
APPLICATION NO: F/YR21/0555/O

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

UPDATE

Further comments have been received:

Local Residents/Interested Parties

One objection has been received from a resident of Days Lode Road, Manea, in relation to the following:

- Additional traffic
- Impact on wildlife
- Local school impacted
- Parking
- Views impacted
- Devaluation of property

Planning considerations are addressed in the Committee report; please be advised that loss of views and devaluation are not planning matters.

Parish Council

Manea Parish Council OBJECT to the application for the same reasons as already communicated.

Environment Agency

Although we would expect finished floor levels of new dwellings to be raised up to the maximum predicted flood depth shown on our Tidal Hazard Mapping where possible, we would not normally object to an application on these grounds alone. A combination of raising finished floor levels and inclusion of flood resistant measures (e.g. dam boards) up to the predicted flood depth should be sufficient to ensure the safe use of the dwelling, providing there is no ground floor sleeping accommodation.

Environmental Health (FDC)

In our last consultation of 11th June 2021, we advised that we had 'No Objections' to the proposed scheme as it was unlikely to be affected by the noise or air climate, nor was it considered likely to be affected by contamination.

We also advised under an earlier consultation under planning reference 20/0110/PREAPP this service had recommended a noise impact assessment in the event a full application was submitted to address noise from the nearby railway.

Having reviewed this application we would advise that existing railway lines can be a source of

unwanted noise and if not mitigated can lead to reduced living conditions. We therefore maintain our stance that the applicant should show during the application process how future occupiers of the proposed dwellings will not be adversely affected by the local rail service.

Further information on building near railways can be found by visiting Network Rails' Asset Protection and Optimisation teams (ASPRO), a service that provides expert railway assistance and supports members of the public who are planning activities on or near the railway.

Applicant's Agent

Noise

The application has been recommended for refusal due to the proximity of the dwellings to the railway line and the potential for noise and disturbance from the railway on future occupants. However, noting that there are other properties within the area on the western side of Station Road and at Charlemont Drive which are closer to the railway than the application site it would seem unreasonable to object to the proposal on the basis of the proximity of the site to the railway line and the potential for noise. In any case, the development can be carried out with noise reduction measures such as triple glazing and acoustic fencing which would eliminate the potential for any noise disturbance on site. These details can be secured via a planning condition. As such there would be no conflict with Policy LP16 in this regard.

Ecology and Biodiversity

The application has also been recommended for refusal due the lack of a habitat survey to establish the ecological potential of the drains on site which may be affected by the potential access should permission be granted. However, the ecology details on the drain would be covered by the Internal Drainage Board as part of the application to culvert the ditch. The ecology details would be considered by the Conservation Officer on the Drainage Board who would make recommendations/approve mitigation measures accordingly. Given that the ecology details are dealt with by other legislation it is not necessary for these details to be required as part of the planning application. The applicant is committed to improving ecology and biodiversity within the area and would be willing to incorporate new woodland features and create new habitats elsewhere within his land ownership in order to promote the biodiversity and geological interest within the area.

Officer Response

Noise

It is acknowledged that there are existing dwellings in closer proximity to the railway line than the proposal, however Environmental Health reiterate their concerns above, which have been consistently raised from pre-application stage and no attempt has been made to address this issue. It may be possible to provide adequate mitigation, nevertheless without the further information requested this is not evidenced and as such the proposal remains contrary to the relevant policies.

Ecology

As referred to within the Committee report public authorities have a duty under Section 40 of the Natural Environment and Rural Communities Act 2006 to have regard to conserving biodiversity in policy and decision making and both national and local policy seek to conserve, enhance and promote biodiversity. It is considered that there is potential for protected species to be affected by the proposed development and insufficient assessment has been undertaken and inadequate information submitted to enable the Local Planning Authority to ascertain

whether the proposal would impact protected species and if so to what extent. Again, the need for relevant surveys was advised at pre-application stage, however no such information has been forthcoming as such the proposal remains contrary to the relevant policies. Furthermore, according to information held by the Council the drains to the west and south of the site are not IDB drains.

Flood Risk

Whilst the Environment Agency do not object to the application this is on the basis that there is no ground floor sleeping accommodation. This raises concerns in respect of lifetime homes aspirations and the future usability of the dwellings. However, given the wider issues surrounding this proposal it was not considered reasonable to request further/amended information in this regard.

Resolution: No change to the recommendation which is to refuse the application as per Section 12 of Agenda item 9 on page 169-171.