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**F/YR25/0405/VOC**

**Applicant: Mr M Stone**

**Agent: Mr R Papworth  
Morton & Hall Consulting Ltd**

**Land North Of 96A To 100, Westfield Road, Manea, Cambridgeshire**

**Variation of condition 22 (list of approved drawings) of planning permission F/YR22/1156/O (Erect up to 26 x dwellings, involving the formation of a new access (outline application with matters committed in respect of access)) to alter access road**

**Officer recommendation: Grant**

**Reason for Committee: Parish Council comments contrary to officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1. This application seeks to vary condition 22 (approved drawings) of planning permission F/YR22/1156/O, which permitted the erection of up to 26 dwellings, involving the formation of a new access. Reserved Matters approval (F/YR24/0635/RM) agreed the detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1156/O to erect 24 x 2-storey dwellings (4 x 2-bed, 6 x 3-bed and 14 x 4-bed). The application seeks to regularise the approved drawings to better reflect the position of the existing access on the ground.
- 1.2. No objections have been received from the Highway Authority, Environmental Services or FDC Arboricultural Consultant on the basis of concerns raised regarding highway safety, manoeuvrability or the impact to a significant tree to be retained on site.
- 1.3. The Parish Council concerns with respect to the application appear unfounded when considered against the evidence and the relevant policies of the Fenland Local Plan 2014. Accordingly, refusal of the scheme on the basis of the issues raised within the comments received is unjustified in this case and thus, the application is recommended for approval.

## **2 SITE DESCRIPTION**

- 2.1. This is an irregular shaped site measuring approximately 1.52 hectares and is situated to the northern side of Westfield Road, Manea, which is the main entrance road into the village when approaching from the southwest. The site lies very close to the outer edge of the village where the pattern of development is largely linear residential in nature with small pockets of backland development to the immediate rear of the built frontages. Notably 9 dwellings have previously been approved at the part of the site closest to

Westfield Road (see history below). Some of these dwellings are completed with other/s under construction. Access is gained off Westfield Road.

- 2.2. The proposed site boundary fans out beyond the area of approved development into the open countryside to the rear where the land is bordered to the east by the extensive depth of garden to the rear of 94 Westfield Road and to the southwest in part by the rear boundaries to other residential gardens and also open land. There are commercial storage buildings to the southwest alongside which access can be gained to a public footpath which runs in a northeast direction to the rear of the proposed site, following the route of Darcey Lode Drain. Beyond this to the west are open agricultural fields. The larger part of the site to the rear of the frontage comprises a green field bordered by trees and hedgerows. The trees to the rear eastern boundary on the border with No. 94 (and within the garden of No. 94) are mature and noteworthy for their size and appearance. Trees to the front of the site (within the approved development area) are protected by Tree Preservation Order 5/2001. The northwest corner of the site falls within Flood Zone 3 which is at highest risk of flooding. The remainder of the site is within Flood Zone 1 which is land at lowest risk of flooding. There is an underground high voltage electric cable which runs diagonally across the site from southwest to northeast.

### 3 PROPOSAL

- 3.1. The proposal seeks alteration to Condition 22 of F/YR22/1156/O to enable alteration of the proposed access road position to align with the existing access where it meets Westfield Road and limit the need to reconstruct part of it. Some additional works, such as setting kerbs and laying the finished surface will be required to enable adoption. The application seeks to regularise the approved drawings to better reflect the position of the existing access on the ground.

### 4 SITE PLANNING HISTORY

F/YR24/0635/RM	Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1156/O to erect 24 x 2-storey dwellings (4 x 2-bed, 6 x 3-bed and 14 x 4-bed)	Approved 06.03.2025
F/YR24/0707/O	Erect up to 4 x dwellings (outline application with matters committed in respect of access and scale) 94 Westfield Road Manea	Refused 06.03.2025
F/YR22/1156/O	Erect up to 26 x dwellings, involving the formation of a new access (outline application with matters committed in respect of access)	Granted 23.02.2024
F/YR22/0084/O	Erect up to 26 x dwellings (outline application with all matters reserved)	Refused 05.07.2022
F/YR21/1435/VOC	Variation of condition 8 (list of approved plans) relating to planning permission F/YR18/1074/F - change of garage design Site Of Former 96 Westfield Road, Manea	Granted 25.01.2022

F/YR18/1074/F	Erection of a 3-storey 5/6-bed dwelling and detached double garage Former 96 Westfield Road, Manea	Granted 07.02.2019
F/YR07/1204/F	Erection of 8 x 2 and a half-storey detached houses comprising; 2 x 5/6-bed with attached single garage, 1 x 5/6-bed with detached double garage, 2 x 5/6-bed with integral single garage, 1 x 4/5-bed with detached single garage and 2 x 4/5-bed with attached garage Former 96 Westfield Road, Manea	Granted 03.01.2008
F/YR07/0120/RM	Erection of 8 detached houses comprising; 2 x 4-bed with detached double garage, 1 x 4/5-bed with integral garage, 2 x 4-bed with integral garage, 1 x 4-bed with attached car port and 2 x 4-bed with attached garages with associated landscaping 96 Westfield Road, Manea	Refused 29.03.2007
F/YR04/3133/O	Erection of 4 dwellings 96 Westfield Road, Manea	Granted 11.05.2004
F/YR03/1359/O	Erection of 8 dwellings 96 Westfield Road, Manea	Granted 05.02.2004
F/YR02/1165/O 02/00503/02AP	Erection of 8 no. dwellings 96 Westfield Road, Manea	Refused 27.11.2002 Appeal Dismissed 08.08.2003
F/YR01/0647/O	Erection of 4 dwellings 96 Westfield Road, Manea	Granted 24.08.2001

## 5 CONSULTATIONS

### 5.1. Manea Parish Council

#### **OBJECT:**

*The kink in the access road will cause congestion particularly when HGVs enter the site, could cause restricted access for emergency services.*

*Visibility splays inadequate.*

*Lack of parking space for plot 2.*

*Damage to existing tree roots*

### 5.2. Cambridgeshire County Council Highways Authority

#### Recommendation

*On behalf of the Local Highway Authority, I consider the variation of Condition 22 (list of approved drawings) of planning permission F/YR22/1156/O to be acceptable.*

#### Comments

*The applicant has demonstrated that the proposed access road can accommodate vehicle movements by a vehicle which meets FDC's refuse collection specifications.*

*It is noted that if the applicant's intention is for the road to be put forward for adoption, it must be constructed to CCC's adoptable standards for width of carriageway and footways.*

*It is also requested that the conditions previously sought by the Local Highway Authority are reimposed with regard to this application.*

5.3. **FDC Environmental Services**

*I've reviewed the revised Refuse Tracking document & all looks fine*

*I'm assuming we have received the indemnity as we will be expected to go onto shared/private roads*

5.4. **Arboricultural Officer (FDC)**

*The tree report provides suitable protection measures to be in place to implement the scheme. I have no objections.*

5.5. **Local Residents/Interested Parties**

The LPA received 7 letters in support of the scheme, from residents of Manea including addresses at The Conifers, Cox Way, High Street, Station Road, and Westfield Road. One letter of objection was received from Cathedral View, Manea and a representation was received from a resident of Smart Close, Manea. The details of the comments received are summarised below;

Supporting Comments	Officer Response
Will cause more disruption to reconstruct the access as there is already a well-constructed access in use by a number of residents	Matters relating to residential amenity were considered during approval of F/YR22/1156/O. Notwithstanding, this is noted.
Would aid in protecting the oak tree	Matters of tree protection were considered during approval of F/YR22/1156/O. Notwithstanding, the current application includes an Arboricultural Method Statement discussed in more detail below.

Objecting Comments	Officer Response
Too many houses, not enough parking, flooding concerns, traffic concerns	These matters were considered during approval of F/YR22/1156/O and impacts mitigated through conditions and S106 agreement.

Comments	Officer Response
Query as to the construction of the completed road	The application includes proposals for the road to be adopted by the Highways Authority. Accordingly, the road will need to meet the appropriate standard of construction.
Query to ensure road is completed before occupation of the dwellings	Conditions within both F/YR22/1156/O and the subsequent F/YR24/0635/RM require the road to be constructed to accord with approved plans to at least binder course level prior to occupation of the dwellings.

## **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) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

## **7 POLICY FRAMEWORK**

### **7.1. National Planning Policy Framework (NPPF) 2024**

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

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

Chapter 15 – Conserving and enhancing the natural environment

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

Determining a Planning Application

### **7.3. National Design Guide 2021**

### **7.4. 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

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network

LP16 – Delivering and Protecting High Quality Environments

LP17 – Community Safety

LP19 – The Natural Environment

### **7.5. Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

### **7.6. Delivering and Protecting High Quality Environments in Fenland SPD 2014**

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

DM4 – Waste and Recycling Facilities

### **7.7. Developer Contributions SPD 2015**

### **7.8. Cambridgeshire Flood and Water SPD 2016**

## 7.9. **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP7: Design

LP8: Amenity Provision

LP11: Community Safety

LP12: Meeting Housing Needs

LP20: Accessibility and Transport

LP21: Public Rights of Way

LP22: Parking Provision

LP24: Natural Environment

LP25: Biodiversity Net Gain

LP32: Flood and Water Management

## 8 **KEY ISSUES**

- **The acceptability of the changes proposed to:**
  - **Highway Safety**
  - **Residential Amenity**
  - **Trees**
- **The conditions subject to which planning permission was granted**
- **Parish Council Objection**
- **Biodiversity Net Gain**

## 9 **ASSESSMENT**

- 9.1. Section 73 of the Town and Country Planning Act 1990 states that for applications under this section, *“the local planning authority shall consider only the questions of the conditions subject to which planning permission should be granted”*, hence the below assessment considers the impact of the proposal with regard to the conditions relating to planning permission F/YR22/1156/O only.

### **The acceptability of the changes proposed to:**

#### Highway Safety

- 9.2. The application seeks to amend the approved plans to reflect the as built access to the development, known as Smart Close. Smart Close, currently approximately 80m long, stretches from Westfield Road to the furthest existing dwelling at No.8 Smart Close. The scheme seeks to utilise Smart Close as the access for the wider development, and this application specifically seeks to correct the approved plans to more closely match the line and position of Smart Close as previously constructed.
- 9.3. The outline application approved drawings depict a relatively straight access, whereas in reality, Smart Close follows a more meandering path. It should

be noted that Smart Close is already in use following such a path, already serving a number of dwellings.

- 9.4. Both the Highways Authority and FDC Environmental Services reviewed the submitted plans, and initially queried matters of visibility and manoeuvrability. Additional supporting information was submitted by the applicant in response, including appropriate visibility splay drawing and a refuse tracking plan. This supplementary information was reviewed by both consultees, and no objections were put forth, subject to the reimposition of earlier conditions originally imposed on the outline application relating to the geometry and construction of the access, along with a refuse collection strategy. These original conditions have not yet been discharged and accordingly remain relevant in this case.
- 9.5. Notwithstanding, there are no concerns relating to highway safety on the basis of the proposed change. Accordingly, it is considered that the revised plans are acceptable in the context of the originally approved scheme.

#### Residential Amenity

- 9.6. The existing dwelling nearest the access is No.2 Smart Close. In relation to this dwelling, the original outline approval depicted the access to be positioned approximately 4m from the dwelling (taken from the back edge of the footpath). The access as constructed is, in reality, much closer to the dwelling at No.2, as is reflected in the revised drawings submitted with the current application; these depict the access to be positioned approximately 1.6m from the dwelling (as measured from the same point) as constructed.
- 9.7. The current access currently serves four dwellings, however this application (for the erection of up to 26 dwellings) will see the access utilised to serve a maximum of 30 dwellings. Accordingly, there will be additional impacts from the intensification of use of the access from additional traffic from the wider development. The passage of traffic through the access to the site will result in some noise and disturbance to the nearest frontage dwelling on Smart Close (No.2) but it is not considered that this would be significantly greater than the impacts arising from the previously approved arrangement.
- 9.8. Notwithstanding, to reiterate, this application does not seek to rebuild or reposition the access from the as built position nor does not seek to further intensify the use of the access from the earlier approved scheme, it is merely seeking to regularise the as built position of the access on the submitted drawings.
- 9.9. Therefore, whilst it is acknowledged that the development as a whole will result in increased traffic movements, there are no additional impacts to residential amenity that will occur as a result of the proposed application when compared with the context of the originally approved scheme.
- 9.10. Smart Close has been constructed to functionally serve the existing properties and is intended to be improved with some additional works, including setting kerbs and laying of a finished surface ready for adoption, to facilitate access to the wider development. It is acknowledged that these works may result in disruption to access and/or result in limited amenity

impacts from noise whilst these additional works are carried out. However, given that these impacts will be temporary, it is considered that these impacts do not preclude permission being granted. Nevertheless, these works would have occurred with respect to the original approved scheme and thus do not offer sufficient grounds for refusal of the current application.

- 9.11. Nonetheless, the Outline consent includes a condition relating to a Construction Management Plan (CMP) to be submitted and approved in writing by the LPA, in consultation with the Environmental Health team which is yet to be discharged and thus should be reimposed. The approved CMP will ensure impacts from dust, noise, and vibration are limited to safeguard as far as practicable the residential amenity of neighbours during the period of construction.
- 9.12. Furthermore, it should be noted that any grant of planning consent does not indemnify against statutory nuisance action being taken under the Environmental Protection Act 1990 in the event that the Environmental Health Team receive substantiated environmental health complaints with respect to this development.
- 9.13. Given the above, it is considered that the revised plans are acceptable in the context of the originally approved scheme.

#### Trees

- 9.14. It is noted that concern was raised regarding the protection and preservation of the existing oak tree adjacent to the site and concerns that work to the access would damage the existing tree.
- 9.15. The proposal does not intend to move the existing access from its current position but instead seeks to regularise the approved drawings to better reflect the line of the as constructed access that will be utilised to serve the wider development. Accordingly, there will be limited impacts to the tree as works will be confined to the position of the existing access.
- 9.16. The current application includes an Arboricultural Method Statement (AMS) that has been reviewed by the FDC Arboricultural Consultant who concludes that the AMS provides sufficient information regarding tree protection at the site to ensure suitable protection during implementation of the scheme. As such, the tree protection condition as imposed on F/YR22/1156/O can be amended to a compliance condition.
- 9.17. In addition, the Outline consent includes a condition requiring a Construction Environmental Management Plan (biodiversity) to be submitted and approved in writing, which remains relevant and should be reimposed. In addition to the AMS, this condition seeks to biodiversity (including the existing tree(s)) are safeguarded and adequately protected during the period of construction.
- 9.18. Accordingly, it is considered that the revised plans are acceptable in the context of the originally approved scheme.



**The conditions subject to which planning permission was granted**

- 9.19. The below table outlines each condition imposed on F/YR22/1156/O, and whether these should be amended, removed or varied with respect to the current scheme, with reference to the above:

No.	Condition summary	Amendment required?
1	Reserved Matters to be considered	This condition remains relevant to the current scheme and should be retained in full.
2	Expiry for RM	This condition remains relevant to the current scheme but should be varied to reflect an expiry from the date of the original outline decision so as not to extend the life of the permission – i.e. Reserved Matters should be submitted before 23 <sup>rd</sup> February 2027.
3	Quantum	This condition remains relevant to the current scheme and should be retained.
4	Construction Management Plan	This condition remains relevant to the current scheme and should be retained.
5	Construction Environment Management Plan (Biodiversity)	This condition remains relevant to the current scheme and should be retained.
6	Tree Protection	Amend to compliance with submitted AMS.
7	Open Space Provision (with Reserved Matters)	This condition remains relevant to the current scheme and should be retained in full.
8	Biodiversity Enhancements	This condition remains relevant to the current scheme and should be retained in full.
9	Street Maintenance	This condition remains relevant to the current scheme and should be retained.
10	Binder Course	This condition remains relevant to the current scheme and should be retained; N.B it is noted the decision notice for F/YR22/1156/O includes two conditions combined into one relating to the binder course and provision of on-site parking and turning (an administrative error), these should be separated into two for the avoidance of doubt.
11	Levels	This condition remains relevant to the current scheme and should be retained.
12	External Lighting Scheme	This condition remains relevant to the current scheme and should be retained.
13	Fire Hydrants	This condition remains relevant to the current scheme and should be retained.
14	Unsuspected Contamination	This condition remains relevant to the current scheme and should be retained.
15	Refuse Collection Strategy	This condition remains relevant to the current scheme and should be retained.
16	Archaeology	This condition remains relevant to the current scheme and should be retained.

17	Foul Water Drainage Scheme	This condition remains relevant to the current scheme and should be retained.
18	Surface Water Drainage Scheme	This condition remains relevant to the current scheme and should be retained.
19	Surface Water management during construction	This condition remains relevant to the current scheme and should be retained.
20	Drainage Verification	This condition remains relevant to the current scheme and should be retained.
21	Gates	This condition remains relevant to the current scheme and should be retained.
22	Approved Plans	Amend plan references to reflect the current application.

### **Parish Council Objection**

- 9.20. This application is before Members owing to the Parish Council objection contrary to officer recommendation.
- 9.21. The Parish Council concerns regarding inadequate visibility splays have been addressed, as discussed above. The parking arrangements for Plot 2 are not due to be amended from the existing situation as the existing road geometry is not due to be amended. No concerns regarding the access geometry have been raised by the Highways Authority or Environmental Services.
- 9.22. Matters relating to tree protection of the Oak tree are considered above.
- 9.23. Accordingly, on the basis of the above assessment it is considered that the Parish Council comments have been adequately addressed and residual concerns can be mitigated by conditions and thus refusal of the scheme of the basis of these concerns would be unreasonable.

### **Biodiversity Net Gain (BNG)**

- 9.24. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then offsetting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.25. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the outline application was submitted prior to the requirement for statutory net gain coming into force.

## **10 CONCLUSIONS**

- 10.1. The proposal is acceptable in terms of the changes proposed as it represents no notable issues in terms of visual amenity, residential amenity,

biodiversity or highway safety and is therefore considered acceptable. Thus, a favourable recommendation is forthcoming, subject to amended conditions as above.

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## RECOMMENDATION

**Grant**, subject to the following conditions;

1	<p><b>RM Details</b> Approval of the details of:</p> <ul style="list-style-type: none"> <li>(i) the layout of the site;</li> <li>(ii) the scale of the buildings;</li> <li>(iii) the external appearance of the buildings;</li> <li>(iv) the landscaping</li> </ul> <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 to control the details of the development hereby permitted and to ensure the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.</p>
2	<p><b>Start Date</b> Application for approval of the Reserved Matters shall be made to the Local Planning Authority before 23<sup>rd</sup> February 2027.</p> <p>The development to which this permission relates shall be begun no later than the expiration of two years from the final approval of the reserved matters.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town &amp; Country Planning Act 1990.</p>
3	<p><b>Quantum</b> The development shall not exceed 26 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
4	<p><b>CMP</b> Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall contain as a minimum: -</p> <ul style="list-style-type: none"> <li>- Hours of Site working and deliveries</li> <li>- Parking provision for site workers</li> <li>- Layout of site compound and materials store</li> <li>- Dust management measures</li> <li>- Measures to minimise mud from being taken onto the highway from the site</li> <li>- Name and contact details for on-site person responsible for</li> </ul>

	<p>compliance with this CMP (including an out of hours contact)</p> <ul style="list-style-type: none"> <li>- Details of temporary fencing during construction</li> <li>- Measures to prevent avoidable noise nuisance to neighbours e.g. no radios or amplified music</li> </ul> <p>The approved CMP shall be implemented in full throughout the construction period.</p> <p>Reason: In the interest of neighbour amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
5	<p><b>CEMP Biodiversity</b></p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>a) Summary of potentially damaging activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure that the development aligns with the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan 2014.</p>
6	<p><b>Tree Protection</b></p> <p>The tree protection measures as detailed within the approved Arboricultural Method Statement (OMC Arboriculture, Ref: 2295ams/CJO/2804, Dated 28 April 2025) shall be put in place prior to:</p> <ul style="list-style-type: none"> <li>- any site clearance;</li> <li>- any materials being brought onto site; and/or</li> <li>- any development commencing;</li> </ul> <p>and shall remain fully in place until the development is completed.</p>

	<p>Where development is completed in relation to a particular tree i.e. no further development will take place in the vicinity of the tree then that particular tree protection measure may be removed.</p> <p>Reason: In the interests of the visual appearance of the development and protection of retained trees/existing biodiversity in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
7	<p><b>Open Space Provision</b></p> <p>The detailed layout required by condition 1 shall include the provision of a minimum of 0.3ha of open space including details of landscaping, future management and maintenance.</p> <p>Reason: In the interests of the amenity of the future occupants and to accord with policy LP13 of the Fenland Local Plan (2014) and the requirements of Appendix B-Open Space Standards.</p>
8	<p><b>Bat &amp; Bird Boxes</b></p> <p>The development hereby permitted shall not be occupied until at least 4 bird boxes and 4 bat boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for Birds and Bat Conservation Trust, evidence of the inclusion of these boxes should be provided to the Local Planning Authority before the occupation of the 26th dwelling.</p> <p>Reason - In the interests of protecting and enhancing biodiversity in and around the site in accordance with policy LP16(b) and LP19 of the Fenland Local Plan, 2014.</p>
9	<p><b>Management of Streets</b></p> <p>Prior to the first occupation of any dwelling which forms part of this development 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 in consultation with the Highway 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 unto Section 38 of the Highways Act 198 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>
10	<p><b>Binder Course</b></p> <p>Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road.</p> <p>Reason: To ensure satisfactory development of the site and a</p>

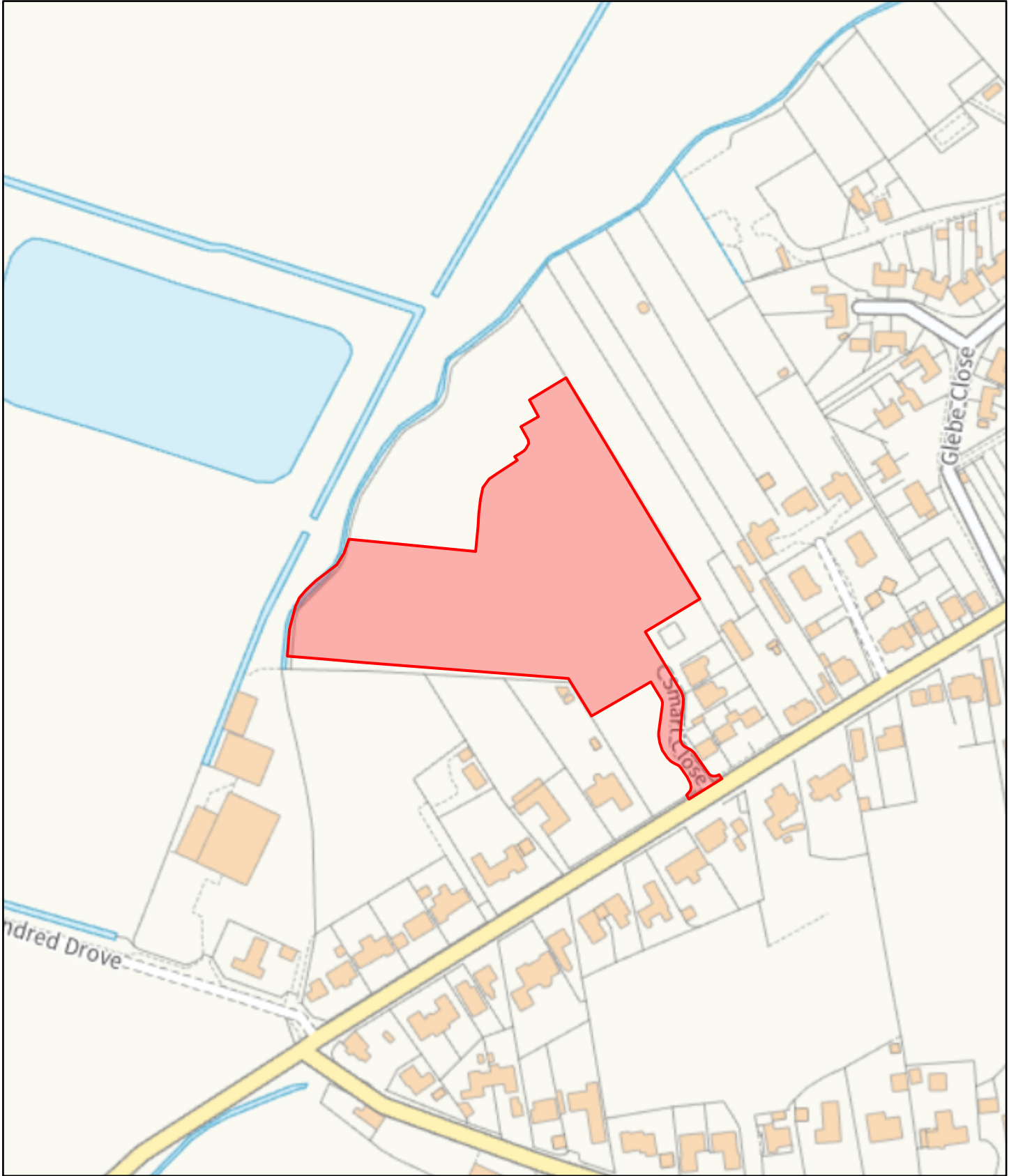
	satisfactory standard of highway design and construction in accordance with Policy LP15 of the Fenland Local Plan 2014.
11	<p><b>On-site Parking</b></p> <p>Prior to the first occupation of individual dwellings their associated on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
12	<p><b>Levels</b></p> <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 in accordance with Policy LP16 (d and e) of the Fenland Local Plan (adopted May 2014).</p>
13	<p><b>External Lighting</b></p> <p>Prior to the commencement of development above slab level, 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 that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
14	<p><b>Fire Hydrants</b></p> <p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply and access arrangements for the fire and rescue service shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be; implemented, made available for use and the Local Planning Authority notified in writing of its completion, all prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers in accordance with Policy LP2 and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
15	<p><b>Unsuspected Contamination</b></p> <p>In the event contamination not identified previously is encountered during development, development should stop until such time the level</p>

	<p>of risk from the discovered contamination has been robustly assessed and the ground subsequently remediated before development recommences with a report being submitted to the LPA outlining the contamination discovered and a remediation strategy that sets out how the discovered contamination will be dealt with.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework and Policy LP16 of the Fenland Local Plan 2014.</p>
16	<p><b>Refuse Collection Strategy</b></p> <p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.</p>
17	<p><b>Archaeology</b></p> <p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 under the provisions of the agreed WSI, which shall include:</p> <ul style="list-style-type: none"> <li>a) the statement of significance and research objectives;</li> <li>b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</li> <li>c) The timetable for the field investigation as part of the development programme;</li> <li>d) The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material and digital archives.</li> </ul> <p>Reason: To safeguard archaeological assets in accordance with national policies contained in the National Planning Policy Framework.</p>
18	<p><b>Foul Water</b></p> <p>Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate to the public network, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding to accord with Policy LP14 of the Fenland Local Plan 2014.</p>

19	<p><b>Surface Water</b></p> <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Sustainable Drainage Strategy prepared by MTC Engineering (ref: 2689 - FRA &amp; DS - Rev B) dated November 2022 and shall also include:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) Full results of the proposed drainage system modelling in the above-referenced 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;</li> <li>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</li> <li>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</li> <li>e) Site Investigation and test results to confirm infiltration rates;</li> <li>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;</li> <li>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non statutory technical standards for sustainable drainage systems;</li> <li>h) Full details of the maintenance/adoption of the surface water drainage system;</li> <li>i) Permissions to connect to a receiving watercourse or sewer;</li> <li>j) Measures taken to prevent pollution of the receiving groundwater and/or surface water</li> </ul> <p>Reason: To reduce flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development to accord with Policy LP14 of the Fenland Local Plan 2014.</p>
20	<p><b>SW During Construction</b></p> <p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been</p>

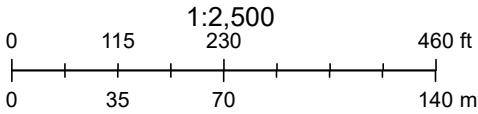


	<p>submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties to accord with Policy LP14 of the Fenland Local Plan 2014.</p>
21	<p><b>Drainage Verification</b></p> <p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development to accord with Policy LP14 of the Fenland Local Plan 2014.</p>
22	<p><b>No Gates</b></p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access road hereby approved.</p> <p>Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
23	<p><b>Approved Plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents.</p>



5/29/2025, 1:08:26 PM

 Fenland District Boundary



Fenland District Council





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Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

LEGEND

- CONCRETE SLABS (NON SLIP)
- PERMEABLE BLOCK PAVING (NON SLIP)
- GRASS
- WASTE BINS

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Fenland District Council Building Design Awards Winner  
Building Excellence in Fenland

CLIENT	
Mr M Stone	
PROJECT	
96A–100 Westfield Road Manea Cambridgeshire PE15 0LS	
TITLE	
Proposed Site Plan with Indicative Layout	
DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE Sept 2022	DRAWING NUMBER H8549/01b
SCALE As Shown	