
MANEA

Inset proposals Map No. 15

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Manea. It must be read in conjunction with the general policies set out in part One of the Local Plan which apply throughout the District.

2. LOCATION

- 2.1. Manea is situated 8 miles to the south east of March on the B1093. British Rails main line between Norwich and Birmingham, runs to the north of the village. To the south east of the village is the Ouse Washes Site of Special Scientific Interest (SSSI) and the Ouse Washes Nature Reserve at Welches Dam.

3. HISTORY

- 3.1. The rural community, is famous as the site chosen by Charles I in the 17th Century to build "Charlemont".

4. POPULATION

- 4.1. The population of Manea has shown a gradual increase, rising from 1160 in 1981, to 1170 in 1986 to 1210 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 475 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 28 housing completions in Manea.

5. SERVICES AND FACILITIES**Shops and Associated Services**

- 5.1. Manea has a good range of shopping and ancillary services with 4 food shops, a restaurant, a church, a garage, a post office, three public houses and a railway station.

School

- 5.2. The Manea C. P. School has a capacity of 120, (permanent accommodation for 90 pupils and temporary accommodation for a further 30 in mobile classrooms). The role currently stands at 92 (January 1990).

Public Open Space

- 5.3. There is an adequate provision of Public Open Space in the village. However, the Parish Council wish to promote further recreational developments with open space located closer to the centre of the village.

Public Utilities

- 5.4. Drainage is a major issue in Manea. The sewage system is split into three areas, each of which is either currently overloaded or just topping capacity. Anglian Water has a scheme of improvements in its Capital Programme to resolve these problems, currently programmed to be completed in July 1994. There are no surface water sewers available, therefore provision for surface water disposal must be made before development can be permitted.

Other

- 5.5. The village's infrequent bus service is offset somewhat by the train service to March and Ely, although the station lies some way to the north of the main part of the village.

6. KEY FEATURES

- 6.1. From the old centre of the village development has progressed in a linear form north and west. However, recent developments and permissions are beginning to consolidate around the village centre. The playing field and area of Natural History Interest south of the playing field on Park Road form an effective stop to development.

7. DEVELOPMENT STRATEGY**Constraints**

- 7.1. The drainage system is at capacity and any further development needs to make provision for upgrading the system. If the drainage problems can be overcome the village has a good service base.
- 7.2. The village's form gives rise to a number of sites which could be developed without compromising the character and appearance of the village. However, there is a large number of planning permissions within the village which are not being developed.

Commitments (1. 7. 90)**Housing**

- 7.3. The village currently has planning permission for a further 299 additional dwellings. The principal sites are:

	Hectares	(Acres)
West of RutlandWay	2.2	(5.4)
High Street/School Lane	3.0	(7.4)
Off School Lane	0.8	(2.0)
51-53 School Lane	0.6	(1.5)
East Street	0.8	(2.0)
North of Westfield Road	0.56	(1.4)
South West of Fire Station , Westfield Rd	0.83	(2.1)
South of Westfield Road	0.75	(1.8)

Employment

- 7.4. There is currently planning permission for B1, B2 and B8 uses on 6.0ha (14.9 acres) of land west of Station Road. Development on this site will be regulated by Section 106 Agreement to be developed in three phases, each phase to be substantially completed before development commences on subsequent phases.

Policy

- 7.5. It is proposed that Manea be designated a Limited Rural Growth Settlement (Policy H6) by virtue of the range of facilities and services and the village's potential for growth.

8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District as a whole. This section sets out specific proposals for Manea.

Housing Allocations

MAN/H1 IT IS PROPOSED TO MAKE PROVISION FOR 360 DWELLINGS IN MANEA IN ACCORDANCE WITH POLICY H7. ALMOST ALL THE SITES HAVE PLANNING PERMISSION; THE ONLY NEW ALLOCATION IS A SITE OF 2.2 HECTARES NORTH OF HIGH STREET FOR WHICH A DEVELOPMENT BRIEF WILL BE PREPARED SO AS TO PHASE DEVELOPMENT OVER AS LONG A PERIOD AS POSSIBLE, HAVING REGARD TO THE PROBLEMS OF SEWAGE DISPOSAL.

- 8.2. It is recognised that the housing provision for the village is in excess of the guidance in the approved Structure Plan for Limited Growth Settlements. This has arisen principally from planning permissions granted in the 1980s which are still operative. They are shown on the Inset Map as allocations, along with the only new site which is so located at the heart of the village and enclosed by existing development that having regard to all the circumstances it would be unreasonable to exclude. A development brief as envisaged in Policy IMP3 would be required for this site so as to include, inter alia, the phasing of release of land so as not to exacerbate the problems of sewage disposal until improvement works are carried out at the sewage disposal works. The application of a legal agreement to that phasing will be sought.

Development Area Boundary

- 8.3. The proposed Development Area Boundary for Manea is shown on the attached Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3). Development within the defined Development Area Boundary will comply with all other policies of the Plan.

Environment

- 8.4. Areas within the Development Area Boundary, such as open spaces, wooded areas and gap sites which form an important part of the character of the village, will be protected under Policy E2.

