

APPLICATION NO:F/YR22/0031/F

**SITE LOCATION:** Land West Of The Shieling, Lords Lane, Wisbech, Cambridgeshire

**UPDATES:**

The **Town Council** have reaffirmed their support for the scheme following on from the reconsultation recommending: '*that the application be supported*'.

The **Environment Agency** have responded to the re-consultation as follows: '*We maintain our objection to the proposed development as it falls within a flood risk vulnerability category (highly vulnerable) that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework and its associated planning practice guidance. We recommend that planning permission is refused on this basis. Reason(s) The PPG classifies development types according to their vulnerability to flood risk and provides guidance on which developments are appropriate within each Flood Zone. This site lies within Flood Zone 3, which is land defined by the PPG as having a high probability of flooding. The site lies within the tidal breach hazard mapping and shows the site could be flooded up to depths of 1.6m from a breach in the defences during a flood that has a 1% > fluvial / 0.5% tidal chance of occurring in any one year up to 2115. The development is classed as Highly Vulnerable (permanent residential caravans) in accordance with table 2 of the Flood Zones and flood risk tables of the PPG. Tables 1 and 3, and your SFRA, make it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted*'.

**Three further responses** have been received 2 from local residents (1 x North Brink) (1 x Lords Lane) and 1 originating from an address in Peterborough.

Again, these offer support for the application and provide further testimony to the applicants character and work ethic and the contribution they make to the upkeep and appearance of the lane.

Other comments:

- 'All businesses are struggling to recruit and retain employees/people for self employment especially within this industry. We should support Mr Harrison in continuing to do so'.
- '*The orchard is very well maintained with the occupiers contributing to the small businesses surrounding*'.

**Assessment:** Given that the Environment Agency maintain their objection and noting that the additional comments received raise no additional material planning considerations which have not been previously considered as part of the officer report the recommendation must remain as made.

**Recommendation:** Remains as Refuse for the reasons outlined on page 154 of the Agenda.