

F/YR17/0875/O

**Applicant: Mr E Barnes**

**Agent : Mr Chris Walford  
Peter Humphrey Associates Ltd**

**Land East Of 11 - 21, Park Road, Manea, Cambridgeshire**

**Erection of up to 15 dwellings (outline application with matters committed in respect of access only)**

**Reason for Committee** Recommendation is contrary to the view of Manea Parish Council and the proposal is contrary to policy failing to provide any contributions as required by Policy LP13 of the Fenland Local Plan.

---

## **1 EXECUTIVE SUMMARY**

This outline application is for up to 15 dwellings on land on the south-eastern edge of Manea. Previous permission was refused for failure to overcome drainage, biodiversity and infrastructure concerns.

Updated ecological survey data was submitted which is now acceptable. It is also understood that the applicant has demonstrated that surface water drainage can be dealt with satisfactorily.

The applicant has also submitted a viability assessment that indicates that to develop the site with affordable housing and other contributions would be unviable. Therefore in order to bring this development forward no affordable housing or other contribution is sought.

The proposal has been assessed against the NPPF and is considered to constitute sustainable development. It has overcome the previous three reasons for refusal and is considered to Accord with relevant policies of the Fenland Local Plan and is recommended for Approval.

## **2 SITE DESCRIPTION**

- 2.1 The 1.2 hectare site is located on land east of 11-21 Park Road, Manea. The site is currently unmanaged grassland with a field access point from Park Road. The site adjoins the playing field and main play park to the south with residential properties adjoining from the north, west and north-east. The site falls within Flood Zone 1. There is a sewage pumping station, owned by Anglian water, just to the north of the site.

## **3 PROPOSAL**

- 3.1 This application seeks outline planning permission for the erection of 15 dwellings with all matters except for access committed at this stage on an area of land of 1.2 hectares.

The application is accompanied by an indicative site plan which shows an arrangement of dwellings served by the existing access onto Park Road which would be improved as part of the application proposal. The indicative plan shows two footpath links, one from Parkview Lane and the other to the playing field.

3.2 The application is accompanied by the following documents:

- Design & Access Statement
- Ecological Report (dated June 2017)
- Flood Risk and Surface Water Drainage Strategy Sept 2017
- Reports for 2 Public Consultation Meetings

## 4 SITE PLANNING HISTORY

F/YR16/0515/O	Erection of 15 dwellings (Outline application with matters committed in respect of access only) Land East Of 11 - 21 Park Road Manea Cambridgeshire	Refused	15/09/2016
F/YR10/0909/NO	Non-material amendment - Installation of solar panels to east and south elevations relating to planning permission F/YR04/3920/F (Erection of 7 x 4-bed houses with integral garages) Plot 6 Land South East Of 9 - 15 High Street Manea Cambridg	Approved	06/01/2011
F/YR10/3076/CO	Details reserved by Condition 09 of planning permission F/YR04/3920/F - Plot 6 (Erection of 7 x 4-bed houses with integral garages) Plot 6 Land South East Of 9 - 15 High Street Manea Cambridg	Approved	24/08/2010
F/YR04/3920/F	Erection of 7 x 4-bed houses with integral garages Land South East Of 9 - 15 High Street, Manea, Cambs 9 - 15 H	Granted	14/02/2005
F/YR04/3043/O	Residential Development Land South East Of, 9 - 15 High Street, Manea, March, Cambri	Granted	17/05/2004
F/93/0294/O	Residential Development (0.4 ha.) Land East Of Park Road Manea March Cambridgeshire	Refused	23/08/1993
F/0277/86/O	Residential development Park Road Manea Opposite Nos.24-30 Park Road Manea Opposite Nos.24-30	Granted	15/05/1986

## 5 CONSULTATIONS

### PCC Section 106 Officers

- 5.1 Received up to date evidence of New Build comparable sales which we have reviewed and accepted as being an accurate estimation of the anticipated gross development value. The Land Value was in accordance with FDC Benchmark Land Value. We received a breakdown for the External Works and Services which are reasonable. Design and Professional Fees, Contingency, Interest assumptions are all within an acceptable range. The viability submission clearly demonstrates the proposal is not viable.
- 5.2 The proposal is ultimately not viable because the developer is not going to proceed with the scheme unless there is a reasonable incentive to do so. The applicant submitted 3 HCA DAT appraisals: All of which are unviable. The advice is therefore that the development is unviable and no affordable housing or infrastructure contributions can be required.

**CCC (Lead Local Flood Authority):**

- 5.3 Reviewed the submitted documents and can confirm it has no objection in principle subject to conditions. The applicant has demonstrated that surface water can be dealt with on site by using permeable paving and a swale, restricting surface water discharge to QBAR into the an adjacent watercourse. The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. Infiltration testing in line with BRE365 should be undertaken to inform the detailed design and if infiltration is found feasible then the strategy should be adapted to allow for infiltration. This is in line with the drainage hierarchy.

**CCC (Local Highways Authority)**

- 5.4 The footway connections along Park Road need to continue along the frontage at 2.0/1.8m. The north footway on the submitted plan appears to have a pinch point. The plan should include annotations for kerb radii i.e. the 6m minimum kerb access radii.

**CCC Infrastructure**

- 5.5 No objections, s106 contributions should be sought for (£155.04) towards Libraries and lifelong learning. No request is made for education.

**FDC Scientific Officer (Land Contamination)**

- 5.6 No objection. 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

**PCC Ecology**

- 5.7 The Ecology Officer accepts the applicant's Ecological report with the additional survey data. The ecologist therefore has no objection subject to suitable planning conditions attached.

**Natural England**

- 5.8 Natural England has no objection.

**Cambridgeshire Police**

- 5.9 This appears to be an acceptable layout and this office would be happy to discuss Secured by Design and measures to mitigate against crime and the fear of crime with the applicant.

**FDC Housing Strategy Officer**

- 5.10 The Housing Officers seeks the appropriate affordable housing provision either on or off site.

**FDC Transport Development Manager**

- 5.11 Has no comments.

**5.12 Manea Parish Council**

The Parish Council objected to the previous application. The Parish has been contacted further and its comments are still awaited.

**Anglian Water Services Ltd**

- 5.13 The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

### **Objectors**

- 5.14 2 letters of objection have been received referring to the following:
- A resident disagrees with the surface water drainage strategy submitted by the applicant, and if the development results in surface water draining into the ditch alongside the objectors property he would seek advice about taken action against the LPA.
  - The village has exceeded its threshold,
  - previous planning request for this site was refused due to "unsuitable infrastructure, as nothing has changes this application should also be refused.
  - Highway access is poor and this will result in increased traffic.

### **Representations**

- 5.15 A letter from a resident of Willow Drive in Manea referred to the following:
- The applicant should ensure 'accessibility for all' to the Guy Memorial playing field and Manea Pit local public amenities are not impeded by the proposal (DDA compliance).
  - The developer should consider a 'shared surface street'. or a 'Home Zone'.- Home Zones (including Mews and Courtyards) are intended for residents use only, not for public transport, or as a through route for other forms of traffic. The streets are designed to limit the speed and volume of traffic, emphasising other users, such as cyclists and pedestrians. This creates a safer and more pleasant environment for movement and social interaction. They are about promoting quality of life and neighbourliness. Pedestrian movements are not segregated, the emphasis is on pedestrians.
  - Also, the impact of the access onto Park Road resulting in an increase in traffic on that road should mean that the implementation of a section 278 agreement should be considered to contribute to a possible future round-about at the junction of Park Road and High Street. This junction is becoming more dangerous as the village population grows and this will slow traffic through the village down considerably; alternatively the S278 could contribute to dedicated cycle lanes which will make the main through routes narrower, also slowing traffic down, would enhancing our village.

## **6 STATUTORY DUTY**

- 6.1 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**

### **7.1 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.

Paragraph 173: 173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Paragraphs 203-206: Planning conditions and obligations.

### **7.2 National Planning Practice Guidance (NPPG)**

Flood Risk and Coastal Change

Flood Zone and Flood Risk Tables

Viability- In making decisions, the local planning authority will need to understand the impact of obligations on the proposal. Where an applicant is able to demonstrate to the satisfaction of the local planning authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations. This is particularly relevant for affordable housing contributions which are often the largest single item sought on housing developments. These contributions should not be sought without regard to individual scheme viability. The financial viability of the individual scheme should be carefully considered in line with the principles in this guidance. Assessing viability should lead to an understanding of the scale of planning obligations which are appropriate. However, the National Planning Policy Framework is clear that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission should not be granted for unacceptable development.

### **7.3 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 (25% affordable provision).  
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

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)  
Developer Contributions SPD (February 2015)  
Cambridgeshire Flood and Water SPD

## **8 KEY ISSUES**

- **Principle of Development**
- **Five Year Housing Land Supply**
- **Character and Amenity**
- **Risk of flooding and drainage**
- **Ecological Impact**
- **Highway Safety**
- **Infrastructure, affordable housing and viability**
- **Open Space**
- **Other Matters**
- **Sustainability**
- **Planning Balance**

## **9 BACKGROUND**

- 9.1 The previous application was refused for the following reasons:
1. The failure to utilise sustainable drainage systems in accordance with Policy LP14.
  2. The failure to undertake necessary habitat surveys for protected species.
  3. The failure to provide the necessary legal agreement on infrastructure provision contrary to LP5 and LP13.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Policy LP3 considers this site to be within a Growth Village where small village extension may be appropriate. Policy LP12 also includes criteria for development in rural areas and villages. It is considered to accord with criteria a – k. Therefore when assessed against up-to date policies of the adopted Local Plan the proposal is acceptable in principle.

### **Five Year Housing Land Supply**

- 10.2 Under the NPPF, Local Planning Authorities are required to have and to be able to demonstrate a five year supply of housing. The Council's five year land supply was recently tested on appeal in relation to a proposal for 6 dwellings on land south west of Syringa House, Upwell Road, Christchurch (reference No. F/YR16/0399/O). The Inspector in upholding this appeal and granting planning

permission concluded, on the basis of the evidence presented to him, that the Council is currently unable to robustly demonstrate a five year land supply (the supply available is approximately 4.93 years).

- 10.3 The Inspector concluded that applications must be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing. Paragraph 14 states that for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. In considering which policies are 'relevant policies' for the supply of housing, regard needs to be had to the outcome of the decision in *Richborough Estates Partnership LLP v Cheshire East Council and Suffolk Coastal DC v Hopkins Homes Limited (2017)* which was considered in the Supreme Court.
- 10.4 In summary this decision concluded that only those local plan policies relating to housing distribution and numbers are out of date and all other local plan policies remain relevant.
- 10.5 Whilst initially in response to this appeal decision the LPA took the view that Policies LP3, LP4 and LP12 were policies that influenced the supply of housing and as such were rendered out of date this view has been revisited given the outcome of an appeal decision which comes after the *Syringa House* decision. This most recent decision in respect of 2 no dwellings at land north-east of Golden View, North Brink, Wisbech (reference No. F/YR16/1014/F) clearly highlights that whilst LP3 and LP12 may have an effect on the supply of housing they are primarily concerned with directing most forms of development, including housing, to the most sustainable locations and limited development in the countryside for its protection and on this basis neither is a policy for the supply of housing. Based on the above, there are no relevant policies which influence the supply of housing in this case

### **Character and Amenity**

- 10.6 Policy's LP12 and LP16 (d) considers the impact of development on the character of the area. In this instance due to the site respecting the hedgerow boundary of the park, and the development achieving an appropriate edge of built settlement, and the nature of the existing site, the harm to the character of this part of Manea is considered negligible. Whilst the application does not seek to determine layout or scale, it is considered that it demonstrates that up to 15 dwellings could be accommodated providing it addresses juxtapositions between new and existing houses respecting immediate neighbouring amenity of existing and proposed occupiers. The final detail would be assessed at the stage of submission of reserved matters. Therefore it is considered capable of complying with policy LP16(e).

### **Risk of flooding and drainage**

- 10.7 The site is within Flood Zone 1 an area at the least risk of flooding. The proposal is therefore considered to pass the sequential test. The applicant's surface water drainage has been assessed by the Lead Local Flood Authority (the responsible Drainage Authority being Cambridgeshire County Council) to be acceptable subject to conditions. The conditions are attached. Therefore having been advised

by the LLFA this application is considered to accord with Policy LP14 overcoming a previous reason for refusal.

### **Ecological Impact.**

10.8 The applicant has submitted appropriate survey data and the PCC Ecologist considers there to be no net loss to biodiversity and does not object. The habitat relating to the protected species (pond to the rear of 10 Parkview Lane situated 10 metres north outside of the application site) is to be retained. However, the ecologist requires a number of planning conditions. Where these relate to development matters they are attached, such as schemes to provide bat and bird boxes. However where matters relate to site clearance, which in itself does not constitute development, such conditions are not reasonable or enforceable and therefore are worded as informatives. If harm to protected species is carried out by the developer undertaking operations outside the control of the Town and Country Planning Acts, the developer should consider compliance with the Wildlife and Countryside Act 1981. The proposal is considered to accord with policies LP16(b) and LP19 and overcomes the previous reason for refusal.

### **Highway Safety**

10.9 CCC Highways does not object. The previous scheme was not refused on highway grounds. It makes a number of comments regarding the submission of reserved matters which are attached. Comments from resident regarding home zones are noted but that is a matter for the reserved matters stage. The proposal is considered to accord with policy LP15.

### **Infrastructure, affordable housing and viability.**

10.10 Policy LP5 requires a development of 15 houses to deliver 25% affordable dwellings (or the off-site equivalent). Policy LP13 requires development to provide appropriate infrastructure. The previous application was refused for failing to deliver necessary infrastructure. The applicant's original submission was not considered acceptable by officers. An updated scheme which increased property values was received producing a more robust assessment. However the PCC Section 106 Officer confirms that the evidence provided accords with appropriate advice in terms of build costs, land values and property market values, and it demonstrates that the site is not viable, even with seeking only 17.5% profit with no affordable housing or other contributions. Therefore given the advice within the NPPG regarding viability, it is considered that no affordable housing or other contributions can be sought and the previous reason for refusal regarding provision of infrastructure is overcome. This application has only generated infrastructure request for a minor library contribution. Open space and recreation contributions for a site of this relatively small scale is limited and as an area of open space is provided (and safeguarded by planning condition) part of this requirement is provided on site. Therefore in this instance whilst the applicant has successfully argued that no contributions can be provided due to the development being unviable, the resultant harm to infrastructure delivery is minimal.

### **Open Space**

10.11 Policy LP16 (g) requires the provision of public open space in accordance with Appendix B of the Local Plan. There are requirements for children's play and amenity greenspace amongst other things which could be provided on or off site. However the applicant has argued that these cannot be provided off site due to



viability. Nevertheless the indicative plan indicates an area of green space located near to the existing pumping station on the scheme presumably that was utilised to provide the viability data. Therefore the applicant has included this element within the viability argument. Therefore to partly accord with the requirements of LP16(g) an appropriate area of publicly accessible open space can be required without impacting upon the applicant's viability argument. Therefore an appropriate condition regarding provision and maintenance is attached.

## **Other Matters**

10.12 Policy LP12 also provides thresholds for villages. Development in Manea has exceeded its threshold (which was 123) and is now over 220 committed or built since 2011. The applicant has submitted a Community Involvement exercise in which 60 people attended 2 meetings which resulted in 23 letters of support (69.6% of those received) and 10 letters of objection (30.3%).

10.13 A recent appeal decision 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. The previous application was not refused on this ground and in this instance only two letters of objection have been received and currently no opposition from the Parish Council has been received. Therefore the fact that the development of Manea far exceeds the threshold, it is not by itself considered to demonstrate significant harm.

## **Sustainability**

10.14 For the sake of completeness the scheme has also been assessed against Paragraph 7 of the NPPF. Paragraph 7 states:

*There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role*** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

- ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

- ***an environmental role*** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

10.15 In respect of this proposal the development of this site will further the sustainability objectives as follows:

### ***Economic***

The proposal will result in some minor economic benefit during construction. The site has some access to employment opportunities and may support/increase use of local businesses. Overall the development has a minor economic benefit.

### ***Social***

Manea is considered to be a growth village with services and facilities serving its rural hinterland. Therefore the site has reasonably good access to services and facilities. The proposal provides additional 15 dwellings considered to be a reasonable benefit to the Council's 5 year land supply. However the failure to provide affordable housing or necessary infrastructure is a negative impact. Therefore on balance the proposal has a limited benefit.

### ***Environmental***

The development results in the loss of a small section of open countryside sandwiched between the built edge of Manea and the adjacent park. Due to the self-contained nature of the site abutting the park, it is seen as a natural edge to the settlement. Therefore in terms of impact to the character of the area the loss of this land is considered only a minor negative environmental impact. The site is in flood zone one which is a reasonable positive element. The removal of ecological and surface water drainage concerns is a positive environmental benefit and it is considered a development of up to 15 dwellings could be accommodated in a format that does not unreasonably impact upon immediate neighbours. The proposal is considered to have good environmental credentials.

### **Planning Balance**

10.16 The proposal is on balance considered to result in positive social and environmental elements which outweigh any minor negative aspects. The site is well located for accessing services and facilities and overall represents sustainable development

## **11 CONCLUSIONS**

11.1 The proposal is considered to accord with existing policies LP3 and LP12. As the Council cannot demonstrate a 5 year land supply the proposal has also been assessed against the NPPF and the proposal is considered to constitute sustainable development. The proposal is also considered to overcome the previous reasons for refusal and accord with other relevant policies. There is not considered to be any significant and demonstrable reasons on which to refuse the application.

## **12 RECOMMENDATION**

**Grant** subject to the following conditions:

- 1 Approval of the details of:
  - i. the layout of the site
  - ii. the scale of the building(s);
  - iii. the external appearance of the building(s);
  - iv. the landscaping(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason - To enable the Local Planning Authority to control the details of the

development hereby permitted.

- 2 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.

Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

- 3 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.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- the statement of significance and research objectives;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan (adopted 2014).

- 5 No development shall commence until infiltration testing has been undertaken in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority, in conjunction with the Lead Local Flood Authority. The scheme shall be based upon the principles within the agreed surface water drainage strategy prepared by MTC Engineering (ref: 1955-FRA & DS) dated September 2017 and where infiltration proves viable the final strategy shall also include updated:
- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
  - b) Full results of the proposed drainage system modelling in the abovereferenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
  - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
  - d) Full details of the proposed attenuation and flow control measures
  - e) Site investigation and test results to confirm infiltration rates;
  - f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without

increasing flood risk to occupants;

g) Full details of the maintenance/adoption of the surface water drainage system;

h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory method of surface water drainage, and to ensure that there is no flood risk on or off site resulting from the proposed development

6. The submission of reserved matters shall include the following details:
- a, All external lighting proposals to be baffled downwards pointed away from site boundary features,
  - b, Details of intergral bat and bird boxes to be provided within the development on all properties near to habitat corridors in accordance with details in the Applicant's Ecology Report.
  - c, Details of measures to enhance the environment for habitat appropriate for hedgehogs including gaps in boundary fences.
  - d, Landscaping measures to enhance habitat for birds, bats, great crested newts and bats in accordance with section 8.3 of the Applicant's Ecology Report.

The development shall be carried out in accordance with the approved details.

Reason: In the interest of biodiversity enhancement and mitigation of the impact of development in accordance with Policy LP19 of the Fenland Local Plan adopted 2014.

- 7 The detailed layout submitted as part of the reserved matters under condition 1 shall include details of the footpath links to Parkview Lane and to the playing field. The details shall include maintenance details. No occupation of more than 10 dwellings shall occur until the footpath links have been provided. The development shall be carried out in accordance with the approved details.

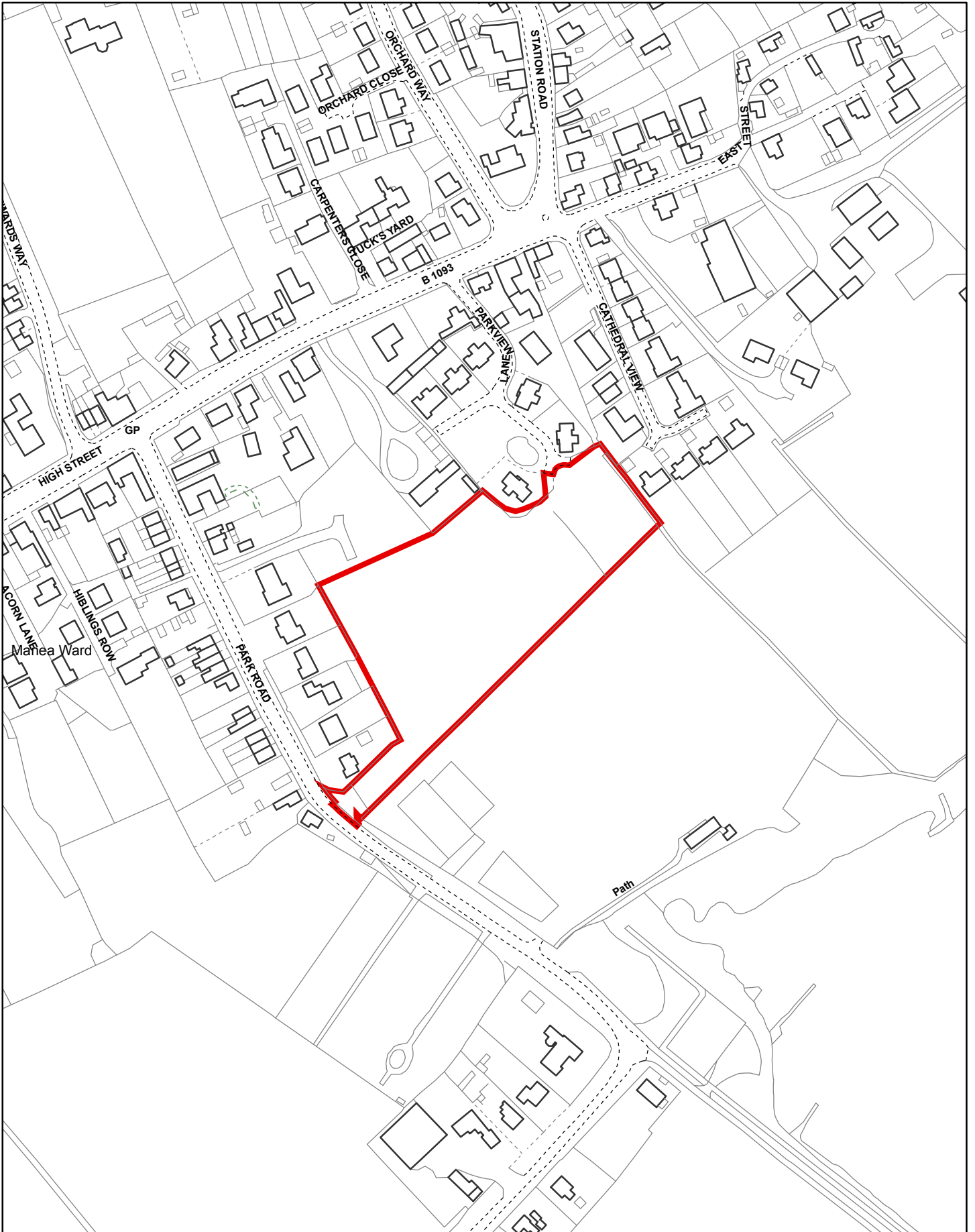
Reason: In the interest of provision of pedestrian links and good permeability and to deliver a satisfactory development and in accordance with Policy LP15 of the Fenland Local Plan adopted May 2014.

- 8 The detailed layout submitted as part of the reserved matters under condition 1 shall include details of an area of open space (a minimum of 750m<sup>2</sup> in area). The details shall include landscaping details and details of how this land shall be maintained thereafter. No occupation of more than 10 dwellings shall occur until the open space has been provided. The development shall be carried out and maintained thereafter in accordance with the approved details.

Reason: In the interest of provision of open space and to deliver a satisfactory development and in accordance with Policy LP16(g) of the Fenland Local Plan adopted May 2014.

9. The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reason - For the avoidance of doubt and in the interest of proper planning.



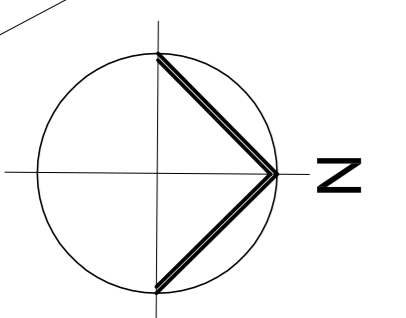
Created on: 19/09/2017

© Crown Copyright and database  
rights 2017 Ordnance Survey 10023778

**F/YR17/0875/O**

Scale = 1:2,500





Pavilion

PC

1E

**Peter Humphrey Associates Ltd.**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
Proposed Residential Development  
Land to Rear of 11-21 Park Road  
Manea  
Nr. March  
Cambridgeshire  
PE15 0LL

ARCHITECTURAL DESIGN AND BUILDING  
TELEPHONE 01945 445 986  
FAX 01945 466 433  
E-MAIL: info@peterhumphrey.co.uk  
30 DOCKWATER WAREHOUSING CAMBS PE13 1NB  
Building  
Cambridgeshire  
Category Number 20 830

DATE: Feb 2015 SCALE: As shown JOB No. 5068/01H

DRAWING TITLE: Proposed Site Plan  
CLIENT: Mr Barnes

DO NOT SCALE FROM THIS DRAWING  
COPYRIGHT RESERVES BY PETER HUMPHREY ASSOCIATES