
F/YR23/0423/RM

**Applicant: Mr Christian Cooper
James Development
Company Limited**

Agent: None

Site Of Former Lavender Mill, Fallow Corner Drove, Manea,

Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1273/VOC to erect 29 x dwellings (6 x single-storey 3-bed and 23 x single-storey 2-bed) with associated parking

Officer recommendation: Approve

Reason for Committee: Parish Council Objection and number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1. The application seeks approval of reserved matters relating to appearance, landscaping, layout and scale (with access previously approved at outline stage) for 29 dwellings.
- 1.2. The application proposes a policy compliant scheme which raises no issues in terms of adverse transport impacts, visual or residential amenity. In addition, the applicant has provided sufficient technical details and has actively engaged with the relevant statutory agencies to respond to issues relating to drainage, landscaping, site security, and highways layout.
- 1.3. Accordingly the reserved matters submission can be recommended for approval subject to conditions.

2 SITE DESCRIPTION

- 2.1. The site is located to the south west of the village of Manea to the rear of existing properties that front Westfield Road to the north and onto Fallow Corner Drove to the west and south.
- 2.2. The site benefits from extant permission for the erection of up to 29 dwellings under F/YR22/1273/VOC.

3 PROPOSAL

- 3.1. This application is a reserved matters application following an outline application with matters committed in respect of access and subsequent variation of condition application to erect 29 dwellings on the site. The original outline planning permission (F/YR19/0958/O) was granted in May 2020, with the variation of condition 10 approved in March 2023. Further matters relating to appearance, landscaping, layout and scale were reserved and are for consideration within this application.

3.2. The description of the development can be summarised as follows;

- 29 open market homes comprising 23 two-bedroom bungalows and 6 three-bedroom bungalows
- All homes to benefit from secure rear gardens bounded by either 1800mm fencing or 1800mm brick walling, with patio areas
- All bungalows to have at least 1 garage and 1 parking space
- Includes an area of Public Open Space provided centrally
- Widening of Fallow Corner Drove
- Footpath extension to link into Westfield Road

3.3. Full plans and associated documents for this application can be found at: [F/YR23/0423/RM | Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1273/VOC to erect 29 x dwellings \(6 x single-storey 3-bed and 23 x single-storey 2-bed\) with associated parking | Site Of Former Lavender Mill Fallow Corner Drove Manea \(fenland.gov.uk\)](https://fenland.gov.uk/development-planning/reserved-matters/F/YR23/0423/RM)

4 SITE PLANNING HISTORY

F/YR23/3036/COND	Details reserved by conditions 4 (road widening) and 5 (footway) of planning permission F/YR22/1273/VOC relating to Planning permission F/YR19/0958/O	Approved 26.09.2023
F/YR23/3064/COND	Details reserved by condition 14 (Fire Hydrants) of planning permission F/YR22/1273/VOC relating to Planning permission F/YR19/0958/O	Approved 03.07.2023
F/YR23/3035/COND	Details reserved by conditions 12 (Construction Method Statement) and 13 (Landscape Management Plan) of planning permission F/YR22/1273/VOC relating to Planning permission F/YR19/0958/O	Approved 07.06.2023
F/YR22/1273/VOC	Variation of condition 10 (geo-environmental investigation report) relating to Planning permission F/YR19/0958/O	Granted 02.03.2023
F/YR19/0958/O	Erect up to 29 dwellings (outline application with matters committed in respect of access)	Granted 19.05.2020
F/YR19/3029/COND	Details reserved by conditions 4 & 10 of planning permission F/YR16/0107/O	Approved 16.05.2019
F/YR18/0171/DE1	Demolition of former grain store buildings	Further details not required 13.03.2018
F/YR16/0107/O	Erection of 29 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access)	Granted 11.11.2016

5 CONSULTATIONS

5.1. This application has been subject to a number of reconsultations. As such several consultee responses were received. In the interest of brevity the most recent relevant consultee responses received are reproduced below, earlier consultation responses can be viewed at: [F/YR23/0423/RM \(fenland.gov.uk\)](https://fenland.gov.uk/development-planning/reserved-matters/F/YR23/0423/RM)

5.2. **Housing Strategy (FDC)**

Whilst the Council aims to deliver policy on affordable Housing provision on qualifying schemes and that it will be achievable in most instances, it has been brought to my attention that the S106 Senior Planning Obligations Officer made an earlier comment against ref F/YR19/0958/O dated 07/02/2020, that following a review of the viability appraisal reached a conclusion that viability issues preventing the delivery of an Affordable Housing commuted sum or any other S106 contributions.

Therefore, as the decision had already been made and this subject had been dealt with, their original decision stands.

5.3. **Environment Agency** – *We have no comment to make on this application.*

5.4. **Environmental Health (FDC)**

The Environmental Health Team note the latest submitted information in respect of the above reserved matters application.

It appears that the predicted lighting levels will fall within required parameters of relevant guidance, that being Environmental Zone E2 (Rural) of the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2021.

Therefore, this service has ‘No Objections’ to the proposed scheme, but notwithstanding the above, in the event that planning permission is granted it would not indemnify against formal action being taken if complaints are received and then subsequent investigations determine that a statutory nuisance is being caused as a result of artificial lighting overspill and/or glare at levels exceeding those predicted.

5.5. **Cambridgeshire Constabulary Designing Out Crime Officers**

I would consider the proposed location to be an area of low risk to the vulnerability to crime [...] I have the following comments for your consideration.

External Lighting – *Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, and parking areas/courts, should be lit with columns to BS5489:1 2020. ... I would like to see the lighting plan, including lux levels and calculations when available please.*

UPDATED COMMENT: *I am happy to see that lighting columns have been introduced on the proposed development and have been designed to BS5489:1-2020.*

Landscaping – *Consideration should be given to the planting of trees too close to fencing as they can also act as a climbing aid to gain entry to rear gardens. It is also important to ensure that there is a management plan in place to maintain and ensure tree crowns are raised above 2m in height and ground planting and hedging is kept to a minimum of 1 – 1.2m in height, this will allow for ongoing natural surveillance across the development, open spaces, and footpaths and to reduce possible conflict with lighting.*

Cycle Storage – *Where there is no provision for secure cycle storage, a shed should be provided in accessible rear gardens. All sheds should have a ground anchor fixed to a concrete sub-base to allow the resident to secure their bike/s. We also recommend a solid secure, gold rated hasp and lock for the door, or a security rated key lock.*

Residents parking – Where there are parking bays located to the rear of properties, fencing/walls should be dropped to 1.5m with 300mm trellis to increase natural surveillance over the resident/s vehicles.

Boundary Treatment – I note that all boundary treatments will be either a 1.8m close boarded timber panels or a 1.8m wall. All private gates providing access to the rear gardens should have a self-closer and be lockable from both sides. Shared gates should have a self-closer. Where possible, all gates should be positioned as close to the front building line as possible.

Footpath – I have concerns about the footpath leading to Westfield Road, this increases the vulnerability to plot 11 and the existing dwellings (39a and 39b) . The fencing to plot 11 needs to be 1.8m with the addition of 300mm of trellis to improve the security in this area. As mentioned above – gates should be provided where there are footpaths leading to the rear of all plots.

LAP – I note the comment in the Planning Statement (page 20/21) about the strategy forming part of the crime prevention plan. There are 29 plots proposed for this development and there will be periods of the day that there will be reduced vehicle and pedestrian movement. There will be limited surveillance from plot 1 as the window on the gable end is a bedroom, plot 17 is exactly the same. All active rooms are to the rear and will therefore provide very little surveillance, plot 29 has a small window from the dining room overlooking LAP, if a large vehicle is parked on the drive it will restrict the surveillance over that area. Experience tells me that this location could have a negative impact on the residents, the seating area would encourage young people to congregate in that area, especially in the evenings.

5.6. **CCC Lead Local Flood Authority**

We have reviewed the following documents:

- Drainage Layout, BHA Consulting Ltd, 3908.100 P7, July 2023
- Private Drainage Schedules, BHA Consulting Ltd, 3908.101 P4, July 2023
- Private Drainage/Paving Construction Details, BHA Consulting Ltd, 3908.103 P4, July 2023
- Storm Water Calculations, BHA Consulting Ltd, July 2023
- Technical Response to LLFA, James Development CO Ltd, June 2023
- Surface Water Drainage Statement, BHA Consulting Ltd, May 2023

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to this reserved matters application.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and flow controls, restricting surface water discharge from the site to the previously agreed rate of 5 l/s.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual. While providing flow control and attenuation of surface water, the permeable paving also provides sufficient treatment for runoff from all areas of the development.

5.7. **Anglian Water**

Please see below our response for the Reserved Matters application- Site Of Former Lavender Mill Fallow Corner Drove Manea – F/YR23/0423/RM

Foul Water

We have reviewed the applicant's submitted Drainage Layout - Foul And Surface Water [plan], and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 8 - foul water drainage works of the outline planning application F/YR19/0958/O to which this Reserved Matters application relates.

Surface Water

We have reviewed the applicant's submitted surface water drainage information Drainage Layout - Foul And Surface Water [plan] and have found that the proposed method of surface water discharge is into a local ditch and does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction, and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

5.8. **Natural England** – Natural England has no comments to make on this reserved matters application.

5.9. **NHS Cambridgeshire and Peterborough**

Requested a developer contribution of £23,873 but as this is a reserve matter application the request cannot be considered.

5.10. **CCC Highways**

In the applicant response dated 13th June 2023, they state there is an existing sewer connection under Fallow Corner Drove which connects to the ditch to the south side of the highway. I recommend the applicant provide further detail of the existing infrastructure (size, condition, depth, gradient etc.) to demonstrate that it is suitable of accommodating the surface water runoff from the site. However, this is ultimately a matter for the flood authority to consider.

Regarding refuse collection, I maintain that FDC should consult with the District's waste team to determine if they are willing to service the private streets and to determine if they require an indemnity to do so.

I note the approved construction management plan under the permission F/YR23/3035/CON.

As the applicant is accepting that the streets are to remain private, I have no objection to the application. Please append the following conditions to any consent granted:

Highway Drainage: *The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.*

Management of Estate Roads: *Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be 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 a Private Management and Maintenance Company has been established.*

5.11. **Ward Councillor**

I comment as a ward councillor for Chatteris North & Manea and I have read the various comments submitted by local residents and other public bodies. The prevalent theme appears to be the unsuitability of Fallow Corner Drove from a traffic point of view, legitimate concerns about drainage of existing surrounding properties and the provision of local services such as the school and GP surgery.

I note that the Cambs & Peterborough NHS have stated the present GP surgery staffing levels at Manea is already at capacity and that at least a potential 67 extra patients would be added to the books. To mitigate this, they have requested a S106 contribution of just under £24,000 and I would like to think the Planning Officers and/or the Committee would ensure this is met should the application be given approval. On this same theme, S106 contributions should also be given strong consideration for other local infrastructure and the school comes to mind as they are seeking to expand or upgrade the present facilities.

Highways have given their opinion in that surface water drainage provision from the roads is not presently to their satisfaction regarding the surface types proposed and drainage in general. They also made comment about the unsuitability of Fallow Corner Drove. Furthermore, Highways have questioned about the roadway within the development and that it would not be "of an adoptable standard" and that the developer needs to speak to the Cambs County Council waste team regarding refuse collection. This raises another question whether the proposed development would be a private roadway not under the control of the local authorities therefore refuse collection, drainage, streetlights and road surfaces would be at the behest of the residents within it and give rise to possible infrastructure issues in the future? This situation has happened before in the District and I do not want it to happen again given the previous negative press and bad feeling for all concerned.

5.12. **Manea Parish Council**

OBJECT. Layout and design are unacceptable. Buildings are less than 12m from boundary. The level of the land will be raised. The access road is too narrow leading on to Westfield Road. Members are concerned that a further revision will lead to 2 storey buildings. There are no details of how the construction process will be managed.

- *Fears of dust (Asbestos)*
- *Vehicle access*
- *Wheel washing*
- *Noise*

5.13. **Arboricultural Officer (FDC)**

The applicant has submitted a proposed site plan and planning statement detailing planting locations and species for soft landscaping. The planning statement notes that other vegetation is not included in the planting scheme and will be left to the residents to decide what and where to plant.

I have no objection to this approach as the applicant is including significant tree planting within the scheme.

The listed species and locations are acceptable and will provide visual amenity over time.

I have not seen the management plan for the tree planting and this is required to ensure trees that may fail to establish are replaced.

5.14. Local Residents/Interested Parties

The LPA received 13 objections from 10 address points, including addresses on Fallow Corner Drove, Station Road, Westfield Road and Mason Close within Manea, one letter was received from an address in Chatteris, and another from outside the FDC District in Rugby. . Furthermore, a comment was received from the Ward Councillor, which has been included above. As such, the resultant objections are as follows:

Reasons for objection can be summarised as:

- Alleged eviction of occupant of nearby dwelling to accommodate development.
- Proximity of proposed dwellings to existing will impact on amenity and privacy.
- Proposal not in keeping with the rest of the village.
- Limited/poorly situated public open space with lack of play equipment and poorly sited sub-station.
- Highway inadequate for this number of dwellings to use Fallow Corner Drove.
- Infrastructure and services already overstretched to accept this number of additional dwellings.
- Too many dwellings proposed.
- Drainage issues will be exacerbated by the development.
- Footpath to Westfield Road poorly designed and located.

The material planning considerations pertaining to the above will be addressed in the below assessment.

Contrastingly, the LPA received 2 letters of support. Reasons for support can be summarised as:

- In support of single storey properties.
- Pedestrian access to Westfield Road will allow safer access to the village.

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).

7 POLICY FRAMEWORK

- 7.1. **National Planning Policy Framework (NPPF) July 2021**
Paragraph 2 & 47: Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;
Paragraph 8: The three dimensions to sustainable development.
Paragraph 11: Presumption in favour of sustainable development.
Paragraphs 34, 55-58: Planning conditions and obligations.
Chapter 5: Housing land supply
Paragraph 104-109: Promoting sustainable transport
Paragraph 130: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.
Paragraphs 174: Conserving and enhancing the natural environment
- 7.2. **National Planning Practice Guidance (NPPG)**
- 7.3. **National Design Guide 2019**
Context
Identity
Built Form
Movement
Nature
Public Spaces
- 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
LP12 – Rural Areas Development Policy
LP13 – Supporting and Managing the Impact of a Growing District
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 across the District
LP17 – Community Safety
LP19 – The Natural Environment
- 7.5. **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
LP4 – Securing Fenland's Future
LP7 – Design
LP8 – Amenity Provision
LP11 – Community Safety
LP12 – Meeting Housing Needs
LP18 – Development in the Countryside
LP20 – Accessibility and Transport
LP22 – Parking Provision
LP24 – Natural Environment

8 KEY ISSUES

- Principle of Development
- S106 Planning Obligations
- Layout
- Scale and Appearance
- Landscaping
- Layout and Scale
- Flooding and Drainage
- Residential Amenity (inc. Levels)

9 BACKGROUND

- 9.1. The application site benefits from outline planning approval for the erection of up to 29 dwellings, by virtual of the approval of F/YR19/0958/O and F/YR22/1273/VOC approved in May 2020 and March 2023, respectively. Subsequent to this pre-commencement conditions set within the F/YR22/1273/VOC have been discharged as follows:

Condition	Application Reference	Outcome
Condition 4 – Access Widening	F/YR23/3036/COND	Approved 26.09.2023
Condition 5 - Footway	F/YR23/3036/COND	Approved 26.09.2023
Condition 12 – Construction Method Statement	F/YR23/3035/COND	Approved 07.06.2023
Condition 13 – Landscape Management Plan	F/YR23/3035/COND	Approved 07.06.2023
Condition 14 – Fire Hydrants	F/YR23/3064/COND	Approved 03.07.2023

- 9.2. The remaining conditions imposed on F/YR22/1273/VOC are required to be discharged prior to occupation of the development, and hence will not be submitted for approval until such time that the current reserved matters application has been approved and the development is completed. Matters of access were committed and approved at outline stage. Accordingly, matters in respect of appearance, landscaping, layout and scale are the reserved matters to be reconciled in respect of this application against the relevant national and local planning policies.

10 ASSESSMENT

Principle of Development

- 10.1. The principle of development was established under the most recent outline permission F/YR22/1273/VOC. The outline permission also secured the access off Fallow Corner Drive.
- 10.2. The outline application assessed the transport impacts of the development for up to 29 dwellings was considered to be acceptable, with improvements to Fallow Corner Drive being identified as required and subsequently secured through conditions 4 & 5 that have recently been discharged. Furthermore, technical considerations, such as residential amenity impacts from construction, flood risk, drainage, biodiversity and fire safety, were all considered to the satisfaction of the

relevant consultees, subject to conditions (recently discharged) or the submission of further details at Reserved Matters stage (considered herein).

- 10.3. As such, whilst the concerns raised by some residents through this reserved matters submission, in respect of principle, access location, off-site traffic flow and highway safety implications, and the alleged eviction of an existing resident are noted, these were matters explored at the outline stage and found to be acceptable or in the case of the latter point, not material. As such, it is not appropriate to re-visit the principle of development. This application seeks to agree the reserved matters relating to the development in more detail, including matters of flood risk and drainage, appearance, layout, scale and residential amenity impacts.

S106 Planning Obligations

- 10.4. It is not possible to revisit the issue of developer contributions as the matter was addressed at outline stage. At that time a viability assessment was carried out and it was concluded that the site could not make any contributions or provide for affordable housing.

Layout

Access and Highways

- 10.5. The general layout follows the design principles of the indicative outline layout – comprising a Y-shaped access road leading off the main point of access from Fallow Corner Drive, with an area of open space at the central juncture. Wider highways improvements including widening and the extension of a footpath are proposed to Fallow Corner Drive itself, the details of which are currently with the LHA as part of a current S278 application.
- 10.6. Both the 6m wide primary spine road and the secondary, less wide, driveways and turning heads are to remain in private ownership. Bin collection points are located close to the junctions of the primary roadway to comply with RECAP guidance.
- 10.7. The LHA has reviewed the layout and confirmed that the road alignments and geometry meets with their standards. Comments received in respect of conditions to impose with regard to highway drainage and the management of estate roads are considered unnecessary as similar conditions were imposed at outline stage (conditions 6 & 7, F/YR22/1273/VOC). Despite consultation requests, no comments were received from FDC Environmental Services team in respect of the layout. As such, it is considered appropriate to include a condition in respect of a detailed refuse collection strategy be submitted for further approval by the Environmental Services team to ensure the development can be appropriately serviced going forward.
- 10.8. Notwithstanding this, it is considered that the layout provides appropriate access and highways infrastructure of the nature and quantum of the development in accordance with Policy LP15 of the FLP.

Open Space

- 10.9. The proposed open space to the centre of the development is appropriate to the overall scale of the development itself. Furthermore, the layout enables reasonable access to the area of open space, with the area being linked by footpath connecting the wider development and beyond. The space also encourages the public to utilise the space by providing appropriate street furniture and landscaping with good levels of natural surveillance given its position

alongside the main entrance point to the site. It is unfortunate that the proposed electrical sub-station for the site is positioned adjacent to the open space, however owing to the constraints of the site this is unavoidable. The sub-station will be surrounded by a brick wall to match estate walling with lockable timber gates to the front and offset from the back of footpath by 2m, and hence will be obscured from view as far as practicable.

- 10.10. Concerns regarding the lack of play equipment received in representations were noted. It was confirmed at outline stage that FDC did not wish to adopt any management of space on site. Furthermore, Policy LP16 (Appendix B) does not require provision of on-site local equipped area of play (LEAP) owing to the size of the site and off-site provision was deemed not viable. As such provision of play equipment was not required in this instance.
- 10.11. Conditions pertaining to details for the future management and maintenance of the public open space were imposed at outline stage (condition 13) and recently discharged under F/YR23/3035/COND.

Dwellings

- 10.12. The dwellings are served by privately owned driveways, providing policy-compliant levels of parking in accordance with Appendix A of the FLP. Each property is served by policy-compliant levels of private amenity space – a minimum of a third of each plot and dwellings are spaced and oriented so as to avoid overlooking and overbearing impacts. Improvements to the layout and dwelling types were undertaken in respect of officer concerns relating to such matters.
- 10.13. As noted above waste collection is either by roadside collection, or by bin collection points where adjacent to the roadway. It is recommended that residents are provided information on bin collection arrangements upon occupation and such details can be secured via planning condition.
- 10.14. Cambridgeshire Constabulary had initially raised concerns regarding some aspects of the layout, including lighting, landscaping and active surveillance. Changes were made to increase surveillance, including confirming details in respect of lighting and landscaping to the satisfaction of the Cambs Police.
- 10.15. In summary, the layout of the residential properties raises no concerns in respect of access, density, amenity or safety (subject to approval of future details as set out above) in accordance with policies LP2, LP16, LP17 and LP19 of the FLP.

Scale and Appearance

- 10.16. The dwellings are all single storey and as such more modest in scale to the average scale of properties in the locality, particularly those along Fallow Corner Drove. The dwellings are all traditional in form incorporating gable rooflines, and traditional casement windows. Materials are intended to include a mix of buff and red external facing brickwork, cream, green or grey cladding, and red pantile roof tiles.
- 10.17. The electricity sub-station is proposed to be enclosed by a brick wall to match estate walling with timber gates and will assimilate well into the street scene.
- 10.18. Given the overall scale of the development, its location effectively behind established dwellings, and with its single point of access Fallow Corner Drove the development itself will form its own character area. As such, the development is

not considered to result in any conflict with the existing character and appearance of the area.

10.19. In summary the scale and appearance of the development is considered to accord with Policy LP16 of the FLP.

Landscaping

Hard landscaping

10.20. The primary and secondary routes are proposed to be surfaced in different materials; tarmac for primary, block paving in 'Autumn Gold' for the secondary shared access routes. This will assist in legibility and road speeds, with roads narrowing as they follow the hierarchy and surfaced to accentuate this. In this regard, the hard landscaping for the main highway routes is acceptable.

10.21. The boundary treatments are also considered appropriate for the development, comprising 1.8m close boarded fence along residential boundaries or 1.8m brick wall where more appropriate.

10.22. Patios within the dwelling curtilages will comprise concrete flagstones, with tertiary pathways created using compacted gravel.

Soft landscaping

10.23. The scheme incorporates a mixture of soft landscaping features which includes a total of 73 trees to be planted of various species, with some retention of existing boundary planting and some overgrown vegetation to the north removed to accommodate the development. Rear gardens will all be levelled, dressed and seeded. Front garden areas will be turfed. It is not proposed to undertake any additional ornamental planting in the private front or rear garden amenity areas, as these will be left to be personally landscaped by future occupiers.

10.24. FDC's Arboricultural Officer has confirmed that the proposals put forward are acceptable and was encouraged to see significant numbers of trees planted.

Open space

10.25. With respect to the area of open space, it is intended that area is turfed to provide an area of enhanced appearance by virtue of a level, graded, even grassed area, with a small area of permeable hard landscaping, centrally positioned with 2 benches provided for seating.

10.26. The landscaping for the open space area is considered to be appropriate and will provide an interesting, natural environment for residents to enjoy. As considered above, the long term management and maintenance of this space has been agreed (F/YR23/3035/COND).

10.27. In conclusion, the proposed landscaping scheme is acceptable and accords with policy LP16 and LP19 of the FLP.

Flooding and Drainage

10.28. Conditions 7 and 8 of the outline permission (F/YR22/1273/VOC) required details of the surface water and foul water drainage proposals to be submitted for approval within the Reserved Matters application. Accordingly, the applicant submitted the required details for consideration.

10.29. The scheme demonstrates that surface water will be managed through the use of permeable paving and flow controls, limited to a previously agreed rate of 5l/s, to

be discharged into a nearby drainage ditch. The approved methods are considered acceptable to the LLFA who returned no objection to the scheme on the basis of the submitted information.

10.30. In respect of the foul water drainage scheme, the foul drainage for this site is to remain in private ownership and a private maintenance company will be appointed to be responsible for the maintenance of the network. The foul drainage from this development is collected by a gravity network which discharges to a pumping station located within the area of public open space. A rising main is then required to provide a route for the water to be pumped to its final outfall at the existing adoptable Anglian Water manhole in Westfield Road. The rising main will run from the pumping station in a northerly direction through the site and alongside an existing plot before discharging into a short length of private drain and on to the existing adoptable Anglian Water manhole in Westfield Road. Permission to connect has been granted by Anglian Water for a discharge rate of up to 3.8l/s. Anglian Water considered that the impacts to the foul sewerage network would be acceptable.

10.31. No objections to the scheme were received from consultation with the Environment Agency.

10.32. Notwithstanding the above, matters of drainage will be subject to building control regulations and additional consents required by Anglian Water and the IDB as appropriate. Accordingly, and in the absence of any technical objection with respect to the same, matters of flood risk and drainage are acceptable with regard to Policy LP14.

Residential Amenity (inc. levels)

10.33. As mentioned above, the scheme layout was amended in respect of concerns relating to future occupier amenity, such as overlooking and overbearing concerns within certain plots the development itself. The revised layout is considered acceptable in respect of such matters.

10.34. Concerns regarding the proximity of dwellings to existing dwellings to the north and south have been raised. With respect to the proposed dwellings along the northern boundary of the site, the proposed dwellings will be situated between 10.5m and 21.9m (approx.) from the nearest opposing elevations of existing dwellings to the north, with the closest being between the proposed Plot 11 and the rear elevation of 39b Westfield Road. Plot 11 will include no facing windows toward No.39b and will include a 1.8m close boarded fence to the boundary. Accordingly, it is considered that the relationships to dwellings to the north are acceptable and will not result in unacceptable amenity impacts such as overlooking or overbearing.

10.35. A similar concern was raised from the current occupants of Fen View, situated beyond the south west corner of the site. The nearest dwelling within the development here is Plot 5. The opposing elevations between Fen View and Plot 5, will be set between 10.9m and 14.1m (approx.) Again, this relationship is considered to be within an acceptable range and will not result in overlooking or overbearing.

10.36. In accordance with Condition 9 of the outline approval, details of finished floor levels along with longitudinal sections of the site were submitted allowing officers to confirm the overall proposed height of the dwellings. The submitted details confirm the existing and proposed levels for the site, and there are no undue

concerns that the ground levels will be raised to such an extent that will result in unacceptable dominance or overbearing from the proposed single-storey dwellings on nearby properties.

10.37. Concerns in respect of the construction management of the site affecting amenity are to be controlled through the approved Construction Environment Management Plan (F/YR23/3035/COND). Notwithstanding, any approval does not indemnify the developer for environmental health complaints or nuisance should claims be substantiated as such issues are covered by separate environmental health legislation.

10.38. Accordingly, it is considered that the scheme complies with Policies LP2 and LP16 (e) of the Fenland Local Plan.

11 CONCLUSIONS

11.1. This reserved matters submission proposes a policy compliant scheme which raises no issues in terms of adverse transport impacts, visual or residential amenity. In addition, the applicant has provided sufficient technical details and has actively engaged with the relevant statutory agencies to respond to issues relating to drainage, landscaping, site security, and highways layout. Accordingly, the reserved matters submission can be recommended for approval subject to conditions.

12 RECOMMENDATION

Approve - with conditions;

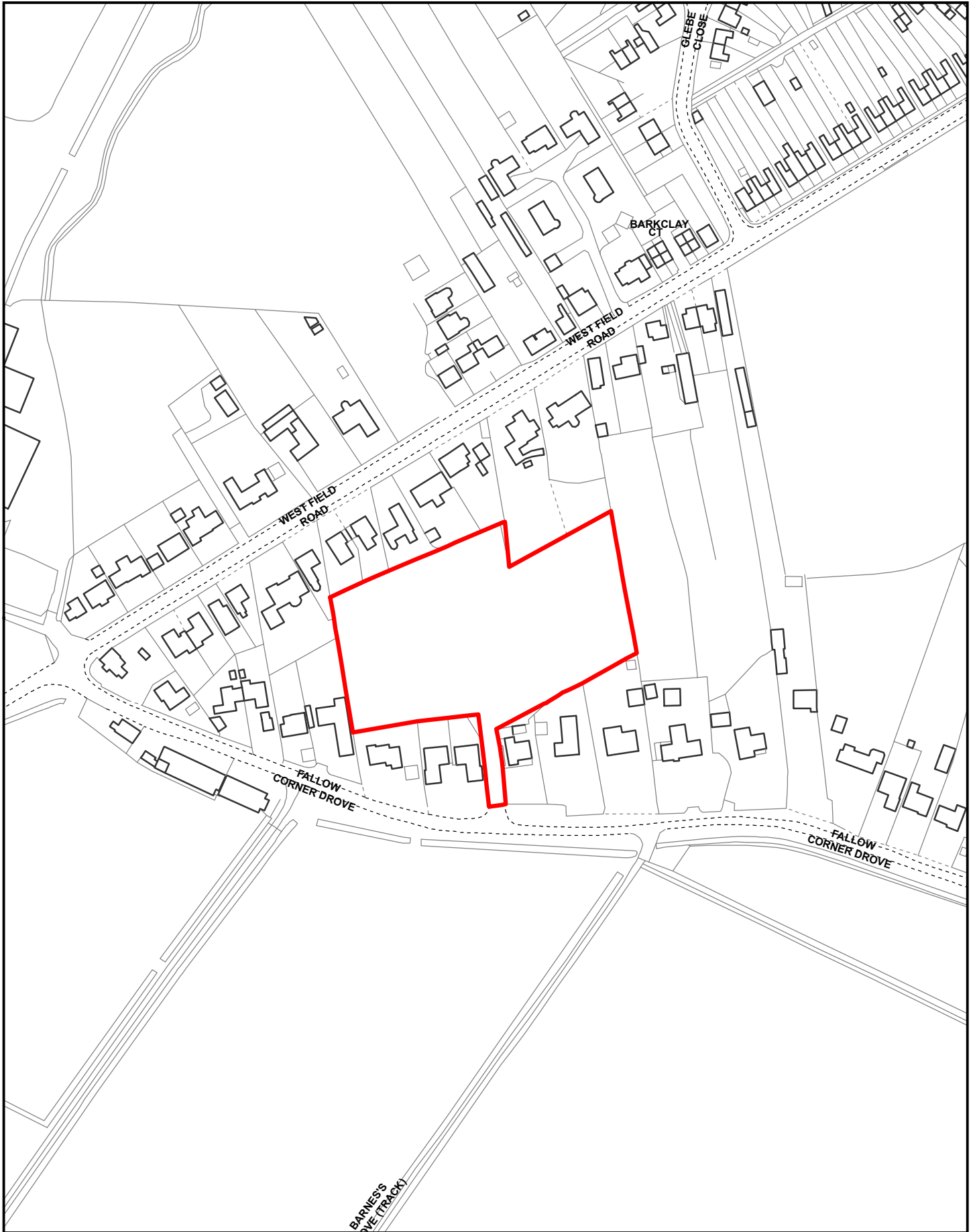
Conditions

1 (2)	<p>Parking/turning Prior to the first occupation of each respective dwelling, the proposed on-site parking and turning shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans 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>
2 (7)	<p>Refuse collection No development shall proceed above slab level until a refuse collection scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include;</p> <ul style="list-style-type: none"> i) Demonstration that any private roads which require access by refuse lorry can accommodate gross vehicles weights of up to 26 tonnes ii) Means of notifying future estate road Management Company(s) that where refuse vehicles have to access private estate roads for collection, that Fenland District Council will bear no responsibility for any damage to that road surface. iii) Householder packs to be provided to each occupier prior to first occupation to include; <ul style="list-style-type: none"> a) Details and locations of the relevant bin collection point(s) or place of wheeled bin presentation for collection b) Notification that where refuse vehicles have to access private

	<p>estate roads for collection, that Fenland District Council will bear no responsibility for any damage to that road surface.</p> <p>The scheme shall be implemented in accordance with the details approved.</p> <p>Reason: To ensure that suitable means of waste collection is provided in accordance with Policy LP16 of the Fenland Local Plan, 2014</p>
3	<p>Garages for parking</p> <p>The garages serving their relevant property shall be used for the parking of vehicles and ancillary domestic storage only and shall not be used as habitable rooms.</p> <p>Reason: To ensure that adequate off-street parking is retained in the interests of highway safety and residential amenity in accordance with policies LP15 and LP16 of the Fenland Local Plan, 2014.</p>
4	<p>PD Boundary Treatments</p> <p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling in front of the forwardmost part of that dwelling.</p> <p>Reason: In order to ensure that the appearance of the area and amenity of occupiers is safeguarded in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
5 (2)	<p>Boundary treatments</p> <p>The boundary treatments hereby permitted shall be constructed in accordance with the details specified on approved plan 1102-12 REV K. The boundary treatments shall be completed prior to the first occupation of the development and retained thereafter.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
6	<p>Landscaping</p> <p>All soft landscape works shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the development, or in agreed phases and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
7	<p>Approved Plans – on uniform</p>

Informatives:

095A	Compliance with SI 2012 No 2274 – worked proactively
093B	Bins Informative
094A	CNC
	Reserved Matters permission forms part of the original outline planning permission F/YR22/1273/VOC; and as such conditions imposed upon this original permission should also be adhered to.



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F/YR23/0423/RM

Scale = 1:2,500





CGI - Plots 23-22



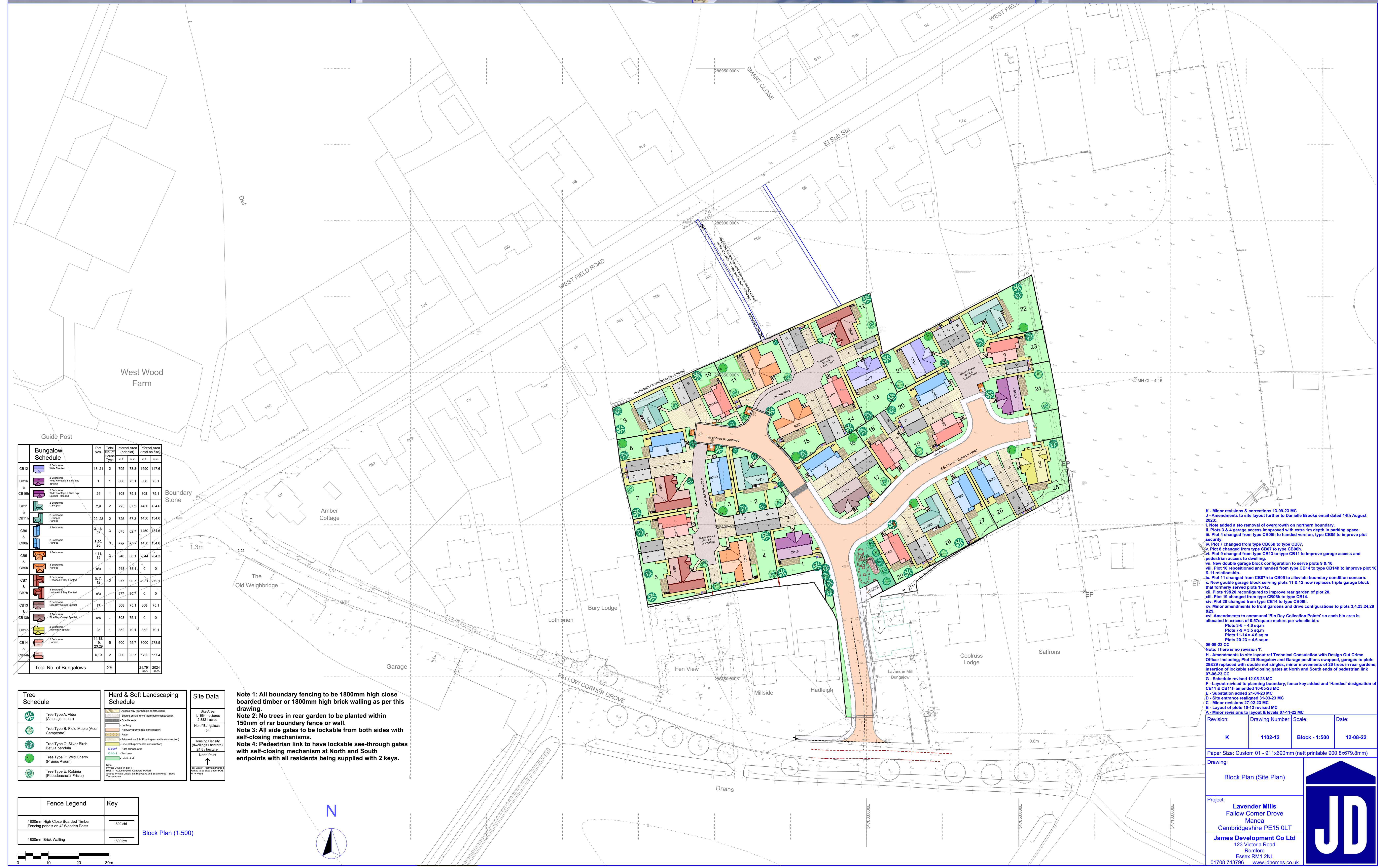
CGI - Public Open Space



CGI - Plots 2-3



CGI - Plot 24



Bungalow Schedule

Bungalow Schedule	Plot Nos.	Total No. of Bungalows	Internal Area (per plot)	Internal Area (total on site)
Type	sq.m.	sq.m.	sq.m.	sq.m.
CB12	13, 21	2	756	1512
CB16	1	1	808	808
CB16A	24	1	808	808
CB11	2, 9	2	725	1450
CB11A	22, 29	2	725	1450
CB6	3, 16, 27	3	675	2025
CB9	8, 20, 26	3	675	2025
CB5	4, 11, 15	3	948	2844
CB5A	n/a	0	0	0
CB7	5, 7, 12	3	977	2931
CB7A	n/a	0	0	0
CB13	17	1	808	808
CB13A	n/a	0	0	0
CB17	25	1	852	852
CB14	14, 18, 23, 29	5	600	3000
CB14A	4	1	600	600
Total No. of Bungalows		29	21,791	2024

Tree Schedule

Tree Type	Quantity
Tree Type A: Alder (Alnus glutinosa)	1
Tree Type B: Field Maple (Acer Campestre)	1
Tree Type C: Silver Birch (Betula pendula)	1
Tree Type D: Wild Cherry (Prunus Avium)	1
Tree Type E: Robinia (Pseudacacia Fraxin)	1

Fence Legend

Key	Description
1800mm High Close Boarded Timber Fencing panels on 4" Wooden Posts	1800 cdf
1800mm Brick Walling	1800 brk

Site Data

Site Area	1.1664 Hectares
2.5021 Acres	
No. of Bungalows	29
Housing Density (Dwellings / Hectare)	24.81
Site Point	North Point

Note 1: All boundary fencing to be 1800mm high close boarded timber or 1800mm high brick walling as per this drawing.
Note 2: No trees in rear garden to be planted within 150mm of rear boundary fence or wall.
Note 3: All side gates to be lockable from both sides with self-closing mechanisms.
Note 4: Pedestrian link to have lockable see-through gates with self-closing mechanism at North and South endpoints with all residents being supplied with 2 keys.

K - Minor revisions & corrections 13-09-23 MC
J - Amendments to site layout further to Danielle Brooke email dated 14th August 2023.
 i. Note added a sto removal of overgrowth on northern boundary.
 ii. Plots 3 & 4 garage access improved with extra 1m depth in parking space.
 iii. Plot 4 changed from type CB05h to handed version, type CB05 to improve plot security.
 iv. Plot 7 changed from type CB06h to type CB07.
 v. Plot 8 changed from type CB07 to type CB06h.
 vi. Plot 9 changed from type CB13 to type CB11 to improve garage access and pedestrian access to dwelling.
 vii. New double garage block configuration to serve plots 9 & 10.
 viii. Plot 10 repositioned and handed from type CB14 to type CB14h to improve plot 10 & 11 relationship.
 ix. Plot 11 changed from CB07h to CB05 to alleviate boundary condition concern.
 x. New gable garage block serving plots 11 & 12 now replaces triple garage block that formerly served plots 10-12.
 xi. Plots 19&20 reconfigured to improve rear garden of plot 20.
 xii. Plot 19 changed from type CB06h to type CB14.
 xiii. Plot 20 changed from type CB14 to type CB06h.
 xiv. Minor amendments to front gardens and drive configurations to plots 3,4,23,24,28 & 29.
 xv. Amendments to communal 'Bin Day Collection Points' so each bin area is allocated in excess of 0.57square meters per wheelite bin:
 Plots 3-6 = 4.6 sq.m
 Plots 7-9 = 3.5 sq.m
 Plots 11-14 = 4.6 sq.m
 Plots 20-23 = 4.6 sq.m

Revision: K
Drawing Number: 1102-12
Scale: Block - 1:500
Date: 12-08-22

Paper Size: Custom 01 - 911x690mm (nett printable 900.8x679.8mm)

Drawing: Block Plan (Site Plan)

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