



Report to:

South Cambridgeshire District
Council Planning Committee

1 February 2023

Lead Officer:

Joint Director of Planning and Economic Development

22/04018/OUT – Fenny Lane Farm, Fenny Lane, Meldreth

Proposal: Outline Application with all matters reserved other than access for the erection of nine self-build dwellings

Applicant: Mrs Philippa and Joanne Hart

Key material considerations: Self Build Need

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 12 October 2022)

Decision due by: 9 February 2023

Application brought to Committee because: Called-in by Meldreth Parish Council

Presenting officer: Katie Christodoulides

1.Update Report

Update to the table in paragraph 8.15 under paragraph title Self-Build Need of the Planning Committee Report. Updated table below.

8.15 The table below shows the number of people added to the register for each base period and the number of planning permissions granted within 3 years from the end of each base period. This shows that there was a shortfall in the number of permissions granted compared to the number of people added to the register at the last base period and the preceding base period. The table figures have been updated to remove reference to the figures in brackets being a cumulative total across a year-on-year period, as this is not correct. Each base year is treated individually and therefore, any deficits in delivery of permissions granted are not carried forward. Similarly, the number of people on the register is not applied as a cumulative year-on-year total. For example, in relation to base period 5, the Council should be aiming to deliver 157 plots to meet the

identified demand by the end of October 2023. There is no requirement to make up previous shortfalls however, if more than 157 plots were granted during this period, they could contribute to the demand identified for base period 6.

Updated table:

Assessment Period	Number of people added to register (within base period)	Permissions Granted (3 years following base period)
Base Period 1: 01/04/16 to 30/10/16	69	69
Base Period 2: 31/10/16 to 30/10/17	89	89
Base Period 3: 31/10/17 to 30/10/18	135	14
Base Period 4: 31/10/18 to 30/10/19	204	64
Base Period 5: 31/10/19 to 30/10/20	157	Tbc in Nov 2023
Base Period 6: 31/10/20 to 30/10/21	189	Tbc in Nov 2024
Base Period 7: 31/10/21 to 30/10/22	130	Tbc in Nov 2025

2. Update to Third Party Representations

- 2.1 A further representation has been received objecting to the proposal, challenging the validity of the applicant's proposals in regard to flood risk and the conclusions of the Lead Local Flood Authorities comments.
- 2.2 The objections raised are summarised below:
- Groundwater levels in the area are high.
 - The water table must be being high as water is not draining quickly.
 - The maintenance of the attenuation system is required to stop increased flood risk.
 - The applicant has not undertaken the necessary investigations to evidence the design will work.
 - The proposals do not allow access to maintain the stream, culvert and clear it of debris. This would increase risk and a blockage increasing the risk of flooding to the nearby neighbour which is in flood zone 3.
 - Infiltration rates have not been undertaken and there is insufficient information provided with the application.

- No investigation or information provided as to the ability of the current foul drainage system can take the increase waste.

Objections remain and summarised:

- Principle of development contrary to the Local Plan.
- Design is not acceptable.
- Proposals will have adverse landscape impact.
- Proposal will result in the loss of allotments.
- Concerns about flood risk impacts of the development.
- Concerns regarding access to the site.
- Adverse impact on the amenity of neighbouring properties during construction and once developed.

2.3 The above representations are a summary of the comments that have been received. Full details can be inspected online via the Council's website.

3. Update to the Consultations

3.1 Following the third party representation, the Lead Local Flood Authority has reviewed the correspondence and provided the following comments.

3.2 In regard to the infiltration testing and ground water monitoring, the investigations can be conditioned for the detailed design stage. Within the previous comments, ground investigations including infiltration tests were requested to be carried out by condition. This condition can be amended to make clear the need for ground water monitoring. This is considered to be sufficient to ensure that the drainage system within the site is not only feasible but practicable based on the conditions of the site.

3.3 There is an element of uncertainty with regards the boundary fence of plot 6 and concerns for access for maintenance. As this is an outline application, the detailed design of the site (layout) is subject to change and this is to be confirmed at reserved matters stage. In addition the applicant has committed to the inclusion of a suitable maintenance access strip adjacent to the water course, and so this alleviated concerns in regards to access for maintenance.

3.4 The informatives at the bottom of the Lead Local Flood Authorities comments are for information. The points in regards to riparian ownership and infiltration testing are in order to make it clear to the applicant, the parameters that they must work within when submitting information in regards to these subjects. They are not intended as objection points.

Report Author:

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