Ellington 6: Land South East of Ellington (ref: CfS:23-2424)

Ellington Parish Council wishes to raise the fact that if the three residential sites in Ellington were chosen to proceed as part of the call for sites process, with the current estimated housing numbers, the total number of houses in Ellington will rise by approx. 48%. Due consideration around traffic, roads, transportation, local schools and amenities would have to be carefully weighed and supported to carry the additional need generated. The three sites are CfS:23-2424 and CfS:23-2421 from the "additional sites" while CfS:35 is from the original call for sites

Ellington Parish Council agrees with the observations made by HDC in relation to flooding. We would also add the following observations and pre-conditions relating to flood risk and drainage, creepage of the Built-up Area and Affordable Housing.

Flood Risk and Drainage

The following figures highlight the extent of flood zone 2 and 3 across the southern end of the site. The figure on the right shows the surface water flood map.



The Grafham and Ellington Neighbourhood Plan addresses this problem with regard to any potential new development with the following policy:

GENP 13 – Flood Risk and Drainage

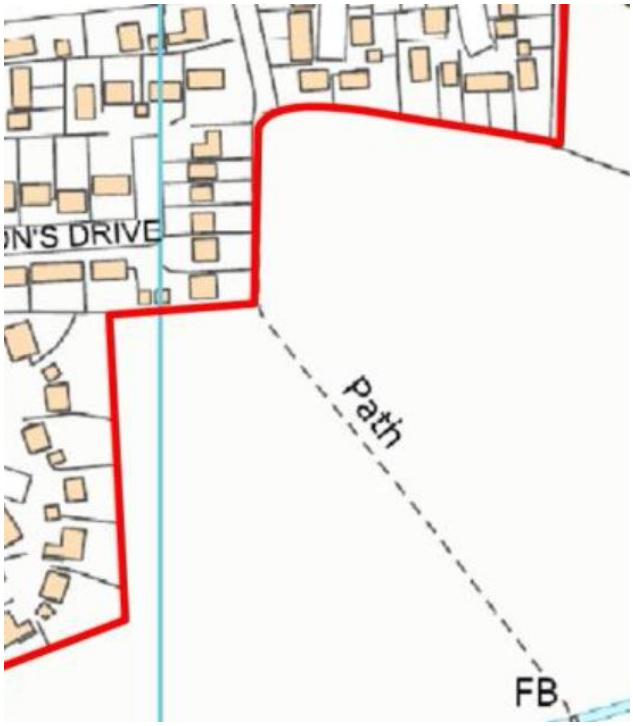
A proposal shall neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood plan area.

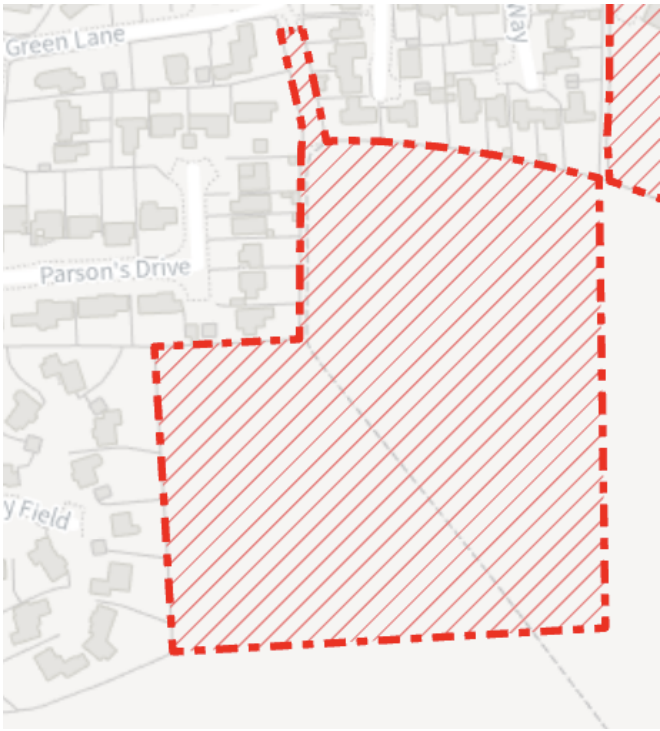
A proposal for a new development shall provide a surface water drainage solution using a sustainable drainage system that does not discharge or risk discharge, to the existing foul sewer systems in the villages. Surface water drainage design shall comply with the guidance given in the Cambridgeshire Flood and Water Supplementary Planning Document and the CCC Surface Water Drainage Guidance for Developers. It shall be noted that these documents prohibit soakaway design infiltration rates lower than $1x10^{-6}$ m/s. It is anticipated that soakaways in the heavy clay soils in the neighbourhood plan area will not be possible. Where this is the case, other infiltration methods such as swales, ponds and wetlands shall be explored or, where demonstrably unsuitable, such alternatives as may be acceptable to the local planning authority with the advice of the Lead Local Flood Authority.

A proposal shall not increase flood risk from any form. A site-specific flood risk assessment in line with the requirements of local and national policy advice shall accompany a proposal on a site with an identified risk of flooding or where otherwise justified by the local planning authority.

Built-up Area Creep

This site is closely related to the defined Built-up Area of Ellington and its development would presumably extend the Built-up Area. The left figure below shows the defined built-up area of Ellington and the right figure shows the proposed location of the development building upon the area.





Ellington Parish Council is concerned about the Built-up Area being allowed to creep out to include a resultant development that is very large compared with the size of Ellington a Small Settlement.

GENP 1 – Definition of 'Built-up-Area' (Settlement Boundary)
The settlement boundaries of Grafham and Ellington are defined in Figure 18 and Figure 19; this defines the 'built-up areas 'for Grafham and Ellington. This serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment. Within the settlement boundary proposals will be supported where development would not adversely affect the structure and form of the existing settlement and the undeveloped nature of the surrounding rural areas; and would respect its landscape setting. The land outside of the built-up areas is considered to be countryside where a proposal will only be supported where there is material evidence of a local community need, a need that would be met by the proposal, or where the proposal complies with requirements of other policies in national or local policy; including but not limited to development that requires a countryside location; is for agriculture, horticulture or forestry; or is related to community, leisure or recreation uses.

GENP 3 – Affordable Housing

A proposal for an affordable housing scheme comprising homes with 2/3 bedrooms will be supported where the number of homes is justified by an up-to-date local housing needs survey. To reflect the small scale of Grafham and Ellington villages any proposal for housing on an entry-level housing site shall be limited to a maximum of 5% of the housing stock in the parish within which it is located. A proposal must be on land within or well related to the identified built-up areas of Grafham or Ellington, appropriate to the rural setting and respect the character of the village, the countryside and wider landscape including views in and out of the area

GENP 4 – Minor Residential Development Proposals

Well designed residential sites for a maximum of 9 homes within the built-up area will be supported where it can be demonstrated that they will not have a material detrimental effect on the surrounding area and neighbouring properties and the full width of the proposed property frontage will be on to an adopted highway.

Where the proposal involves back land or tandem development in gardens of existing properties it will only be supported where it will not cause material loss of amenity of neighbouring properties including through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and additional traffic resulting from the development.

The impact of such windfall development will be incorporated into the ongoing monitoring and review process.