

APPLICATION NO: F/YR20/0635/F

SITE LOCATION: Land South West Of, 32 Eastwood End, Wimblington

UPDATES

**1. Further information & amended plans**

1.1 The applicant has provided a revised site layout plan (SE-890 PP2000 Revision A) and topographical plan (SE-890 01 Revision A) to accompany an updated Flood risk Assessment (ECL0304) all received 27.08.2020. Revised details can be found at: <https://www.fenland.gov.uk/publicaccess/>

*Officer response*

1.2 Officers consider that the submission now includes a more accurate depiction of site levels and flood zones thereby enabling a better understanding of the residual risks of flooding, particularly now that the dwelling has been mostly moved away from the flood zones, leaving only a small section of the southern lounge and bathroom area exposed to potential medium risk of flooding (flood zone 2).

1.3 Whilst it is acknowledged that a small part of the dwelling still lies in flood zone 2, given that the previous decisions made by this LPA did not raise issues on flooding grounds where they existed and taking on board the amendments made, it may be deemed unreasonable to pursue this ground on this occasion and in any case, the more vulnerable habitable rooms e.g. bedrooms are now demonstrated to lie outside of flood zones 2 and 3.

1.4 Therefore, having reviewed the information submitted Officers recommend withdrawing refusal reason 3 from this item which relates to flood risk impacts, leaving just refusal reason 1 and 2 as detailed under section 12 of the report.

**Resolution:**

Recommendation: Refuse for the following 2 reasons;

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| 1. | The proposal will result in a single storey dwelling in the open countryside resulting in an urbanising impact detrimental to the character of the area and the open countryside. Notwithstanding this, dwellings in the immediate locality are 2-storey in nature and therefore the introduction of a single-storey dwelling in this location would appear incongruous. The proposal is therefore considered contrary to Policy LP16(d) of the Fenland Local Plan (adopted 2014) and DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 in addition to Chapter 12 of the NPPF 2019. |
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| 2. | <p>The proposed development, which is located outside the settlement of Wimblington is considered to be situated within the open countryside. Therefore, under policy LP3 of the Fenland District Local Plan the proposal is considered to be an 'Elsewhere Location'. The application is not supported by sufficient justification for a dwelling in this location. Furthermore, the dwelling is poorly located for pedestrian, cycle or public transport access to services and facilities thereby resulting in likely reliance upon the use of private motor vehicles. The development is therefore contrary to Policy LP3 and LP15 of the Fenland Local Plan, 2014 and the sustainability aims of the NPPF.</p> |
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