

Taylor Planning and Building Consultants
4 Dapple Gardens
Whittlesey
Cambridgeshire
PE7 1LW

Our ref: 21/0025/PREAPP
Your ref:

15 April 2021

Dear Matthew,

Erect 3 x dwellings with parking at Land East Of 12 High Causeway Whittlesey Cambridgeshire

Further to your enquiry received on 23 February 2021 reference to the above and my site visit on the 13th April 2021 may I firstly apologise for my delay in a formal response. I have now had opportunity to consider your clients proposals based on both an appreciation of the site context and the relevant planning history of the site and its surroundings, giving due regard to the relevant Local and National Planning Policies.

Firstly I would acknowledge that the site is located within the settlement of Whittlesey which is identified as being one of the District's primary market towns, as such the development of additional residential units on what is a brownfield site well located to access goods and services would accord in principle with Policy LP3. In addition, the scheme would contribute to housing targets and contribute to the housing offer of the settlement in terms of unit size thereby making a contribution to both Policies LP4 and LP5 of the FLP. Furthermore, the premises are situated within a flood zone 1 location and again this would in principle support the redevelopment of the land identified. I am also advised by my colleagues in Conservation that there are no heritage matters arising with regard to your client's proposals and I have included the detailed comments made as an appendix to this letter.

Similarly I am advised by the Environmental Protection team that there are not likely to be any issues concerning noise or local air quality arising from the proposal and consequently they are likely to support the proposal, but they may recommend a condition regarding unsuspected ground contamination should a favourable recommendation be forthcoming. In that respect they suggest that it may be beneficial if details of the current and former uses of the land could be submitted with any application for full planning consent.

Moving on to consider the detail of your submission my initial concerns relating to the impact that your clients scheme would have on the amenities of adjoining occupiers are I

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now consider unfounded as the site is adjoined to the south by the flank wall of 8-10 High Causeway which is a two storey elevation featuring an obscured glazing section serving the stairwell of this premises. To the north again is a blank 2 storey elevation to the rear of 14 High Causeway, which features a flat roof; this elevation drops down to a single storey flat roof section with railings which appear to indicate that the area is used as an amenity space of some nature serving the premises, however there is no corresponding planning history in this regard. To the west of the intended building is the rear elevation of No 12 which solely features the rear entrance to the commercial premises and whilst the rear section is two storey with a pitched roof I note that there are no windows to the rear upper floor. To the east of the site it is noted that there is an approval for a two-storey building (LPA ref F/YR19/0286/F) which features a blank rear elevation excepting for one bedroom window at ground floor; there is approximately 4.7 metres from the rear elevation of this proposed building and your clients site and accordingly a separation of circa 9 metres from each building wall to wall.

The above relationships lead me to conclude that whilst the proposals are unlikely to represent significant harm in respect of the amenities of adjoining occupiers I am less convinced regarding the amenity that would be afforded to the occupants of the intended dwelling in terms of outlook. Whilst there is sufficient land on which to deliver the scheme I consider the relationships apparent having revisited the scheme proposals put forward are such that the proposal would fail to deliver the levels of residential amenity promoted in Policies LP2 and LP16 of the Fenland Local Plan (2014) even when factoring the trade-off benefits of residing in a town centre location.

Looking finally at servicing and parking arrangements it is noted that the enquiry is silent with regard to refuse collection and for a development of this nature it is anticipated that shared provision would be in place. Such provision should accommodate 920 litres of external refuse storage capacity in accordance with the Cambridgeshire RECAP Waste Management Design Guide. Given the 'in principle' issues with the scheme I have not sought further advice regarding this matter from our Refuse Team however should your client wish to move forward with an application it is suggested that this matter is further explored. Detailed guidance regarding the waste management is available at the following link [RECAP waste management design guide - Cambridgeshire County Council](#)

In respect of parking it is noted that three spaces are shown in the under croft area of the proposed building to serve the development, this represents a shortfall of one parking space when applying the parking standards outlined in Appendix A of the Fenland Local Plan; however it is accepted that this is a central town centre location and as such a reduction in parking provision is considered appropriate. That said I do have reservations with regard to whether the scheme shown represents a workable arrangement in terms of manoeuvring, especially when factoring in the supporting section of the roof over at the south-eastern corner of the building (although it is noted that the drawing is annotated to indicate the option of a cantilevered corner). Going forward I would ask that any detailed submission clearly details turning provision for each identified space.

Full policy details are available using the following link:

www.fenland.gov.uk/developmentplan

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Based on the above evaluation I consider that the proposed scheme is unlikely to receive support from officers as it would represent an overdevelopment of the site resulting in a scheme which fails to make provision for appropriate levels of residential amenity for its intended occupiers.

This pre-application advice is valid for 1 year. Advice is provided in good faith and whilst all reasonable care has been taken, should you submit an application there may be occasions where new information comes to light (particularly from external consultees) which means we are unable to maintain the advice provided.

Full policy details are available via the following link:

www.fenland.gov.uk/developmentplan

My comments are an expression of opinion only and are made without prejudice to the determination of any subsequent application that may be made. I trust this advice is of assistance.

Yours sincerely,

Alison Hoffman

Alison Hoffman

Senior Development Officer

General Data Protection regulations 2018

To provide you with our services we need to record personal information, such as your name and address. This information will be kept securely and only accessed by approved staff.