

**DESCRIPTION:** Erection of 32no dwellings (max) (Outline application with access committed)

**SITE LOCATION:** Land North of 28-30 High Street, Manea, Cambridgeshire

**UPDATE**

Comments from Cambridgeshire Constabulary Designing Out Crime Officer have been received as follows:

‘No comments in relation to community safety, crime and disorder at this stage.’

No issues are raised in respect of these comments.

Comments from a neighbouring property at School Lane have been received as follows:

- No objections to the development;
- Neighbour wishes to be notified of works to the mature hedge on the east site boundary;
- The hedge is valuable in terms of the environment and wildlife;
- There is a drainage ditch on the east boundary;
- The number of dwellings is excessive and this may have implications in terms of surface water drainage.

The comments from the neighbouring property have been noted. Issues with regards to the hedge and notification have already been addressed within the main body of the report. The layout of the site is not committed therefore the position of the drain can be considered, and dwellings positioned accordingly, during the submission of the Reserved Matters. The surface water drainage comments have been noted, however as the Lead Local Flood Authority has raised no objections to the proposal, no concerns are raised in respect of surface water drainage.

**Resolution: Grant as per pages 10 to 14 of the Agenda.**