

**F/YR16/0372/F**

**Applicant: Mr B Jordan  
Matthew Homes Ltd**

**Agent : Mr R Horley  
John Finch Partnership**

**Land West Of, Teachers Close, Manea, Cambridgeshire**

**Erection of 57 dwellings with garages comprising; 34 x 2-storey 4-bed, 5 x 2-storey 3-bed, 7 x single-storey 3-bed and 11 x single-storey 2-bed with public open space incorporating balancing pond and water pumping station**

**Reason for Committee: The level of objections received from local residents is in conflict with the Officer's recommendation.**

## **1 EXECUTIVE SUMMARY**

This application seeks full planning permission for 57 dwellings with public open space incorporating a balancing pond and water pumping station on agricultural land to the west of Teachers Close, Manea.

This site benefits from an extant planning permission for the development of 43 dwellings. In order to make a more effective use of the site this proposal seeks to develop 57 dwellings at the site. The development has been the subject of pre-application consultation within the village and a sufficient level of support has been identified to enable it to be capable of being supported having regard to Policies LP3 and LP12 of the Local Plan. The Parish Council have also supported the development as part of the consultation undertaken on the application. In light of this the principle of the development is considered to be acceptable.

Detailed matters such as highway safety, flood risk, drainage and biodiversity are all considered to be acceptable subject to appropriate and necessary conditions. In terms of design and residential amenity considerations the proposal is considered to provide an appropriate balance – notably the properties around the edge of the development are bungalows in order to prevent unacceptable overlooking from occurring.

In relation to Section 106 matters the scheme has been through a viability exercise and although not all of the policy requirements can be secured it is considered that the benefits of bringing the scheme forward now outweigh any concerns in this regard.

Overall the development is therefore considered to be acceptable subject to planning conditions and a Section 106 Agreement.

## **2 SITE DESCRIPTION**

- 2.1 The site has an area of approximately 3.6 hectares and lies to the north west of Manea adjoining existing residential development fronting School Lane with access

via the Hutchinson, Scholars and Teachers Close development. The site adjoins the existing built up area of the village and lies within Flood Zone 1.

### **3 PROPOSAL**

3.1 This application seeks full planning permission for the erection of 57 dwellings with garages comprising:

- 34 x 2-storey 4-bed dwellings
- 5 x 2-storey 3-bed dwellings
- 7 x 3-bed bungalows
- 11 x 2-bed bungalows

3.2 The application also involves the provision of public open space incorporating a balancing pond and water pumping station.

3.3 The application is accompanied by the following documents:

- Planning Supporting Statement
- Design & Access Statement
- Health Impact Assessment
- Phase 1 Ecology and Protected Species Survey Report
- Flood Risk Assessment
- Drainage Strategy
- Transport Statement
- Site Investigation Report
- Soil Investigation Report
- Statement of Community Involvement
- Archaeological Evaluation Report
- Resource Use and Renewable Energy Statement
- Tree Report

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

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O6NU4RHE06P00>

#### 4 SITE PLANNING HISTORY

F/YR15/0984/F	Erection of 57 dwellings with garages comprising; 34 x 2-storey 4-bed 5 x 2-storey 3-bed 7 x single-storey 3-bed and 11 x single-storey 2-bed with public open space incorporating balancing pond and water pumping station	Withdrawn 29/01/2016
F/YR12/0791/F	Erection of 43 dwellings comprising of: 7 x 2-storey 4-bed dwellings with attached garages 14 x 2-storey 4-bed dwellings with detached garages 4 x 2-storey 3-bed dwellings with attached garages 6 x 2-storey 3-bed dwellings with detached garages 2 x single-storey 4-bed dwellings with attached garages 2 x single-storey 3-bed dwellings with integral garages 4 x single-storey 3-bed dwellings with detached garages 4 x single-storey 2-bed dwellings with associated parking and the formation of allotments public open space and a new access	Granted 03/06/2014
F/1370/89/O	Residential development (10 acres) erection of a sports hall with car park use of land for 9 hole golf course and erection of 3 dwellings and associated open space	Refused 16/02/1990
F/90/0697/O	Erection of a sports hall and club house with car park use of land for Open Space and 9 hole Golf Course and residential development of 10 acres (including 1 acre of low cost housing)	Withdrawn - n/a -

#### 5 CONSULTATIONS

- 5.1 Manea Parish Council:** Supported. In addition the Parish Council would request the LPA to attach a condition to any planning permission granted, which prohibits the movement of lorries associated with construction of the development during

opening and closing times of the village school (to protect the safety of pupils and to minimise the potential for vehicular conflict/congestion). Also the Parish Council is of the opinion that the access to the site would only be able to serve lorries which are rigid in terms of their manufacture.

- 5.2 Highways Authority (CCC):** No objections. The dimensioned site plan is acceptable. Subject to the TA team being satisfied no highway objections subject to planning conditions relating to on-site parking and turning areas, private accesses to be constructed with adequate drainage, detailed engineering scheme detailing the access layout from Scholars Close, and a construction management plan.
- 5.3 Transport Assessment Team (CCC):** No objection, the Transport Assessment addresses the substantive points and is considered to be fit for purpose.
- 5.4 Cambridgeshire Fire & Rescue Service:** Provision should be made for fire hydrants which may be secured by planning condition.
- 5.5 FDC Scientific Officer (Land Contamination):** No objection, note and accept the submitted information. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However, the development involves the demolition of existing structure; therefore, the unsuspected contamination condition should be included. Given the location and size of the development it may be prudent to require a construction management plan to be submitted to prevent nuisance from noise and dust from construction activities to nearby residents.
- 5.6 Crime Prevention Design Team:** No objections, subject to a planning condition to securing external street lighting.
- 5.7 Anglian Water Services Ltd:** The foul drainage from this development is in the catchment of Manea Town Lots Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows via a gravity regime to manhole 5601 or via a pumped regime to manhole 7700 at a maximum flow rate of 3.8l/s. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.
- 5.8 Housing Strategy (FDC):** The proposed development of 57 dwellings would generate the provision of 14 affordable dwellings on site subject to viability.
- 5.9 CCC Economy and Growth:** It has been agreed, for viability reasons, that the County Council has a capped contribution of £125,000. The Library and Lifelong Learning and Monitoring contributions have remained the same and the pre-school and primary education contribution has been reduced down to £123,697. There is sufficient capacity over the next 5 years to accommodate the secondary school places generated by the proposed development; therefore no contribution toward secondary education is being sought.
- 5.10 Transport Development Manager (FDC):** A contribution of £39,767.19 towards the Manea Station Masterplan is requested.

- 5.11 Ecologist (PCC):** No objection to the granting of planning permission subject to strict adherence to the above ecological recommendations set out above. Recommend that Natural England is consulted with regard to potential impacts to the Ouse Washes. Subject to the recommendations being fully incorporated into the approved scheme the development will result in no net loss to biodiversity.
- 5.12 Natural England:** No objections.
- 5.13 Arboricultural Officer (FDC):** No objections. The proposed development has no direct impact on trees as they are located off-site and in third-party ownership. However, the root protection areas of the trees encroach into the site and therefore damage may occur during construction by soil compaction and potential level changes and landscaping works. With reference to the submitted tree reports and drawings, there is a minor encroachment into the site at plots 1-3 with further encroachments of public open space adjacent to trees in the southeast corner of the site and adjacent to 15 Teachers Close. In addition, the crown of tree T1 overhangs Plot 3 and may lead to pressure to prune the tree on the north side leading to a loss of amenity. Require a full method statement regarding the protection of the off-site tree roots during the construction and landscaping phase.
- 5.14 CCC (Lead Local Flood Authority):** No objections. Following further correspondence with the applicant and the submission of further details to clarify the drainage proposals; the applicant has demonstrated that surface water can be dealt with on site by using a balancing pond and restricting runoff rates to approximately 4.2 l/s to be discharged into the ordinary watercourse to the north of the site. Recommend conditions in relation to a detailed surface water drainage scheme and details of the long term maintenance arrangement of the scheme.
- 5.15 CCC (Historic Environment Team):** No comments received to date.
- 5.16 NHS England (East):** No comments received to date.
- 5.17 Local Residents/Interested Parties:** 1 representation received confirming interest in moving to Manea and request when the dwellings would be available to reserve. 6 objections have been received from 6 properties (1 property on School Lane, 1 property on Teachers Close, 2 properties on Hutchinson Close and 2 properties on Scholars Close). The objections may be summarised as follows:
- The density of the proposed scheme is such that it will have an adverse impact on the character and appearance of the surrounding countryside and conflict with Local Plan Policy LP12;
  - Lack of infrastructure – school, doctors surgery and public transport availability;
  - No affordable housing provided;
  - The existing access is not adequate for the development;
  - Increase traffic movements into and out for the development into School Lane and nearby junction with High Street/Station Road;
  - Loss of outlook and privacy;
  - Increase light and noise pollution;
  - Loss of house value;
  - No effort has been made to move the proposed garage for Plot 40 when discussed at the pre-application consultation event; and

- There is minimal increase in the number of 2/3-bed units available in the revised scheme – considers that the development of 57 units is unsustainable.

## 6 POLICY FRAMEWORK

### **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 128: Archaeological interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

### **National Planning Policy Guidance (NPPG)**

Viability

### **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 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**
- **Biodiversity**
- **Planning Obligations**
- **Health and wellbeing**
- **Economic Growth**
- **Other matters**

## **8 BACKGROUND**

- 8.1 The site has extant planning permission for 43 dwellings (which expires in June 2017). It follows a similar application which was withdrawn in order to enable the applicants to undertake public consultation in order to review local opinion to the scheme (this matter is discussed further below).

## **9 ASSESSMENT**

### **9.1 Principle of Development**

The site benefits from an extant full planning permission for 43 dwellings. This scheme, which involves the same site area, represents an increase of 14 dwellings (57 in total). That decision (F/YR12/0791/F), was taken in June 2016 – therefore after the adoption of the Local Plan. This is a significant fall-back position for the proposal and confirms that the Council has supported residential development recently and under the same planning policy background. This proposal would seek to make a more efficient use of the site – the density would increase to 16 dwellings per hectare; as opposed to the 13 dwellings per hectare previously approved.

- 9.2 In planning policy terms 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.

- 9.3 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.

- 9.4 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.

- 9.5 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.

- 9.6 According to the submitted documents consultation leaflets were sent to all properties within 200 metres of the site. The views of the Parish Council were also sought. In addition a two day public exhibition was held within the village and during that event views were sought via questionnaires. According to the submission 44 people attended the event with 11 questionnaires completed. Of those responses it is clear that the majority support the proposed development inasmuch as it is favoured above the extant planning permission. The reasons for the support include the amount of bungalows, public open space and site layout. On balance the pre-application consultation is considered to sufficiently demonstrate local support for the proposal.
- 9.7 In addition, and through the consultation undertaken by the Council, it is apparent that the Parish Council supports the scheme. There has also been one letter which expresses a desire to live at the site. It is acknowledged though that 6 letters of objection have been received as part of the consultation undertaken on the application.
- 9.8 The principle of the proposed development is therefore considered to be acceptable owing to the demonstration of local support together with the extant planning permission for the site.
- 9.10 Design and Impact on the Character and Appearance of the Area**  
The proposed scheme provides a mix of bungalows and two-storey houses which is generally in keeping with the surrounding form of development to the south and east. The proposal closely follows the principles of the extant full planning permission.
- 9.11 The designs of the dwellings are reflective of the adjacent modern development of Teachers Close, Scholars Close and Hutchinson Close. The precise details of external finishes will be secured via planning condition.
- 9.12 A tree survey has been undertaken, with all trees being on adjoining land. The Council's Tree Officer is satisfied with the details, however details of a full method statement regarding the protection of the off-site tree roots during the construction and landscaping phase is considered necessary. The full details of a landscaping scheme will also be required and can be secured by planning condition.
- 9.13 Accordingly the proposal, subject to conditions complies with Policy LP16 in this regard.
- 9.14 Access and Highway Safety**  
Access is via the existing estate roads leading from School Lane along Hutchinson Close and Scholars Close. It is proposed that a new 5 metre wide adoptable access road with footpaths is provided into the site. This access arrangement is in accordance with the Local Highway Authority requirements.
- 9.15 In terms of the impact of the proposal upon the free flow of traffic upon the highway network the application has been updated to reflect concerns which were raised by the Local Highway Authority. Again it is noted that the site benefits from an extant permission; albeit for a fewer amount of dwellings. The updated Statement is



therefore considered to satisfy Local Plan Policy LP15 and the NPPF – no unacceptable impacts would therefore result. A number of conditions are, though, necessary in order to ensure considerations such as the need for parking and turning areas to be provided and retained; construction traffic is adequately managed; technical engineering details are secured; and appropriate visibility splays are provided and maintained.

#### **9.16 Flood Risk and Drainage**

The proposed dwellings would be located within Flood Zone 1 having regard to the Environment Agency's flood zone mapping. It is therefore, in principle, an appropriate location for new housing development.

9.17 The application has been revised in order to address technical issues relating to drainage. The County Council (as the Lead Local Flood Authority) are content with the details submitted and Anglian Water has confirmed that there is capacity for the proposed development in terms of foul drainage. 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.

#### **9.18 Residential Amenity**

The site is bounded by existing residential uses to the east, south and west (in part). At the boundaries to the site in those locations are either public open spaces or bungalows. According to the submission bungalows have been deliberately planned in those locations in order to minimise overlooking into the nearby properties. The areas of public open space are also relatively large and so noise and disturbance from those areas is unlikely to occur close to the boundaries of the nearby properties. The location and scale of the proposed dwellings also need not create any adverse impacts in terms of overshadowing or overbearing impacts.

9.19 The proposal would also provide an appropriate level of private amenity space for the potential occupiers of each of the proposed dwellings.

9.20 The development is considered to be acceptable and so no conflict with Local Plan Policy LP16 nor the NPPF would arise.

#### **9.21 Biodiversity**

The applicant has provided a Phase 1 Ecology and Protected Species Survey Report (September 2015). The Council's Ecologist agrees with the findings of the report and suggests conditions in respect of bird nest boxes, bat roosting features, landscaping and that the recommendations of the report are implemented. Natural England have also been consulted and confirm they have no objections to the proposed development. Subject to appropriate planning conditions the proposal is considered to accord with Local Plan Policy LP19.

#### **9.22 Planning Obligations**

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

- i) 25% affordable housing (14 dwellings)
- ii) education contributions (pre-school and primary)
- iii) libraries and lifelong learning contribution
- iv) public open space (a mixture of on and off site contributions)
- v) rail contributions

9.23 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 education (£123,697), libraries and life-long learning (£653), off-site affordable housing (£85,232.81), rail (£39,767.19) and on-site open space may be sought from the development.

9.24 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. The application layout also makes allowance for an area (0.67ha) which marginally exceeds the minimum area (0.65ha) which would be required should all of the various open space categories (such as natural greenspace, allotments and outdoor sports) be provided on site. The Council's policy would be for these to be provided off-site but the provision of such an area on site is not unacceptable given the overall site layout. A balancing pond is included within the open space contribution. Maintenance of the public open space will need to be secured via the planning obligation.

9.25 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.

#### **9.26 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 open space (including play area and balancing pond) and its maintenance is provided alongside the development.

#### **9.27 Economic Growth**

The development would generate some temporary employment opportunities during construction.

#### **9.28 Other Matters**

##### ***Archaeology***

An archaeological evaluation by trial trenching has been undertaken at the site and a report submitted which sets out the findings that were made. The conclusions of that report were that the site has negligible archaeological potential. Comments are awaited from CCC Historic Environment Team and shall be updated to Members at the Planning Committee.

#### **9.29 Loss of property value**

Case Law has determined that this is not a material planning consideration and therefore no weight should be given to this point.

## 10 CONCLUSIONS

- 10.1 This site benefits from an extant planning permission for the development of 43 dwellings. In order to make a more effective use of the site this proposal seeks to develop 57 dwellings at the site. The development has been the subject of pre-application consultation within the village and a sufficient level of support has been identified to enable it to be capable of being supported having regard to Policies LP3 and LP12 of the Local Plan. The Parish Council have also supported the development as part of the consultation undertaken on the application. In light of this the principle of the development is considered to be acceptable.
- 10.2 Detailed matters such as highway safety, flood risk, drainage and biodiversity are all considered to be acceptable subject to appropriate and necessary conditions. In relation to design and residential amenity considerations the proposal is considered to provide an appropriate balance – notably the properties around the edge of the development are bungalows in order to prevent unacceptable overlooking from occurring.
- 10.3 In relation to Section 106 matters the scheme has been through a viability exercise and although not all of the policy requirements can be secured it is considered that the benefits of bringing the scheme forward now outweigh any concerns in this regard.
- 10.4 The development is therefore considered to be acceptable subject to planning conditions and a Section 106 Agreement.

## 11 RECOMMENDATION

### **GRANT subject to:**

- i) **Completion of s106 agreement. Should the applicant be unwilling or unable to complete s.106 agreement within 4 months from the date of committee approval, that delegated powers be passed to Officers to refuse the application.**
- ii) **Conditions as set out below**

1.	The development permitted shall be begun before the expiration of 3 years from the date of this permission.  Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2.	A satisfactory scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority before any development

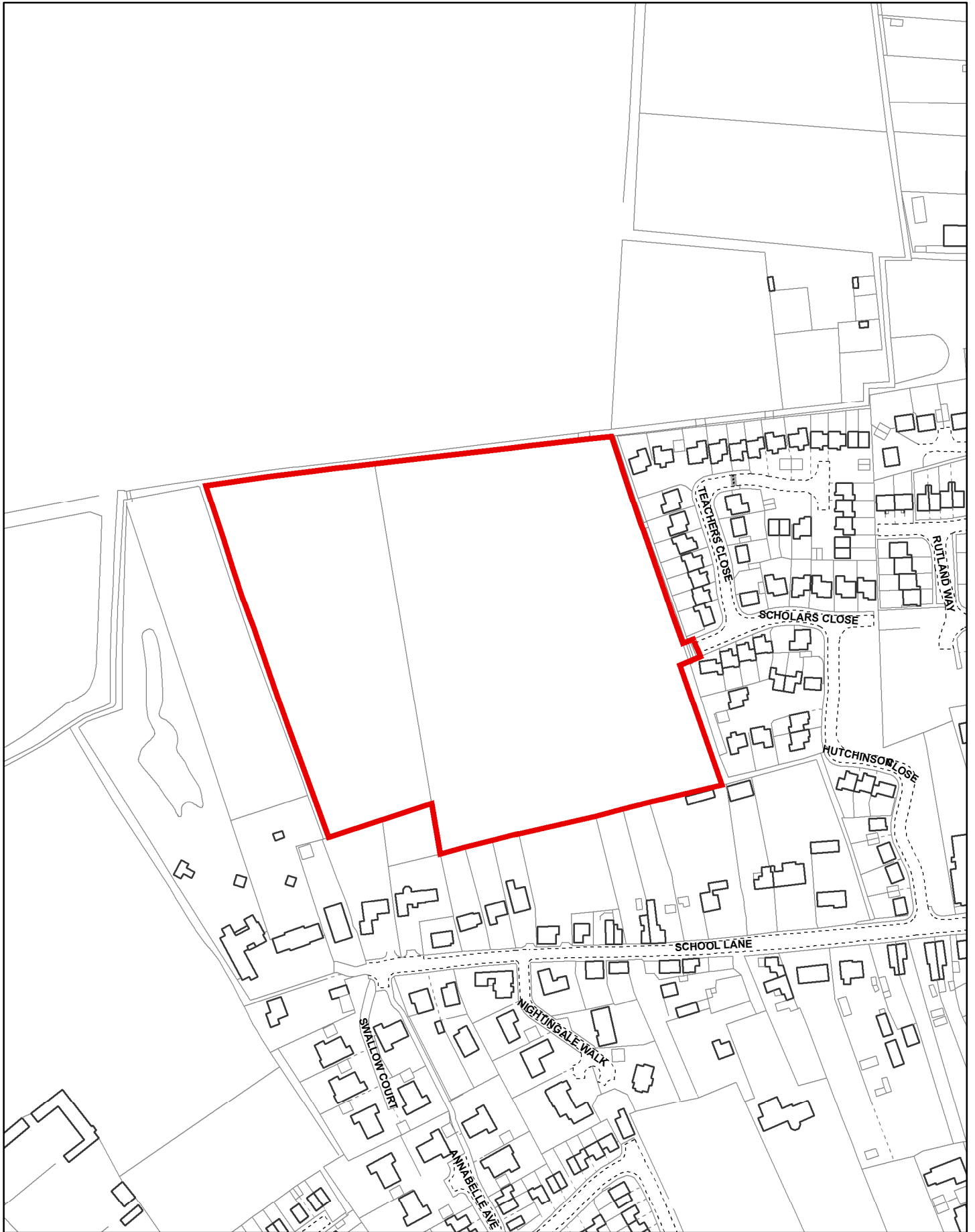
	<p>commences on the site, and the work executed in accordance with the approved scheme.</p> <p>Reason - To safeguard the visual amenities of the area and in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
3.	<p>Prior to commencement of the development hereby approved a full method statement regarding the protection of the off-site tree roots during the construction and landscaping phase of the development shall be submitted to and approved in writing by the Local Planning Authority . The approved works shall be carried out in accordance with the agreed details and thereafter retained.</p> <p>Reason - To ensure adequate protection of the trees in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
4.	<p>Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> <li>a) hard surfacing, other hard landscape features and materials</li> <li>b) existing trees, hedges or other soft features to be retained</li> <li>c) planting plans, including specifications of species, sizes, planting centres number and percentage mix</li> <li>d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife</li> <li>e) details of siting and timing of all construction activities to avoid harm to all nature conservation features</li> <li>f) location of service runs</li> </ul> <p>Reason -The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted and in accordance with Policy LP16 of the Local Plan.</p>
5.	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing</p>

	<p>by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development</p>
6.	<p>No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 annual probability (plus a 40% allowance for climate change) critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed</p> <p>Reason - To prevent the increased risk of flooding, both on and off site.</p>
7.	<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>
8.	<p>Prior to the first occupation of the development, the proposed on-site parking and turning areas shall be laid out, levelled, surfaced, demarcated and drained in accordance with the approved drawings and thereafter retained in perpetuity for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / maneuvering area, in the interests of highway safety.</p>
9.	<p>All private vehicle accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to commencement of development.</p> <p>Reason - In the interests of highway safety.</p>
10.	<p>Prior to commencement of the development, a detailed engineering scheme detailing the access layout from Scholars Close shall be submitted to and approved in writing by the LPA. Details submitted shall include levels, forms of construction and surface water drainage. The approved scheme shall be constructed in strict accordance with the approved plans and completed prior to first occupation of the development.</p>

	<p>Reason - In the interests of highway safety and to ensure satisfactory access into the site.</p>
11.	<p>No development shall take place including any works of demolition until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:</p> <ul style="list-style-type: none"> <li>- Parking of vehicle of site operatives and visitors</li> <li>- routes for construction traffic</li> <li>- hours of operation</li> <li>- method of prevention of mud being carried onto highway</li> <li>- pedestrian and cyclist protection</li> <li>- any proposed temporary traffic restrictions and proposals for associated safety</li> <li>- Signage</li> </ul> <p>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).</p>
12.	<p>Prior to the commencement of development, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure adequate safety and security on site and in accordance with Policies LP16 and LP17 of the Fenland Local Plan (Adopted May 2014).</p>
13.	<p>The development hereby approved shall be carried out in accordance with the recommendations contained within the Phase 1 Ecology and Protected Species Survey Report by Conservation Constructions dated September 2015. 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>
14.	<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</p>

	Policy LP19 of the Fenland Local Plan 2014.
15.	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment.</p>
16.	<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>
17	<p>No development shall commence on site until such time as details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
18.	Approved plans

Case Officer	Team Leader
Date:	Date:



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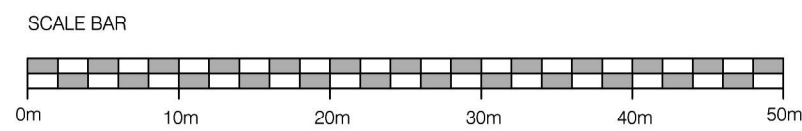
F/YR16/0372/F

Scale = 1:2,500



  
Fenland  
CAMBRIDGESHIRE  
Fenland District Council





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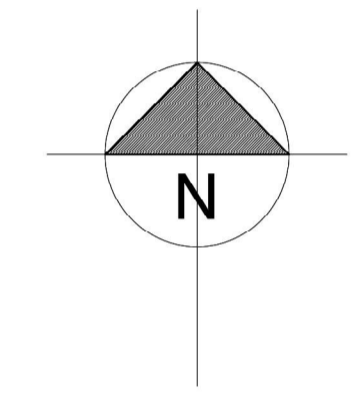


**Private Accommodation Schedule**

HT Code	Accommodation	QTY	Sq.ft.	Total Sq.ft.
800	2 Bedroom Bungalow	8	800	6400
900	2 Bedroom Bungalow	3	900	2700
901	3 Bedroom Bungalow	7	901	6307
942	3 Bedroom semi-detached house	2	942	1884
1025	3 Bedroom detached house	3	1025	3075
1200	4 Bedroom detached house	5	1200	6000
1375	4 Bedroom detached house	9	1375	12375
1420	4 Bedroom detached house	8	1420	11360
1582	4 Bedroom detached house	8	1582	12656
1700	4 Bedroom detached house	4	1700	6800
		<b>57</b>	<b>Total</b>	<b>69,557</b>

**Gross Site Area:** 3.6Ha  
**POS:** 0.67Ha

Dwellings outlined with a blue line are Bungalows



revision

client  
**Matthew Homes**

project  
School Lane, Manea  
Cambs

title  
Site Layout

**john finch partnership**  
chartered architects & town planning consultants

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