
F/YR18/0294/F

**Applicant: Mr J Hawes
Westfield Farms (Manea) Ltd**

**Agent : Mr Ken Elener
KL Elener Architectural Design**

Land East Of Biggins Farm, Fallow Corner Drove, Manea,

**Erection of 2-storey 4-bed dwelling with attached garage and farm office,
including vehicular access, culverting of ditch and raising of site levels**

**Reason for Committee: Number of representations received contrary to officer
recommendation**

1 EXECUTIVE SUMMARY

The application seeks full planning permission for a detached, 2-storey, 4-bed dwelling with attached garage and farm office with stores above, involving the formation of an access, culverting of the ditch, removal of some vegetation and the raising of land levels by a maximum of 1.7m for flood mitigation purposes.

The application site is located just outside the settlement of Manea, it is located on the south side of Fallow Corner Drove and whilst the settlement extends along the northern side of the road this is not the case for the south which remains largely undeveloped and consists of agricultural buildings and a single farm house. As such it is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as an 'Elsewhere' location. 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.

Advice provided to the Council by Sanham Agricultural Planning Limited confirms that as *'the farming enterprise is purely arable, and crops are on land not all of which is closely related to Biggins Farm, there is no clearly established essential/functional need for a full time worker to be readily available at most times.'* As no essential/functional need has been established the proposal is contrary to Policies LP3 and LP12 of the Fenland Local Plan and in addition due to the lack of need for a dwelling in this location the scheme would also fail on flood risk grounds, contrary to Policy LP14 and paras 155-163 of the NPPF.

Flood mitigation measures require the ground level to be raised by 1.7m in some places, significantly increasing the prominence of the proposed dwelling in what is presently an open landscape, this coupled with the substantial scale of the proposal is considered to have a significant detrimental impact on the character and visual amenity of the area creating an incongruous and overly prominent feature in this peripheral and open location.

2 SITE DESCRIPTION

The application site is at present open land on a prominent corner location to the east of Biggins Farm, Fallow Corner Drove, Manea. To the east of the site is a public right of way/bridleway which runs along the boundary of the site. To the north a ditch forms the boundary with hedging/trees, the south of the site is open with an existing informal access track. The site is located outside the settlement of Manea, however is not an isolated location due to the presence of other dwellings, these are in the main located on the north side of Fallow Corner Drove where the settlement is considered to conclude. The southern side remains largely undeveloped with open fields before the agricultural buildings at Biggins Farm are reached and Witcham Farm/Witcham Farm Cottage to the east of the site (addressed as Purls Bridge Drove). Hence whilst in close proximity to the settlement of Manea being located on the southern side of Fallow Corner Drove the site is considered to be located outside. This section of Fallow Corner Drive is single track and there are no footpaths. The site falls within Flood Zone 3 (highest risk of flooding).

3 PROPOSAL

- 3.1 The application seeks full planning permission for a detached, 2-storey, 4-bed dwelling with attached garage and farm office with stores above. The proposal measures 27.5m x 13.2m and 8.5m in height and access from Fallow Corner Drove involving the culverting of the ditch and removal of some vegetation and the raising of land levels by a maximum of 1.7m for flood mitigation purposes.
- 3.2 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=P586HLHE03000>

4 SITE PLANNING HISTORY

F/97/0625/O	Erection of an agricultural dwelling and Offices	Refused 04/12/1997
F/96/0847/O	Erection of 1 no. detached house and office	Refused 14/05/1997
F/96/0578/O	Erection of 1 no. detached house and office	Withdrawn

5 CONSULTATIONS

5.1 Definitive Map Team

Public Bridleway No. 14 Manea runs along the eastern boundary of the application site.

Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public bridleway.

To ensure the Public Bridleway is protected as part of the development, the County Council's Definitive Map Team requests the following conditions be applied to any permission granted.

o No fencing shall be erected on or within 1m of the current or any proposed public rights of way.

Reason: In the interests of the amenity of the public.

o No planting shall be erected on or within 2m of the current or any proposed public rights of way.

Reason: In the interests of the amenity of the public.

Furthermore, we would like to draw your attention to the informatives below which are required to be adhered to at all times.

Informatives

Should you be minded to grant planning permission then we would also be grateful that the following informatives are included:

- Public Bridleway No. 14 Manea must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
- Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
- The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

5.2 Cambridgeshire County Council Highways Authority

Further to receiving the attached plan, I have no highway objections subject to the following conditions;

1.) Prior to the first occupation of the development the proposed on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.
Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

2.) The building shall not be occupied until the means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

3.) Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety.

4.) Prior to the first use of the vehicular access onto Fallow Corner Drove, all vegetation shall be cut back to the ownership boundary along the frontage of Fallow Corner Drove and maintained in perpetuity.

Reason - To ensure adequate access visibility onto the public highway and to achieve compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2017.

5.) *Prior to the commencement of the development, the vehicular crossing of the ditch / watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority, in consultation with the Drainage Authority and the Highway Authority.*

Reason: To ensure construction of a satisfactory culvert access.

5.3 Environment Agency (10/4/2018)

Thank you for referring the above application which was received on 26 March 2018.

*We **object** to the proposed development as submitted on the below grounds.*

National Planning Policy Framework Flood Risk Sequential Test *In accordance with the National Planning Policy Framework (NPPF) paragraph 101, 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. Our flood risk standing advice reminds you of this and provides advice on how to do this.*

By consulting us on this planning application we assume that your Authority has applied and deemed the site to have passed the NPPF Sequential Test. Please be aware that our response to the submitted detail should not be taken to mean that we consider the proposal to have passed the Sequential Test.

Review of Flood Risk Assessment (FRA) *In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to the grant of planning permission and recommend refusal on this basis for the following reasons: The FRA submitted does not comply with the requirements set out in paragraph 102 to 103 of the NPPF. Therefore the FRA prepared by Geoff Beel Consultancy, dated March 2018, reference GCB/ELENER does not provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development. In particular:*

The FRA fails to demonstrate that the proposed development will be safe for its lifetime, taking into account the effects of climate change.

The FRA states that the site could flood between depths of 0.25 to 0.50 metres of floodwaters on the building line as a result of a breach for a 1% AEP event, plus climate change.

However, it appears the FRA is referring to the Fenland Hazard Mapping which estimates the consequences for the 1% AEP event, without climate change. This mapping indicates that the site could flood up to a depth of 1.0 metres on the proposed building line. This increases to the south-east end of the site where it could flood up to a depth of 2.0 metres.

An allowance for climate change has only been incorporated into the modelling for a limited number of breaches, which are based on a 20% increase in flows. As such, these modelling extents do not reach this site.

Overcoming our Objection *If the applicant wishes to pursue an application for a residential dwelling at this site the mitigation measures provided must ensure that*

the development and its occupants will be safe for the development's lifetime (considered to be 100 years for residential). You can overcome our objection by:

- Updating the FRA with the most recent Fenland Hazard Mapping, taking into consideration the impact of climate change using appropriate climate change allowances;*
- Identifying appropriate mitigation measures for the proposed dwelling.*

If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection. We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

Further advice was also provided in respect of the Exception Test, resistance and resilience measures and flood warning.

5.4 Environment Agency (4/7/2018)

Thank you for referring the above application which was received on 14 June 2018.

We wish to withdraw the objection we made in our previous letter AC/2018/126913/01-L01 dated 10 April 2018.

National Planning Policy Framework Flood Risk Sequential Test In accordance with the National Planning Policy Framework (NPPF) paragraph 101, 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. Our flood risk standing advice reminds you of this and provides advice on how to do this.

*By consulting us on this planning application we assume that your Authority has applied and deemed the site to have passed the NPPF Sequential Test. Please be aware that our response to the submitted detail should not be taken to mean that we consider the proposal to have passed the Sequential Test. **Review of Flood Risk Assessment (FRA)** We have **no objection** to this application, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) prepared by Geoff Beel Consultancy, dated June 2018, reference GCB/ELENER are adhered to. It states:*

- Finished floor level (FFL) will be raised 1.00 metres above ground level at a minimum of 1.85 metres aOD.*
- Flood resilient construction shall be incorporated up to 300 mm above FFL.*

Further advice was also provided in respect of the Exception Test, resistance and resilience measures and flood warning.

5.5 Natural England (17/4/2018)

Thank you for your consultation on the above dated 10 April 2018 which was received by Natural England on 10 April 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the

benefit of present and future generations, thereby contributing to sustainable development.

***The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2017***

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Further guidance was also provide in respect of protected species standing advice, local sites and Sites of Special Scientific Interest Impact Zones, no comments were provided by Natural England in respect of these.

5.6 Natural England (25/6/2018)

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 17 April 2018

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

5.7 Arboricultural Officer (FDC)

The proposed development has little impact on site vegetation and the proposed landscaping would significantly increase the number of trees/hedges on site.

The hedge to the front of the site is shown mainly retained although this will require management to ensure the visibility splays are maintained.

5.8 FDC Scientific Officer (Land Contamination) (28/3/2018)

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 or the noise climate. Due to the fact that this is adjacent to a farm yard I would recommend that the unsuspected contamination condition is imposed.

5.9 FDC Scientific Officer (Land Contamination) (26/6/2018)

Further to the above planning consultation, I have no further comments to add to our previous comments in respect of the application dated 28th March 2018.

5.10 Parish/Town Council

Support

5.11 Peterborough City Council Wildlife Officer

Protected Species:

Nesting Birds: *The proposal involves the removal of vegetation which may support nesting birds. I would therefore recommend that a standard bird nesting Informative be attached should the scheme be approved.*

To mitigate for the loss of potential nesting habitat, I would request that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow, Starling & House Martin. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

Site design & landscaping:

I would recommend that the roadside hedgerow is retained and any removal of shrubs (e.g. to create access) is minimised.

The landscaping details including planting of a hawthorn hedgerow and Betula pendula (silver birch) trees appears acceptable, however I note that the silver birch planting is proposed to take place outside of the red line application boundary.

Recommendation:

I have no objection to the proposal subject to the use of appropriate conditions as set out above.

I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in a net gain in biodiversity.

I trust that this is helpful, please do not hesitate to contact me if I can be of further assistance or you have any outstanding ecological concerns.

5.12 Local Residents/Interested Parties

2 letters of objection have been received in relation to the following:

- Application site is an open Fenland feature
- Flood risk/sequential test
- The location of the building gives no view/control of vehicles or visitors to the farm
- Introduce security fencing
- CCTV can be recorded/monitored and provide warnings
- Deliveries/collections can be controlled
- Better security and monitoring can prevent poaching
- Does not provide a positive contribution or take into account the surrounding area/out of character/visual impact
- Loss of privacy
- Light pollution
- Access has poor visibility
- Removal of hedge/biodiversity
- Set a precedent

15 letters of support have been received in relation to the following:

- Change in working practices, including 'just in time' deliveries impacting time of collections/deliveries collections outside normal hours/prevent visits by drivers to other properties when there is no-one at the farm/HGV's blocking the road if unable to access the yard.
- Irrigation of crops, breakdowns can have a devastating effect
- Farm security/increasing crime/poachers and fish theft/hare coursing/fly-tipping
- Run business more efficiently
- Welfare of family due to long hours

- Enable quick reaction to changing weather conditions
- Enhance view/effort been made to reduce the visual impact
- Mitigates flood risk
- Availability of workforce on site
- Benefit to customers

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)

National Planning Practice Guidance (NPPG)

Fenland Local Plan 2014; LP1, LP2, LP3, LP12, LP14, LP15, LP16, LP17, LP19

Delivering and Protecting High Quality Environments in Fenland SPD; DM3

8 KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Parking/Highways**
- **Flood Risk**
- **Biodiversity**

9 ASSESSMENT

Principle of Development

- 9.1 The application site is located just outside the settlement of Manea, it is located on the south side of Fallow Corner Drove and whilst the settlement extends along the northern side of the road this is not the case for the south which remains largely undeveloped, with open fields before the agricultural buildings at Biggins Farm are reached and Witcham Farm/Witcham Farm Cottage to the east of the site (addressed as Purls Bridge Drove). Hence whilst in close proximity to the settlement of Manea the site, being located on the southern side of Fallow Corner Drove is considered to be located outside. LP12 describes the developed footprint of the village as the continuous built form of the settlement and excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement and agricultural buildings and associated land on the edge of the settlement. As such is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as an 'Elsewhere' location. 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 and any such development will be subject to a restrictive occupancy condition.
- 9.2 Policy LP12 – Part D of the Fenland Local Plan refers to Policy LP3 as being the overarching policy 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 and to explain the following areas listed as items a-e; expert advice has been sought by the Council from Sanham Agricultural Planning Limited in respect of this and where relevant

is quoted below (full comments can be viewed on the Council's website via the link provided in section 3 above)

- 9.3 a) **The existing functional need for the dwelling**
Statements submitted in support of the application advise that the dwelling is required for the following reasons:
- Mr B Hawes who lives nearby and is presently the majority worker is due to retire
 - Long hours required due to crop cutting
 - Deliveries/collections at all hours of the day
 - Irrigation – long hours, checks and breakdowns
 - Spraying at the right time
 - Storage monitoring/temperature controlled buildings
 - Security
 - There was a previous dwelling on site
- 9.4 Advice provided to the Council by Sanham Agricultural Planning confirms that as *'the farming enterprise is purely arable, and crops are on land not all of which is closely related to Biggins Farm, there is no clearly established essential/functional need for a full time worker to be readily available at most times.'*
- 9.5 In addition an objector suggests that remote monitoring systems, CCTV and organisational processes can be used to overcome the issues raised; no evidence has been forthcoming to counteract this. The business has been in existence since 1977 and there has not been a dwelling on site during this time. Mr B Hawes (current managing director and majority shareholder) and Mr H Hawes before him living nearby further towards the village. There has historically been a dwelling on site and the demolition of the previous dwelling (date of demolition unclear) and removal of the agricultural occupancy condition (F/YR16/0816/F) and subsequent sale of 4 Fallow Corner Drove indicating that there was no need for an additional dwelling. The site is not isolated, hence there is natural surveillance from surrounding dwellings and Mr Jonathan Hawes, the proposed occupier already lives within the village of Manea.
- 9.6 Potential future enterprises or livestock cannot be taken into consideration as the need is required to be 'existing' and these may never come into fruition.
- 9.7 b) **The number of part time and full time workers(s) to live in the dwelling**
Advice provided to the Council by the Agricultural Consultant *'as the farm has a standard labour requirement for five full-time persons and there is no essential/functional need for a person to live on site, I consider that this criteria has not been satisfied.'*
- 9.8 c) **The length of time the activity has been established**
According to the information submitted to support the application Westfield Farms (Manea) Ltd was established in 1977. Biggins Farm was purchased in 1986 and there has not been a dwelling on site during Westfield Farm's ownership. Planning applications were made in 1996 and 1997 for a dwelling on site and both were refused, for among other reasons the lack of 'need'.
- d) **The availability of other suitable accommodation on site or in the area**

- 9.9 The application site is located in close proximity to the settlement of Manea and Mr Jonathan Hawes who is to reside in the proposed dwelling already lives within the village. Westfield Farms is currently run in the main by Mr B Hawes who lives at Fallow Corner Drove, he is due to retire in March 2019 with the business being taken on by his sons Mr Jonathon Hawes and Mr James Hawes.
- 9.10 The supporting information submitted advises that the build cost for the proposed dwelling would be approximately £400,000 and online search for properties with a minimum of 4 bedrooms revealed 17 properties for sale in Manea with asking prices of between £399,995 and £225,000. The entire village is approximately a 1.6mile radius of the site and therefore no more than a 5 minute drive.
- 9.11 Advice provided by the agricultural consultant states *'as the application site is close to the village of Manea and there are dwellings available on the market for sale within the village, I consider that a dwelling in the village would be capable of fulfilling any limited essential/functional need which may exist.'*
- 9.12 There has been reference in both the supporting information and agricultural consultants comments of the potential fall-back position of an existing agricultural building being converted to a dwelling under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015, however since there has been no application submitted in respect of this there is no such fall-back position and the requirements of the legislation cannot be assessed, hence this is attributed little weight in the determination of the application. Moreover the conversion of an agricultural building on site would somewhat undermine the argument for the proposed dwelling.
- e) **How the proposed size of the dwelling relates to the viability of the enterprise**
- 9.13 The proposed dwelling is substantial and considerably larger than the other dwellings in the area. Information provided to the Council from the agricultural consultant advises that *'although no accounts have been submitted with the application the applicant has quoted the turnover and profit for 2015, 2016 & 2017, and all three years show a profit, two of which capable of sustaining the cost of a new farm dwelling.'* Nevertheless this does not clarify that the size of the dwelling relates to the viability of the enterprise and no further information has been sought in this regard as it is felt that the proposal fails other requirements as detailed above.

Design considerations and visual amenity of area

- 9.14 The area is mainly characterised by detached dwellings, located on the northern side of Fallow Corner Drove which become more sporadic as the road extends further from the village towards the application site, there are a number of farm buildings and the area where the proposal is located is open agricultural land with fields beyond.
- 9.15 The proposed dwelling is substantial in scale and larger than those in the vicinity, it is noted that there is also a farm office proposed which results in the single-storey element to the side being larger than it otherwise would be, however there is an existing farm office within the yard at Biggins Farm which is utilised at

present and the office element of the proposal represents only a small proportion of overall scheme.

- 9.16 Due to the site being located within Flood Zone 3 (highest risk) the finished floor level is required to be at a minimum of 1.85 aOD. Options provided by the agent were to raise the height of the dwelling, which would require the provision of steps/ramps and an increase in the bulk of the dwelling or to raise the height of the land to achieve the required finished floor level, the latter being the preferred option. Nevertheless this requires the existing ground level to be raised by 1.7m in some places significantly increasing the prominence of the proposed dwelling on what is presently an open landscape, this coupled with the substantial scale of the proposal is considered to have a significant detrimental impact on the character and visual amenity of the area creating an incongruous and overly prominent feature in this peripheral and open location, contrary to Policy LP16 of the Fenland Local Plan and DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD, which seek to avoid adverse impacts and ensure that proposals make a positive contribution to the local distinctiveness and character of the area, that the character of the landscape, local built environment and settlement pattern inform the layout, density, proportions, scale, orientation, materials and features.
- 9.17 The brick proposed is Hoskins Old Farmhouse and roof tile Traditional Brick and Stone Medium Blend which are considered to be acceptable given the variety of materials in the vicinity.

Residential Amenity/Health and wellbeing

- 9.18 The proposed dwelling is located a minimum of 30m from the nearest dwelling and as such is not considered to have a significant detrimental impact on the residential amenity of neighbouring dwellings.
- 9.19 The proposal is located on a large plot and as such has in excess of a third of the plot for amenity space, albeit not all of this area would be considered private due to the low level fence and the public footpath to the east which would allow users views of the rear garden. Residents of the proposed dwelling are also likely to experience noise and disturbance due to the proximity of the farm yard, however the proposal is in association with this.

Parking/Highways

- 9.20 The proposal includes the formation of a new access from Fallow Corner Drove, which involves the culverting of the ditch to enable this; full details of the culverting have not been provided, however these can be confirmed by way of a condition. Highways have no objections to the proposed scheme, subject to conditions in relation to provision of the parking/access and visibility splays.
- 9.21 The proposal incorporates an attached garage which whilst short of the 7m internal depth required by Policy LP15 and Appendix A would be able to accommodate 2 vehicles and the large driveway has capacity for at least 3 vehicles, as such the site is able to provide in excess of the minimum requirement of 3 parking spaces.

Flood Risk

- 9.22 The application site is located within Flood Zone 3, the highest risk of flooding. Policy LP14 requires all development proposals to adopt a sequential approach to flood risk from all types of flooding to ensure that development is steered away from those areas at highest risk. Dwellings are considered to be 'more

vulnerable' within the flood risk vulnerability and flood zone compatibility table, as such both sequential and exception tests apply to this development. Due to the lack of need for a dwelling in this location evidenced at paras 9.3 - 9.14 above, the sequential and exception tests would need to be passed in order for the proposal to be considered acceptable in flood risk terms.

- 9.23 The Flood Risk Assessment submitted notes at 3.5 that the sequential and exception tests would need to be applied by the Local Planning Authority, however the Cambridgeshire Flood and Water Supplementary Planning Document clearly states (para 4.4.6) that it is for the applicants to undertake the sequential test.
- 9.24 The site is considered to be located in a 'elsewhere' location, being located outside the settlement of Manea and as such the search area in respect of the sequential test is District wide. No formal sequential test has been submitted, hence the proposal fails in this regard and due to the District wide search area it is highly unlikely that a formal assessment would indicate that there are no alternative sites available at a lesser risk of flooding, not least as the village of Manea itself is located almost entirely in Flood Zone 1.
- 9.25 Concerns were raised regarding the potential for displacement of water due to the rise in ground levels required, however para 8.5 of the submitted Flood Risk Assessment advises that displacement of water from the site will not affect any adjoining land and properties as future run-off will be to sustainable soakaway drainage.

Biodiversity

- 9.26 The application is accompanied by an Extended Phase 1 Habitat Survey Report which was requested due to the culverting of the ditch. The Wildlife Officer has been consulted on this and has no objections to the proposals subject to a condition to ensure that the loss of vegetation is mitigated by the provision of nesting boxes.

10 CONCLUSIONS

The application site, is located in an 'elsewhere' location, being located outside of the settlement of Manea, here development is restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. An assessment of the requirements under Policy LP12 (Part D) reveals that there is no essential/functional need for a dwelling in this location and as such the proposal would also fail in flood risk terms due to the lack of a sequential test (it is unlikely that this could be passed in any event due to the District wide search area). In addition the scale of the proposal and flood risk mitigation measures resulting in an increase in ground levels of up to 1.7m results in a significant detrimental impact on the character and visual amenity of the area creating an incongruous and overly prominent feature in this open location.

11 RECOMMENDATION

Refuse

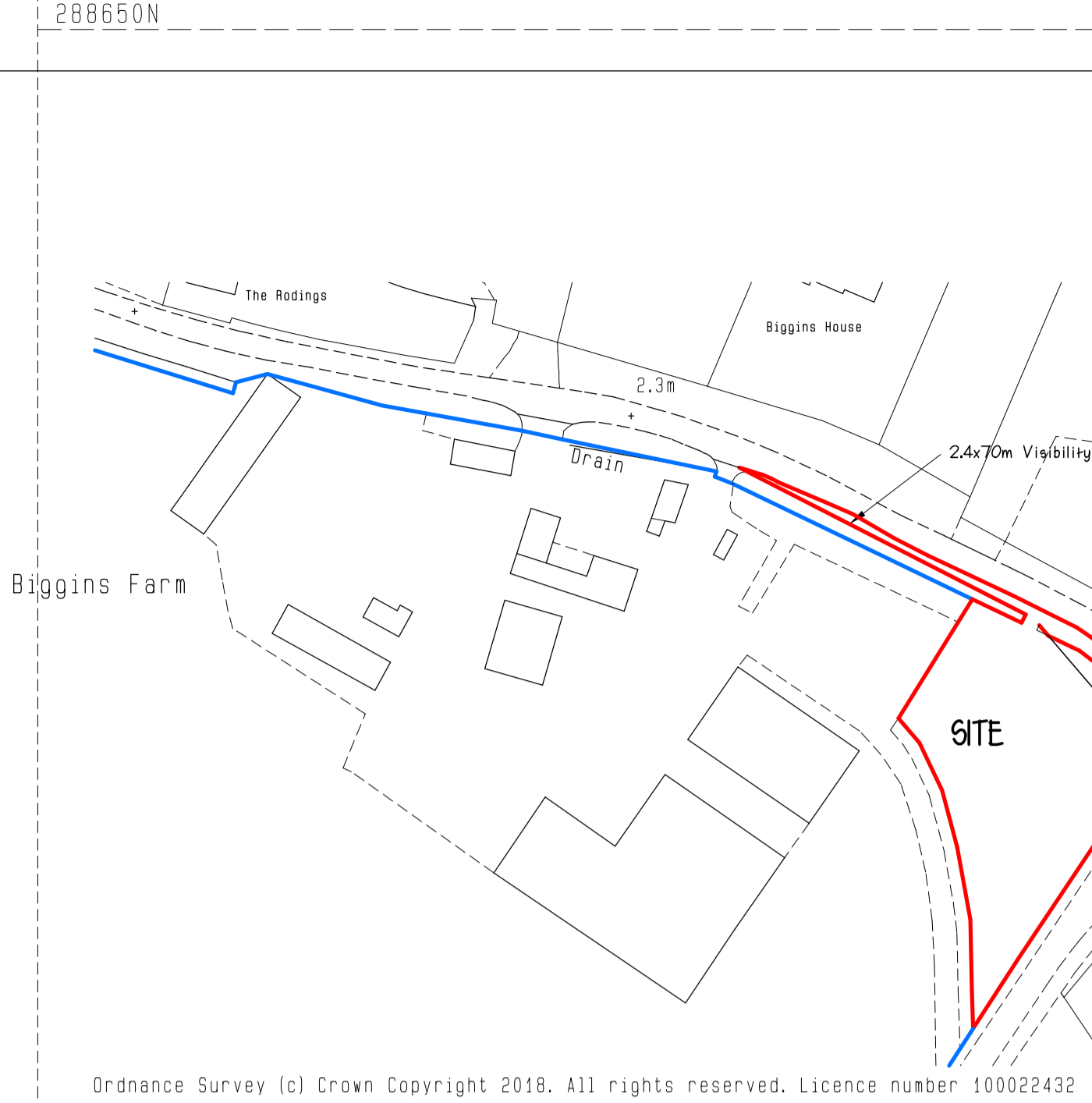
1. Policies LP3 and LP12 of the Fenland Local Plan 2014 seek to restrict development in elsewhere locations, such as the application site, to that which is demonstrably essential to be so located, and to ensure that any

such applications are accompanied by robust evidence of the need and suitability of the development.

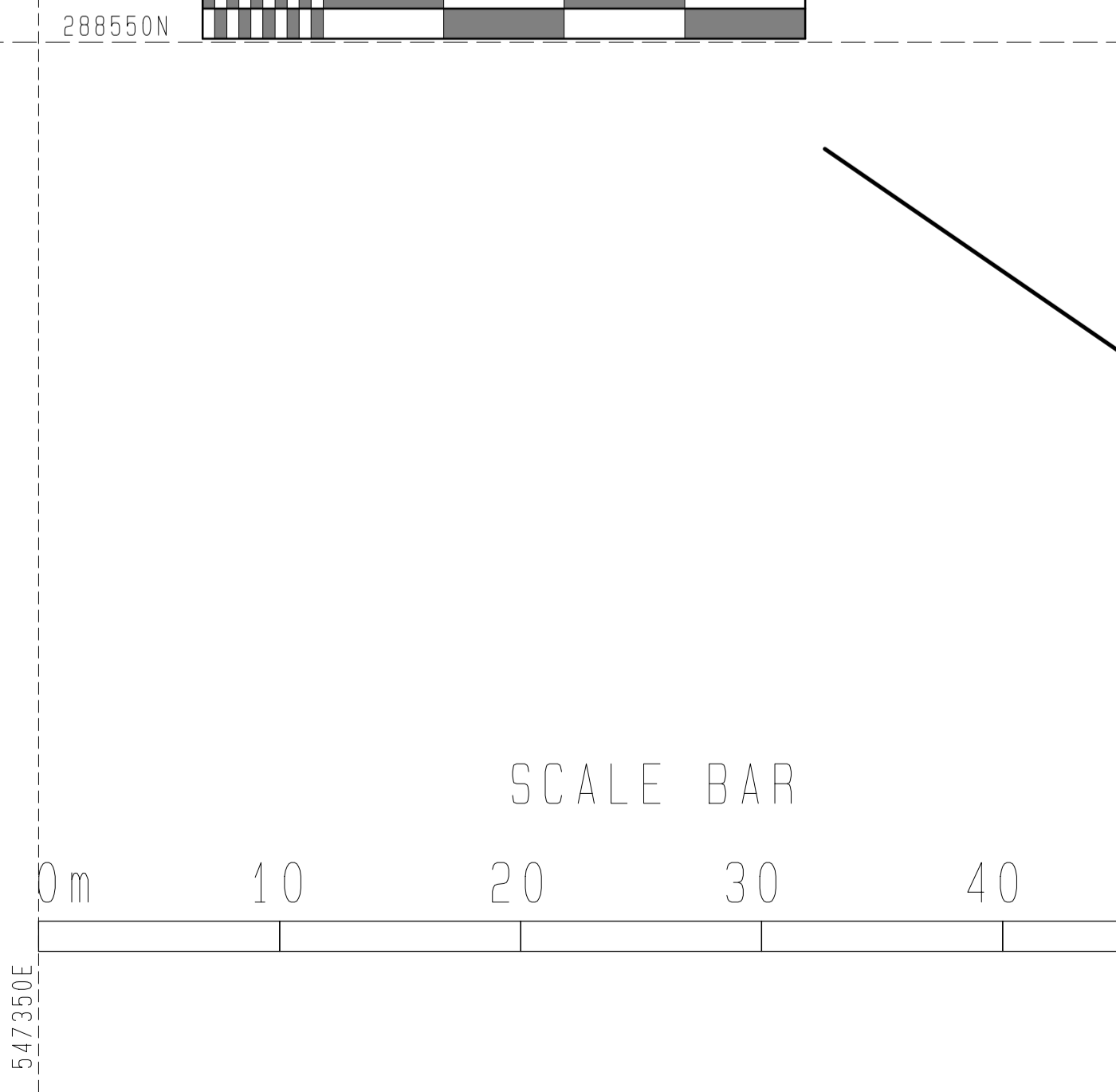
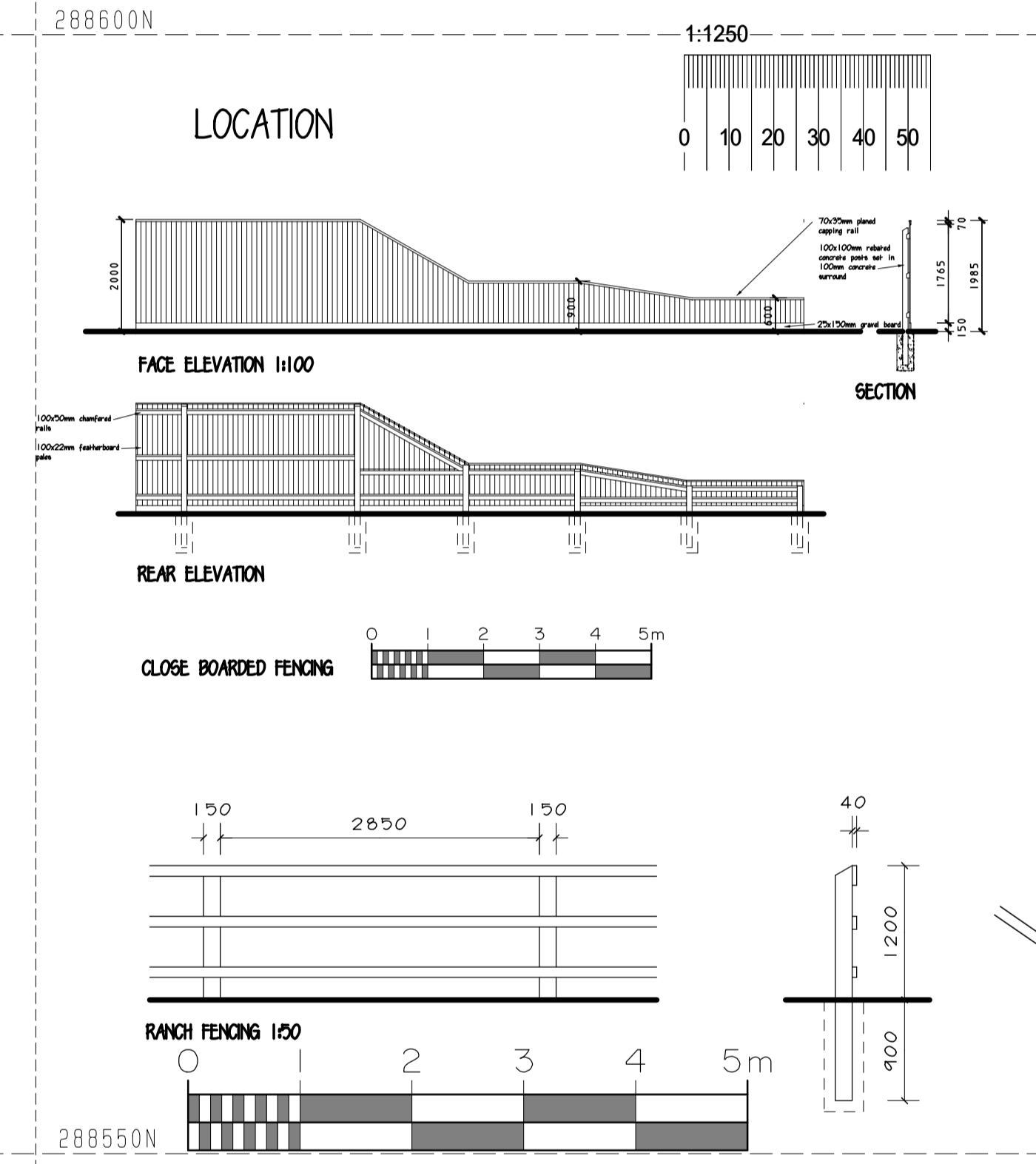
The proposal is for the construction of a new dwelling in association an existing agricultural business, there is no clearly established essential/functional need for a full time worker to be readily available at most times; no dwelling has existed on site since the farm was purchased by Westfield Farms Ltd and there are dwellings available within the settlement of Manea, where the intended occupant presently resides, which could provide suitable accommodation and no evidence has been put forward to justify such a substantial dwelling. As such the proposal is contrary to Policies LP3 and LP12 of the Fenland Local Plan 2014.

- 2 Policy LP14 of the Fenland Local Plan 2014 and paragraphs 155-163 of the National Planning Policy Framework (NPPF) 2018 require development proposals to adopt a sequential approach to flood risk from all forms of flooding and seek to steer development to areas at the lowest risk of flooding. The application site is located in Flood Zone 3, the highest risk of flooding, there is no essential/functional need for a dwelling in this location and as such the sequential and exception tests would be applicable. The sequential test to establish if there are any sequentially preferable sites has not been undertaken and is unlikely to be passed due to the elsewhere location of the site and search area being District wide. As such the proposal fails to comply with Policy LP14 of the Fenland Local Plan 2014 and paragraphs 155-163 of the NPPF 2018.
- 3 Policy LP16 (d) of the Fenland Local Plan 2014 and Policy DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 seek to ensure that development makes a positive contribution to the local distinctiveness and character of the area, that the character of the landscape, local built environment and settlement pattern inform the layout and scale and that proposals do not adversely impact the streetscene or landscape character of the surrounding area.

The proposed dwelling is substantial in scale and significantly larger than those in the vicinity, due to flood mitigation the finished floor level is required to be a minimum of 1.85 aOD which results in the ground levels being raised by 1.7m in some places, significantly increasing the prominence of the proposed dwelling on what is presently an open landscape, this coupled with the substantial scale of the proposal is considered to have a significant detrimental impact on the character and visual amenity of the area creating an incongruous and overly prominent feature in this countryside location, contrary to Policy LP16 of the Fenland Local Plan and DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD



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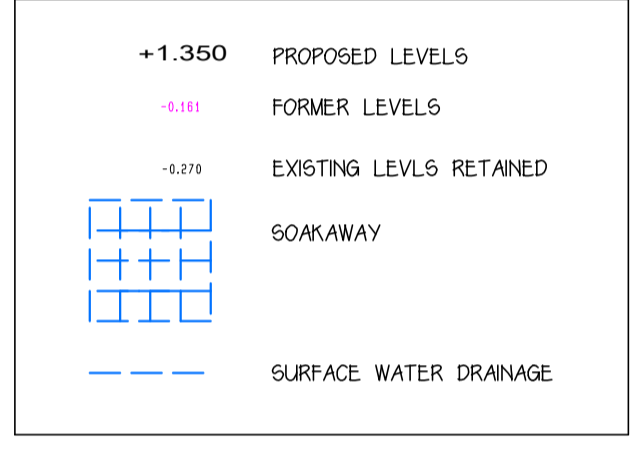
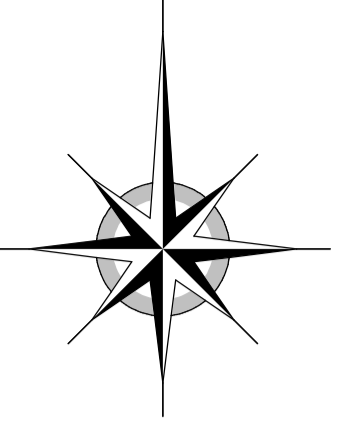


547350E



Vehicular access to be constructed to Cambridgeshire County Council Highways specification. From the edge of the Highway owned land the private drive laid to fall away from the Highway and to be solid paved for the first 10m. Culvert formed to Cambs CC Drainage Authority requirements. All vegetation requiring removal within Highway Boundary to be at Applicant's expense.

- MATERIALS**
- BRICK: HORSING OLD FARMHOUSE
 - STONE HEADS AND CILLS: NATURAL LIMESTONE
 - TILES: TB6 HAMPSHIRE MEDIUM BLEND
 - DOORS AND WINDOWS: CREAM
 - FRONT ENTRANCE DOOR: NATURAL OAK COMPOSITE
 - PAVING: INDIAN SANDSTONE
 - SHINGLE DRIVE: PINK GRANITE GRAVEL



The client and principal contractor are to check all plans and dimensions on site before commencing work and report any discrepancies to the designer. All setting out dimensions should be checked against the corresponding floor plans. Our liability ceases 5 years after completion of our services.

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Rev.	E	x	x
Rev.D	24.10.18	sw drainage added	
Rev.C	6.6.18	FFL ADDED TO PLAN	
Rev.B	13.4.18	visibility splays and access	
Rev.A	5.4.18	front door and frames colours	

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Project
 FOUR BEDROOM HOUSE
 BIGGINS FARM
 FALLOW CORNER DROVE
 MANEA
 CAMBS

Client
 WESTFIELD FARMS (MANEA) Ltd

Title
 SITE AND LOCATION

Ref
 H3465-11

Rev. A B C
 Sheet A1
 Scale: 1:250, 1250 Date: FEB 2018

SURFACE WATER DISCHARGE: To be to a rainwater soakaway situated in position shown and to comprise Wavin Aquacell units installed in strict accordance with the manufacturers specification. The size of the soakaway should be calculated by carrying out a percolation test, as set out below. The test chamber should be formed as a catch pit with a minimum 300mm deep sump for the collection of debris and to facilitate cleaning.

PERCOLATION TEST METHOD: A hole 300mm square should be excavated to a depth 300mm below the proposed invert level of the effluent distribution pipe. Where deep drains are necessary the hole should conform to this shape at the bottom, but may be enlarged above the 300mm level to enable safe excavation to be carried out. Fill the 300mm square section of the hole to a depth of at least 50mm with water and allow it to seep away overnight. Next day refill the test section with water to a depth of at least 300mm and observe the time, in minutes, for the water to seep away from 75% full to 25% full (i.e. a depth of 150mm). Divide this time by 150mm. The answer gives the average time in seconds (Vp) required for the water to drop 1mm. NOTE: The test should be carried out at least three times with at least two trial holes. The average figure from the tests should be taken. The test should not be carried out during abnormal weather conditions such as heavy rain, severe frost or drought.



SITE 1:250

547550E



FINISHED FLOOR LEVEL OF NEW DWELLING 1.85 AOD



THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL SETTING OUT DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN

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Rev.E		
Rev.D		
Rev.C		
Rev.B	24.10.18	heights added
Rev.A		

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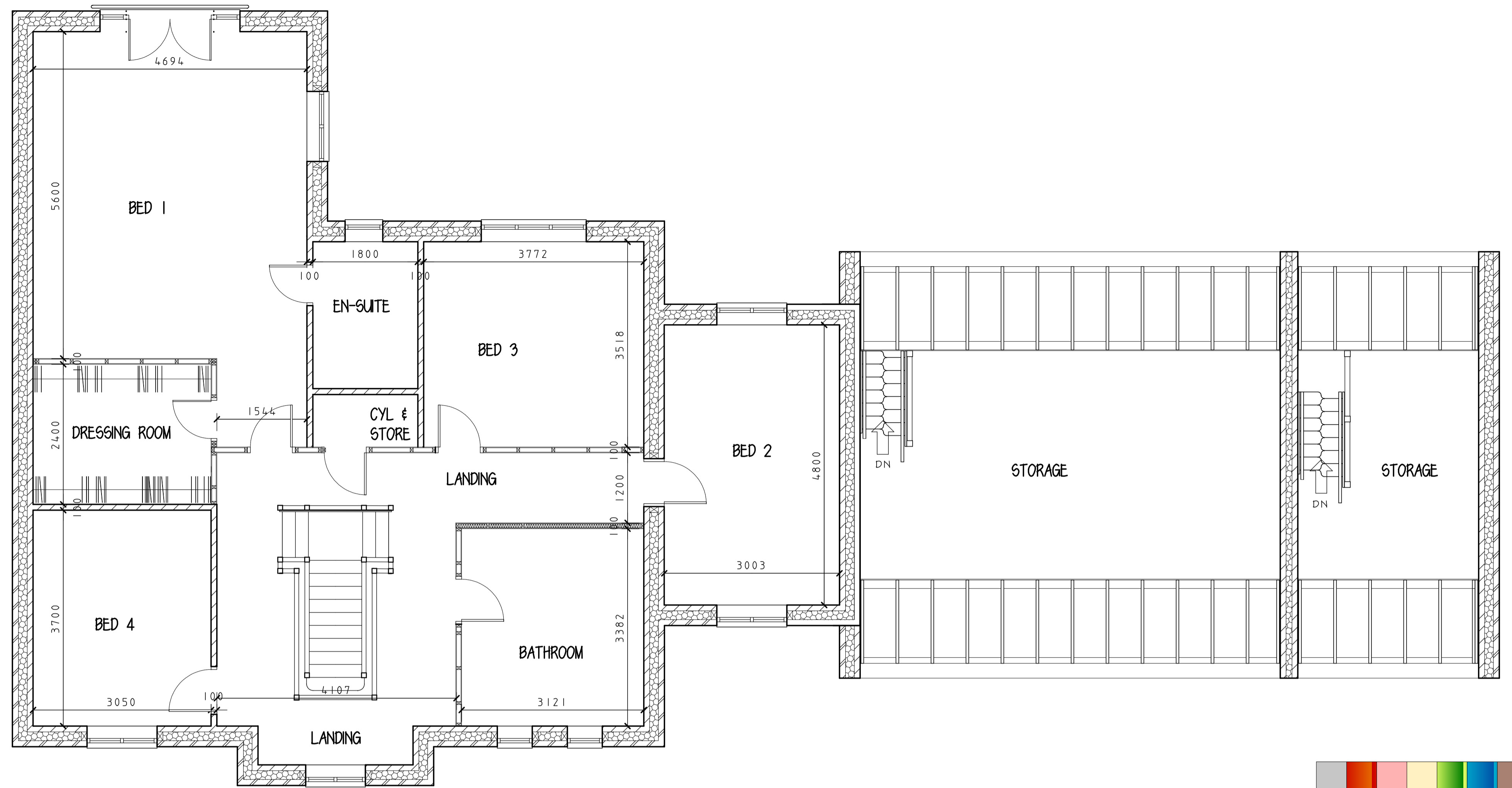
Project
 FOUR BEDROOM HOUSE
 BIGGINS FARM
 FALLOW CORNER DROVE
 MANEA

Client
 WESTFIELD FARMS (MANEA) Ltd

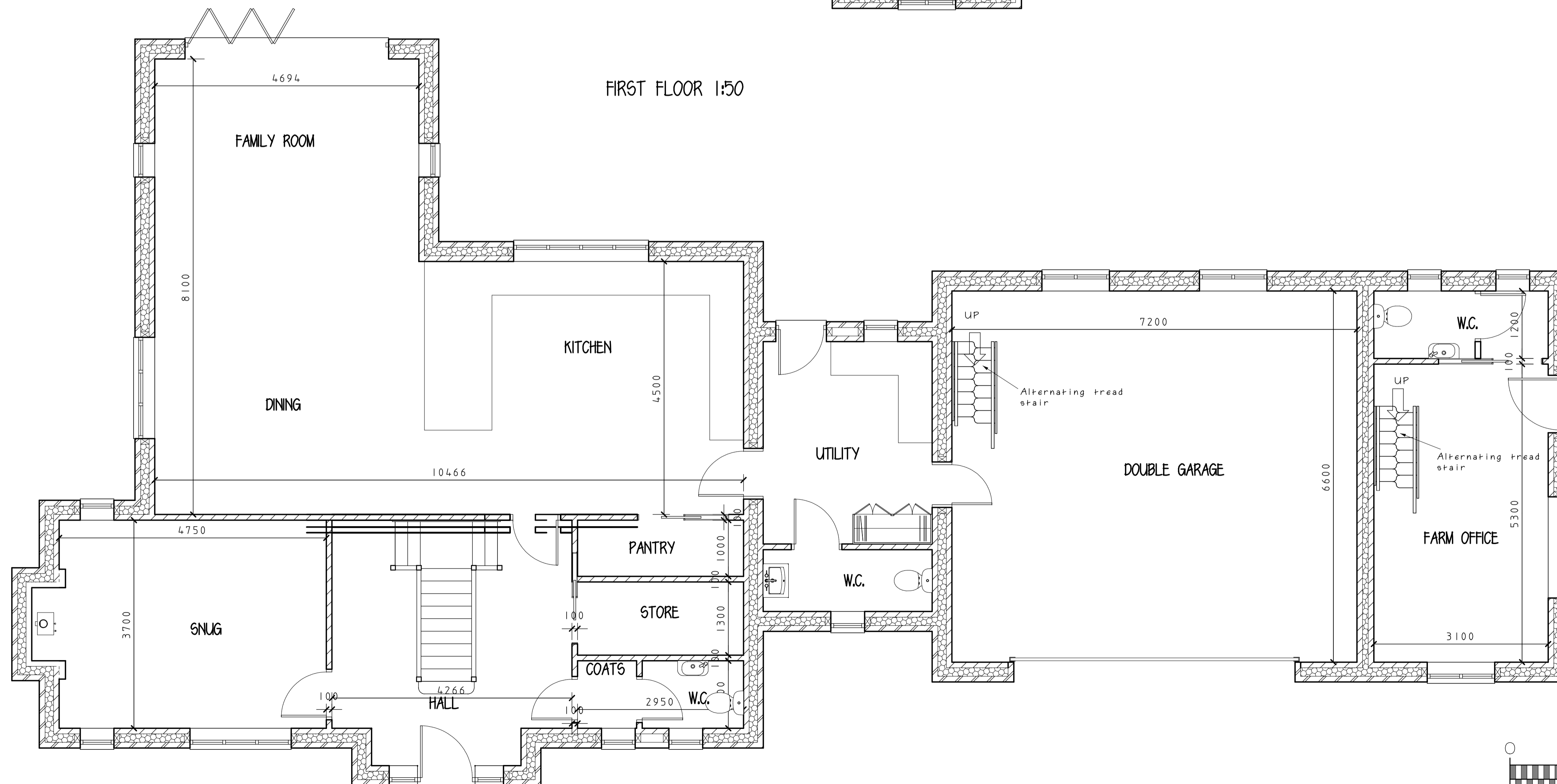
Title
 ELEVATIONS & LEVELS

Ref
 H3465-7

Rev	A	B							
Sheet A2									
Scale: 1:200					Date: MAY 2018				



FIRST FLOOR 1:50



GROUND FLOOR 1:50



THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL SETTING OUT DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN

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Rev. E	x	x
Rev. D	x	x
Rev. C	x	x
Rev. B	x	x
Rev. A	19.12.17	revised for client

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Project
 FOUR BEDROOM HOUSE
 BIGGINS FARM
 FALLOW CORNER DROVE
 MANEA

Client
 WESTFIELD FARMS (MANEA) LTD

Title
 FLOOR PLANS

Ref
 H3465-6

Rev A
 Sheet A1
 Scale: 1:50 Date: JAN 2018

