say Bedroom 4. This was amended (received 29.08.2023).

A commercial assessment was requested and carried out by way of an updated D&A statement (received 29.08.2023).

The ecology officer requested further bat surveys and these were submitted (received 13.07.2023).

10 ASSESSMENT

Principle of Development

Policy LP3 seeks to steer development to the most sustainable locations, focusing the majority of growth around the four market towns (March, Wisbech, Chatteris and Whittlesey) and promotes making the most of previously developed land.

The site is physically divorced from the main settlement being located 1.1 miles (approx.) from the main built-up area. The application site is therefore located outside of the settlement of March and as such is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as an 'Elsewhere' location.

Development in 'Elsewhere' locations will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services and any such development will be subject to a restrictive occupancy condition.

Policy LP12, Part D of the Fenland Local Plan 2014 is relevant for considering proposals for new dwellings in areas away from the market towns and villages. To determine such proposals, an applicant should provide supporting evidence as part of the application to prove a demonstrable need, including information regarding the following areas listed as items a-f.

a) The existing functional need for the dwelling.

No information has been provided in this regard.

b) The number of part time and full time worker(s) to live in the dwelling.

No information has been provided in this regard.

c) The length of time the activity has been established.

No information has been provided in this regard.

d) The financial viability of the enterprise.

No information has been provided in this regard.

e) The availability for other suitable accommodation on the site or in the area.

No information has been provided in this regard.

f) How the proposed size of the dwelling relates to the viability of the enterprise.

No information has been provided in this regard; however, the scale of the proposed dwellings would be considered in the character section of this report.

Loss of Commercial Element

The applicant has provided a design and access statement which outlines the site has been subject to anti-social behaviour and that due to the circumstances of Covid the previous function room use is no longer viable.

The site is a brownfield site and the function room has been unused for approximately 12 years. The recommending officer has visited the site and confirms the property is in a state of disrepair and would need significant investment to bring back into use. Considering this, coupled with its isolated position, there is a low likelihood of the function room use being re-instated. It cannot be said the use has been abandoned. The site has potential to be used for a use compliant with Policy LP3 such as, outdoor recreation, horticulture or agricultural etc.

Whilst the policies of the emerging local plan carry extremely limited weight in decision making the following are relevant to this application:

Policy LP1, Part A identifies March as a Market town; Part B advises that land outside settlement boundaries is defined as countryside where development is restricted (as set out in LP18), this site is outside of the defined settlement and Part C would not be applicable as the development is not considered to adjoin the settlement and would be located in an area of flood risk. LP40 defines residential site allocations in March and this site does not have such an allocation. As such the proposal is also considered contrary to the aforementioned policies of the emerging local plan.

In light of the above, the proposal fails to demonstrate compliance with Policies LP3 and LP12 of the Fenland Local Plan 2014.

Character and Design

Policy LP16 (d) states that proposal should make a positive contribution to the local distinctness and character of the area, enhancing its local setting, responding to and improving the character of the local built environment and reinforcing local identity to ensure it does not adversely impact either in design or scale terms, on the street scene or landscape character of the area.

The proposed site is located within a rural area. The site currently comprises of the former Whitemoor Road function rooms, which occupied a significant built footprint within this area. When travelling either direction along Whitemoor Road, the site is screened by mature trees and lies adjacent to a dwelling to the east.

Whitemoor Road contains a number of two storey dwellings, therefore it is not considered the introduction of an additional two-storey dwelling on the site to be out of character within the area. Moreover, the rural design and proposed finish in red facing brick is considered to be of a traditional character that displays features akin to a barn therefore, appropriate within the rural built environment. Whilst it is noted the proposed dwelling incorporates a wide frontage of approx. 20m, consideration is given to the existing function room at this location, which occupies a similar wide frontage therefore, on balance would not be detrimental to the overall character of the area. Consideration has also been afforded to the existing screening in the form of mature trees and built development enclosing the site.

As such, the proposal is considered to comply with Policy LP16(d) of the Fenland Local Plan 2014.

Residential Amenity

Policy LP16 states development should not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.

The dwelling to the east of the site is a two-storey dwelling with ancillary accommodation to its west side (both units in Windmill Farm). The proposed dwelling will have a setback and building line which would respond positively to the adjacent dwelling. Regarding the ancillary accommodation, the proposed dwelling would be separated by approximately 8.8m and setback behind the building line. The proposed dwelling by way of its scale, positioning within the plot and the existing boundary treatments would not result in an adverse loss of light.

It is noted the proposal would have a first-floor east elevation bedroom window (bedroom 4) however, as there are no habitable room windows on this nearest elevation of the ancillary accommodation, there would be no window-to-window overlooking. Notwithstanding this, the east elevation window of bedroom 4 would be obscure glazed which would prevent overlooking onto this part of Windmill Farm; this bedroom would also benefit from a forward outlook and so amenity outlook would be maintained. The ground floor east elevation bedroom window (bedroom 1) would front onto the dense boundary treatment separating the plot from Windmill Farm, and so would screen and mitigate potential overlooking. The bedroom window along the west elevation (bedroom 2) would only front onto the open pond and landscaped area. No first-floor habitable windows with a rearward outlook area proposed. Therefore, it is not considered the proposed scheme

would have a detrimental impact on the neighbouring property in terms of privacy or loss of light.

There is a mobile home unit located to the northwest of the site approximately 20m, the planning history associated with this mobile identifies the building as a holiday home (Ref: F/YR04/3122/F). Notwithstanding this, the proposal is not considered to impact the amenities of this building.

As such, the proposal is considered to comply with Policy LP16(e) of the Fenland Local Plan 2014.

Furthermore, there would be sufficient private amenity space remaining within the curtilage of the property, in accordance with LP16 (h) of the Local Plan.

Highways and Parking

The proposal includes the construction of a new access onto Whitemoor Road, whilst the existing access will be retained for use of the holiday home to the northwest. The application has indicated that the former use as function rooms generated more traffic movements to the site, therefore the scheme will see a reduction of vehicular movements. This is agreed by the recommending planning officer. Additionally, the highways consultee has reviewed the proposal and has no objection, subject to conditions. Therefore, the proposed access arrangements are acceptable.

Regarding parking, the scheme proposes the creation of one, 4-bed dwelling which requires 3 parking spaces, as per the current parking standards (Appendix A). Parking provision for three usable parking spaces and a garage have been outlined therefore, the parking arrangements are acceptable.

As such, the proposal is considered to comply with Policy LP15 of the Fenland Local Plan 2014.

Flood Risk

The application site is within Flood Zone 3 (high risk) and the proposal is classed as more vulnerable. Local and national planning policy sets very strict tests for development in high areas of flood risk and requires that a sequential approach to development is adopted i.e. developing out the areas at lowest risk of flood (Flood Zone 1) before then proceeding to develop Flood Zone 2 and then Flood Zone 3 areas. The Council has adopted the Cambridgeshire Flood and Water SPD which clarifies the approach to development in higher areas of flood risk and supports policy LP14, Part B of the Fenland Local Plan 2014.

In order to comply with LP14, where development is proposed in Flood Zone 2 and 3 applicants are required to undertake a sequential test, to demonstrate that there are no other areas reasonable available to accommodate the development in lower areas of risk. Only if this test is met should development in Flood Zone 2 and Flood Zone 3 be allowed to proceed and this is then on the basis that the exceptions test can be met.

Whilst it could be argued that the site is already developed, it is important to note that the existing use has a lower vulnerability categorisation than a dwelling. In this regard, the risk to the occupier of a dwelling is deemed to be greater than the existing use as a matter of principle.

Sequential Test

Section 4.4 of the adopted Cambridgeshire Flood and Water Supplementary Planning Document 2016 sets out the initial approach to carrying out a sequential test should be to agree the scope of the test with the LPA. As the site is located within the countryside, the scope of the test would need to encompass the whole of the rural area within the district.

The submitted sequential test (carried out by Peter Humphreys Associates) indicates the scope of the sequential test was limited to the local Market Town of March and the smaller settlement of Westry. However, as the site is considered outside the settlement, the scope for the sequential test would need to have been the whole of the rural area, as set out in the Flood Risk Sequential Test Methodology 2018. The scope of the sequential test is not accepted by the LPA.

Irrespective of this, it is the case that there are sites available in March at lesser flood risk / permitted and not implemented.

The fact that there is an engineering solution to the flood risk issue (floor levels above the flood level) cannot equate to the sequential test being passed.

Therefore, the application fails the sequential test.

Exceptions Test

It is important to note that the exceptions test only comes in to play if the Sequential Test is passed. This does not mean that if the Sequential Test is not passed the requirements of the Sequential Test can be ignored. In order for the exceptions test to be passed it must be demonstrated that:

- a) *the development provides wider sustainability benefits to the community that outweigh flood risk; and*
- b) *a site-specific flood risk assessment (FRA) must demonstrate that the development will be safe from all sources of flood risk, will not increase flood risk elsewhere, and, where possible, will reduce flood risk overall.*

Regarding point a), the applicant has outlined the proposal would represent an economic benefit through job creation during the construction of the building, along with ongoing maintenance costs and services required by the occupants which would supplement the local economy. It was also indicated that the scheme would provide a social role, as the occupants would access the local surgery, school and social facilities providing increased usage therefore sustainability of those clubs, youth groups and services. Moreover, it was highlighted that the scheme will provide an environmental role through the provision of a modern dwelling and use of other sustainable technologies which would contribute to a low carbon economy. Additionally, the removal of contaminated materials will allow the site to be clean and more environmentally friendly.

Whilst the above justification is noted, the Cambridgeshire Flood and Water Supplementary Planning Document para 4.5.9 advises that 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. The proposal would have limited social benefits given the modest contribution of one dwelling and its isolated position within the rural area. There could potentially be environmental improvements within the site. The SPD does identify that climate change

mitigation and renewable energy may be considered as wider sustainability benefits and as such, securing such outputs from the scheme may be deemed sufficient to satisfy the exceptions test in this instance. This can be controlled via an Energy Performance Certificate condition, if approved.

The site has been unused for a good number of years and the reuse of a brownfield site would be a positive.

The application, subject to condition(s), satisfies part a) of the exceptions test.

Regarding point b), the Flood Risk Assessment (carried out by Ellingham Consulting) recommends the finished floor levels should be 0.3m above ground level with 0.3m of flood resilient construction above finished floor level. There are no ground levels indicated on the proposed plan, therefore it has not been demonstrated that the development will be safe from all sources of flood risk over its lifetime. However, it is noted that should this application have been considered acceptable, the finished floor levels of the development could be conditioned. Furthermore, the Environmental Agency has been consulted and has no objection.

The application, subject to condition(s), satisfies part b) of the exceptions test.

In conclusion, the proposal is considered contrary to Policy LP14 of the Fenland Local Plan 2014, Section 4 of the Cambridgeshire Flood and Water SPD 2016 and Paragraph 162 of the NPPF 2023 as the sequential test has not been passed.

Ecology

Policy LP19 seeks proposals conserve, enhance and promote biodiversity of the natural environment throughout the district. This includes refusing permission for development that would cause a demonstrable harm to a protected species, unless the need for public benefits outweighs the harm and mitigation and/or compensation can be secured to offset the harm and achieve, where possible a net gain for biodiversity. This is supported by Policy LP16 (b).

The agent submitted a Preliminary Ecological Appraisal (Philip Parker Associates Ltd, 2023), which concluded there is a low likelihood of bats within the site. This would require further surveys to be carried out. The ecology officer reviewed the scheme and recommended refusal until the further bat survey work recommended within the Preliminary Ecological Appraisal (Philip Parker Associates Ltd, 2023) is completed and submitted to the LPA.

The bat survey work was carried out in June and submitted in July. This was reviewed and outlined the proposal would not result in the loss of any identified bat roosts. Suitable ecology protection measures can be conditioned, if approved.

As such, the proposal is considered to comply with Policies LP16 (b) and LP19 of the Fenland Local Plan 2014.

Other Matters

With regards to the objecting comments received:

The applicant submitted amended plans, obscuring the landing window to the rear and the east elevation serving Bedroom 4 window. These can be controlled by a condition.

Potential Asbestos and health impacts can be controlled via conditions.

Construction matters and land ownership matters fall outside the scope of the LPA.

The applicant has amended the redline boundary to include the entire site.

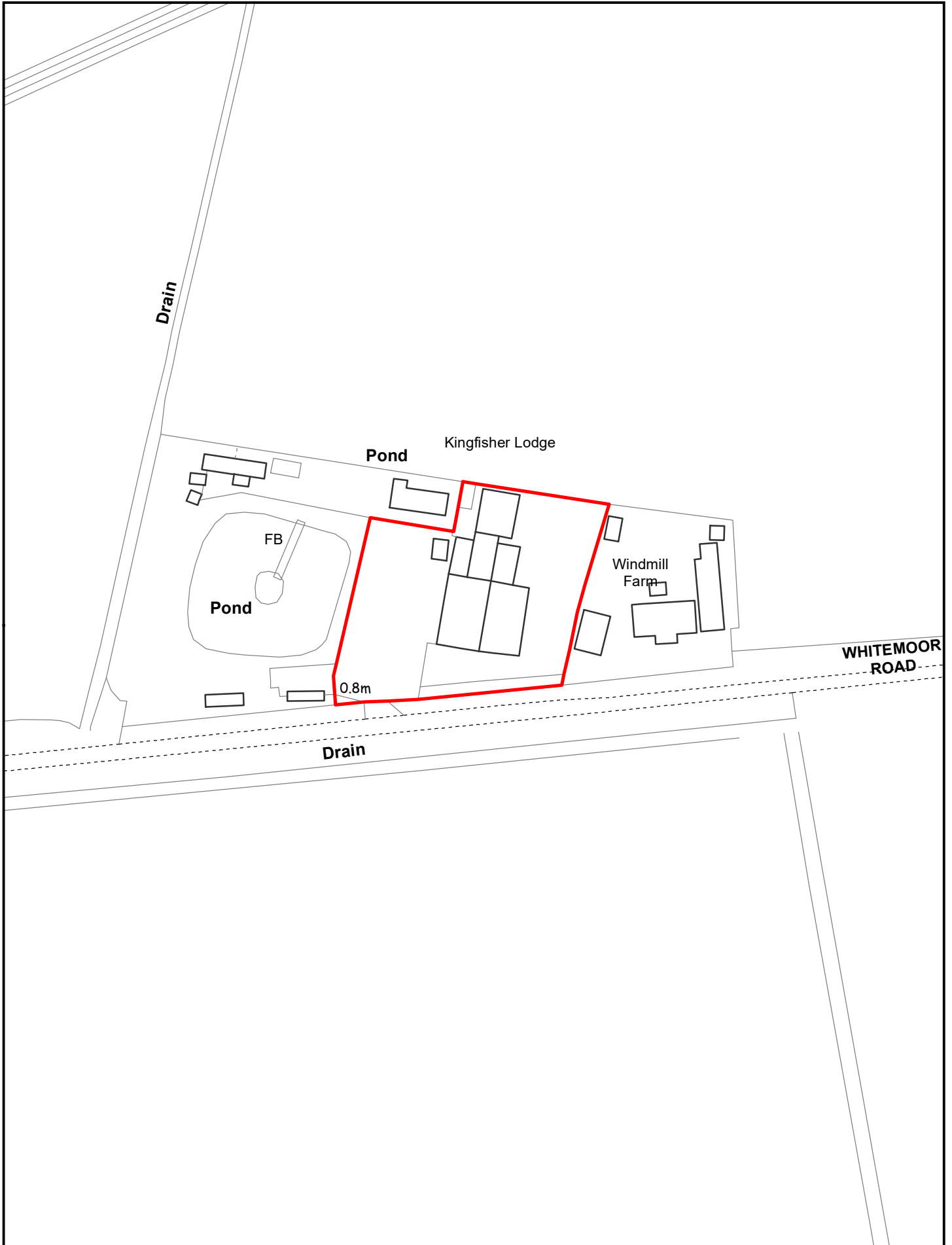
11 CONCLUSIONS

The site is within an 'elsewhere' location as it is some distance from the built up area of March. Given the location, the Local Plan policies limit residential development to a limited number of circumstances (ie barn conversions, agricultural / forestry dwellings) and the proposal does not purport to be such a qualifying scheme. Furthermore, the site is within a Flood Zone 3 and the application by way of its insufficient sequential test, fails to adequately demonstrate there are no alternative reasonably available sites with a lower probability of flooding to accommodate the development.

12 RECOMMENDATION

Refuse; for the following reasons

1	<p>To promote sustainable development in rural areas, Policy LP3 of the Fenland Local Plan 2014 seeks to restrict development in areas outside of settlements to that which is demonstrably essential for the effective operation of land-based enterprise. This determination is determined through the criteria as set out under Policy LP12 Part D.</p> <p>The proposal is not in relation to such an enterprise and the application fails to demonstrate an essential, functional need for a full-time worker to be readily available at most times on the site. This is contrary to the criteria of LP12 Part D and therefore conflicts with Policy LP3 of the Fenland Local Plan (2014) as the proposal would result in the provision of an unwarranted dwelling.</p>
2	<p>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.</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. As such the application fails the sequential test, and the development is contrary to Policy LP14 of the Fenland Local Plan 2014, Section 4 of the Cambridgeshire Flood and Water SPD 2016 and Paragraph 162 of the NPPF 2023.</p>



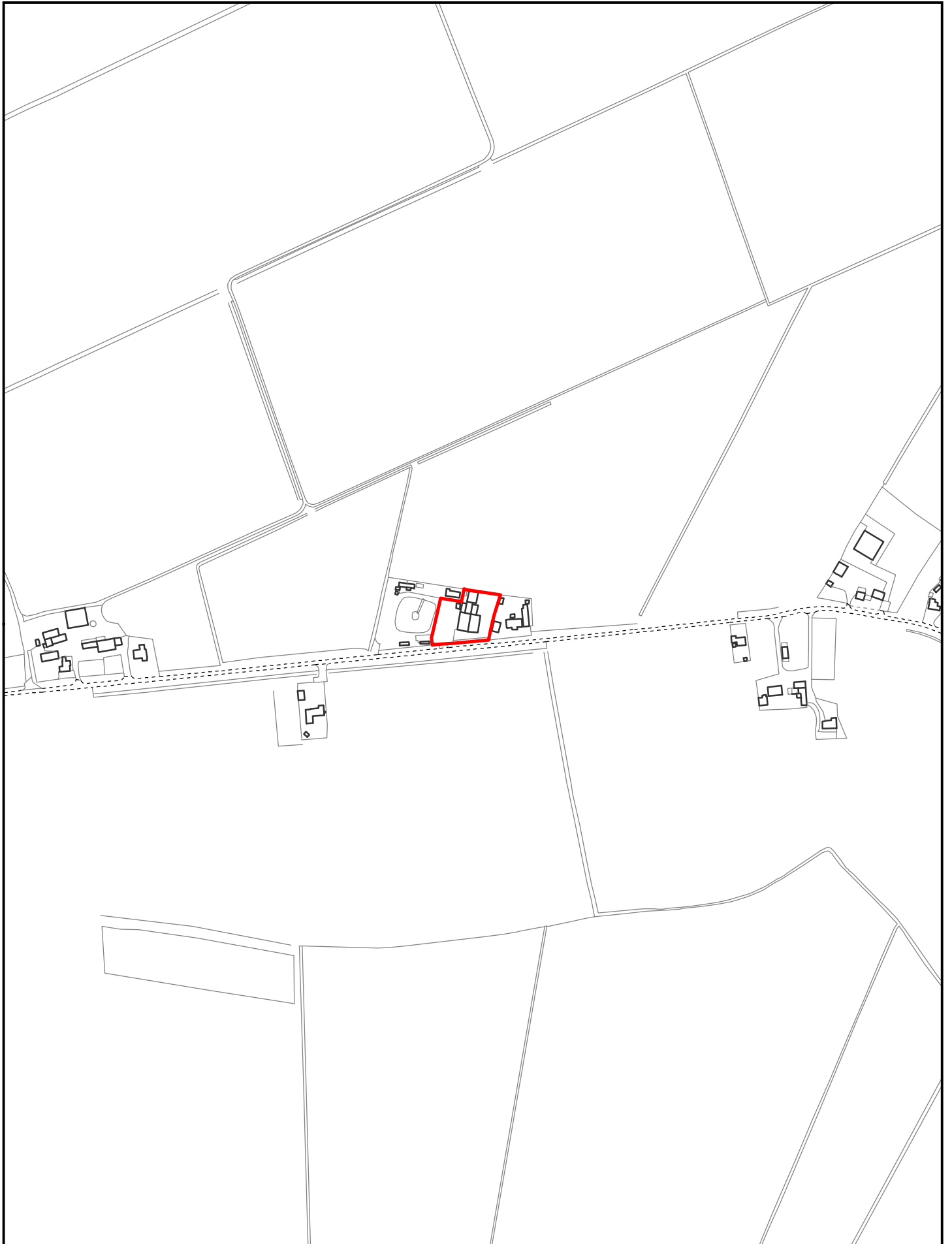
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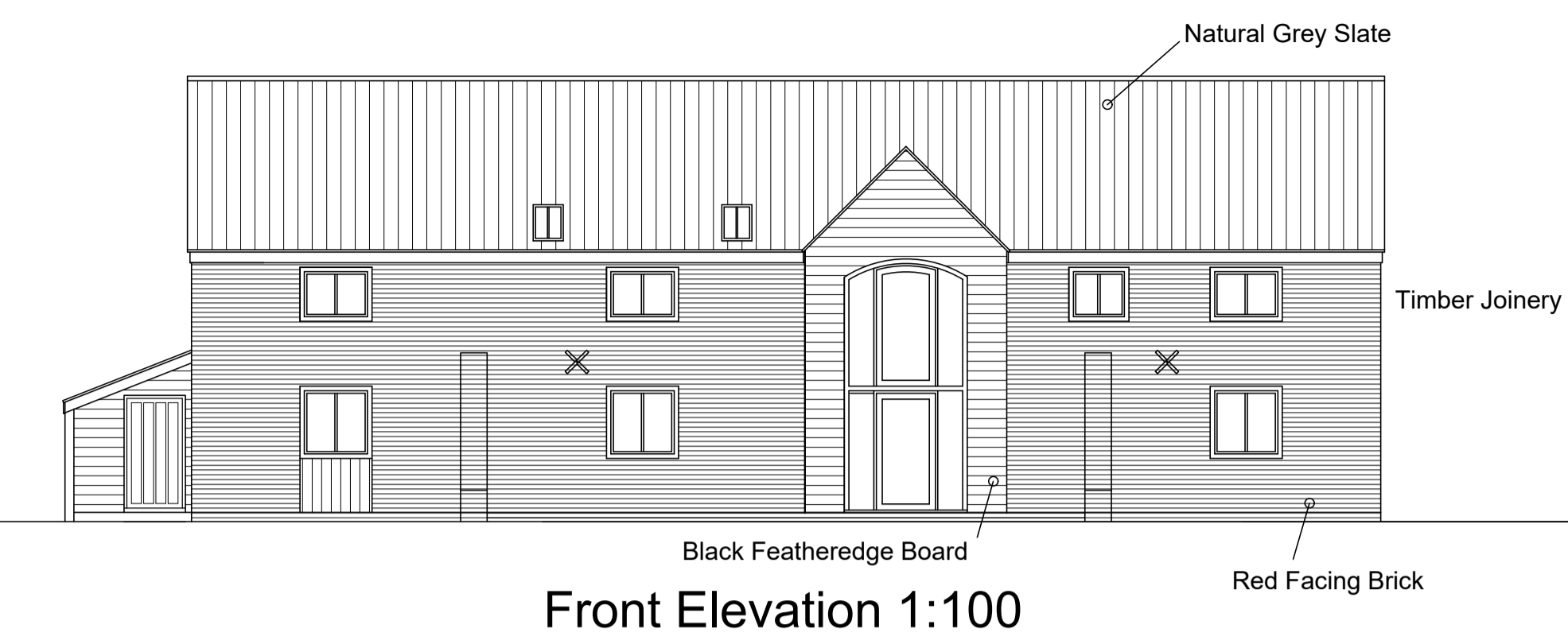
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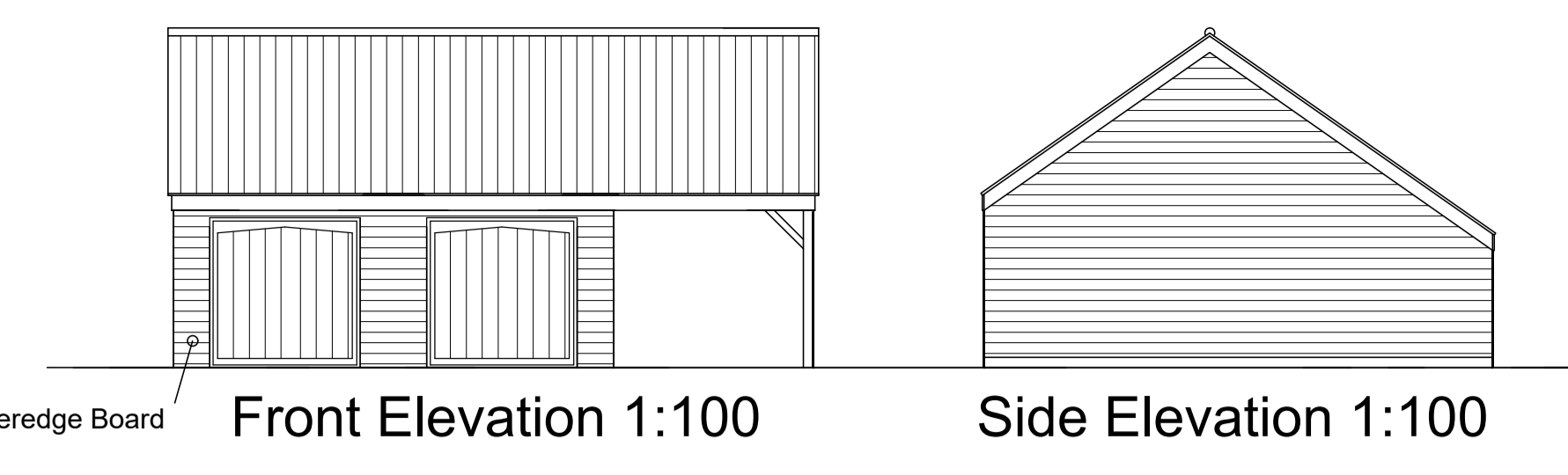




Front Elevation 1:100

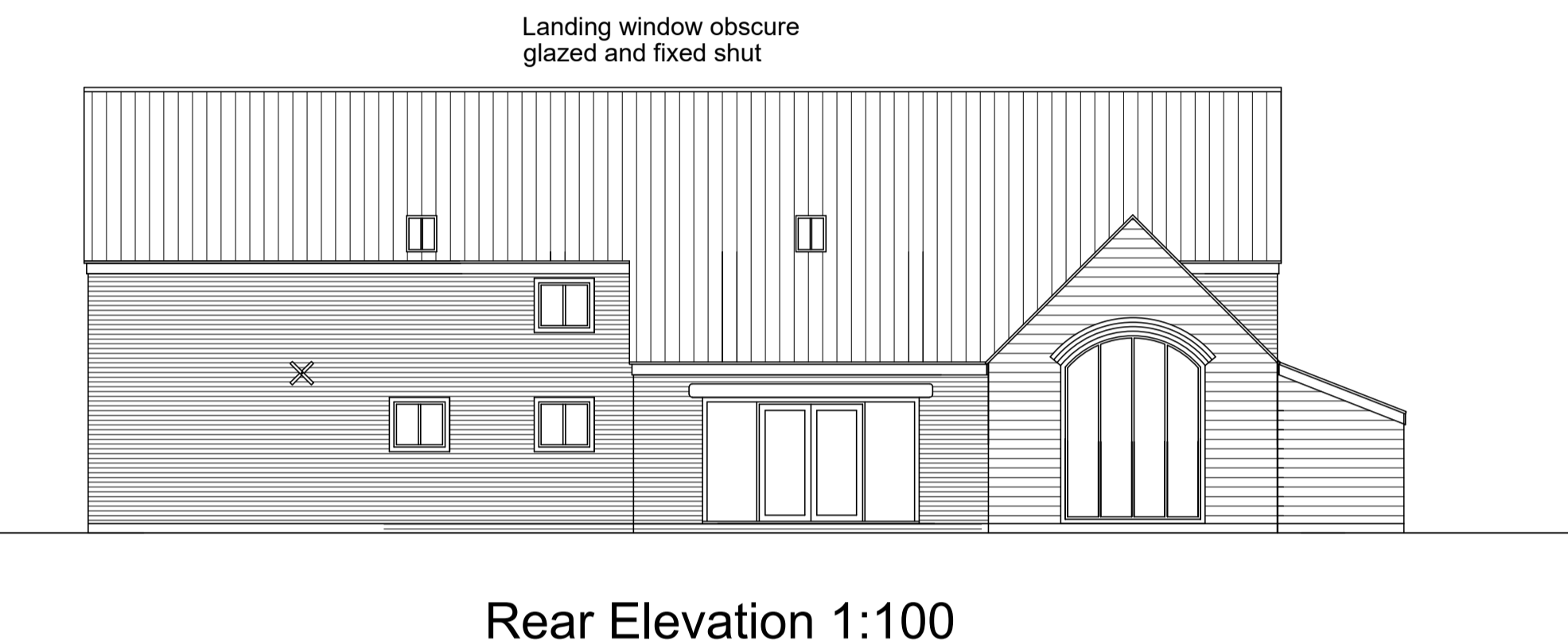


Side Elevation 1:100



Front Elevation 1:100

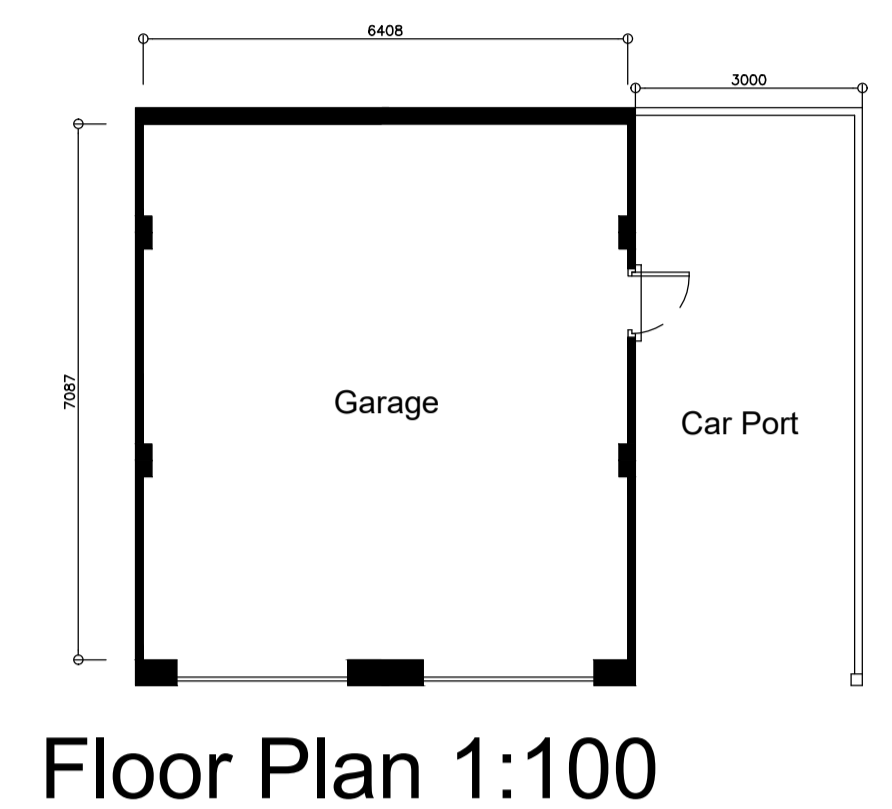
Side Elevation 1:100



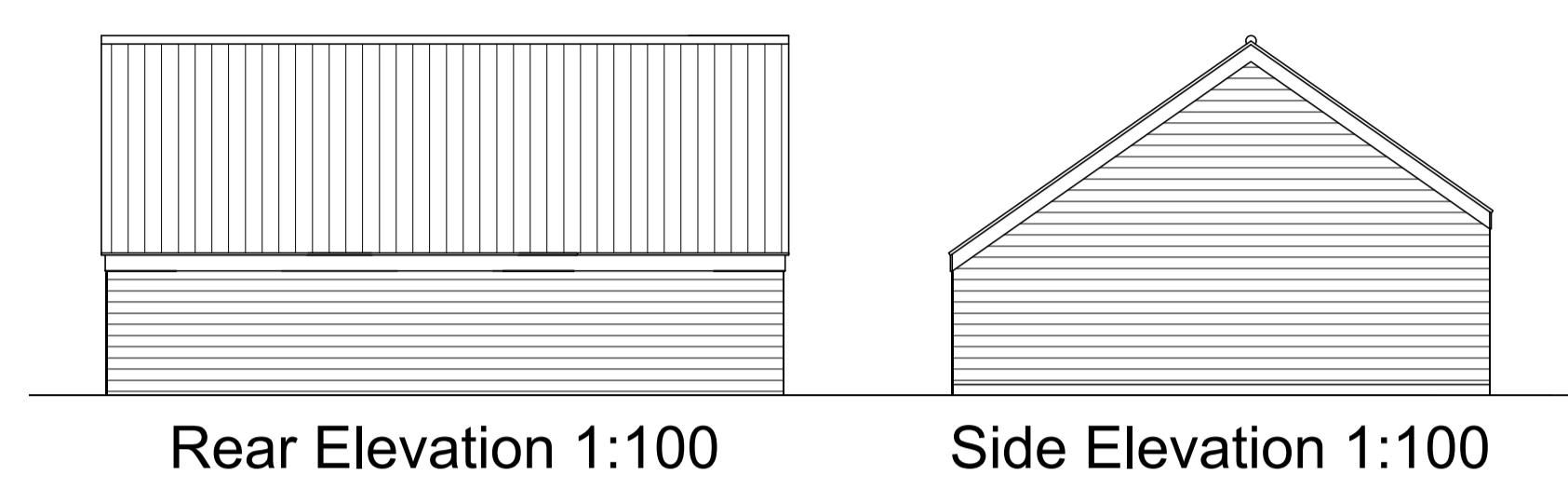
Rear Elevation 1:100



Side Elevation 1:100

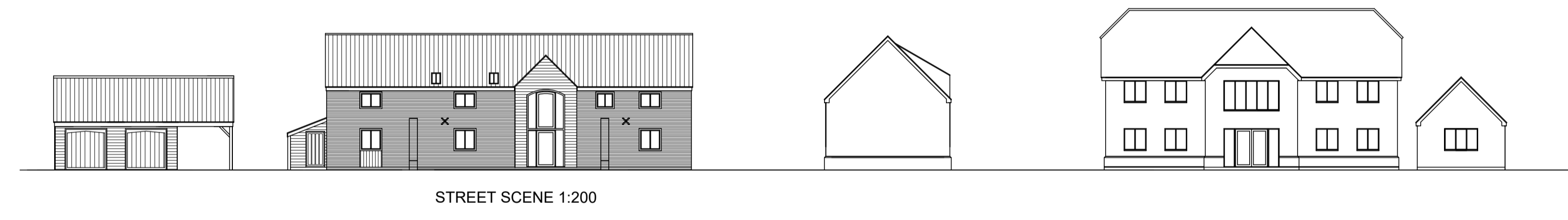


Floor Plan 1:100



Rear Elevation 1:100

Side Elevation 1:100



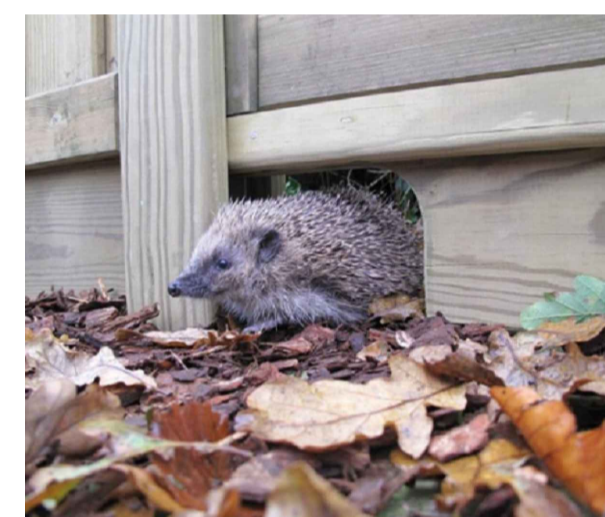
STREET SCENE 1:200



Beaumaris Woodstone Bat box maxi



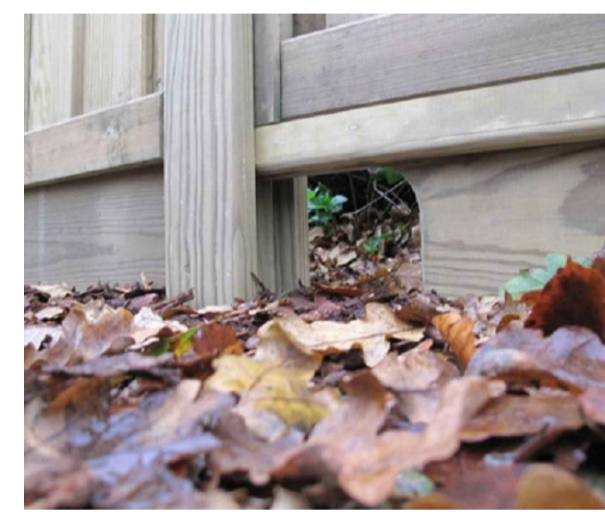
Woodcrete by Schwegler 32mm nest box (Coal Tit, Blue Tit, Great Tit, House Sparrow) 1 to North elevation



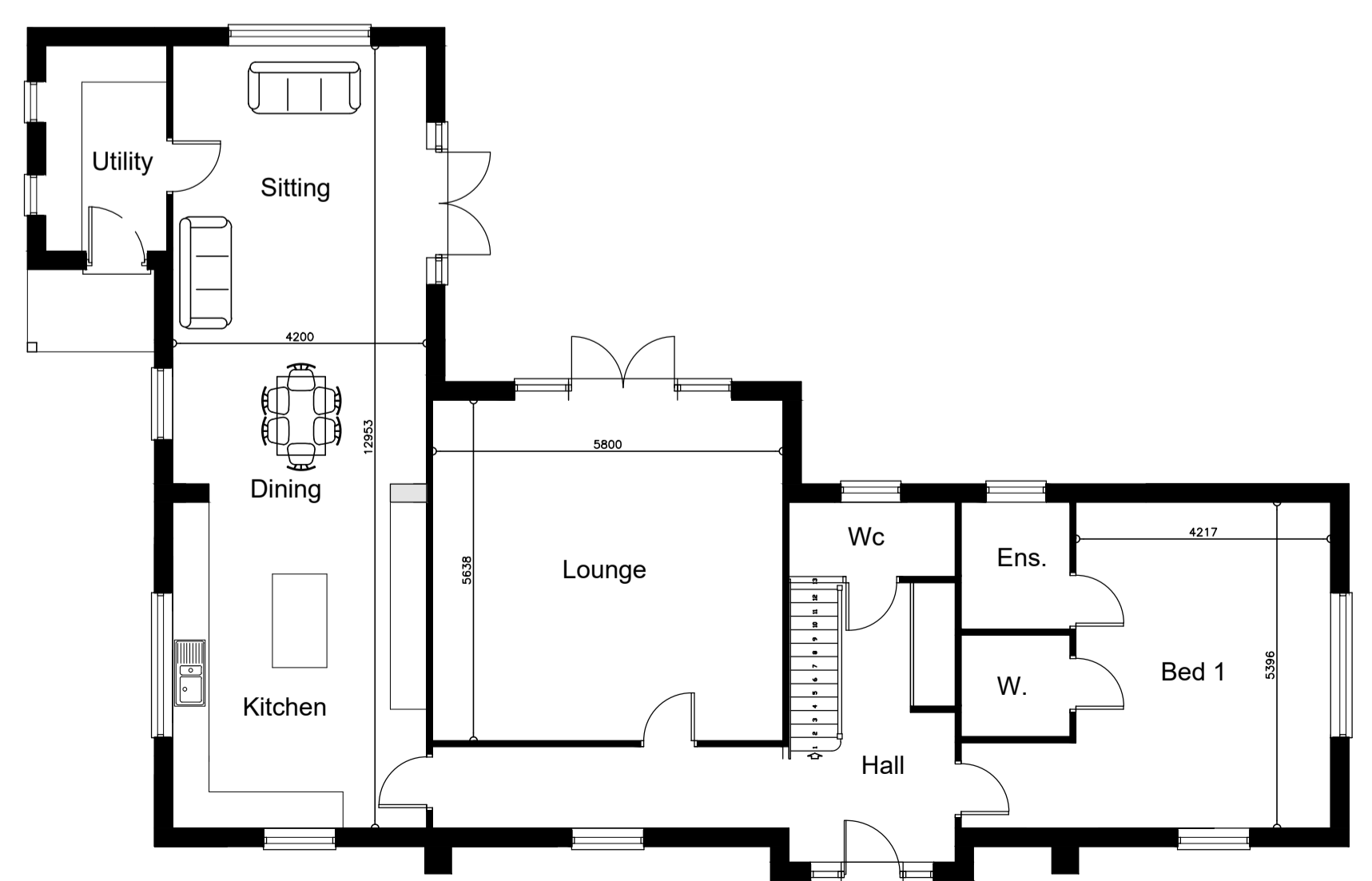
Boundary fence to have 1 hedgehog gravel board to each boundary



Schwegler triple cavity swift box 1 to East elevation gable



Computer Generated Image



Floor Plan 1:100



Floor Plan 1:100

REVISIONS

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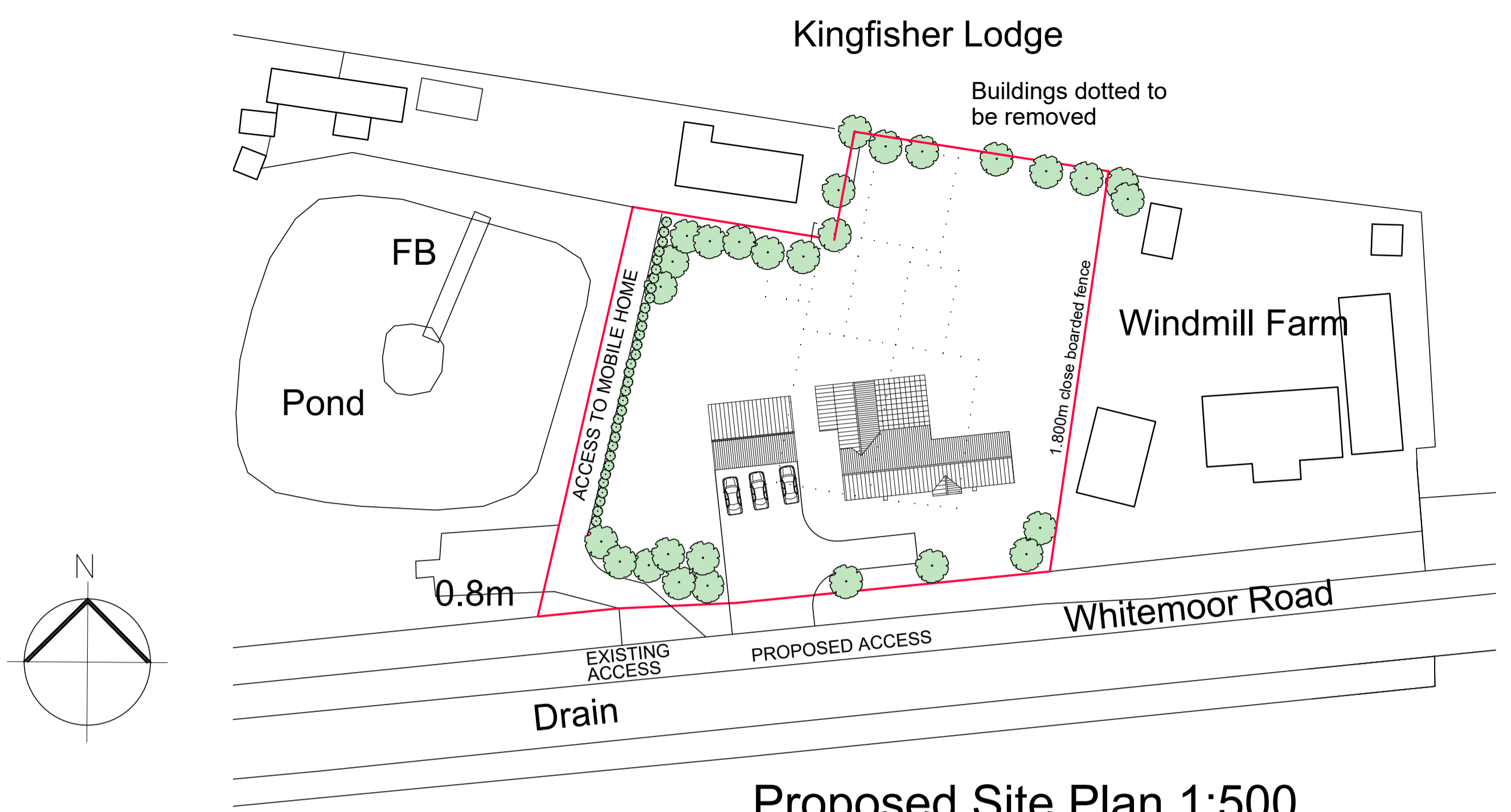
PROJECT
 PROPOSED DWELLING

SITE
 FORMER WHITEMOOR ROAD FUNCTION CENTRE
 WHITEMOOR ROAD,
 MARCH,
 PE150AF

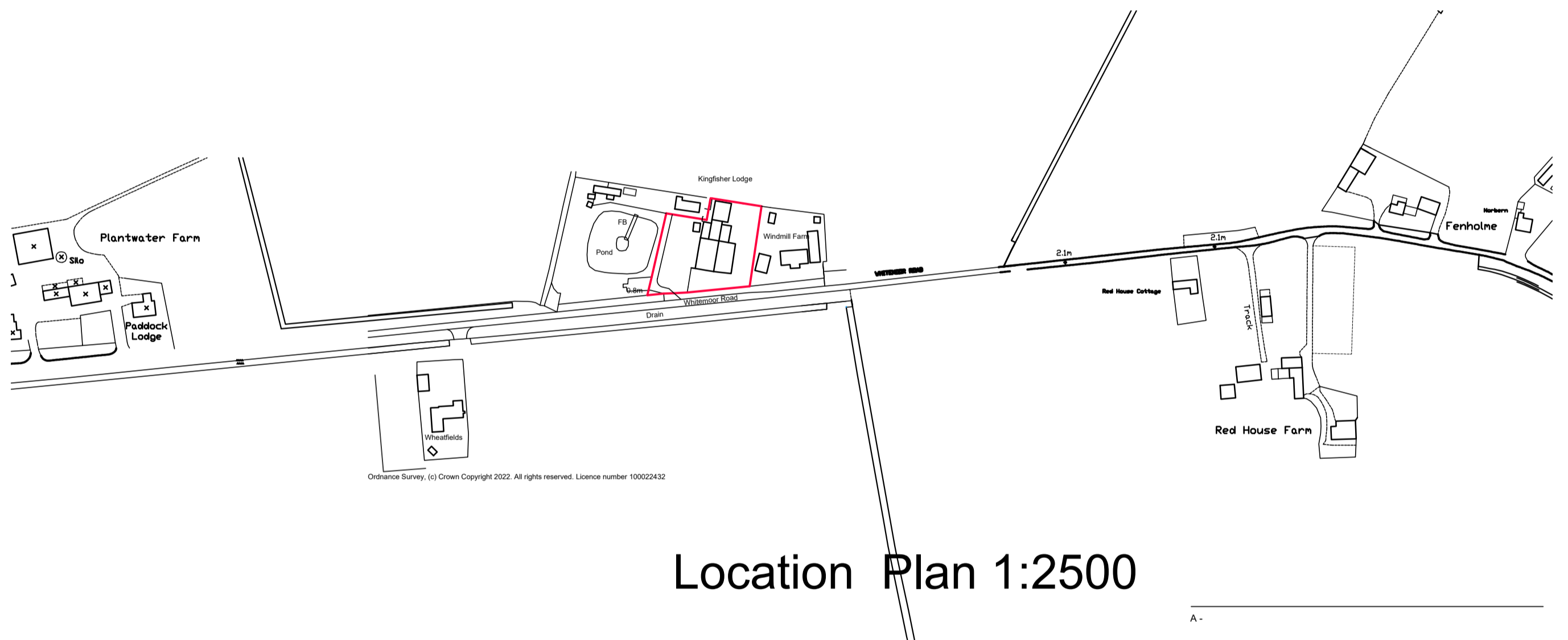
DRAWING
 PLANNING

JOB NO. 6649-PL01b	PAPER SIZE A1	DATE OCT 2022
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Proposed Site Plan 1:500



Location Plan 1:2500



Existing Site Plan 1:500

A -

REVISIONS



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CLIENT
MR R KHAN

PROJECT
PROPOSED DWELLING

SITE
FORMER WHITEMOOR ROAD FUNCTION CENTRE
WHITEMOOR ROAD,
MARCH,
PE150AF

DRAWING
PLANNING

JOB NO. 6649-PL02B	PAPER SIZE A1	DATE OCT 2022
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