

FENLAND ARCHITECTURAL DESIGN

Located in Holsworthy, on the Devon/Cornwall border, and providing residential design consultancy throughout both Counties.

*Mobile: 07809 125531
Email: fenlandad@gmail.com*

DESIGN & ACCESS STATEMENT

Revision A 09/05/22

**to accompany Full Planning Application for the creation of
3 dwellings:**

Conversion of existing barn to 2No dwellings and conversion of existing office to (1 x 1 story) single story 3 bed, the demolition of an existing barn, with 2.4m high boundary fences; at Buildings South East Of 132 Cock Bank, Turves, Cambridgeshire.

**for
Mr Robert Dempsey.**

Background:

- This Planning Application is a replacement for Application F/YR21/1000/F, lodged on the 14/06/2021 and withdrawn on the 14/11/2021 upon the advice of Gavin Taylor, the Council's Planning Officer at that time. The basis of this withdrawal was that some of the proposals, within the then current application, would prove unacceptable for a Planning Consent to be issued.
- Telephone, email and on-site negotiations were then undertaken with Gavin Taylor to find an acceptable approach to the development of this site and these were ongoing from the 14/11/2021, until we were informed (by him) that Gavin Taylor had left the employ of the Council on the 24/02/2022.
- During that time, we had been in extensive discussions with Gavin and received a reasonably positive response to our revisions to the scheme, this enabling the current proposals to be formulated for the Council's consideration. Further details of the advice we received, and the actions we have taken, are detailed below in Item 2.0.
- It should be highlighted that we also have a current Planning Application (ref: F/YR22/0029/F) for a change of use to 'private equestrian use' on the retained land, edged blue on this application; and an anticipated deadline date of the 11/04/2022 for a decision upon this.

1.0 The Site, general description:

- 1.10 The application site was purchased in November 2018 from the owners of Speechley's Farm, who's owners had, by that time, retired; this application site and buildings therefore then becoming surplus to their requirements. The buildings on the application site (edged red) comprise a brick-built barn, a further asbestos barn, and an insubstantial timber framed office building.
- 1.20 The application site measures 0.22ha area (edged red). The balance of the applicant's landholding measures some 1.38ha (edged blue) and lays outside the application site. This, as noted in the 'Background', has a current Planning Application (ref: F/YR22/0029/F) for a change of use to 'private equestrian use'.

2.0 Planning History & pre application discussions with the Planning Officer:

- 2.10 The application site was, as noted above, part of a working farm, however in March 2003 (Application: F/YR03/0882/F) a Full Planning Consent was granted by Fenland DC for:
“Change of use from agricultural use to refurbishment of contractors and agricultural equipment and storage of equipment”, (B2/B8 use).
- 2.20 By the time of the sale of the application site to the applicant all activities, for which the above Planning Consent applies, had ceased and have not been resumed during the applicant's ownership.
- 2.30 Due to the applicant having no commercial use for the portion of his land comprising the application site, under the above 2003 Consent, he feels that rural diversification is the best way forwards.
- 2.40 In our discussions with Gavin Taylor, following the withdrawal of Application F/YR21/1000/F, he raised several issues to be addressed, in his email of the 2/11/2021, as follows:

“Hi Mike

Many thanks for your time earlier today to briefly discuss the application.

Please accept my apologies for the substantial delays with this application. As advised, we are currently experiencing significantly high volumes of which has impacted on our ability to process, then assess many applications. I still have outstanding comments from our Env. Health team which I am chasing and will update you once received.

Whilst I have carried out a brief site visit, it might be prudent to arrange a meeting on site with the applicant and/or yourself to run through this in more detail, as the site (including history) is

fairly complex. Nonetheless, I am able to make the following comments which I hope will open some dialogue;

Description of development

The description provided in the application form indicates that the existing brick-built barn will be retained whereas it infers that the office building (along with the remaining barn) will be demolished and a new dwelling erected in its place. However, the DAS indicates that the office building is to be converted also. Please clarify, as this is a key matter.

Conversion vs. rebuild

The application is not accompanied by any kind of structural assessment, or information as to the degree of works required to enable the residential use. Mindful that both the main barn and office building (if re-used) are to be raised to accommodate a 2nd storey, it would be expected that a supporting statement would be provided, so that the LPA can assess whether we are dealing with re-use of building, or effectively a re-build of buildings. The thrust of para 80 of the NPPF is to re-use buildings and this forms the principle of developing existing buildings in the countryside. Furthermore, Local Plan policy LP12 (Part B) whilst in part is superseded by para. 80, sets out that minimal alterations should be made to the building to facilitate the conversion. Para 80(c) also requires that the re-use enhances the immediate setting.

I do have concerns that the degree of works to the barn (and office if applicable) results in a significant change to the building, arguably moving away from re-use and results in almost a new dwelling. It's questionable also given the exterior changes whether it enhances the rural setting. For example, is there a reason why the facing brick and feather-edge boarding cannot be retained? The idea of converting rural barns is to retain their rural aesthetic, whereas this development will appear as 3 new buildings with very little reference to their former agricultural use.

Flood risk

I note that bedrooms are proposed on the ground floor which is generally not acceptable given the flood risk level 3 zone in which the site lies.

Notwithstanding this, going back to the above point re; a new dwelling replacing the office building. If so, this should undergo a sequential test for flood risk, ruling out other sites reasonably available to accommodate the development in a lower area of flood risk. I would suggest that the entire district is scoped in this regard which is consistent with the Council's approach on other similar applications and it's unlikely that a new dwelling on this site would pass the sequential test on this basis.

Garages

In my opinion, the garage block is excessive in scale and would result in harm to the character of the area. A traditional cart shed (single storey) would be more appropriate in design and scale. The internal garage parking space does not meet with the Council's parking standards as set out in the Fenland Local Plan – Appendix A by virtue of their limited depth. A minimum of 3 parking spaces should be provided for a 4-bed dwelling and 2 for a 3-bed. This does appear to be achievable subject to deeper garages.

Highways impacts

I refer to the Local Highways comments in respect of access and parking on the site. This warrants further discussion. The equestrian use appears to be unlawful as I cannot find any reference to any permissions of this nature. Nonetheless the remainder of the site would still benefit from a commercial use for agricultural machinery repairs. Therefore, the access should accommodate vehicles serving the commercial element of the site*

Commercial use*

I question the compatibility of the residential use against the commercial use which would potentially be in direct conflict with policy LP16(o) and could give rise to adverse amenity impacts.

Design

I have concerns over the use of cat-slide windows in this development which would emphasize the non-agricultural character of the building and is prominently located adjacent to the highway. I cannot find examples of this in use along Cock Bank and therefore I don't believe that it would make a positive contribution to the character of the area or reinforce local identity. I realise that this is a subjective and rather secondary matter to review but nonetheless needs raising.

As advised, I'd be happy to meet to discuss this – either on site or via an online meeting if more convenient. I'd also be happy to agree a brief extension of time to review the application with you and hopefully to establish a way forward.

Many thanks and kind regards

Gavin Taylor

Senior Development Officer

Tel: 01354 622329 or 07752 700177

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- 2.50 On the 22/12/2021 Gavin Taylor sent a further email to us, following revisions to the proposals supplied to him by us, as below:

Hi Mike

Many thanks for sending through the latest proposal for us to consider. I met with my Manager earlier this week to run through it and I'm able to offer the following comments;

Access

The proposal to utilise the existing access to serve both the residential site and the equestrian site is acceptable, subject to the Local Highways Authority being satisfied with the general arrangement and visibility etc.

Large barn

I'm happy with the revisions made to the large barn (2 dwellings). I'd probably need to assess the impacts of the roof lifting by 1m and any views from the stair/ landing rooflights on the adjacent property e.g., overlooking, but in general the scheme appears acceptable. I note the exposure of the brick plinth area as discussed, thank you.

I'm also happy that the structural survey indicates that the development could proceed without significant re-building of the main barn structure and raft foundations and therefore could be considered a conversion, effectively re-using the building for the residential purpose.

Timber Office building

Having regard to the structural survey for this building and the works required to achieve a residential use, that this would be tantamount to the creation of a new dwelling in an otherwise unsustainable location. I therefore have to maintain my objection to this element.

Only a very small portion of the building is proposed to be re-used. This is not supported through either the rural development policies or flood risk policies of the development plan or the NPPF. Whilst I note your comments regarding other dwellings in the vicinity etc., by law the LPA must determine applications in accordance with the latest development plan and national

policies in the first instance and the reliance on historic developments to justify further dwellings would be insufficient to persuade me otherwise. I conclude that neither local nor national policy would support this element of the scheme. **(NB: the proposal referred to for the office building included extending it at that time. This proposal has now been dropped).**

Alternative

My suggestion would be to utilise this area for car parking/ low-scale ancillary storage which would improve the general parking and direct access arrangement for each dwelling and would afford better outlook from the large barn conversion. I would also suggest a high wall (rather than fencing) along the northern boundary to enclose the garden areas from the highway to create more of a courtyard feel to the development, which is common with barn conversions, and results in a much higher quality development.

Subject to the above and the final details, I would be supportive of the proposal.

I trust this is of assistance. I'd be happy to discuss this in more detail with you should you require.

Kind regards

Gavin Taylor
Senior Development Officer

Tel: 01354 622329

www.fenland.gov.uk

2.50 Following Gavin's second reply we updated him with an email and drawings on the 07/01/2022, to highlight the revisions we had made to the proposal he had commented upon, to make it more acceptable to the Council, as follows:

2.60 *We have almost completely reworked to site layout (drawing 07) to provide what we believe to be a more acceptable arrangement, given the 'fixed elements' of the two existing buildings and the site access for these and the retained land behind; which will hopefully gain a Planning Consent for Private Equestrian Use.*

Our primary aims have been as follows:

- *To provide a safe access into the site, and to the retained land behind.*
- *To provide for an accessible bin collection point close to the adopted highway.*
- *To arrange the required parking spaces as close to the revised site access as possible, whilst allowing for entrance and exit from the site in a forward gear. Please note that, due to the location of houses 1 & 2 relative to their access and parking spaces, we have allowed for a remotely locking access gate to these two properties with security camera monitoring; also for a post box to be mounted on the fence adjacent to the gate.*
- *To retain the present 'open frontage' aspect to the north and east of the existing office building.*

- *To provide sufficient private, and well-shielded, garden space to all three dwellings; garden areas as below.*
House 1 ~ 240sq.m.
House 2 ~ 535sq.m.
Bungalow 3 ~ 158sq.m.
- *To minimise overlooking between dwellings and their private gardens by the use of 2.4m high close boarded fencing.*

We appreciate that you have concerns over the visual impact of the use of the proposed 2.4m high close boarded fencing adjacent to the site entrance and along Cock Bank and also that you would prefer us to create more of a ‘courtyard feel’ to the development by the use of brick boundary walls, which is often common with barn conversions. However we do need to take into account the established flood level of 101.12m, this being over 1.0m higher than the majority of the site’s ground level.

*Whilst, once the whole site may be flooded, this would provide for an equal water pressure on both sides of any brick boundary wall and therefore not have too severe an impact; there could however be a very severe impact DURING any flood event where the pressure of the water flow would almost undoubtably cause the collapse of almost any freestanding brick wall, however substantially built. The government’s very clear standing advice is that, **should the chance of flooding be in excess of 600mm depth**, in the case of buildings, then the flooding should be allowed to take place without any barriers to prevent the flooding because of potential collapse of buildings, due to water pressure. Quite naturally, this level of flood risk, with a freestanding brick wall, is even more severe than with a complete building, which is braced by having four structural walls.*

At least by using a close boarded fence the effects of potential flooding, on the scale anticipated in the flood risk assessment, would be minimised as the fence would break up and collapse in smaller sections, rather than the complete (very heavy) brick wall collapsing into the occupant’s gardens. Therefore, as attractive as a very substantial and costly brick screen wall may be, we do not feel that it is a structurally safe proposal in this particular situation and as such we have to discount this option.

2.70 Following these comments, and our reply as above, we formulated the current application by making the following major revisions to the proposals:

- The current Office Building is to be retained ‘as is’ and simply converted for residential use. It is **not** to be rebuilt or extended in any fashion and we believe that this does not therefore constitute ‘**rebuilding**’ in any way at all.
- Structural assessments of both buildings were commissioned and the (favourable) reports are attached to this application.
- The two garage blocks, to houses 1 & 2, and the proposed new driveway (as in Appl: F/YR21/1000/F) have been deleted from this current application.
- The access to the site has been revised to in line with the Local Highways comments as raised.
- The barn to be converted into houses 1 & 2 has been re-elevated, the ‘cat slide’ dormers removed, the ridge level reduced in height, and a brick plinth exposed (as with the office building).
- The ground floor bedroom, to houses 1 & 2, has been replaced with a study.
- Also, assuming that a change of use to ‘private equestrian use’ is granted for the retained land, there will be no commercial use at all on this site.

2.80 Following these revisions the basics of the revised drawings, which now form this application, these were revisions were emailed to Gavin Taylor on the 7/01/2022 (as in Items 2.5 & 2.6 above) but he failed to reply to us before leaving the Council’s employ. We assume that no Planning Officer has been appointed to take over Gavin’s workload and reply to us?

3.0 Fenland District Council Planning Policy:

3.10 In the adopted Fenland Local Plan 2014 there is guidance on the relevant Planning issues, the most important of these being as below:

Policy LP3, Spatial Strategy, the Settlement Hierarchy and the Countryside.

Policy LP3 states:

‘The overall strategy is for sustainable growth, including new housing and job creation, in order to facilitate the health and wellbeing of Fenland’s residents. The focus for the majority of growth is in and around the four market towns. Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land (except where that land is of high environmental value), and enabling a larger number of people to access jobs, services and facilities locally. Development should provide the scale and mix of housing types that will meet the identified need for Fenland (as informed by an up-to-date Cambridge Sub Region Housing Market Assessment (SHMA)) and a range of new job opportunities in order to secure balanced communities. Decisions on investment in services and facilities, and on the location and scale of new development, will be taken on the basis of a Fenland Settlement Hierarchy.’

- Whilst LP3 states that the majority of growth should be centred around the four market towns, this proposal falls under the ‘Elsewhere’ category where development would normally be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services; and to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents (LDDs).
- However, we believe, that this proposal to convert the two existing buildings constitutes rural diversification as they are no longer required, or used for, the consented purposes of ‘*refurbishment of contractors and agricultural equipment and storage of equipment*’.
- This is proposed to be a very small-scale, sustainable, conversion project which should not overload any of the existing local facilities, which already exist to service the application site. It would also make use of existing buildings which would otherwise fall into total disrepair.

4.0 National Planning Policy Framework:

4.10 The NPPF provides guidance and the appropriate issues are noted below:

4.20 NPPF Section 2, achieving sustainable development.

This lists economic, social and environmental objectives.

- We have taken these objectives into account in the preparation of these application proposals.

4.30 NPPF Section 4,

This states that Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- This aim we are seeking to prove sustainability with this Full Planning Application.

4.40 NPPF Section 5,

This deals with delivering a sufficient supply of homes and states that, to support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- We firmly believe that these two presently redundant buildings will, by being redeveloped for housing, help meet this objective.

4.50 **NPPF Section 11,**

This deals with making effective use of land and states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

- We believe that this proposed redevelopment helps to achieve these aims.

4.60 **NPPF Section 12,**

This deals with achieving well-designed places.

- We believe that we are proposing the best possible scheme for the redevelopment of these redundant buildings; whilst achieving a high quality of design compatible with their rural location.

4.70 **NPPF Section 15,**

This deals with conserving and enhancing the natural environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

- We believe that the proposed scheme of redevelopment will achieve these aims.

4.80 **NPPF Section 14,** Meeting the challenge of climate change, flooding and coastal change.

This states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

- Our response to this is contained within the accompanying site-specific flood risk assessment.

5.0 Summary of responses to issues raised in in Item 4:

- 5.10 We trust that we have been able to address the various issues raised in the Fenland Local Plan (2014) and the NPPF, and therefore demonstrate that we have taken into account all of the relevant criteria to prove that this proposed redevelopment of these redundant buildings, into three dwellings, is both a desirable and sustainable response to their location and current condition.
- 5.20 Along Cock Bank, and in the immediate vicinity of the site, there are a variety of land uses; these being primarily residential but with some limited agricultural and commercial uses. Given these facts we see no reason why the proposed residential use of this site should be unacceptable to the LPA as no new buildings are proposed on this site.
- 5.30 These proposals have been formulated to indicate a practical, sustainable, and attractive solution to the issue of making the best use of this site, through rural diversification; together with helping to maintain and enhance the appearance, viability, and character of this location.
- 5.40 There are currently very adequate existing services available, to both the site and surrounding properties, therefore future occupants would be no more reliant on the use of private transport than their existing neighbours on Cock Bank.

6.0 Site Constraints:

- 6.10 The proposed redevelopment of these presently redundant buildings into three dwellings is, we and our client believe, an appropriate response to the current situation of the buildings possibly falling into disrepair due to them not being put to use in the future.
- 6.20 This site lies to the south of Whittlesea Dike, on Cock Bank, being a fairly flat plot that then rises by around 1.0m to the elevated level of Cock Bank, set above Whittlesea Dike. As previously stated, the land was formerly part of Speechley's Farm, the former farmhouse lying to the west of the application plot.
- 6.30 The buildings comprise:
- A 215mm brick walled barn with a pitched asbestos roof. This building is of substantially sound construction but does have areas of cracking right through the brickwork. The roof is supported on steel roof trusses at 22.5 degrees pitch.
 - A further asbestos clad barn, with a mono-pitch asbestos roof, is in a very poor condition not being of any practical use due to its method of construction and condition; it is not worthy of being retained and this is proposed to be demolished.

- A timber framed office building, sitting on a raised white painted brickwork plinth, and having an asbestos roof set at 35 degrees pitch.

7.0 Photographs of the Site:



Plot frontage viewed along Cock Bank. Frontage showing ex office and barn fronting Cock Bank.



View of drive, office & barn from Cock Bank.



View of barns from Cock Bank.



View of office from driveway.



View of front of office.

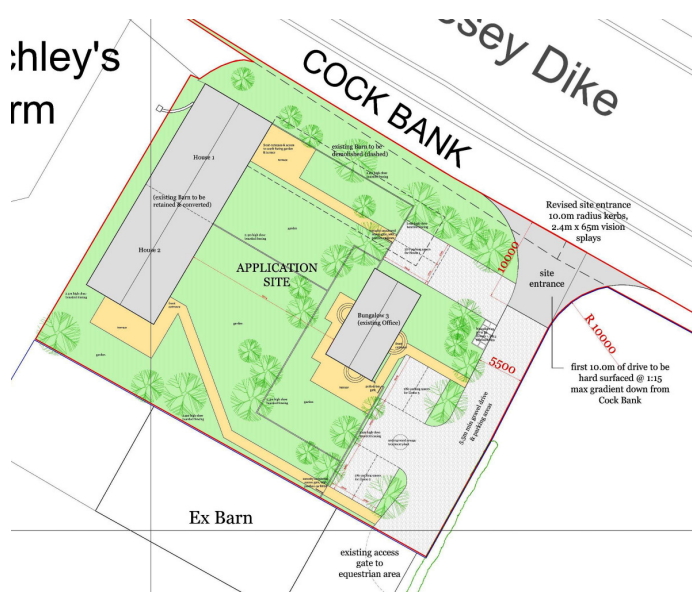


View of interior of office timber frame.



View of the barn entrance from within the site.

Extract from the Site Plan.



8.0 Development Proposals:

8.10 The Site Plan proposals alongside shows the location of the existing barn, to become Houses 1 & 2 (on the left), the barn to be demolished (centrally, facing Cock Bank, and shown dashed) and the current office, to become bungalow (House 3), on the right.

All three properties are proposed to be accessed off the existing driveway set to the east side of the application site. This driveway is also to provide access to the retained land to the south and east of the application site.

8.20 The existing, central, asbestos barn is an eyesore, in too poor a condition to be considered worthy of retention, as detailed above.

8.30 THE EXISTING BARN, is a 27.5m x 9.2m building comprising a 215mm brick-built structure with additional 330 x 215mm piers internally, dividing it into 6 bays. These piers support steel roof trusses at 22.5 degrees pitch with a steel purlin asbestos roof over. There are several eaves height openings, some having sliding doors and others having been bricked up in the past. Due to the presence of cracks in the brickwork it seems desirable to insert a 140mm insulated timber frame structure internally to help brace the existing brick walls, divide the interior into two new homes, and support the new raised-tie trussed rafter 30-degree pitched roof. The eaves level of this new roof would be set at the present eaves level but, due to the slightly increased roof pitch to provide more suitable headroom to the first-floor level, the ridge would be 1.020m taller than the existing roof. Externally it is proposed to clad the existing brick walls with black painted timber boarding with the existing brick plinth, to match the general style of the existing office building and enhance the 'barn like' appearance of the structure; and the roof with black steel sheeting.

8.40 HOUSE 3 (existing office building). This is an 11.6 x 6.3m single story timber frame building, mounted upon a 700mm tall white painted stepped brickwork plinth. The roof is a rather flimsy 'cut-roof' timber structure, again clad with an uninsulated asbestos roof at 35-degrees pitch. Internally the office building comprises a lobby, two office spaces, a store and a small WC.

8.50 STRUCTURAL REPORTS. Our client commissioned Structural Reports, from Ellfield (Structural) Ltd, on both the brick barn and office building. These are attached to this

application, as documents ES7301a and ES7301b, and are conclusive that both of these buildings are suitable for conversion without any major structural works being necessary.

9.0 House Floor Layouts:

9.10 HOUSES 1 & 2, GROUND FLOOR LAYOUTS:

As previously noted, these two houses are to be formed within the shell of the existing barn and are, in layout terms, 'mirror images' of each other.

On the ground floor the lounge, with full height bi-fold doors to the lounge end elevation (House 1), and is entered through the garden area, down the side of the garages off the driveway off the new driveway. Most of the ground floor is an open-plan space, forming the living, dining and kitchen space, with windows only facing the gardens. At the far end (the separating wall) a study lays to the front, with a disabled friendly (to Part M) bathroom behind, and a utility room set in the rear corner to house the household's noisier equipment. In front of the utility room door there is a large lightwell to access borrowed light from the first floor Velux windows above and a staircase to the first floor.

House 2, to the north, only varies in the front entrance design and does not have bi-fold doors to the gable end of the lounge, due to the raised ground level; and instead the window sill is set at 600mm above finished floor level.

9.20 HOUSES 1 & 2, FIRST FLOOR LAYOUTS:

The centrally located staircase rises to a gallery landing accessing the three bedrooms and the bathroom. Bedroom 1, along with its ensuite lies to the end elevation and has a full-height window. Bedroom 2 is set centrally, overlooking the gardens, as is bedroom 3. The bathroom lays to the rear elevation and all of the rooms to the rear, the gallery space etc, are lit from obscure glazed Velux rooflights set into the rear face of the roof. All of the bedrooms have built-in wardrobes.

9.30 HOUSE 3:

The existing office building is to be converted to provide a lounge/dining area, a kitchen, bathroom and a single double bedroom. As this is a bungalow and, as such has sleeping accommodation on the ground floor, there is the established flood risk to take into account. In order to provide as secure a situation as possible for the occupants we have allowed for a loft access, with a drop-down ladder, to provide access to the boarded-out roof space. This will permit the occupants to access a safe refuge should the need ever arise.

10.0 Elevations & Materials:

10.10 As they exist at present the barn and office are of diverse materials and character. The aim of this application is to bring some consistency to the overall visual appearance of both buildings through the thoughtful use of materials; by keeping the pallet of materials simple and producing a 'clean' design, appropriate to the site and locality. The fenestration and proportions of the openings lying within the black timber cladding is of great importance, as well as the consistent use, and detailing of this, together with the use of black steel corrugated sheeting roofing throughout.

10.20 The materials proposed, as noted on the accompanying drawings, is as below:

- ROOFING: Pitched roofs to be clad with insulated black corrugated steel sheeting.
- FASCIAS & BARGEBOARDS: Black painted timber.
- GUTTERING & DOWNPIPES: 114mm black 'squareline' with 65mm square downpipes.
- WINDOWS: White upvc casement style, double glazed, 'as existing' to House 3.
- DOORS: Hardwood front entrance doors with white upvc French doors and white upvc (or aluminium) bi-fold doors.
- VELUX WINDOWS: 1178 x 780 GGL MK06, in grey aluminium.
- EXTERNAL WALL CLADDING: Black painted timber boarding.

11.0 Flood Risk:

11.10 The attached Site-Specific Flood Risk Assessment, prepared by ECOstudio XV Ltd, highlights that The Environment Agency DO NOT have specific flood levels for this site. ECOstudios have needed to use flood levels from the nearest point, as supplied by the Environment Agency, this being Mid Ouse (east of Bedford to Roxton), many miles away in BEDFORDSHIRE.

11.20 All floor resilience measures, as recommended in this report, will be observed during the construction phase.

11.30 Bearing the above Flood Risk report in mind; enquiries have been made with all of the residents of properties on the south side of Cock Bank; none have been able to recall ANY flooding having occurred in this location during their/their family's occupation of their homes.

12.0 Services & Utilities:

12.10 ELECTRICITY:

There is an existing electricity supply available on the site and this will be utilised.

12.20 GAS:

There is no mains gas supply available on site and it is proposed to utilise underground LPG storage tanks with gas boilers to each house. The LPG tanks will be located in the gardens of each property, in accordance with OFTEC regulations.

12.30 WATER:

A water supply is located on site and provisions will be made to route supplies to each property in accordance with Anglian Water's regulations and consent.

12.40: DRAINAGE:

There are no mains foul or storm water supplies available for use on site. For the foul drainage it is proposed to site an underground sewage treatment plant to the side of House 3 and then create an outfall to the dyke, lying to the east, some 75m away and just on the edge of the applicant's retained land. This will be subject to approval by the necessary authorities.

12.50 For the disposal of the storm water from the site please refer to ECOstudio XV Ltd.'s Site-Specific Flood Risk & SUDS Assessment and recommendations, as mentioned in Item 11 above.

12.60 Please note that the attached Drainage Layout, drawing 16A, details the proposals for the foul drainage; but is complimented by ECOstudio XV Ltd.'s Site-Specific Flood Risk Assessment and SUDS details.

12.70 REFUSE COLLECTION:

A hard surface provision for collection of 9No wheelie bins have been allowed for, within 10m maximum distance of the public highway, as a shared space for the houses.

13.0 Ecology:

13.1 A Biodiversity Checklist is attached; as is an ecology survey carried out on the asbestos barn to be demolished, as requested by the LPA.

13.20 This ecology survey has been carried out by Greenlight Environmental Consultancy and shows that no priority species or habitats are likely to be impacted on by these proposals to demolish the asbestos barn. However, in their report, Greenlight make recommendations for 'mitigation and enhancements'; these have been noted and will be followed.

14.0 Landscaping:

14.10 Given the rather exposed nature of this site, on the very flat fenlands, any species need to be of a hardy nature to survive and thrive; there is also the close proximity to Whittlesea Dike and the potentially high water table to be taken into account.

14.20 The site itself will be quite sheltered, by the 2.4m high close boarded fencing around it and we feel that it is therefore best to concentrate on 'windbreak' trees, rather than shrub planting, as shrubs may be added by the owners to suit their preferences. We have therefore concentrated on suggesting suitable semi-mature tree species which will, in time, be visible above the fencing



Common Alder – *Alnus glutinosa*

(shown as **AG** on the landscaping layout)

A fast-growing, medium-sized native tree found all over Britain, especially in wet places. Very hardy and coping with a wide range of soil types, Alder is particularly useful for preventing soil erosion, and for establishing plantings in waterlogged areas. Young plants are seldom attacked by rabbits or stock, so makes a good choice where this could be a problem.



Norway Maple – *Acer platanoides*

(shown as **AP** on the landscaping layout)

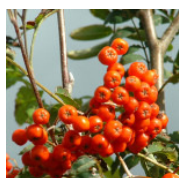
This handsome, fast-growing tree has attractive sharply pointed leaves which turn deep golden yellow in autumn. It is commonly planted as a specimen tree and in shelter-belts all over the country. It's another tough plant which thrives on most sites, is good in exposed areas and in acid soils.



Purple Osier Willow – *Salix purpurea*

(shown as **SP** on the landscaping layout)

Sturdy enough for the coastal weather conditions, this is an attractive, fast-growing native deciduous shrub with a spreading, bushy habit. Its arching reddish-purple stems and slender glossy green leaves give your planting year-round interest and brings life and movement in windy situations. It also makes for excellent waterside planting.



Rowan/Mountain Ash – *Sorbus aucuparia*

(shown as **SA** on the landscaping layout)

One of our prettiest native trees with delicate leaves, the Rowan creates a light canopy, clusters of creamy flowers, scarlet-orange berries and good autumn leaf colour. Thoroughly hardy and trouble-free to grow, it has excellent wildlife value and is good in exposed conditions.

15.0 Conclusions & Recommendations:

- 15.10 We trust that we have been able to demonstrate, in this replacement Full Planning Application, that we have taken into account all of the relevant criteria to prove that this proposed redevelopment of these redundant buildings, into three dwellings, is a desirable and sustainable response to their location and current condition. This, as we have stated above, accords with the LPA's Planning Officer's Pre-App recommendations.
- 15.20 Along Cock Bank, and in the immediate vicinity of the site, there are a variety of land uses; these being primarily residential but with some limited agricultural and commercial uses. Given these facts we see no reason why the proposed residential use of this site should be unacceptable to the LPA as no new buildings are to be added.
- 15.30 These proposals have been formulated to indicate a practical, sustainable, and attractive solution to the issue of making the best use of this site, through rural diversification; together with helping to maintain and enhance the appearance and character of this location.
- 15.40 There are currently very adequate existing services available, to both the site and surrounding properties, therefore future occupants would be no more reliant on the use of private transport than their existing neighbours on Cock Bank.
- 15.50 We trust that this application will be sufficiently detailed for us to obtain the support of the Planning Officers for these proposals.

16.0 Acknowledgements:

- 16.10 ECOstudio XV Ltd. for their site-specific flood risk assessment.
- 16.20 Commercial Measured Surveys Ltd. for their physical site survey.
- 16.30 Greenlight Environmental Consultancy, for their ecology survey.
- 16.40 Ellfield (Structural) Ltd. for their structural survey of the buildings to be retained.

17.0 Enclosures:

- Full Planning Application Forms
- Drawing F1150 ~ 01 Location Plan (A3.pdf)
- Drawing F1150 ~ 02 Block Plan (A3.pdf)
- Drawing F1150 ~ 03 Survey, Plot Layout (A3.pdf)
- Drawing F1150 ~ 04 Survey, Floor Plan of Barn & Office Layouts (A3.pdf)

- Drawing F1150 ~ 05 Survey, Barn Elevations 1 (A3.pdf)
- Drawing F1150 ~ 06 Survey, Office Elevations 2 (A3.pdf)
- Drawing F1150 ~ 07 Proposed Site Layout (A3.pdf)
- Drawing F1150 ~ 08 Proposed Floor Layouts, Houses 1 & 2 (A3.pdf)
- Drawing F1150 ~ 09 Proposed Elevations, Houses 1 & 2, sheet 1 of 2 (A3.pdf)
- **Drawing F1150 ~ 10A Proposed Elevations, Houses 1 & 2, sheet 2 of 2 (A3.pdf)**
- **Drawing F1150 ~ 11A Proposed House 3 Floor Layout (A3.pdf)**
- Drawing F1150 ~ 12 Proposed House 3 Elevations (A3.pdf)
- Drawing F1150 ~ 13 House Sections (A3.pdf)
- Drawing F1150 ~ 14 Proposed Roof Layouts (A3.pdf)
- Drawing F1150 ~ 15 Proposed Site Sections (A2.pdf)
- Drawing F1150 ~ 16 Proposed Drainage & Services (A2.pdf)
- **Drawing F1150 ~ 17A Proposed Landscaping Layout (A3.pdf)**
- **ECOstudio XV Ltd. Site-Specific Flood Risk Assessment & SUDS proposals, ref FRA_SuDS-DC-XV-r3**
- **Biodiversity Checklist Rev A**
- Ecology Survey PRA 210818 (A4.pdf)
- Structural Appraisal Report, ES7301a, Office Building.
- Structural Appraisal Report ES7301b, Brick Workshop Building.
- **Drainage Strategy Document Rev A (A4.pdf)**
- **Health Impact Assessment Rev A (A4.pdf)**
- CIL Questions Form

Mike Bacon,
For
Fenland Architectural Design.
April 2022

Revision A 09/05/22

