

F/YR14/0838/O

**Applicant: Primetower Properties Ltd Agent : Mr D Henry
Savills (UK) Ltd**

Land North Of, 28 - 30 High Street, Manea, Cambridgeshire

Erection of 32no dwellings (max) (outline with access committed)

Reason for Committee: The Development Manager has reported this application to the Planning Committee as there is some conflict with Local Plan Policy LP12

1 EXECUTIVE SUMMARY

This application seeks outline planning permission (with access committed) for 32 dwellings (maximum) on land north of 28-30 High Street, Manea.

The development has been the subject of pre-application consultation within the village which has not demonstrated public support. The Parish Council do though support the development.

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

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

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

The site has an area of approximately 0.86 hectares is currently undeveloped area of grassland located centrally within the village of Manea. The site adjoins existing residential development fronting High Street, Edwards Way, Nightingale Walk and School Lane with access onto Edwards Way. The site is within the built up area of the village and lies within Flood Zone 1.

3 PROPOSAL

This application seeks outline planning permission (with access committed) for the erection of 32 dwellings (maximum). An indicative layout plan has been submitted with the application which shows an indicative dwelling mix of 2, 3, 4 and 5-bed dwellings together with driveways for parking.

The application is accompanied by the following documents:

- Planning Statement
- Transport Technical Note
- An Archaeological Evaluation
- Ecological Risk Appraisal
- Tree Survey and Constraints Plan

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

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=NDYENTHE01U00>

4 SITE PLANNING HISTORY

F/93/0202/F	Erection of 24 dwellings (comprising 1 x 2-bed detached bungalow 6 x 2-bed detached houses 12 x 2-bed semi-detached houses 2 x 3-bed detached houses & 3 x 4-bed detached houses)	Refused 12/10/1994
F/92/0071/F	Erection of 15 houses comprising of 2 x 2-bed detached 3 x 3-bed detached and 10 x 2-bed semi-detached	Dismissed by Sec of State 17/09/1992

5 CONSULTATIONS

Manea Parish Council: Application supported. However, although the application is outline in nature the Parish Council would like to see included within the development a significant number of properties being smaller, affordable, family homes (possibly including a number of properties available on a shared-ownership basis).

CCC (Lead Local Flood Authority): No objection subject to planning conditions to secure a surface water drainage scheme and the details of the maintenance arrangement for the drainage system. Since our objection letter dated 12 January 2017 we have received additional information from the applicant to address our concerns.

1. The applicant has confirmed that the watercourse shown on OS mapping and the topographical survey has no outfall and therefore does not discharge anywhere. This is why the applicant has used the next level down of the drainage hierarchy and proposes to discharge to the public surface water sewer. The LLFA is satisfied with this.

2. The applicant has now provided the greenfield runoff rates for the site and the LLFA is satisfied with the calculation of these rates.

3. The applicant has confirmed that the lower of the two provided discharge rates should be used. This confirms that the proposed discharge rate will be lower than the respective greenfield runoff rates thus providing betterment for the site.

Designing Out Crime Officer: No objection. Suggest an external lighting scheme which can be secured by planning condition.

Local Highway Authority: No objection. A footway should be provided along the eastern side of Edwards Way. The internal layout will be reviewed at reserved matters stage. The visibility splays at 2.4m by 60m is more than acceptable. A street lighting scheme will also be required.

FDC Housing Strategy: No objection. Policy LP5 requires 25% affordable housing subject to viability. Therefore for this application it would be expected that 8 affordable homes on site would be required.

FDC Tree Officer: No objection in principle but would require that further investigation of the internal condition of tree T016 is carried out as recommended by the Arboricultural Consultant as it is a prominent specimen that we would want to retain. We would require the provision of adequate landscaping (tree planting) around the perimeter for screening to and from the development. The use of smaller growing decorative trees should be considered within the site.

FDC Environmental Health: No objection. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided ground contamination does not appear to be an issue. Construction noise should be considered in a construction management plan due to the proximity of the site to existing dwellings.

FDC Transport Manager: Requests S106 Rail Strategy contribution of £22,856.96 to go towards a new waiting shelter at the Manea train station and also new signage and information package.

FDC Parks and Open Spaces Manager: No objection.

PCC Ecologist: Pleased to note that the application is accompanied by an Ecological Appraisal Report and Updated Ecology Statement. Satisfied with the reports assessment of impacts on protected species.

Satisfied that there are no bat roosting features present within the application site however bats are likely to use the site for foraging and commuting purposes. The eastern boundary hedgerow has been identified as being of a potentially important bat commuting feature. Therefore important that this hedgerow is retained as a mature hedgerow feature. Should this hedgerow be proposed to be removed or heavily trimmed, request that a bat activity survey is carried out to confirm whether it represents an important bat habitat feature and any mitigation measures proposed as appropriate. Recommend the provision of bat roosting features to be incorporated into new dwellings and for all external lighting to be baffled downwards away from the eastern site boundary.

Request a condition requiring an Ecological Clerk of Works is appointed to oversee site clearance works and check for the presence of reptiles, amphibians or hedgehogs and should any animals be found to move them to a place of safety.

Site clearance works should be carried out in accordance with the details set out in the updated ecology report.

The proposal involves the removal of scrub and other vegetation which is likely to support nesting birds during the nesting season (1st March to 31st August). Therefore recommend a condition requiring the avoidance of such site clearance works during this period. Where this is not possible a suitably qualified ecologist shall first carry out a site survey to establish whether the works will affect nesting birds. Recommend that a range of bird nest boxes are installed. Details to be secured via a condition.

Suitable habitat is present within the site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006. A condition is therefore recommended that all construction trenches are covered overnight or a means of escape provided for any mammals which may have become trapped.

Subject to recommendations being fully incorporated into the approved scheme the development will result in no net loss to biodiversity.

Middle Level Commissioners: Oppose the application.

Environment Agency: The proposal falls within the scope of Flood Risk Standing Advice and therefore the Agency should have been consulted on this application.

Cambridgeshire Fire & Rescue: Adequate provision should be made for fire hydrants which may be secured by planning condition.

CCC Education Authority: The County Council requirements for this development are as follows: pre-school contribution: £59,616, primary school contribution £155,771 and libraries & lifelong learning contribution £314.65. Following the viability appraisal CCC agree to the proposed 50/50 share of the £175,000 offered by the applicant and will require the whole £87,500 to go towards the primary education contribution.

CCC Historic Environment Team: An archaeological evaluation was conducted in this area in December 2010. From the results gathered we have no objections or requirements for this development.

FDC S106 Officers: Further to the viability appraisal that has been undertaken the sum of £175,000 has been accepted as a full settlement of S106 requirements on account of economic viability issues.

Local Residents/Interested Parties: 10 representations of objection from properties on Edwards Way, School Lane and Williams Way have been received, summarised as follows:

- Increase traffic along Edwards Way which already serves a number of properties and other roads (Williams Way and Georgina Close) – an alternative access should be considered;
- Already have constant construction traffic along Edwards Way in order to build houses in Williams Way;
- Manea has no facilities to support new population;
- Loss of wildlife that currently lives at the site;

- Loss of remaining area central to the village.

2 other representations from properties on School Lane have been received, summarised as follows:

- The hedge along the eastern boundary of the site is owned by No.33 School Lane and therefore any work that is to be undertaken on this hedge needs permission from the owner;
- Drains where some of the surface water run-off from the proposed development will go are owned by someone else.

6 STATUTORY DUTY

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

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)

8 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**
- **Planning Obligations**
- **Biodiversity**
- **Health and wellbeing**
- **Economic Growth**
- **Other matters**

9 ASSESSMENT

Principle of Development

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.

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. The site is considered to be fully within the existing urban area of the village – it is surrounded by housing development and represents a logical windfall site for new housing. It is not identified as being an important gap within the village.

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.

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, 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.

The applicants have undertaken public consultation in order to gain the views of local residents in respect of the proposed scheme. According to the submitted details an exhibition was held on 16 and 18 March 2017 – where a total of 77 residents attended. Of those who attended only 19 people provided feedback via the questionnaires provided. The level of the community consultation exercise is considered to be thorough and proportionate.

Of the 19 responses 12 were objections, 3 were neutral and 4 supported the scheme. The applicants suggest that 12 objections is not significant given that over 1,000 households were written to. This suggestion is not reflected in Policy LP12 as that requires support to be demonstrated by the applicant.

There is therefore, on the face of it, conflict with Local Plan Policy LP12 in this regard. There is though other policy support for the principle of developing this site as set out above.

Design and Impact on the Character and Appearance of the area

The design of the proposal is not committed at this stage. The scheme relates more to Edwards Way (where the vehicular access is to be taken from) rather than School Lane or High Street. The design would be capable of being in character with the area.

Access and Highway Safety

The proposal involves a single point of vehicular access from the centre of the application site. The Local Highway Authority (LHA) does not object to the vehicular access position and do not consider that any severe impacts would result from its operation. It is noted that some local residents object to the additional traffic flows on Edwards Way but in light of the LHA views it is not considered reasonable to resist the development on this basis. Appropriate car parking provision would be capable of being provided on the site; this can be secured within the reserved matters layout. The proposal is therefore compliant with Local Plan Policy LP15.

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.

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 subject to appropriate conditions. Accordingly the proposal complies with Policy LP14 in this regard.

Residential Amenity

Whilst the design and layout of the proposal is not committed for formal determination as part of this outline planning application the scheme is supported by an indicative layout which provides an indication as to how 32 dwellings could be accommodated at this site.

The site is bounded on all sides by existing residential uses. Subject to an appropriate reserved matters submission (with single storey heights where appropriate) the location and scale of the proposed dwellings also need not create any adverse impacts in terms of overlooking, overshadowing or overbearing impacts.

The proposal is also capable of providing an appropriate level of private amenity space for the potential occupiers of each of the proposed dwellings.

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

Planning Obligations

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

- i) 25% affordable housing (8 dwellings)
- ii) education contributions (pre-school and primary)
- iii) libraries and lifelong learning contribution
- iv) public open space (off site contributions)
- v) rail contributions

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 primary education (£87,500), off-site affordable housing (£45,723.04), rail (£22,856.96) and off-site open space (£18,920) may be sought from the development.

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.

Biodiversity

An Ecology Appraisal (January 2011) has been submitted with this application which comprises a desk based review and a Phase 1 Habitat Survey. An updated Ecological Report (May 2017) has been submitted.

The reports identify that the eastern boundary hedgerow is a potentially important feature for foraging and commuting bats and it should therefore be retained. The submission demonstrates that the proposed dwellings can be accommodated on site without compromising the hedgerow. A condition for its retention is therefore considered necessary and reasonable. Further necessary conditions relating to bats include roosting features to be incorporated into the new dwellings and external lighting to be baffled downwards. It is considered that the lighting direction can be incorporated into the lighting condition requested by the Designing Out Crime Officer.

Although there is a low probability of reptiles and amphibians being present within the site, the ecology report recommends that a programme of observation and investigation (watching brief) is carried out during the site clearance. This is supported by the Council's Ecologist and conditions relating to an Ecological Clerk of Works to check for the presence of reptiles, amphibians or hedgehogs as well as clearance works to be carried out in accordance with the Updated Ecological Statement (May 2017) are required accordingly.

The proposal involves the removal of vegetation which is likely to support nesting birds. A condition requiring the avoidance of such works during the nesting season is accordingly required. In order to further support the presence of nesting birds within the site, a condition requiring the details and installation of a range of bird nest boxes is also required.

The site has suitable habitat to support hedgehogs, therefore caution should be had to avoid them being trapped. A condition is required to ensure that construction trenches are covered overnight and that impenetrable barriers are avoided to allow gaps and means of escape for hedgehogs and other small mammals.

The conclusion drawn from the Council's Ecologist is that, subject to a range of appropriate planning conditions, the development can be carried out without significant adverse effect on the ecology and biodiversity within the site. The application therefore complies with policy LP19 of the Fenland Local Plan.

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 development 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. A S106 agreement will be secured as part of the proposal as set out above.

Economic Growth

The proposal will boost the supply of housing as sought by Government through the NPPF. The development would generate some temporary employment opportunities during construction.

Other Matters

Fire hydrants- Cambridgeshire Fire and Rescue Service require the provision of fire hydrants be secured through an appropriately worded planning condition. This can be captured through other legislation and as such a condition is not considered necessary.

10 CONCLUSIONS

With regard to the principle of the development there is policy support in that LP3 allows new development within the existing urban area of the village. Manea though has surpassed the amount of planned development and so Policy LP12 requires the demonstration of local support. In this case a local exhibition has failed to demonstrate local support. There has also been some objection to the proposal from local residents. The Parish Council do though support the proposal.

Given that the site is within the existing urban area of Manea and that it is surrounded by existing housing it is perhaps somewhat inevitable that objections have been received.

Taking a reasonable view it is considered that, in this case, the conflict with LP12 is outweighed by Policy LP3 and the other benefits which arise from this proposal

such as the: the location of the site within Flood Zone 1 and the economic and social benefits.

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

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

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

Overall the proposal is considered to be acceptable subject to the imposition of planning conditions (set out below) and the completion of 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**

Conditions

1	<p>Approval of the details of:</p> <ol style="list-style-type: none">i. the layout of the site;ii. the scale of the building(s);iii. the external appearance of the building(s);iv. the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
---	--

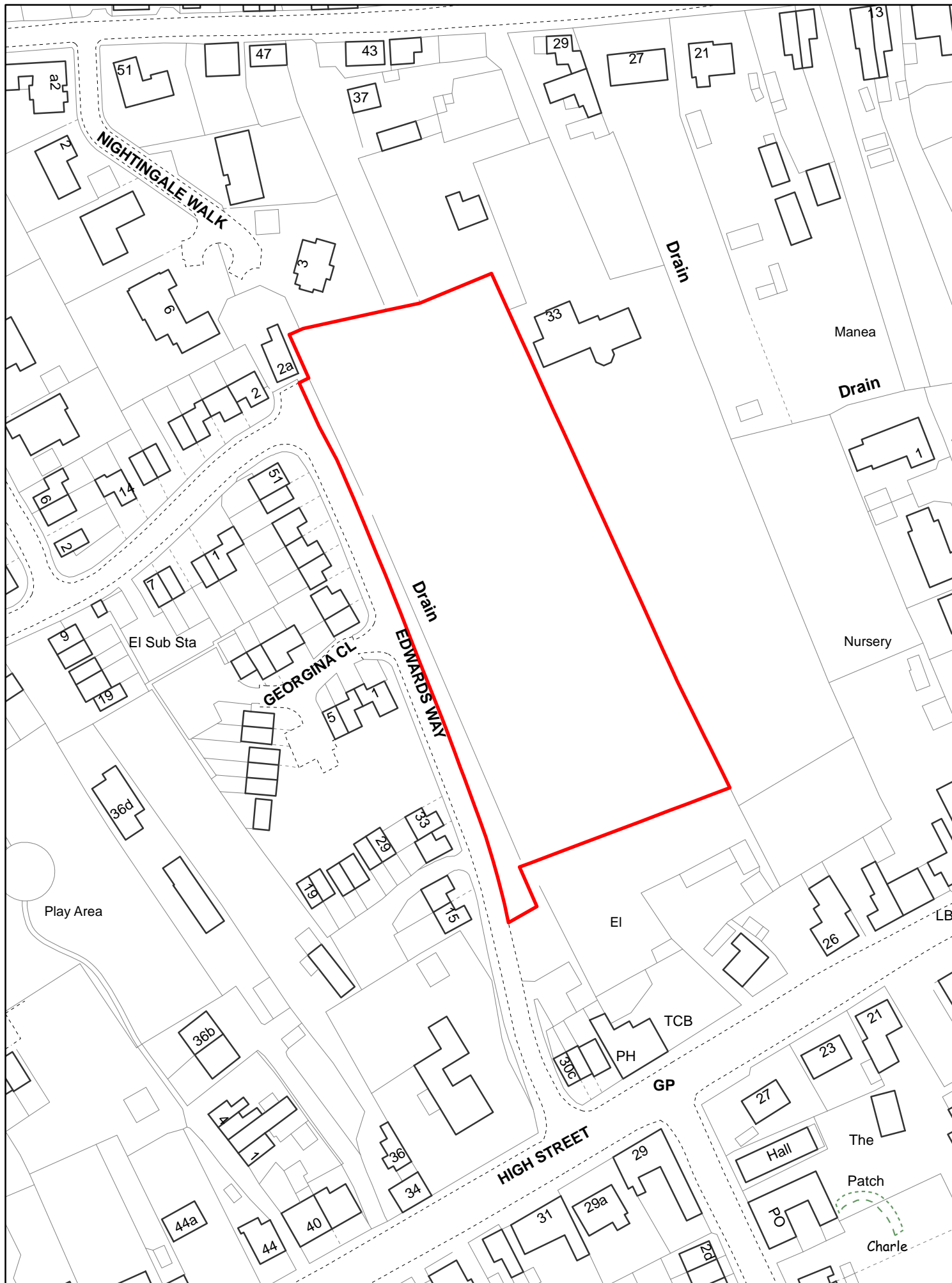
2.	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3.	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4.	<p>Prior to the commencement of development, a scheme for the provision of external lighting, which includes lighting to be baffled downwards away from the eastern boundary, 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 in accordance with Policies LP16 and LP17 and in the interests of the biodiversity and ecological potential of the site in accordance with Policy LP19 of the Fenland Local Plan (Adopted May 2014).</p>
5.	<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>
6.	<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"> - Parking of vehicle of site operatives and visitors - routes for construction traffic - hours of operation - method of prevention of mud being carried onto highway - pedestrian and cyclist protection - any proposed temporary traffic restrictions and proposals for associated safety

	<p>- Signage</p> <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>
7.	<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>
8.	<p>Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall include:</p> <ul style="list-style-type: none"> a) Full calculations detailing the existing surface water runoff rates for the Q_{BAR}, 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 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; 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) 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; f) Full details of the maintenance/adoption of the surface water drainage system; g) Measures taken to prevent pollution of the receiving groundwater and/or surface water; <p>The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with policy LP14 of the Fenland Local Plan 2014.</p>
9.	<p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first</p>

	<p>occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, 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>
10.	<p>The hedgerow on the eastern boundary, as shown on drawing 2393.D contained within the Tree Survey and Constraints Plan dated 17 October 2014, shall not be removed. Before any development commences a bat activity survey and scheme for the ongoing protection and maintenance of the aforementioned hedgerow shall be submitted to and approved in writing by the Local Planning Authority. The activity survey shall demonstrate whether the hedgerow represents an important bat feature and shall propose mitigation measures where appropriate. The mitigation measures shall be completed, as approved, prior to the first occupation of the development hereby approved.</p> <p>Reason: In the interests of safeguarding potential bat habitats in accordance with policy LP19 of the Fenland Local Plan 2014.</p>
11.	<p>The development shall be carried out in accordance with the Ecological Risk Appraisal dated 17 October 2017 and the Updated Ecology Report dated 17 May 2017.</p> <p>Reason: In the interests of safeguarding protected species in accordance with policy LP19 of the Fenland Local Plan 2014.</p>
12.	<p>The site shall not be cleared and no scrub or other vegetation shall be removed from the site during the bird nesting season (1st March to 31st August). In the event that site clearance works cannot be avoided during this period, a suitably qualified ecologist shall carry out a survey to establish that the works would not disturb any nesting birds. The survey shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site clearance works.</p> <p>Reason: In the interests of safeguarding nesting birds in accordance with policy LP19 of the Fenland Local Plan 2014.</p>
13.	<p>Prior to the commencement of development, details regarding the numbers, designs and locations of bird nest boxes which cater for a number of species including House Sparrow, Starling and Swift shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed as approved prior to the first occupation of the development.</p> <p>Reason: To increase the wildlife potential within the site in accordance with policy LP19 of the Fenland Local Plan 2014.</p>
14.	Approved Plans

Informatives:

095	Compliance with SI 2012 No 2274
093A	Bins Informative
094A	CNC
018B	Middle Level – Legal Obligation
096	In or adjacent to a settlement – monitoring*



Created on: 28/10/2014

F/YR14/0838/O

© Crown Copyright and database rights 2014 Ordnance Survey 10023778

Scale = 1:1,250



This drawing is the copyright of Primetower Properties and should not be copied, reproduced or altered without their written permission.
 Do not scale, use spread dimensions and figure operations on this drawing.
 All dimensions are to be verified by Contractor and confirmed in writing to the Company before purchase or based on existing site conditions. Prior to construction, you must obtain a purchase and sale agreement, which is not intended to be a contract.
 This drawing is for construction use only and does not constitute a contract or a purchase and sale agreement, which is not intended to be a contract.

REVISION	DESCRIPTION	DATE



Mix
 2 bed
 3 bed
 4 bed
 5 bed
TOTAL

9no
 17no
 3no
 3no
32no

Parking - 2 spaces/dwelling

Primetower Properties Ltd
 1 Park Place, North Road, Newcastle upon Tyne, NE1 4GL Tel: 01202 715077 Fax: 01202 298071

PROJECT		TITLE	
Land off Edwards Way Manea		Site Layout	
SCALE	DATE	DRAWN	DRAWING NUMBER
1:200 @ A1	1/8/2014	from	PT1049/100
			REVISION