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**F/YR23/0373/PIP**

**Applicant: Mr E Tabner  
Risely Family**

**Agent : Mr Nigel Lowe  
Peter Humphrey Associates Ltd**

**Land South East Of, 76 Station Road, Manea, Cambridgeshire**

**Residential development of up to 9 dwellings (application for Permission in Principle)**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks 'Permission in Principle' for residential development of up to 9 dwellings, where only in principle issues are assessed, namely the location, use and amount of development proposed.
- 1.2 Policy LP3 of the Fenland Local Plan identifies Manea as a 'growth village' where development within the existing urban area or as small village extensions of a limited scale will be appropriate. The site is located between and to the rear of existing dwellings on Station Road and could therefore be considered a village extension, however it must also comply with the more detailed policy criteria set out in Policy LP12.
- 1.3 The character of this part of the village is predominantly frontage development, however the area of the application site is the exception to this, with an in-depth built form encompassing large agricultural buildings, which are not considered to have a positive impact on the visual amenity of the area. As such, the redevelopment of the site for housing may be appropriate and potentially more compatible with the adjoining residential use.
- 1.4 However, the site is within Flood Zone 3, the highest risk of flooding. National and Local Planning Policy seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower flood risk. The application is accompanied by a Sequential Test; however, this is inadequate and as such the application fails to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.
- 1.5 As such, the recommendation is to refuse the application.

## **2 SITE DESCRIPTION**

The application site is located on the eastern side of Station Road, Manea, with a road frontage between 76 and 76C and extending behind 74B-76 Station Road. The site consists of a number of vacant agricultural buildings in a variety of designs, scales and materials with partially overgrown land and concrete hardstanding surrounding, it is understood the site was formally a piggery. The southern part of the site is undeveloped. There appear to be 2 accesses to the site from Station Road, though only one is included within the application site. The site is located in Flood Zone 3, the highest risk of flooding.

## **3 PROPOSAL**

- 3.1 This 'Permission in Principle' (PIP) application is for residential development of up to 9 dwellings.
- 3.2 Permission in Principle (PIP) applications are an alternative way of obtaining planning permission for housing led development and separates the consideration of matters of principle for proposed development from the technical detail.
- 3.2 As set down in the Town & Country Planning (Permission in Principle) Order 2017 and Town & Country Planning (Brownfield Land Register) Regulations 2017, the scope of PIPs (stage 1 of the process) is restricted to consideration of location, use, and amount of development proposed. All other matters are 'reserved' for consideration by the stage 2 Technical Details application which may be made should PIP be granted.
- 3.3 The current proposal is the first part of Permission in Principle; this 'first stage' (or Permission in Principle stage) establishes whether a site is suitable in principle and assesses the 'principle' issues namely:
  - a) Location,
  - b) Use, and
  - c) Amount of development proposed
- 3.4 Should this application be successful, the applicant would have to submit a Technical Details application (stage 2 of the process) covering all other detailed material planning considerations. The approval of Permission in Principle alone does not constitute the grant of planning permission.
- 3.5 The applicant is only required to submit minimum information to accompany the application. However, an Indicative Site Plan has been submitted. This shows a single point of access to the site off Station Road serving the proposed dwellings, with plot 1 fronting Station Road and the remaining plots surrounding the shared and private roads to the rear of the existing frontage dwellings.
- 3.6 Full plans and associated documents for this application can be found at:

[F/YR23/0373/PIP | Residential development of up to 9 dwellings \(application for Permission in Principle\) | Land South East Of 76 Station Road Manea Cambridgeshire \(fenland.gov.uk\)](#)

## 4 SITE PLANNING HISTORY

Numerous applications in relation to the piggery, the most recent in 2010, none since this date or relevant to the current proposal.

## 5 CONSULTATIONS

### 5.1 Parish Council

*Agree in principle, concerns about over development and infrastructure. PC request s106.*

### 5.2 Projects Officer (Homes for Ukraine/Housing Strategy & Enabling) FDC

*As this application is for 9 dwellings, it is below the threshold for affordable housing requirements.*

### 5.3 Environmental Health (FDC)

*The Environmental Health Team note the information submitted at Planning in Principle stage.*

*Should it be decided that a formal application will be submitted and whilst it is unlikely that this service would have any objections, it will require a full Phase II Contaminated Land Risk Assessment owing to the previous site usage. It would also be expected that a robust Construction Environmental Management Plan (CEMP) is provided in accordance with the template on the Fenland District Council website: [Construction Environmental Management Plan: A template for development sites \(fenland.gov.uk\)](https://www.fenland.gov.uk/development-sites)*

### 5.4 Environment Agency (26/5/2023)

#### *Flood Risk*

*The site is in flood zone 3 and a Flood Risk Assessment (FRA) should be provided to detail the impacts at the technical documents submission. Appropriate flood mitigation measures such as raised floor levels being raised appropriately should be detailed in the report.*

#### *Sequential and Exception Tests*

*The requirement to apply the Sequential Test is set out in Paragraph 162 of the National Planning Policy Framework. The Exception Test is set out in paragraph 164. These tests are the Councils responsibility and should be completed before the application is determined. Additional guidance is also provided on Defra's website and in the Planning Practice Guidance.*

### 5.5 Environment Agency (5/7/2023)

*Thank you for your consultation dated 21 June 2023. We have inspected the documents as submitted and have no objection. However, we have provided additional comments below on flood risk.*

#### *Flood Risk*

*We have no objection to the development in principle, however, upon review of the Flood Risk Assessment (Prepared by Peter Humphreys Associates received 01/07/23) we would like to make the following comments:*

- The FRA fails to include all the available information on flood risk at the site.*
- The FRA fails to adequately assess the flood risk at the site.*

- *Finished floor levels are proposed below the predicted flood depth in the event of a breach of the Old Bedford River flood defences.*
- *The FRA fails to demonstrate that the proposed development will be safe for its lifetime, taking into account the effects of climate change.*

*When the applicant submits their detailed design, the FRA must address the points highlighted above. The FRA must demonstrate that the development and its occupants will be safe in the event of overtopping and/ or breaching of the tidal defences for the development's lifetime (considered to be 100 years for residential). If this cannot be achieved, we are likely object to the proposal.*

#### *Additional Advice*

*In accordance with the National Planning Policy Framework (NPPF) paragraph 162, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.*

*With regard to the second part of the Exception Test, your Authority must be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety, including safe refuges within buildings, and the ability of the emergency services to access such buildings to rescue and evacuate those people.*

*In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authority to formally consider the emergency planning and rescue implications of new development in making their decisions.*

*We strongly recommend that your Authority's Emergency Planner is consulted on the above issues.*

#### *Advice to Applicant*

*You can request up to date flood risk information for the site using the following link: Flood map for planning - GOV.UK ([flood-map-for-planning.service.gov.uk](https://www.gov.uk/flood-map-for-planning))*

*Where internal flooding is unavoidable (and deemed acceptable, justification must be provided), no ground floor sleeping accommodation should be provided and safe refuge above the predicted flood level should be provided. Flood resilience measures should also be incorporated above the maximum predicted flood depth to minimise the risk of damage to the property.*

*Any proposed flood resilient measures should follow current Government Guidance. For more information on flood resilient techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction", which can be downloaded from the following website: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>*

## **5.6 Cambridgeshire County Council Highways (22/5/2023)**

*While the Local Highway Authority has no objections to the principle of a 9-dwelling development in this location the following points require attention to make the development acceptable in highway terms:*

*Junction visibility.*

*The applicant should be invited to demonstrate that visibility appropriate to the posted speed of the road (2.4m by 120m) can be achieved at the junction.*

*A reduced visibility splay requirement (y-distance) would be acceptable in the event that an 85%ile speed from a week-long survey demonstrates a speed lower than the posted speed limit. The speed survey will need to comply with the Design Manual for Roads and Bridges document CA185 – Vehicle Speed Measurement.*

*Should it not be possible to achieve the visibility splay requirements above, then it would not be appropriate to intensify the use of the existing access. The applicant should instead be invited to provide a comparison of traffic flows between existing and proposed uses to justify this.*

*Form of access*

*A simple footway crossing is unsuitable for a development of this scale (more than 5 dwellings) and the applicant should instead provide a junction bell mouth with footways either side entering the site. This can be extended into the site as a standard carriageway or transition with a ramp into a shared surface.*

*Should it be intended that the internal roads be offered for adoption as public highway, then the proposals must accord with Cambridgeshire County Councils 'General Principle of Development' and 'Housing Estate Roads Construction Specification' (HERCS), details of which can be found on the county Councils website at: <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-andpathways/highways-development>*

*Turning and parking within the site appears workable although the position of the driveway to plot 1 should ideally be located further from the junction to mitigate the risk of conflict between vehicles entering the site and those leaving (and possibly reversing) from the driveway.*

*If the applicant is unwilling or unable to amend the application or provide additional information as outlined above, please advise me so I may consider making further recommendations.*

## **5.7 Cambridgeshire County Council Highways (31/5/2023)**

Further comments were provided following clarification of the application type:

*The observations regarding the form of access and proximity of internal driveways should therefore be for information only.*

*The point regarding junction visibility is however fundamental to the safe use of any future access to the site and the applicant should still therefore be invited to demonstrate this can be achieved.*

## **5.8 Local Residents/Interested Parties**

9 supporting comments have been received (7 comments from 3 addresses in Station Road, 1 from Fallow Corner Drove and 1 from School Lane, all Manea) in relation to the following:

- Site currently has agricultural buildings which until recently operated as an intensive pig farm which resulted in odour and noise, concerns this use will return if this development does not go ahead.
- Site is already built up with agricultural buildings, proposed development would have limited impact on street scene or wider landscape
- Would encourage commuters to the village and associated investment
- Sustainable location
- Would improve visual amenity/entrance to the village

1 objection has been received from Station Road, Manea, in relation to the following:

- Trees not shown on the plans, well established trees that should remain
- Concerns water supply will not cope with additional housing

## **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)**

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

#### **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

LP12 – Rural Areas Development Policy

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

LP19 – The Natural Environment

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

#### **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 48 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  
LP5 - Health and Wellbeing  
LP7 - Design  
LP8 - Amenity Provision  
LP12 - Meeting Housing Needs  
LP18 – Development in the countryside  
LP20 - Accessibility and Transport  
LP22 - Parking Provision  
LP24 - Natural Environment  
LP25 - Biodiversity Net Gain  
LP28 - Landscape  
LP32 - Flood and Water Management  
LP33 – Development on land affected by contamination  
LP49 – Residential site allocations in Manea

## **8 KEY ISSUES**

- **Location and Use**
- **Amount of Development Proposed**
- **Other Matters**

## **9 ASSESSMENT**

- 9.1 The application is made under the provisions of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, which came into force on 1st June 2018. This amends the Town and Country Planning (Permission in Principle) Order 2017 to allow local planning authorities to grant permission in principle on receipt of a valid application for housing-led development.
- 9.2 The National Planning Practice Guidance (PPG) explains that the Order is an alternative way of obtaining planning permission for housing-led development, which separates the consideration of matters of principle for development, from the technical detail. This consent route has two stages: the first stage (or permission in principle stage) establishes whether a site is suitable in principle, and the second (technical details consent) stage, is when the detailed development proposals are assessed.
- 9.3 There are certain limitations set out in the relevant Order. For the avoidance of doubt the proposed development is not:
- a) Major development.
  - b) Habitats development.
  - c) Householder development.
  - d) Schedule 1 development which is Environmental Impact Assessment (EIA) development that requires an Environmental Statement.
- 9.4 The proposed development is not considered to be Schedule 2 development within the meaning of the EIA Regulations, which would require EIA if the project is likely to give rise to significant environmental effects.
- 9.5 An applicant can apply for permission in principle for a range of dwellings by expressing a minimum and maximum number of dwellings as part of the

application. In this instance, permission in principle is sought for the erection of up to 9 dwellings.

- 9.6 The PPG states: "The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. The PPG also advises that applicants may volunteer additional information to support decision making, in particular, to give more certainty about how many dwellings the site is capable of supporting, and whether mitigation of likely impacts is possible.
- 9.7 The Council is therefore tasked with considering whether the location, land use and amount of development are acceptable in accordance with the relevant policies in the development plan, unless there are material considerations, such as those within the NPPF and the PPG, which indicate otherwise.
- 9.8 The Council can inform the applicant what they expect to see at the technical details consent stage, but it cannot impose planning conditions or secure planning obligations at this stage.
- 9.9 Noting the guidance in place regarding Permission in Principle submissions, assessment must be restricted to (a) location, (b) use and (c) amount and these items are considered in turn below:

#### **Location and Use**

- 9.10 Policy LP3 of the Fenland Local Plan identifies Manea as a 'growth village' where development within the existing urban area or as small village extensions of a limited scale will be appropriate as part of the strategy for sustainable growth.
- 9.11 Para 120 of the NPPF 2021 states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. The site of the current buildings would not be considered brownfield or previously developed land as defined in the NPPF as it was formerly in agricultural use.
- 9.12 However, the site is located between and to the rear of existing dwellings on Station Road and could therefore be considered a village extension, however it must also comply with the more detailed policy criteria set out in Policy LP12 as well as Policy LP3.
- 9.13 Policy LP12, Part A states that "*new development will be supported where it contributes towards the sustainability of that settlement and does not harm the wide-open character of the countryside*" and complies the following criteria:
- (a) *The site is in or adjacent to the existing developed footprint of the village;*  
*and*
  - (b) *It would not result in coalescence with any neighbouring village; and*
  - (c) *It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland*
  - (d) *The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance; and*
  - (e) *It would not extend linear features of the settlement or result in ribbon development; and*



- (f) *The site retains and respects natural boundaries such as trees, hedgerows, embankments and drainage ditches; and*
- (g) *The site retains and respects ecological, heritage and biodiversity features; and*
- (h) *It would not result in the loss of important open space within the village; and*
- (i) *It would not result in the loss of high-grade agricultural land, or if so, comprehensive evidence is provided to justify the loss. This should include an assessment of all alternative reasonable opportunities in the locality to develop on lower grades of agricultural land; and*
- (j) *It would not put people or property in danger from identified risks; and*
- (k) *It can be served by sustainable infrastructure provision, such as surface water and wastewater drainage and highways.*

9.14 The character of this area of the village is predominantly frontage development, however this site is the exception to this, with an in-depth built form encompassing large agricultural buildings, which are not considered to have a positive impact on the visual amenity of the area. As such, the redevelopment of the site for housing may be appropriate and potentially more compatible with the adjoining residential use.

9.15 Redevelopment would result in the loss of an employment use, which would need to be considered, particularly as agriculture plays a significant role in the economy of the District. The site is currently vacant, however no further information has been submitted in this regard.

9.16 The site is within Flood Zone 3, the highest risk of flooding. Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in danger from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

9.17 The application is accompanied by a sequential test which limits its search area to the village of Manea. Section 4.4 of the adopted Cambridgeshire Flood and Water SPD sets out that the initial approach to carrying out a sequential test should be to agree the scope of the test with the LPA i.e. agree the geographical area for the search which should be justified in the sequential test report. As it is considered that the site could be considered a village extension this area of search is agreed.

9.18 However, the Sequential Test is considered to be inadequate as it discounts smaller/larger sites, specifies a type of dwelling (where this application relates only to the principle of development and as such this is unknown) and does not consider whether there are sites in Flood Zone 3 at lesser risk of flooding.

9.19 The PPG (Paragraph: 028 Reference ID: 7-028-20220825) states that: *'Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available'.*

As such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.

- 9.20 Whilst the Sequential Test is applicable to ascertaining whether the location of the site for residential development is acceptable in principle, evidence in relation to whether the development and its occupants will be safe from flooding for its lifetime would be a matter for consideration at Technical Details stage. That said the application is accompanied by a Flood Risk Assessment which the Environment Agency consider inadequate. Maximum breach depths at the site are 1m-2m and it is currently unclear whether this could be adequately and appropriately mitigated, further indicating that the location of the site is unsuitable for development proposed.
- 9.21 The Local Highways Authority (LHA) have advised that it should be demonstrated that the access can achieve visibility appropriate to the posted speed of the road (unless otherwise demonstrated by a speed survey) and that this is fundamental to the safe use of future access to the site. The PPG advises that applicants may volunteer additional information to support decision making; the applicant's agent was made aware of this matter and offered an opportunity to provide further information, however none was forthcoming. Nevertheless, this matter will form part of a Technical Details application should this application be successful, and therefore does not form a reason for refusal at this stage.
- 9.22 Whilst the policies of the emerging local plan carry extremely limited weight in decision making the following are relevant to this application:

Policy LP1, Part A identifies Manea as a large village; Part B advises that land outside settlement boundaries is defined as countryside where development is restricted (as set out in LP18), the frontage element of this site is within the settlement boundary, however the majority of the site is outside of the defined settlement. Part C would not be applicable as the area outside the settlement boundary would not constitute frontage infill development. LP49 defines residential site allocations in Manea and this site does not have such an allocation.

**Amount of Development Proposed**

- 9.23 The proposal is for up to 9 dwellings on a site of approximately 0.87ha, equating to approximately 10 dwellings per hectare, it could therefore be argued that this development does not make an effective use of land. However, policies LP12 (c) and (d) and LP16 (d) require development to respond to the local character in this regard, as does paragraph 130 of the NPPF; densities in the area do vary and as such this is not put forward as a further reason for refusal.

**9.24 Other Matters**

1	Impact on biodiversity	<p>The site is considered potential habitat for protected species. The LPA duty under Section 40 of the Natural Environment and Rural Communities Act 2006 as amended, has been considered.</p> <p>In other application types such as outline and full applications, an ecological survey</p>
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		<p>and if necessary further species surveys would be needed up front to accompany the application. This application if successful, would not be granting planning permission.</p> <p>Ecological information should be submitted at the Technical Details stage (if this first stage were successful) and taken into account then, consulted upon and the decision, including potential refusal or conditions, should be based upon the findings of said ecological information.</p> <p>If this PiP were successful, it would not prevent proper consideration of ecological issues at the next stage and it would not alter duties of landowners/developers to comply with other legislation such as the Wildlife and Countryside Act in the meantime.</p>
2	Contaminated Land and Construction Environmental Management Plan (CEMP)	The Council's Environmental Health team have requested a full Phase II Contaminated Land Risk Assessment owing to the previous site usage and a CEMP would be required should the application be successful; this could be submitted as part of any Technical Details application or alternatively conditioned thereon, such conditions cannot be imposed on a PiP application.
3	Section 106 Agreement	<p>The Parish Council have requested a Section 106; it is unclear in respect of what, nevertheless it is not possible to secure planning obligations at this stage.</p> <p>Local planning authorities may agree planning obligations at the technical details consent stage where the statutory tests have been met. However, as this would not be a major application it would not be subject to affordable housing provision or development contributions</p>
4	Additional works indicated	The indicative site plan submitted indicates the demolition of buildings and the formation of an additional farm access to the north of the site. These do not form part of the consideration of this application and would require planning permission in their own right.

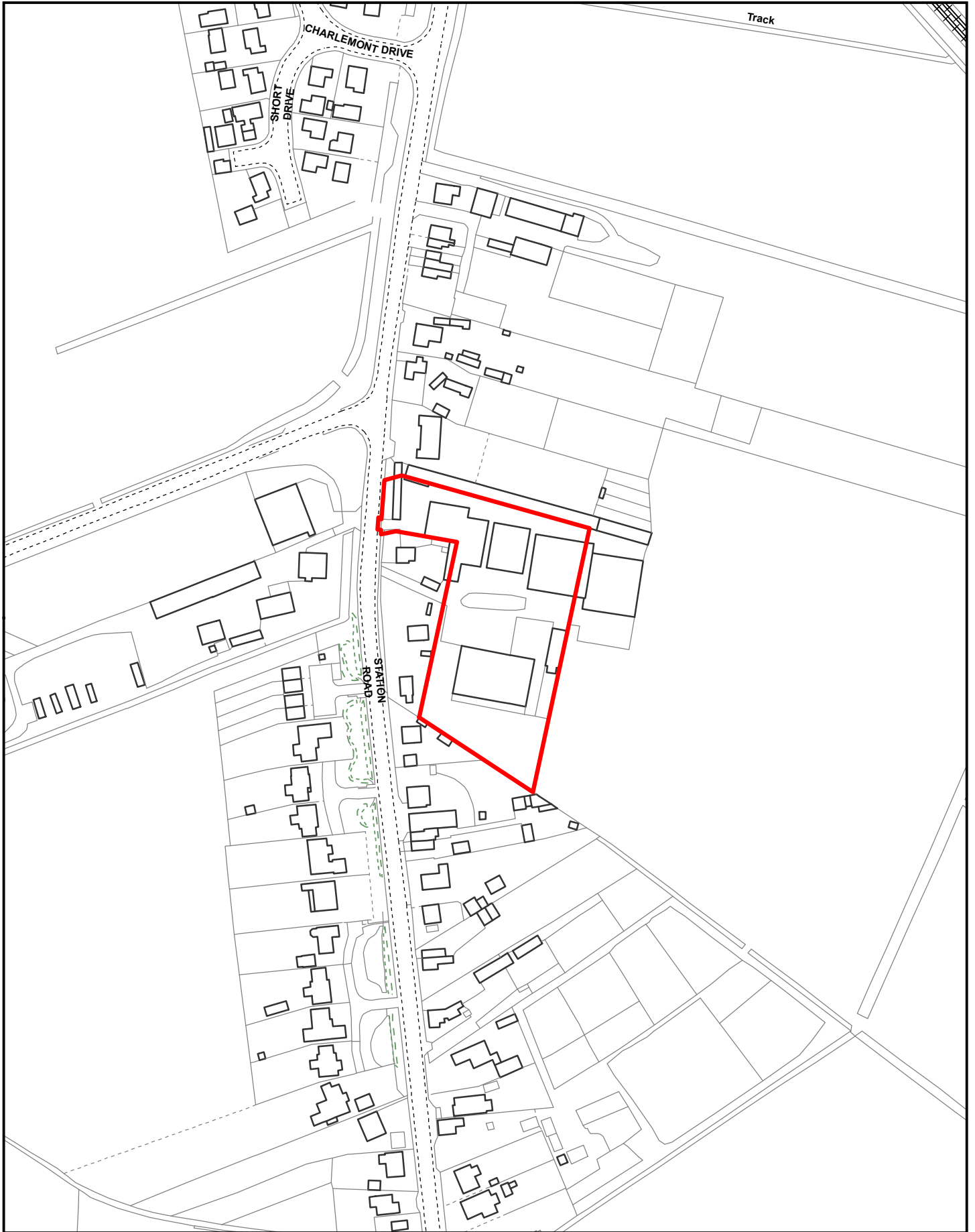
## 10 CONCLUSIONS

- 10.1 This application seeks 'Permission in Principle' for residential development of up to 9 dwellings, where only in principle issues are assessed, namely the location, use and amount of development proposed.
- 10.2 Policy LP3 of the Fenland Local Plan identifies Manea as a 'growth village' where development within the existing urban area or as small village extensions of a limited scale will be appropriate. The site is located between and to the rear of existing dwellings on Station Road and could therefore be considered a village extension, however it must also comply with the more detailed policy criteria set out in Policy LP12.
- 10.3 The character of this part of the village is predominantly frontage development, however the area of the application site is the exception to this, with an in-depth built form encompassing large agricultural buildings, which are not considered to have a positive impact on the visual amenity of the area. As such, the redevelopment of the site for housing may be appropriate and potentially more compatible with the adjoining residential use.
- 10.4 However, the site is within Flood Zone 3, the highest risk of flooding. National and Local Planning Policy seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower flood risk. The application is accompanied by a Sequential Test; however, this is inadequate and as such the application fails to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.

## 11 RECOMMENDATION

**Refuse** for the following reason:

1.	<p>The site lies within in Flood Zones 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.</p> <p>Insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.</p>
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**F/YR23/0373/PIP**

Scale = 1:2,500





Boundary fence to have 1 hedgehog gravel board to each boundary



Schwegler triple cavity swift box  
1 to each East elevation plots 3,4,5



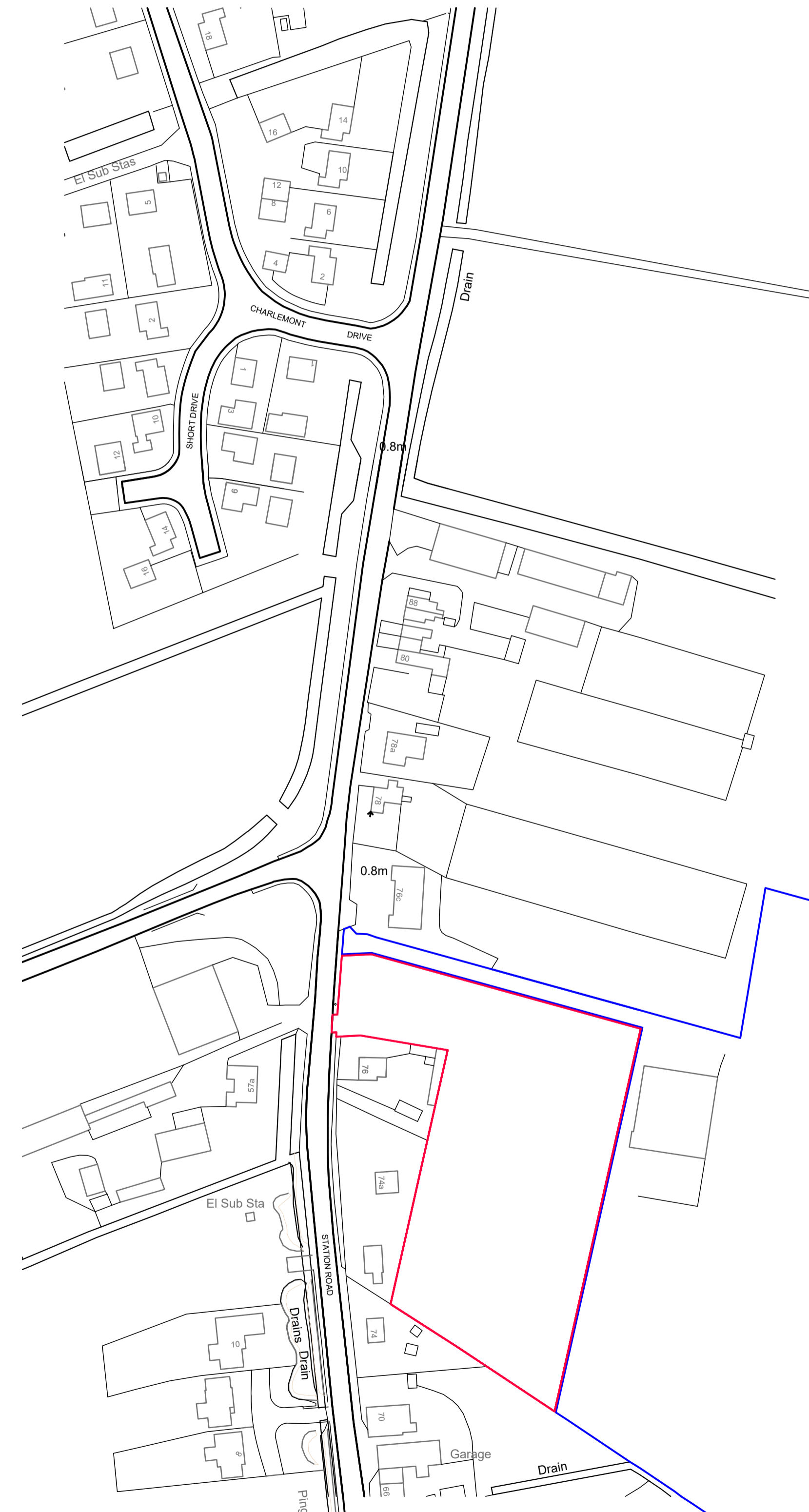
Eco House Martin nest  
1 to each East elevation plots 2,4,6



NHBS Habitat bat box  
One on each South  
Elevation plots  
1,5,6,7




Site Layout Indicative only 1:500  
0.872Ha



Location Plan 1:1250

A -  
REVISIONS



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CLIENT  
 Risely Family

PROJECT  
 Permission in Principle

SITE  
 Land Rear of 76  
 Station Road  
 Manea  
 Cambs  
 PE15 0HE

DRAWING  
 PIP 01

JOB NO.	PAPER SIZE	DATE
6760	A1	MARCH 2023

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