

F/YR16/0107/O

Applicant: K Jordan And M Rudd

**Agent : Mrs A Hutchinson
Hutchinsons**

Lavender Mill, Fallow Corner Drove, Manea, March

Erection of 29 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access)

Reason for Committee: The Parish Council's comments are in conflict with the Officer's recommendation.

1 EXECUTIVE SUMMARY

The proposal seeks to redevelop an existing brownfield site within the developed footprint of the village. Whilst Manea has exceeded its threshold for new housing within the Local Plan further housing can be accepted where there is clear local support. In this case (mainly via the pre-application consultation) a sufficient level of local support has been gained in order to comply with Local Plan Policies LP3 and LP12.

The redevelopment would see the loss of some employment floorspace (Use Class B8). This is considered to be acceptable owing to the buildings not being of high quality. Also the current buildings are under-used and there is the potential for the use to conflict with the adjoining residential uses. The principle of this redevelopment to provide 29 dwellings is therefore considered to be acceptable.

Whilst the application is in outline form, with only the means of access committed for determination at this stage, an indicative site layout plan has been provided. The layout plan is considered to provide sufficient detail in order to demonstrate that the scheme would not have any unacceptable impacts with regard to the relationship with adjoining residential properties. This will require a further assessment at the reserved matters stage.

The application has demonstrated that technical considerations, such as flood risk, drainage, biodiversity and highway impacts, have all been considered to the satisfaction of the relevant consultees. Subject to a number of conditions the impacts here are again considered to be acceptable.

The proposal has been through a viability exercise which has concluded that only part of the infrastructure requirements can be fulfilled from the scheme. Whilst this creates conflict with Local Plan Policies LP5 and LP13 it is not considered reasonable to refuse the scheme on this basis.

Overall the proposal is considered to be acceptable subject to the imposition of planning conditions and the completion of a Section 106 Agreement.

2 SITE DESCRIPTION

2.1 The site is located to the south west of the village of Manea to the rear of existing properties that front Westfield Road to the north and onto Fallow Corner Drove to the west and south. The site is known as Lavender Mill and was formerly a commercial grain store that is now largely vacant apart from a small amount of storage that is currently taking place in the south-eastern building. The buildings on site are in a poor, partly derelict state and are no longer suitable for the previous use.

3 PROPOSAL

3.1 This application seeks outline planning permission for the erection of 29 dwellings with all matters except for access committed at this stage on an area of land of 1.1 hectares.

3.2 The application is accompanied by an indicative site plan which shows an arrangement of bungalows and houses served by the existing access onto Fallow Corner Drove which would include a 1.5m public footpath along the section of the Drove to meet with the existing footpath at its junction with Westfield Road. The proposal also includes an on-site area of childrens' play.

3.3 The application is accompanied by the following documents:

- Planning Statement
- Design & Access Statement
- Marketing Report
- Health Impact Assessment
- Preliminary Ecological Appraisal
- Flood Risk Assessment
- Drainage Strategy
- Transport Assessment
- Geo-Environmental Desk Study Report
- Statement of Community Involvement

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

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O0MX98HE08000>

4 SITE PLANNING HISTORY

14/0141/PREAPP	Residential Development – 29 dwellings	Neutral response given in light of consultation requirements
F/93/0432/O	Erection of buildings for B1 (Business) or B8 (Storage or Distribution) purposes and provision of ancillary parking	Granted 27/10/1993
F/90/0785/O	Erection of buildings for B1 (Business) or B8 (Storage or Distribution) purposes and provision of ancillary parking	Granted 13/02/1991
F/90/0184/O	Erection of buildings for B1 (Business) or B8 (storage or distribution) purposes and provision of ancillary parking	Refused 06/09/1990
F/90/0185/F	Change of use of existing grain storage buildings to B8 (storage and distribution) purposes	Granted 06/09/1990
F/0561/82/F	Erection of a new loading canopy re-furbishing packing bins extension to boiler house and erection of a new flue	14/10/1982
F/0110/81/F	a) Construction of 50 tons weigh-bridge and paving b) Change of use from bungalow to site office	13/04/1981
F/0778/80/F	Erection of an amenities block with toilets and an entrance canopy	Granted 24/10/1980

5 CONSULTATIONS

5.1 Manea Parish Council: The current community infrastructure within Manea (including capacity at Manea Primary School and at the Doctor's surgery) is insufficient to support new development at this scale within the village. In addition, members consider that the access to the site is inadequate to serve the proposed development.

5.2 Environmental Health (FDC): No objection. Accept the submitted information as it is unlikely to have a detrimental effect on local air quality or the noise climate. Given the number of dwellings a construction/demolition management plan would be required to ensure nuisance from noise and dust is controlled. The applicants have provided a desk study/phase 1 investigation which has concluded that there is a potential for pollutant linkages to exist, some further investigation is required to demonstrate that the site is suitable for use and therefore the contamination land condition is required.

- 5.3 Housing Strategy (FDC):** Policy LP5 of the Fenland Local Plan seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore on this development where 29 dwellings are proposed the provision of 7 affordable dwellings on site subject to viability is required.
- 5.4 Environment & Leisure (FDC):** No objections, at this stage suggest reference to the RECAP Waste Management Design Guide for consideration of all aspects of the development.
- 5.5 Ecologist (PCC):** No objection subject to strict adherence to the above ecological recommendations set in the submitted report. Request that should no development take place within two years from the date of permission being granted, that an updated ecological survey be required to take place. Subject to these recommendations being fully incorporated into the approved scheme the development will result in no net loss to biodiversity.
- 5.6 CCC (Historic Environment Team):** No objections. Records indicate that the site lies in an area of high archaeological potential. Do not object to the development from proceeding but the site should be subject to a programme of archaeological investigation secured through planning condition.
- 5.7 CCC (Highway Authority):** No objections, subject to planning conditions with regard to the full details of the widening of the road and provision of footpath to the north side of Fallow Corner Drive.
- 5.8 CCC (Lead Local Flood Authority):** No objection. Initially objected in the absence of an insufficient drainage strategy being submitted. The revised Drainage Strategy confirms that surface water discharge from the proposed site would be at a lower rate than existing due to a net reduction in impermeable area. We are satisfied with the principles of the proposed surface water drainage system and can therefore remove our objection. We would however request the following conditions:
- 5.9 CCC (Growth & Economy):** No objections. The s106 planning requirements are as follows:
Pre-School & Primary education contribution required.
Secondary Education – no contribution required.
Libraries and Lifelong Learning - £283.97.
Strategic Waste – no contribution required.
Monitoring Contributions - £650
- 5.10 Environment Agency:** No objection. Originally objected to the proposed development as submitted because it involves the use of a non-mains foul drainage system in a publicly sewered area but no justification has been provided for this method of foul sewage disposal. According to EA records, there is a public foul sewer available within 100m of the site. Recommend that the application should be refused on this basis. The site is situated within Flood Zone 1 of the EA's Flood Map, however there is a very small portion of the building labelled as (works) that is in flood zone 2 – the developer should ensure that a sequential approach to site layout is applied i.e. siting the dwellings within the lower flood risk area within the red line boundary. On receipt of revised Drainage Strategy have no objection. A foul drainage system pumped to join the mains foul sewer is the most appropriate option.

5.11 NHS Property Services: No objections. NHS England (East) have now had a chance to review this application and can advise that due to the size of this development, there is not an intention to seek Health mitigation/ contribution on this occasion.

5.12 Cambridgeshire Fire & Rescue: No objections. The position of fire hydrants should be made and may be secured by planning condition.

5.13 Local Residents/Interested Parties: 1 email received from a local resident along Westfield Road who supports the development principally on the basis of the redevelopment of the site. 1 letter of objection received from a local resident along Fallow Corner Drove which may be summarised as follows:

- Impact on amenity of adjoining property – potential for overlooking from Plot 6 and 7;
- There are both barn owls and bats prevalent in the area;
- The site can be seen from the public road, contrary to the planning application;
- Increase in traffic along Fallow Corner Drove;
- Lack of social housing and other s106 contributions;
- Potential for further development of the site;
- Concerned that the site would be over-developed, particularly the number of dwellings and sizes increase;
- Inaccuracies within the Health Impact Assessment submitted with the application;
- The proposed bungalow at Plot 6 could become a house or chalet;
- What provision will there be for the additional electrical load to the village?;
- Concerns with regard to the submitted Transport Assessment – particularly with regard to taking cycles on the train and suggesting people will walk to the local shop.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Development should only be refused on transport grounds where the residual cumulative transport impacts are severe.

Paragraph 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100-104: Development and flood risk.

Paragraph 109: Minimising impacts on biodiversity.

Paragraph 111: Encourage the effective use of land by re-using brownfield land.

Paragraph 128: Archaeological interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

6.2 National Planning Policy Guidance (NPPG)

Flood Risk and Coastal Change
Flood Zone and Flood Risk Tables
Viability

6.3 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
LP6 – Employment, Tourism, Community Facilities and Retail
LP12– Rural Area Development Policy
LP13 – Supporting and Mitigating the Impact of a Growing District
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

Resource Use and Renewable Energy SPD (July 2014)

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

Developer Contributions SPD (February 2015)

7 KEY ISSUES

- **Principle of Development**
- **Design and Impact on the Character and Appearance of the Area**
- **Access and Highway Safety**
- **Flood Risk and Drainage**
- **Residential Amenity**
- **Loss of Employment Use**
- **Biodiversity**
- **Health and wellbeing**
- **Economic Growth**
- **Planning Obligations**
- **Archaeology**
- **Other Considerations**

8 ASSESSMENT

8.1 Principle of Development

Local Plan Policy LP3 defines Manea as a Growth Village where 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.

- 8.2 Accordingly the policy allows for residential development within the existing urban area or as small village extensions to Manea, subject to compliance with Policy LP12 Part A.
- 8.3 For villages, new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. Any proposal needs to satisfy the criteria set out in LP12 (a – k) as well as other policies of the Local Plan.
- 8.4 Policy LP12 also seeks to involve the community in planning decisions by requiring clear evidence of community support for development exceeding the specified threshold. Part A of LP12 of the Local Plan, clearly states that if a proposal within or on the edge of the village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission), increase the number of dwellings in a growth village by 15% or more, the proposal should have demonstrable evidence of clear local community support for the scheme generated through a “*thorough and proportionate pre-application community consultation exercise*”. The 15% threshold has already been exceeded for Manea given the number of consented dwellings in the village since April 2011.
- 8.5 The applicants have undertaken public consultation in order to gain the views of local residents and the Parish Council in respect of the proposed scheme. According to the submitted details an exhibition was held in December 2014 – at the exhibition 6 people supported the scheme whereas 2 objected. There has also been 1 letter of support and 1 letter of objection received to the Council’s consultation on the application. The level of the pre-application community consultation exercise is considered to be thorough and proportionate. On balance, and given the relatively limited objection to the scheme from nearby residents, it is considered that the proposal has successfully demonstrated community support for the redevelopment of the site.
- 8.6 The proposal would also see the redevelopment of a brownfield site (previously developed land) for residential use. The principle of re-using this brownfield site for an alternative use is supported by the NPPF and Local Plan Policies LP1 and LP3. This adds significant weight in favour of the scheme.
- 8.7 As such the proposal is compliant with Policies LP3 and LP12 and can therefore be considered, in principle, to be an appropriate scheme for the village.
- 8.8 Design and Impact upon the Character and Appearance of the Area**
Whilst the design and layout of the proposal is not committed for formal determination as part of this outline planning application the scheme is supported by an indicative layout which provides an indication as to how 29 dwellings could be accommodated at this site.
- 8.9 The site is located back from the highway and would result in development in depth. It would see the removal of a number of industrial buildings – it is likely that a number of 2 storey and single storey properties would be accommodated at the site. The replacement of the industrial buildings would be of benefit to the local area in terms of design considerations and as such a positive impact would be evident upon the character and appearance of the local area. Accordingly the proposal would comply with Policy LP16 in this regard.

8.10 Flood Risk and Drainage

The proposed dwellings would be located within Flood Zone 1 with the access road located in a location on the edge of a 'Protected' Flood Zone 3 area with a small area of Flood Zone 2 between the two zones, having regard to the Environment Agency's flood zone mapping. The protection afforded to the land means that, in all likelihood, the access will not be within Flood Zone 3 (particularly as it is at the edge of the zone). Given that there is no Environment Agency objection to the scheme an objection based upon this would not be sustainable here.

8.11 An informative can be added to ensure that no built development is located within Flood Zone 2 or 3.

8.12 The application has been revised in order to address technical issues relating to flood risk and drainage. Both the Environment Agency and the County Council (as the Lead Local Flood Authority) are content with the details submitted. Planning conditions will need to be imposed in order to deliver the mitigation and measures which are proposed. Subject to these conditions the proposal is considered to comply with Policy LP14.

8.13 Access and Highway Safety

The vehicular access to the site is to be taken from Fallow Corner Drove. The technical details relating to this have been considered by the County Council and deemed to be acceptable. The proposed access would be 5.5m in width with a 1.8m wide footpath on either side.

8.14 The proposal would also require improvements to Fallow Corner Drove in order to widen the road and provide a pedestrian footpath on the northern side. These works can be secured via a Grampian condition and are necessary in order to ensure the development is acceptable. Accordingly the proposal complies with Policy LP15 in this regard.

8.15 Residential Amenity

The proposal would result in the removal of a number of (Use Class B8) industrial buildings at the site. Owing to the scale of these buildings and the associated movements and activities at the site it is reasonable to assume (as mentioned by local residents in the pre-application community consultation exercise) that the removal of this industrial use would have a positive impact upon the amenity of local residents.

8.16 With regard to the proposed residential use the indicative layout indicates (subject to plot 6 being a bungalow) that no unacceptable impacts would arise. This will need to be re-assessed at the reserved matters stage. No unacceptable impacts in terms of overlooking, over shadowing or over bearing impacts need arise from the development.

8.17 The level of residential amenity to the future occupiers of the site is considered to be acceptable as evidenced by the indicative layout. Again this will need to be reassessed at the reserved matters stage.

8.18 Overall the proposal would provide an appropriate (and improved) level of amenity to the occupiers of nearby properties. The site would also be capable of providing an acceptable level of amenity to future occupiers. Accordingly the proposal satisfies Policy LP16 in this regard.

8.19 Loss of Employment Use

The site has been the subject of a marketing report which has demonstrated that the site is no longer suitable for commercial use owing to: the non-conforming nature of the use (i.e. relationship with nearby dwellings) and the cost of refurbishment to enable it to be sold. The existing buildings are not fully utilised at present with only one building being used for storage purposes.

8.20 Officers agree with the conclusions of the marketing report. Policy LP6 provides a presumption against the loss of high quality employment floor space within the District. The Local Plan does not identify such locations and so it needs to be decided on a case-by-case basis. In relation to this scheme it cannot reasonably be concluded that the existing employment facilities at the site provide a high quality offer. The reasons stipulated in the marketing report back up this judgement – in particular the lack of apparent interest to occupy the site and the requirement for repairs and refurbishment of the current buildings.

8.21 The proposal is not considered to create any conflict with Policy LP6 as the existing employment floor space is not of a sufficient quality to warrant protection under planning policy.

8.22 Biodiversity

An Ecology Appraisal (October 2014) has been submitted with this application which comprises a desk based review and a Phase 1 Habitat Survey and further Bat Studies.

8.23 The Assessment finds that the proposed development could proceed without significant adverse effects on the ecology, provided some mitigation measures are implemented prior to and during the development.

8.24 Measures proposed to enhance the biodiversity of the site include provision of bat and bird boxes. These measures have been agreed by the Council's Consultant Ecologist and can be secured by planning conditions. Accordingly the proposal accords with Policy LP19 of the Local Plan with regard to ecological matters.

8.25 Health and wellbeing

In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. The scheme will allow the redevelopment of the site to deliver housing in a sustainable location, more in keeping with its surroundings with access to services, facilities and public transport links and which will provide a better amenity and environment for existing residents in the immediate area. A S106 agreement will be secured as part of the proposal to ensure that the on-site childrens' play area and its maintenance is provided alongside the development.

8.26 Economic Growth

Whilst the proposal would not see the loss of direct jobs (as the existing employment use is not used to any great extent) Officers acknowledge that the use could generate some employment but the marketing report demonstrates that the likelihood of this is limited. The development would generate some temporary employment opportunities during construction. Overall, and taking into account the likelihood of an employment use being successful at the site, the impacts here are likely to offer some limited support in favour of the application.

8.27 Planning Obligations

Policy LP13 and the Developer Contributions SPD requires that the development would contribute the following:

- i) 25% affordable housing (7 dwellings)
- ii) education contributions (pre-school and primary) (£196,156)
- iii) libraries and lifelong learning contribution (£283.97)
- iv) public open space

8.28 During the course of the application a viability assessment of the scheme has been considered by the Council's S106 Officers. The assessment has identified that in order for the development to be viable only S106 contributions in relation to half of the education contribution (£98,078) and on-site open space may be sought from the development.

8.29 The on-site public open space children's play (LAP) provision is considered to be necessary here given the distance between the site and the nearest facilities.

8.30 For viability reasons the proposal is therefore unable to comply with Policies LP5 and LP13 of the Local Plan inasmuch as it is unable to provide all of the infrastructure which would be necessary. The NPPG identifies that viability concerns need to be taken into account and that a flexible approach needs to be adopted. In this case it is considered that bringing forward the development now is sufficient to outweigh the deficiency in infrastructure which this development cannot provide at this time.

8.31 Archaeology

Cambridgeshire County Council (CCC) have confirmed that the site lies in an area of high archaeological potential, situated on the edge of Manea island which would have been an important and favoured location for settlement in the fens. Whilst CCC do not object to development from proceeding in this location they consider that the site should be subject to a programme of archaeological investigation secured by planning condition.

8.32 Other Considerations

With the exception of two points the objectors concerns have been addressed above. The proposal is for 29 dwellings and so the amount of the development could not be increased under this permission. The applicant could in theory submit an alternative scheme for further development which would be considered on its merits. In terms of electrical services the applicant would need to apply to the statutory undertaker (UK Power Networks) for such provision. This is a separate approval process.

9 CONCLUSIONS

9.1 The proposal seeks to redevelop a brownfield site within the developed footprint of Manea. Whilst the village has exceeded its threshold for new housing in the Local Plan further housing can be accepted where there is clear local support. In this case (mainly via the pre-application consultation) a sufficient level of local support has been gained in order to comply with Local Plan Policies LP3 and LP12. The redevelopment would see the loss of some employment floorspace (Use Class B8). This is considered to be acceptable owing to the buildings not being high

quality floorspace. Also the current buildings are under-used and there is the potential for the use to conflict with the activities of local residents. The principle of this redevelopment to provide 29 dwellings is therefore considered to be acceptable.

- 9.2 Whilst the application is in outline form, with only the means of access committed for determination at this stage, an indicative site layout plan has been provided. The layout plan is considered to provide sufficient detail in order to demonstrate that the scheme would not have any unacceptable impacts with regard to the relationship with adjoining residential properties. This will require a further assessment at the reserved matters stage.
- 9.3 The application has demonstrated that technical considerations, such as flood risk, drainage, biodiversity and highway impacts, have all been considered to the satisfaction of the relevant consultees. Subject to a number of conditions the impacts here are again considered to be acceptable.
- 9.4 The proposal has been through a viability exercise which has concluded that only part of the infrastructure requirements can be fulfilled from the scheme. Whilst this creates conflict with Local Plan Policies LP5 and LP13 it is not considered reasonable to refuse the scheme on this basis.
- 9.5 Overall the proposal is considered to be acceptable subject to the imposition of planning conditions (set out below) and the completion of a Section 106 Agreement.

10 RECOMMENDATION

GRANT subject to:

- i) Completion of a Section 106 Agreement**
- ii) Conditions listed below**

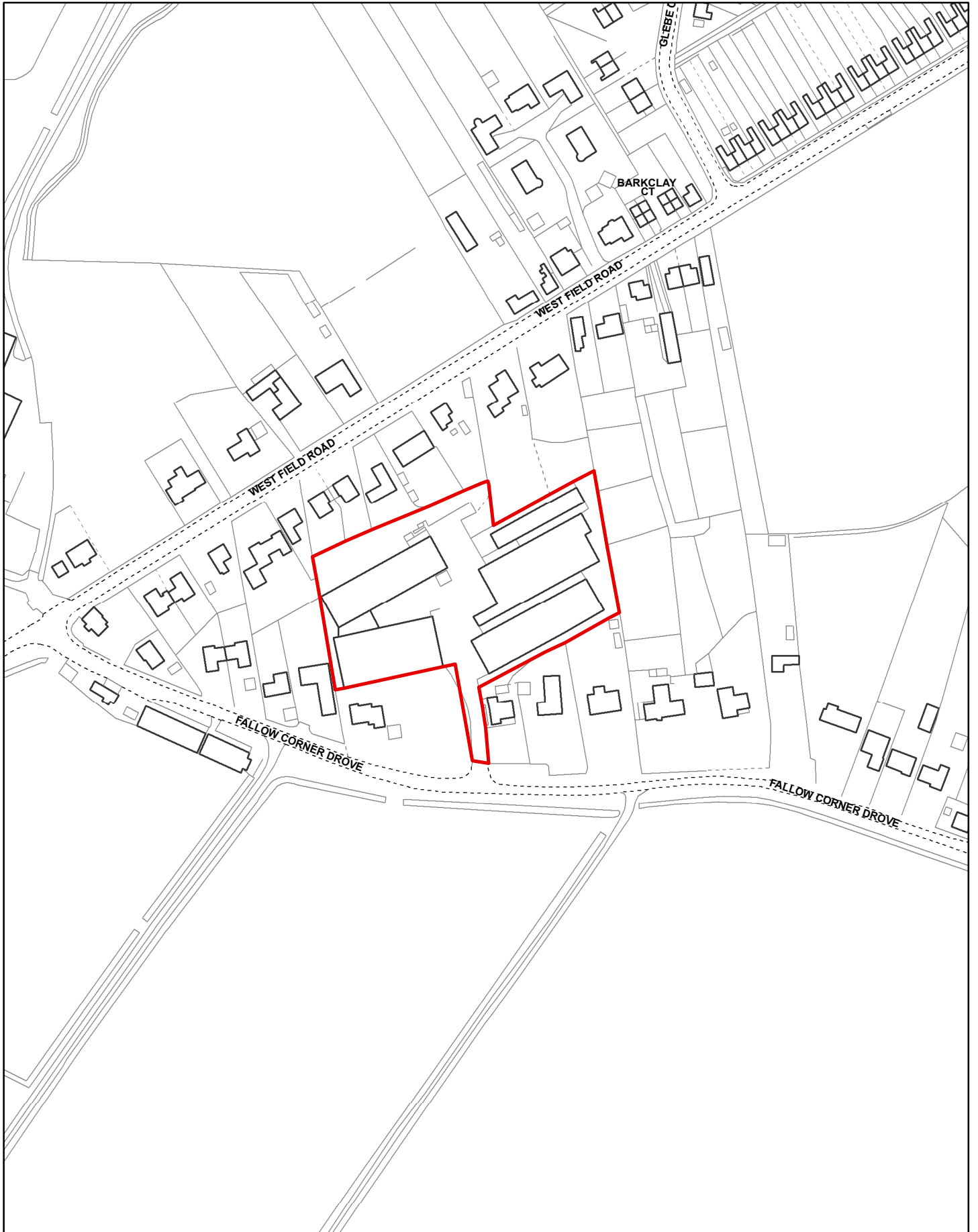
1.	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site; ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2.	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>

3.	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4.	<p>No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.</p> <p>Reason – To secure the provision of the investigation and recording of archaeological remains and the reporting and dissemination of the results in accordance with Policy LP19 of the Fenland Local Plan Adopted May 2014.</p>
5.	<p>Prior to the commencement of development and notwithstanding the submitted plans, a full detailed scheme shall be submitted detailing the widening of Fallow Corner Drove to a minimum width of 5.5m, between the proposed site access (on Fallow Corner Drove) and Westfield Road. The plans shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, constructed and completed prior to the first occupation of the development hereby approved.</p> <p>Reason - To ensure that the areas of widening can be delivered in engineering terms in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
6.	<p>Prior to the commencement of development, a full detailed scheme shall be submitted detailing the provision of a 1.5m footway along the northern side of Fallow Corner Drover, connecting the proposed site footway network with the existing footway network along Westfield Road. The plans shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, constructed and completed prior to the first occupation of the development hereby approved.</p> <p>Reason - To ensure that the footway provision can be delivered in engineering terms in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
7.	<p>The development hereby permitted shall not commence until details of the detailed design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority (LLFA). Those details shall include:</p> <p>a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+ an appropriate allowance for Climate Change)), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and</p>

	<p>control surface water discharge from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface water.</p> <p>b) Flood water exceedance routes, both on and off site;</p> <p>c) A timetable for implementation;</p> <p>d) Site Investigation and test results to confirm infiltration rates;</p> <p>Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
8.	<p>Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff subcatchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason - To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.</p>
9.	<p>Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings and to reduce the risk of flooding to the proposed development and future occupants and in accordance with Policies LP14 and LP16 of the Local Plan 2014.</p>
10.	<p>No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority (LPA) and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.</p> <p>(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured</p>

	<p>sampling and analysis methodology.</p> <p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p> <p>No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).</p> <p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason - To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11.	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. site compound & storage areas. iii. loading and unloading of plant and materials iv. storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities vii. measures to control the emission of dust and dirt during construction viii. a scheme for recycling/disposing of waste resulting from demolition and construction works ix. the measures to meet the requirements of the Ecological Appraisal dated October 2014.

	Reason: To prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).
12.	<p>The development hereby approved shall be carried out in accordance with the recommendations contained within the Ecological Appraisal Prepared by Steve Parnwell and Emma Parnwell dated October 2014. Should the development not take place within two years of the date of this permission, an updated ecological survey shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved updated ecological survey and any mitigation measures contained in the updated survey shall be fully implemented on site at the relevant stages of work.</p> <p>Reason: To protect the habitats of protected species in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
13.	<p>Prior to the commencement of the development hereby approved details of a range of bird nest boxes and bat roosting features shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the numbers, designs and location within the site. The agreed details shall then be implemented and retained in perpetuity.</p> <p>Reason: To protect the habitats of protected species in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
14.	Approved Plans
	<p><u>Informatives:</u></p> <p>1. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant. The applicant should note that the nature of the highway works proposed will necessitate the completion of a Short Form 278 Highway Works Agreement between the developer and the LHA prior to commencement.</p> <p>2. There should be no built development located within Flood Zone 2 or 3.</p>



Created on: 18/02/2016

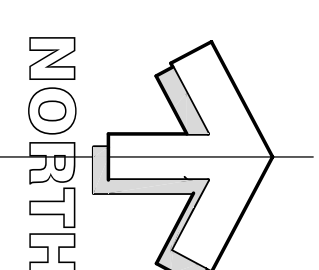
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NOTE:
 ACCESS ARRANGEMENTS ARE TO BE CONSIDERED
 UNDER THIS APPLICATION AND ARE NOT TO BE A
 RESERVED MATTER

LAVENDERS MILL, M A N E A, CAMBS.

B		ANNOTATION ADDED WITH REGARDS ACCESS NOT BEING A RESERVED MATTER		13.JA.2016	APF
Revision Notes	Date	Drawn	Checkd		
Client	MESSRS JORDAN & JUDD				
Project	RESIDENTIAL DEVELOPMENT				
Address	LAVENDER MILL FALLOW CORNER DROVE M A N E A M A R C H C A M B R I D G E S H I R E				
Drawing	ILLUSTRATIVE LAYOUT				
Drawing No.	14:097 - 2	Revision	B		
Scale	Paper Size	Drawn	Checked		
1 : 500	A2	APF			



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