

Item. 9 (f)

Location: Manor Farm, Willow Corner, Carbrooke

Proposal: Restoration and sub-division of a Grade II Listed farmhouse to form 2no dwellings; Erection of 3no new dwellings; Associated parking and turning areas; Associated landscaping (AMENDED DESCRIPTION)

REFERENCE: 3PL/2018/0815/F

Applicant: Dawe Estates Ltd

Author: Mark Springthorpe

REPRESENTATIONS

Following the initial Committee Report, one additional representation has been received (which for legal and confidentiality reasons is summarised below):

Although the number of houses has been reduced, this in no way will affect the amount of rain water that results in flooding. There is the suggestion that some of the rain/surface water could be held in a tank and released later. This is ridiculous as to make any difference you would need a tank the size of Lake Windermere. I don't think people realise just how much water can flow from the land to the North of Manor farm. Several dwellings in Carbrooke refused on the grounds of "unsustainability" Strongly object.

ASSESSMENT

The sustainability of the development has been assessed in the main report.

The potential impact on surface water flood risk has been assessed as part of the application process. That assessment is discussed in the main report. A Surface Water Drainage Strategy for the revised scheme has been produced and assessed by the Lead Local Flood Authority.

Although the LLFA determined that (in its current form) the SWDS contained insufficient information, the main access to the site did not meet their 'recommended' Design for Exceedance in Urban Drainage and that ingress, through flow and egress of surface water flow path exceedance routes identified as affecting the development site should be appropriately integrated within the development layout, it should be noted that in determining the previous application (3PL/2017/1276/F) - which comprised a much more significant scheme involving 12no new dwellings over a broader area - the LPA did not raise a reason for refusal with regard to the potential for surface water flooding, despite a similar objection from the LLFA.

In accordance with the obligations under Paragraph 54 of the NPPF (2019), the LPA must consider whether otherwise unacceptable development could be made acceptable through the use of conditions. Given the above, it is considered that the scheme could be made acceptable through the discharge of a pre-commencement condition which would provide the additional information which the LLFA are seeking and incorporate measures toward mitigating their recommendations. Such a condition is proposed.

As such, this objection raises no new issue beyond those already considered in the main report.

RECOMMENDATION

The recommendation remains for APPROVAL subject to the satisfactory discharge of prescribed conditions