
F/YR25/0957/PIP

**Applicant: Mr Jamie West
Marco West Homes**

**Agent : Mr James Burrows
Morton & Hall Consulting Ltd**

Land North West Of 16, Westfield Road, Manea, Cambridgeshire

Permission in principle to erect up to 9 x dwellings including the formation of a new access

Officer recommendation: Approve

Reason for Committee: Parish Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks Permission in Principle for up to nine dwellings on an undeveloped backland site on the northern side of Westfield Road within the built up area of Manea. The assessment is limited to the principle issues of location, use and amount, with detailed matters to be considered at the Technical Details stage.
- 1.2 Manea is identified as a Growth Village and the site is considered to be in a sustainable location with access to village services. Residential use is acceptable in principle and there is established precedent for backland development along Westfield Road. The proposed quantum represents a low density form of development that is comparable with other permissions in the area.
- 1.3 On balance, the proposal is considered acceptable in principle in terms of location, use and amount of development.

2 SITE DESCRIPTION

- 2.1. The application site is located on the northern side of Westfield Road and comprises a backland plot that appears to have previously been used for agricultural purposes. The site is currently undeveloped and lies adjacent to the built-up area of Manea.
- 2.2. The area of the site to be developed is not subject to any planning constraints. However, it should be noted that the small rectangular section to the north-west lies within Flood Zones 2 and 3. The remainder of the site, as outlined in red on the submitted plans, is situated within Flood Zone 1.

3 PROPOSAL

- 3.1. A location plan, existing site plan and indicative site layout (although not a requirement of a PiP application) at scales of 1:500 accompany this submission.

These indicate the provision of up to nine detached dwellings with associated parking and landscaping together with the provision of an access road.

- 3.2. The current proposal is the first part of the Permission in Principle application; this 'first stage' establishes whether a site is suitable in principle only, and assesses the 'principle' issues, namely; (1) Location (2) Use, and (3) Amount of development proposed
- 3.3. Should this application be successful the applicant will have to submit a Technical details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.4. The applicant is only required to submit a completed application form, a plan which identifies the land to which the application relates (drawn to scale and with a north point) and the application fee.

Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

- 4.1 The site as outlined in red does not benefit from any recent relevant planning history. However, the below table denotes the planning history of adjacent sites for similar development:

Reference	Proposal	Decision
F/YR22/0495/O	Erection of 9 x self-build/custom dwellings with associated garages and parking involving demolition of existing shed (outline application with matters committed in respect of access) Land to the rear of 36 Westfield Road, Manea	Granted
F/YR23/0275/F	Erect 6 x dwellings (4 x 2-storey 2-bed and 2 x single-storey 3-bed) and formation of a new access involving demolition of existing dwelling and shed 18 Westfield Road, Manea	Granted
F/YR24/0633/F	Erect 8no dwellings (4 x single-storey, 3-bed and 4 x 2 storey, 2-bed) and formation of a new access and swale involving demolition of existing dwelling and buildings 18 Westfield Road, Manea	Granted

5 CONSULTATIONS

5.1 Manea Parish Council

The Parish Council object to the proposal for the following reasons:

- Back land development
- Over development
- Inadequate access and splays
- Inadequate drainage

- No details of sewage
- Precedent If FDC is minded to approve

The Parish have also advised that they would request £2000 per dwelling for community projects.

Internal Consultees

5.2 FDC Environmental Services – Refuse

No objection and make a number of recommendations to be considered as part of the technical details stage in regards to suitable access and provision for refuse and recycling facilities.

External Consultees

5.3 CCC Highways

No objection

5.4 CCC Archaeology

No objection, whilst this site lies in an area of archaeological interest at this stage, specific recommendations cannot be made, without sight of a finalised site layout plan and an understanding of the scale and impacts of the proposed development. We are content that no works are required prior to determination of an application. Request to be consulted on any future planning application for development within the redline area

5.6 Environment Agency

No objection.

5.7 Anglian Water

The site is within the catchment of Manea-Town Lots WRC which lacks capacity for the additional flows however, this is included within the AW Business Plan for improvements between 2025-2030.

5.8 Middle Level Commissioners

No objection.

5.9 Local Residents/Interested Parties – 07.01.2026

One letter of objection has been received from a residents on Westfield Road, Manea. It is noted that another letter was registered as an objection. However, following review of the content, it provides supporting comments and is therefore summarised in the following section. The objecting comments are summarised below:

Objecting Comments	Officer Response
Cumulatively this is excessive for a limited growth village	Comments noted and discussed in the below report.
Application contains very little information, unable to comment re	Comments noted and as discussed above, due to the nature of the

impact on neighbouring amenity etc...	application, this is the only information required. Detailed information will be required at the Technical details stage
Further pressure on facilities including drainage.	Comments noted and discussed in the below report.
Flooding issues	Comments noted and discussed in the below report.
Ecology impacts	Comments noted and should the application be approved, this is something to be considered and appropriately mitigated at the Technical Details stage.
Adjoins another site by the same builder but being considered separately	Comments noted and discussed in the below report.

Eight letters of support have been received from residents on Westfield Road, School Lane, Station Road, High Street, Manea. These are summarised below:

Supporting Comments	Officer Response
Provides much needed housing	Comments noted and discussed below.
Effective use of land	Comments noted and discussed below.
Suitably located for access to the village	Comments noted and discussed below.
Well sized including green space	Comments noted and discussed below.
Adequate garden sizes	Comments noted and discussed below.
Adequate parking	Comments noted and discussed below.
Supports the community	Comments noted and discussed below.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014)

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

DM4 – Waste and Recycling Facilities

DM6 – Mitigating Against Harmful Effects

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- Location
- Use
- Amount

9 BACKGROUND

- 9.1 The proposal is an application for Permission in Principle to develop the site for up to Nine dwellings. The Permission in Principle route has 2 stages: the first stage (or Permission in Principle Stage) establishes whether the site is suitable in principle and assesses the principle issues namely:

- (1) Location
- (2) Use, and
- (3) Amount of development proposed

And the second (Technical Details Consent) stage is when the detailed development proposals are addressed. Technical details consent would need to be applied for should the application be granted.

- 9.2 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset these can form no part of the determination of Stage 1 of the process, Accordingly, some matters raised via statutory bodies may not be addressed at this time.
- 9.3 As shown within the History section above, a number of backland residential schemes, have been granted in recent years along Westfield Road.

10 ASSESSMENT

Location

- 10.1 Policy LP3 of the Fenland Local Plan (2014) identifies Manea as being a 'Growth Village'. For these settlements, development and new service provision either within the existing urban area or as a small village extension will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.
- 10.2 Policy LP12 identifies that to receive support, the site must be in or adjacent to the existing developed footprint of the village, defined as the continuous built form of the village and excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement. The Local Plan does not rely on defined settlement boundaries but rather requires a physical assessment to be made to determine whether or not a site is within a village for the purposes of Policy LP12. This results in a situation where a site could be considered in general terms to be part of the village but not be in the village for the purposes of the spatial strategy. Given the site sits to the rear of the built up area of the village, with a number of recent planning approvals for backland development within the vicinity, it is considered that the application site would be adjacent to the built form and would therefore constitute a small village extension consistent with Policy LP3 of the Local Plan.
- 10.3 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply. In June 2025, Fenland District Council published a new Five Year Housing Land Supply report (for the five-year period between 1st April 2025 and 31st March 2030) which concludes that the Council can demonstrate a 6.6 years supply of housing land. As the Council can demonstrate a robust supply of housing land which is well in excess of five years supply, substantial weight is given to the Fenland Settlement Hierarchy as specified within the Local Plan. This is a material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.4 Policy LP12 advises that for villages new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. This policy also advises that if a proposal within

or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission) increases the number of dwellings in a growth village by 15% or more then the proposal should have demonstrable evidence of clear local community support for the scheme.

- 10.5 Manea has already exceeded its 15% threshold. However, an appeal decision received in respect of an application that was refused purely on this basis (F/YR14/0838/O) indicates that the threshold considerations and requirement for community support should not result in an otherwise acceptable scheme being refused and against this backdrop the absence of community support does not render the scheme unacceptable in planning terms.
- 10.6 The development of the site, as outlined in red, would constitute backland development, which is not historically characteristic or prominent within the immediate surrounding area. That said, the planning history of the locality demonstrates that the principle of in-depth development extending northwards along West Field Road has already been established. As such, the site is considered to represent a suitable location for development.
- 10.7 It is pertinent to note that the majority of the village's services and facilities; such as the village hall, doctor's surgery, skate park, village shop, and bus stops, are situated towards the eastern end of Manea. However, these amenities are accessible via the existing footpath network and lie approximately 700 metres (around a 15-minute walk) from the site. Therefore, in terms of accessibility and location, the site is considered acceptable, particularly when taking into account the LPA's previous decisions within the immediate area, as well as the availability of sustainable transport options and proximity to local services and facilities.

Use

- 10.8 As discussed above, and when giving appropriate weight to recent planning decisions within the immediate vicinity of the site, it is considered that the proposed use of this parcel of land for residential development is acceptable in principle. The established pattern of in-depth development along West Field Road demonstrates a clear precedent for backland residential schemes in this location. Furthermore, the site benefits from reasonable access to key village services and facilities, all of which are within walking distance via existing footpath connections. In this context, the proposed development aligns with the broader objectives of promoting sustainable, well-located growth within defined village envelopes, and as such, the site represents a logical and appropriate location for residential accommodation.

Amount of Development Proposed

- 10.9 The application seeks Permission in Principle for the development of up to nine dwellings on a site measuring approximately 0.93 hectares, resulting in a development density of approximately 9.6 dwellings per hectare. This density is not considered to constitute overdevelopment and could be comfortably accommodated within the site. Whilst this density is relatively low, particularly when set against other permissions granted locally, it nonetheless reflects a scale and form of development that would sit appropriately within the character of its surroundings.

For example:

- F/YR22/1156/O permitted 26 dwellings on a site of 1.53 ha, achieving a density of approximately 17 dwellings per hectare.
 - F/YR23/0275/F achieved a notably higher density of 35.5 dwellings per hectare with 6 dwellings on a site of 0.169 ha.
 - F/YR24/0633/F permitted 8 dwellings on a site of 0.43 ha, achieving a density of approximately 18 dwellings per hectare.
 - F/YR25/0561/PIP permitted up to 7 dwellings on a site of approx. 0.96ha, achieving a density of approximately 8 dwellings per hectare
 - By contrast, F/YR22/0495/O permitted 9 dwellings on 1.5 ha, equating to just 6 dwellings per hectare, a similarly low figure.
- 10.10 When considered against these comparators, it is clear the proposal sits at the lower end of the density range. However, there is established precedent within the locality for permissions of similar or even lower density, and therefore the proposed quantum cannot be considered out of keeping. The average density across comparable schemes is approximately 13.5 dwellings per hectare, but there remains a clear case for accepting a scheme of lower density where it achieves a good relationship with the site and its surroundings.
- 10.11 It is acknowledged that Manea has experienced a number of piecemeal developments, typically of fewer than nine dwellings, which collectively have some cumulative effect on local services and infrastructure. However, this proposal is not solely responsible for such pressure, and whilst it would contribute to the broader pattern of fragmented growth, this alone is not considered to warrant the refusal of the application.
- 10.12 The site is located within an area where in-depth and backland development is emerging, and it is recognised that the site could potentially support a higher density without adverse impact. Nevertheless, the modest scale now proposed provides an appropriate balance, offering sustainable growth while ensuring that the character and appearance of the area are not compromised.
- 10.13 Detailed matters of layout, scale, and design will be addressed at the Technical Details Consent stage. At this stage it is sufficient to confirm that the quantum proposed is capable of being delivered in a manner that makes effective use of the land whilst safeguarding local character.
- 10.14 Although the proposal sits below the density of some nearby schemes, it is nonetheless a form of development that can be assimilated into the area without harm. Given sufficient weight to similar schemes within the immediate vicinity, it is therefore considered acceptable in principle.

Matters Raised During Consultation

- 10.15 The majority of the application site, as outlined in red, lies within Flood Zone 1. However, the red line boundary also includes a narrow strip of land extending north-westwards to adjoin the swale, which is situated within Flood Zone 3. It is understood that the inclusion of this area is a requirement of the Internal Drainage Board (IDB), and while the detailed design of this element will be addressed at the Technical Details stage, its inclusion within the red line boundary is necessary at this stage. While ordinarily a PiP application should not be deemed acceptable if it contains land at risk of flooding, in this instance given that this narrow strip of land would not be suitable for development, it is considered that it would be unreasonable to refuse the application on these grounds.

Drainage

- 10.16 Given the nature of the application, limited detailed information have been submitted in respect of foul/waste water drainage and surface water drainage. It is considered these matters alongside the comments made by AW could be dealt with at the Technical Details stage should the application be approved. Similarly, it is noted that neighbouring comments have been received regarding the lack of detail in this respect, again this is something that would be secured at the Technical Details stage, should the application be approved.

Access

- 10.17 It is noted that a new access is proposed to serve the development from the northern side of Westfield Road. The supporting statement accompanying the application advises that adequate on-site parking provision will be provided in accordance with Fenland District Council's parking standards. It is also confirmed that visibility splays of 2.4m x 43m can be achieved in both directions. The internal access road is proposed as a 6-metre-wide shared surface, to be constructed using permeable block paving or permeable tarmac, contributing to sustainable drainage objectives. Furthermore, the proposed access would integrate with the existing footway network, thereby supporting pedestrian connectivity.
- 10.18 The Local Highway Authority have not raised any objections to the proposal at this stage and advise that the required visibility splays can be achieved, this alongside suitable internal access, parking and highway safety matters can be addressed at the Technical Details stage.

Contributions

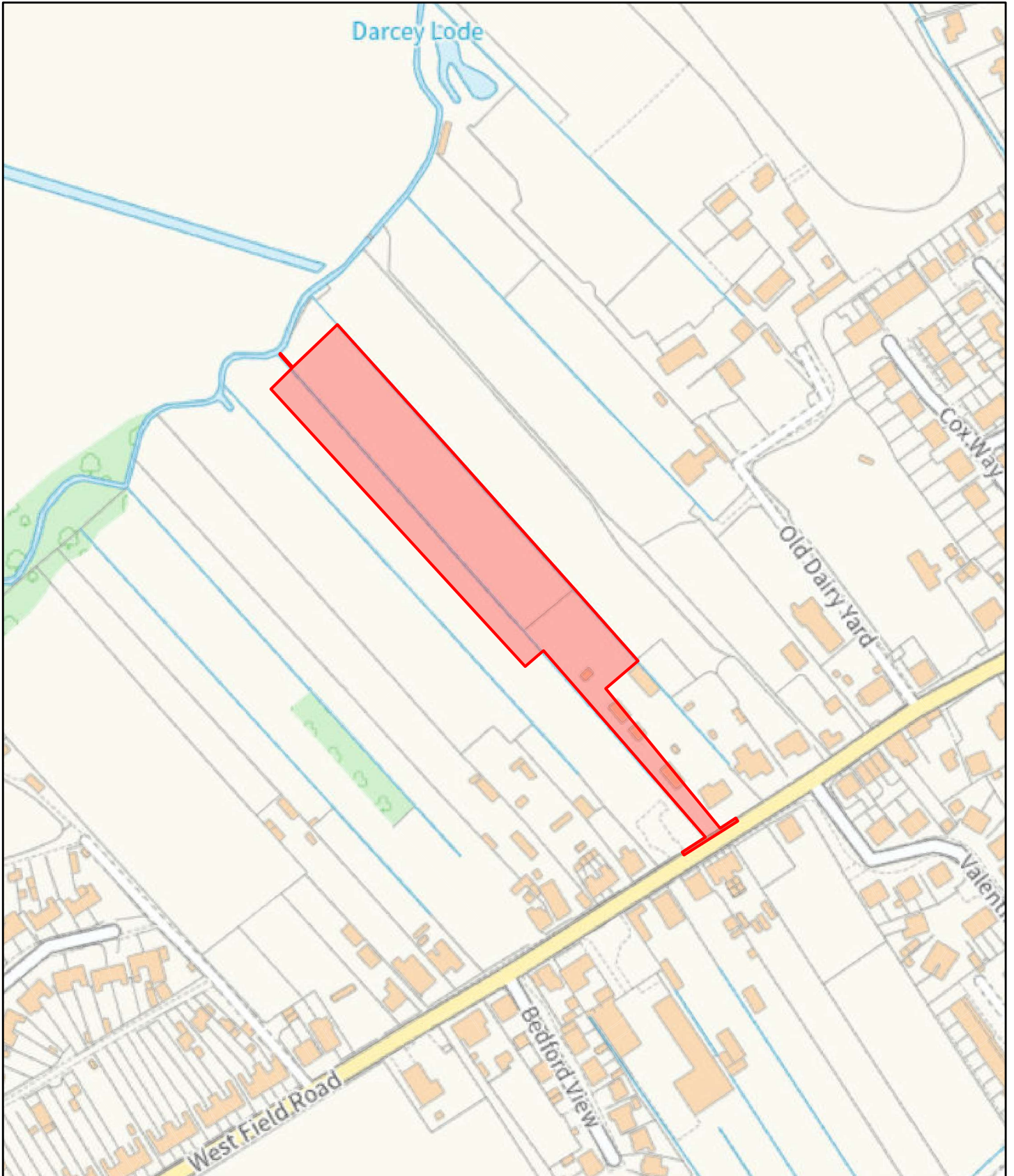
- 10.19 It is noted that the application site and adjoining land to the west which benefits from permission under the terms of application F/YR24/0633/F for Eight dwellings fall within the same ownership by Mr West. Policy LP5 (Part B) requires that where separate but clearly linked development schemes together deliver 5 or more dwellings, affordable housing provision must be applied cumulatively. If the first scheme alone did not trigger the affordable housing threshold, but a subsequent related scheme (brought forward while the first permission remains extant or within 5 years of its completion) increases the total to 5 or more dwellings, the affordable housing requirement will be applied retrospectively to cover both schemes.
- 10.20 The previously approved eight dwellings, together with the nine proposed through this application, create a cumulative total of seventeen dwellings that triggers the requirement for affordable housing and infrastructure contributions. The application is not supported by a legal agreement to secure the required affordable housing provision, and no viability evidence has been submitted to justify its omission. However, as this is a Permission in Principle application and such mechanisms cannot be secured at this stage, the Applicant will be advised that such evidence or mechanism to secure contributions will be required at the technical details stage. It is also pertinent to note that the Parish requests £2000 per dwelling for community projects, it is not appropriate to discuss the reasonableness of this at this stage of the process and this matter could be discussed further, with both parties, at the detailed design stage.

11 CONCLUSIONS

- 11.1 In conclusion, the proposed development for up to nine dwellings, on balance is acceptable in principle. Giving appropriate weight to similar schemes within the immediate vicinity of the site, the proposal is considered acceptable in terms of location, use and amount. While the amount of development reflects a relatively low density compared with some nearby schemes, it is consistent with permissions of a similar scale and sits comfortably within the local context.

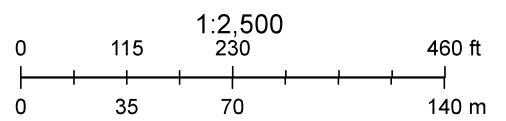
12 RECOMMENDATION

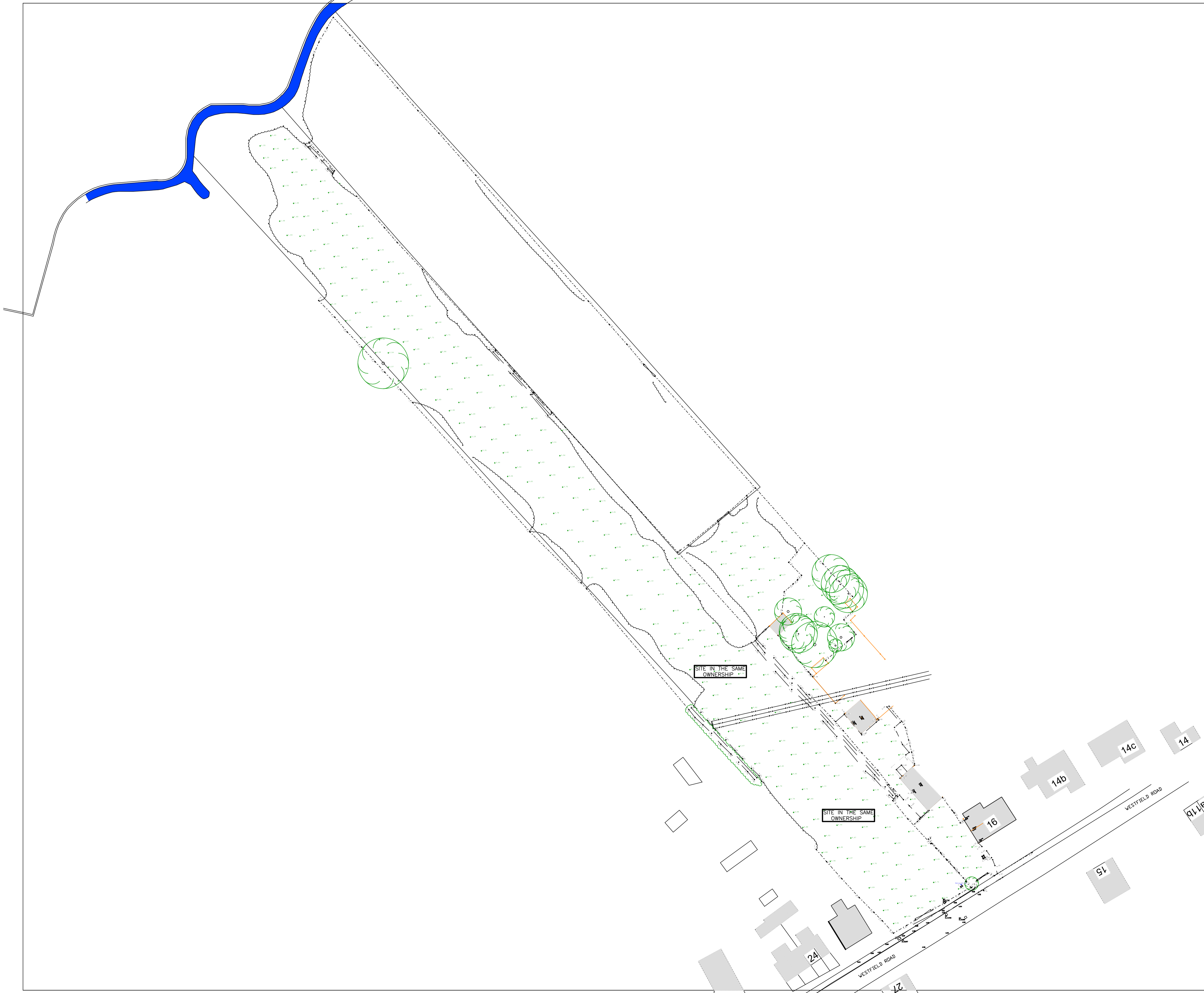
Grant; Permission in Principle



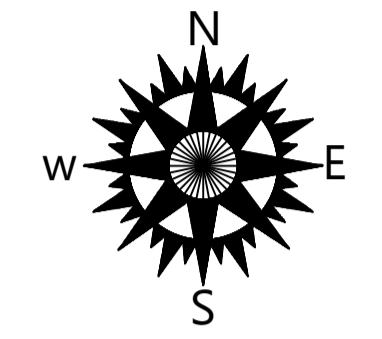
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 Fenland District Boundary

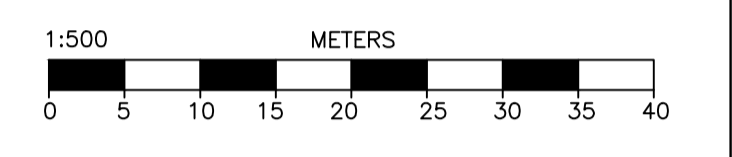




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 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer
 All finishes, insulation and damp-proofing to architect's details



TOPOGRAPHICAL SURVEY 1:500



REVISIONS	DATE

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Fenland District Council
 Building Design Awards
 winner

CLIENT
 J M Building Developments Ltd

PROJECT
 Proposed Development at 16/18 Westfield Road
 Manea
 Cambridgeshire PE15 0LN

TITLE
 Topographical Survey/
 Existing Site Plan

DRAWN MH	DATE OF ISSUE
CHECKED	
DATE October 2024	DRAWING NUMBER H9412/02
SCALE 1:500 AT A1	



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 Materials products and workmanship to comply with all British Standards and CEN standards with, where appropriate, BS or EC marks.
 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
 The contractor is to arrange inspections of the works by the BCU (or MHC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.

LEGEND:

- EXISTING DWELLINGS
- PAVEMENT
- GRASS
- TARMAC
- GRAVEL
- SLAB PAVING
- WHEELIE BINS
- HEDGING
- VEGETATION
- MARSHALLS BRINDLE BLOCK PAVING
- MARSHALLS CHARCOAL BLOCK PAVING

8	INTERNAL ALTERATION	JULY 25
4	MISC COMMENTS	JUNE 25
	REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED
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Fenland District Council
 Building Design Awards
 Building Excellence in Fenland

Client: JM Building Developments Ltd

Proposed Deelopment at
 16/18 Westfield Road
 Manea
 Cambridgeshire PE15 0LN

Proposed Site Plan
 INDICATIVE LAYOUT

Drawn: MH	Scale of Plot:
Date: October 2024	Project Number: H9412/04
Sheet: AD AT 1:500	

