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**F/YR23/0881/O**

**Applicant: Mr R Hirson**

**Agent : Jordan Trundle  
Peter Humphrey Associates Ltd**

**Land West Of 78-88, Station Road, Manea, Cambridgeshire**

**Erect up to 4no dwellings (outline application with all matters reserved)**

**Officer recommendation: Refuse**

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

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## **1 EXECUTIVE SUMMARY**

1.1 The application seeks a determination of the principle of residential development for up to 4 dwellings (outline application) with all matters reserved for future consideration. The proposal site is located at the junction of Station and Wimblington Roads in Manea.

1.2 The application site is located within Flood Zone 3, an area at the highest risk of flooding but the applicant has not demonstrated conclusively that there are no other reasonably available sites appropriate for the proposed development in areas at a lower risk of flooding and therefore the development fails the Sequential.

1.3 An outline application for up to 4 dwellings has previously been refused on site. The current applications indicative plans are virtually identical with some alterations to tree placement. The reason for refusal previously given was also sequential test.

1.4 The recommendation is therefore for refusal of planning permission.

## **2 SITE DESCRIPTION**

2.1 The proposal site consists of a 0.46ha parcel of land located at the corner of Station and Wimblington Roads in Manea. The site is currently agricultural land but has residential development to the North, East and to the South, with scattered agricultural buildings. The site is generally flat and has no trees. There are surface water drains located on the site.

2.2 The site is located within Flood Zones 2 and 3 as defined by the Environment Agency maps.

## **3 PROPOSAL**

3.1 The application proposes the erection of up to 4no dwellings (outline application with all matters reserved)

Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

#### 4 SITE PLANNING HISTORY

Pertinent planning history:

Application	Description	Decision	Date
F/YR21/1439/O	Erect up to 4no dwellings (outline application with all matters reserved)	Refused	23 Nov 2022

#### 5 CONSULTATIONS

##### 5.1 Manea Parish Council

Object.

*Lack of vision at the Wimblington Road Station Road Junction.*

*Inadequate lighting*

*Risk of flooding.*

##### 5.2 Environment & Health Services (FDC)

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate. Our records indicate there is unlikely to be a presence of contamination at the application site, however I would recommend the following condition to be imposed in the event planning consent is granted;*

###### **UNSUSPECTED CONTAMINATION**

*CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.*

*REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.*

##### 5.3 Environment Agency

*Thank you for your consultation dated 01 November 2023. We have reviewed the documents as submitted and have no objection to the proposed development. We have provided further details below.*

###### **Flood Risk**

###### **National Planning Policy Framework Flood Risk Sequential Test**

*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.*

*By consulting us on this planning application we assume that your Authority has applied and deemed the site to have passed the NPPF Sequential Test. Please be aware that although we have raised no objection to this planning application on flood risk grounds, this should not be taken to mean that we consider the proposal to have passed the Sequential Test.*

### *Review of Flood Risk Assessment (FRA)*

*We strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) (ECL0561a, September 2023) are adhered to. In particular, the FRA recommends that:*

- O Finished floor levels will be set no lower than 0.8m above existing ground levels.*
- O Flood resilience measures will be incorporated up to 0.6m above finished floor levels.*

*We have reviewed the submitted FRA with regard to tidal and main river flood risk sources only. The Internal Drainage Board should be consulted with regard to flood risk associated with their watercourses and surface water drainage proposals.*

### **Safety of People**

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

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

*We strongly recommend that you consult your Emergency Planner on the above issues.*

### **Further Advice**

*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>*

*The Environment Agency operates a flood warning system for existing properties currently at risk of flooding to enable householders to protect life or take action to manage the effect of flooding on property. Flood Warnings Service (F.W.S.) is a national system run by the Environment Agency for broadcasting flood warnings. Receiving the flood warnings is free; you can choose to receive your flood warning as a telephone message, email, fax or text message. To register your contact details, please call Floodline on 0345 988 1188 or visit <https://www.gov.uk/sign-up-for-flood-warnings>*

*Registration to receive flood warnings is not sufficient on its own to act as an evacuation plan. We are unable to comment on evacuation and rescue for developments. Advice should be sought from the Emergency Services and the Local Planning Authority's Emergency Planners when producing a flood evacuation plan.*

## **5.4 Cambridgeshire County Council Highways Authority (22/11/23)**

*This application seeks approval for outline permission with "ALL MATTERS RESERVEVED" including access. Whilst an indicative access location with the highway has been shown on the submitted drawings. This aspect of the propped development is outside of the remit of the permissions sort for this application site. Also there has been no relevant or acceptable information submitted to demonstrate that a safe and acceptable access with the highway can be achieved.*

*Whilst I have no objection to the development of this land, if safe access can be shown to be achieved. After a review of the information submitted, I do not believe it will be possible to achieve a safe access along boundary of this land with the highway. This is because the posted legal speed limit of the road is 40mph. Would require inter-junction spacing of 100m apart And/Or outside of the required inter-vehicle visibility splays. Which in this instance would be 2.4m x 120m either side of any proposed And/Or existing junction/s.*

*Please note I cannot recommend any highways related conditions at this time. As this is an all matters reserved application inclusive of any highways matters. However should a further application be submitted all highways aspects must be considered as standard. Please see the following highways design guidance for further information and reference Highways Development Management General Principles for Development- January 2023 - Amended ([cambridgeshire.gov.uk](http://cambridgeshire.gov.uk))*

## **5.5 Cambridgeshire County Council Highways Authority (18/01/24)**

### **Recommendation**

*I have reviewed the information in support of the above application and can confirm I have no objection to above application from the highways perspective.*

### **Comments**

*In my view the proposed development is on balance acceptable, If the LPA are mindful to approve the application, please append the following conditions to any consent granted:*

#### Conditions

**Access Road Details:** *Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5metres for a minimum distance of 5 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.*

*Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014*

**Gates Restriction:** *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending, or re-enacting that order): no gates or other means of enclosure shall be erected across the vehicular access hereby approved.*

**Parking/Turning Area:** *Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town, and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).*

**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.*

*Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.*

*Further comments would be provided should the above planning application progress to the full application stage.*

## 5.6 Local Residents/Interested Parties

### Objectors

Three representations have been received from residents of Short Drive and Station Road objecting to the application. Objectors have concerns regarding:

- Flood Risk
- Highways Safety
- Highways disruption
- Noise
- Construction management
- Disruption to electricity and broadband
- Result in loss of income/affect business
- Detrimental effect on the sewage plant
- Drainage ditch contamination
- Finished floor levels and flood risk

### Supporters

Eight letters of support received, (two from Old Dairy Yard, and one each from High Stret, Cox Way, Williams Way and Westfield Road, Manea and two from residents of Chatteris). Letters of support mention:

- Beneficial to the Village,
- Family homes
- Infill development/good use of land
- Increase the appeal of the village,
- Would be in keeping with the residential character of the area,
- Access to the train station,
- Would bring more families to help sustain the village.

## 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)

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 135 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

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

Determining a Planning Application

### **National Design Guide 2021**

C1 – Context – How well does the proposal relate to the site and its wider context  
 I1, 2 & 3 – Identity – Well-designed, high-quality places that fit with local character  
 H1 & H2 Homes and Buildings – healthy, comfortable and safe places well related to external amenity space

### **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  
 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

### **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  
 LP20: Accessibility and Transport  
 LP22: Parking Provision  
 LP24: Natural Environment

- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP32: Flood and Water Management
- LP49: Residential site allocations in Manea

## **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

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

### **8 KEY ISSUES**

- **Principle of Development**
- **Visual Impact**
- **Residential Amenity**
- **Highway Safety**
- **Flood Risk**
- **Ecology**

### **9 BACKGROUND**

- 9.1 As indicated in the planning history section above an outline application for up to 4 dwellings has previously been refused on site by Planning Committee on 16/11/22. The current applications indicative plans are virtually identical with some alterations to tree placement. The reason for refusal previously given was:

*“The site is located within Flood Zone 3 where there is a high probability of flooding. The Sequential test for flood risk has not been adequately applied or met and consequently, the application fails to demonstrate that there are no other reasonably available sites with a lower probability of flooding that could accommodate the development. In addition, the Exception Test has also not been passed. Allowing the proposed development could therefore place people and property at an increased risk, with no justification, of flooding contrary to Policy LP14 of the Fenland Local Plan (2014), NPPF(2021) and Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016).”*

### **10 ASSESSMENT**

#### **Principle of Development**

- 10.1 Policy LP3 of the Fenland Local Plan sets out the spatial Strategy for development and the settlement Hierarchy. 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. Policy LP12 Part A sets out where development may be acceptable in or adjacent to the developed footprint of the settlement as long as it does not adversely impact the character of the countryside and is in keeping with the core shape of the settlement.
- 10.2 The application site forms part of an agricultural field at the entrance to the settlement, bounded to the north by the workplace home development of Charlemont Drive. To the south on the opposite side of Wimblington Road is a group of commercial buildings with further linear residential development to the south. On the opposite side of Station Road is loose knit linear residential development. Consequently, it is considered that while the site forms an attractive entrance to the village it would be difficult to argue that the principle of residential development was unacceptable, given these surroundings.

10.3 As such the principle of this development is considered to be supported by Policies LP3 and LP12 of the Fenland Local Plan (2014).

### **Visual Impact**

10.4 Paragraph 131 of the National Planning Policy Framework 2021 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This is further reflected in Local Plan Policy LP16 (d) which seeks to deliver and protect a high-quality environment for those living and working within the district.

10.5 It is considered that the development of the site would visually read as part of the existing village and not appear incongruous or as an encroachment into the countryside. As described above the site is considered to form an attractive entrance to the village and as such a well-designed scheme incorporating sympathetic landscaping would be required to ensure the quality of this gateway is maintained.

10.6 Therefore, subject to appropriate design, layout, and landscaping which would be addressed at the Reserved Matters stage, the visual impact could be acceptable in accordance with Policy LP16 and the NPPF (2021).

### **Residential Amenity**

10.7 Local Plan Policy LP16 (e) seeks to provide and protect comforts that the general environment provides and to this end ensures that development does not adversely impact on the amenity of neighbouring users owing to noise, light pollution, loss of privacy and loss of light.

10.8 The proposed development is in outline form, with all matters reserved. From the submitted indicative plan, it would appear that the development which details design and layout, would relate appropriately with the dwellings around it. The scale and external appearance of the scheme is subject to subsequent approval, but it is considered that there is sufficient distance from the neighbouring gardens to be able to accommodate this level of development in this location without compromising residential amenity.

10.9 The proposal allows for the provision of adequately sized garden areas to serve each dwelling unit in line with policy LP16 (h) together with some communal greenspaces at the front of the development to provide soft landscaping.

10.10 Therefore, subject to appropriate detailed design and layout, the scheme would provide adequate residential amenities for future occupiers and protect those enjoyed by existing neighbouring occupiers in accordance with Policy LP16 and

### **Highway Safety**

10.11 Fenland Local Plan Policy LP15 states that new development will only be permitted if it can be demonstrated that safe and convenient pedestrian and vehicle access to and from the public highway as well as adequate space for vehicle parking, turning and servicing would be achieved.

10.12 The Highway Authority have no objection to the proposed scheme. Revisions have been made to the existing indicative plans to show that appropriate visibility



splays are achievable on site. Final details would be considered at reserved matters stage.

- 10.13 The application is an outline application with all other reserved. However the scheme is considered acceptable and complies with Policy LP15 in this regard.

### **Flood Risk**

- 10.14 Paragraph 165 of the NPPF (2023) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. In the same vein, Local Plan Policy LP14 recommends the adoption of sequential approach to flood risk from all forms of flooding and this is reinforced by the Cambridgeshire Flood and water SPD.

- 10.15 The Cambridgeshire Flood and Water Supplementary Planning Document states that the sequential test was developed to steer development to areas with the lowest probability of flooding. The SPD states that developers need to identify and list reasonably available sites identifying reasonably available sites as:

*“Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.”*

The submitted Flood Risk Assessment undertaken by Ellingham Consulting Ltd is accompanied by a separate sequential test. The sequential test undertaken by the applicant's agents sets out the sites with planning permission within Manea, it states whether they as agents consider the sites are reasonably available and whether they are considered to be at a lower risk of flooding. The sequential test incorrectly states that sites for 1 dwelling or 7 or more are 'not comparable' to the proposal and are therefore rejected. This is clearly an incorrect approach to take and not consistent with policy and therefore, the sequential test is not considered to be passed. As the application does not pass the Sequential Test the Exception Test is not applicable.

- 10.16 The flood risk assessment undertaken by Ellingham Consulting Ltd in support of the development which was considered by the Environment Agency (EA). The EA recommends that the development be carried out in strict accordance with the submitted flood risk assessment undertaken by Ellingham Consulting Ltd, (ref: ECL0561a/Peter Humphrey Associates, dated September 2023). The EA also set out that it is for the Local Planning Authority to be satisfied by the Sequential and Exception Tests.

- 10.17 Based on the above assessment, the applicant has been unable to show that there are no other reasonably available sites appropriate for the proposed development in areas at a lower risk of flooding and has not demonstrated any wider community benefits of the development and therefore the development fails the Sequential Test and allowing the development would be contrary to Local Plan Policy LP14, the adopted SPD and paragraphs 159 and 162 of the NPPF(2021)

### **Ecology**

- 10.18 Policy LP16 (b) requires proposals for new development to protect and enhance biodiversity on and surrounding the proposal site, taking into account locally designated sites and the special protection given to internationally and nationally designated sites in accordance with policy LP19. Criteria (c) requires the retention

and incorporation of natural and historic features of the site such as trees, hedgerows, field patterns, drains and water bodies.

10.19 The application site comprises an agricultural field bounded by a hedgerow to the north and ditches to three sides and the access to the development is indicated as being across one of these ditches.

10.20 An ecological survey and if necessary, a species survey, are required to be carried out pre-determination. Section 40 of the Natural Environment and Rural Communities Act 2006 places a public sector duty upon local planning authorities to conserve biodiversity. Section 186 of the NPPF states that when determining planning applications local planning authorities should refuse planning permission if significant harm to biodiversity resulting from development cannot be avoided (through locating on an alternative site with less impact), adequately mitigated or as a last resort, compensated for. Such consideration requires sufficient ecological investigation to assess if there are any particular protected species present so that they can be taken into account in the consideration of the proposals.

10.21 A Preliminary Ecological Report has been submitted with the application. The surveys were originally undertaken on the 3<sup>rd</sup> of August 2022 and updates were made on the 19<sup>th</sup> of September 2023. The report concludes that protected species may be present on site, Licences may need to be obtained and mitigation measures such as what season to conduct works, 5m stand off from the ditch, 9m buffer zone from IDB drain, bat boxes, limited external lighting, species specific planting would need to be implemented. The Ecology team and Natural England were consulted on the proposals however no response was received. A Construction Ecological Management Plan would need to be submitted at Reserved Matters stage.

10.22 The submitted Preliminary Ecological Report states any potential harm can be mitigated. Therefore, at Outline stage the detail submitted is considered sufficient to say the proposal is considered acceptable under policy LP15 of the Fenland Local Plan 2014 subject to an Construction Ecological Management Plan being submitted at Reserved Matters stage.

## 11 CONCLUSIONS

11.1 The proposed development would be of a scale that is in keeping with the area and, subject to layout, design and finishes, would not detract from the character of the site and the area. However, the site is located within Flood Zone 3 and the applicant has not shown that the development is Sequentially acceptable or of wider community benefit.

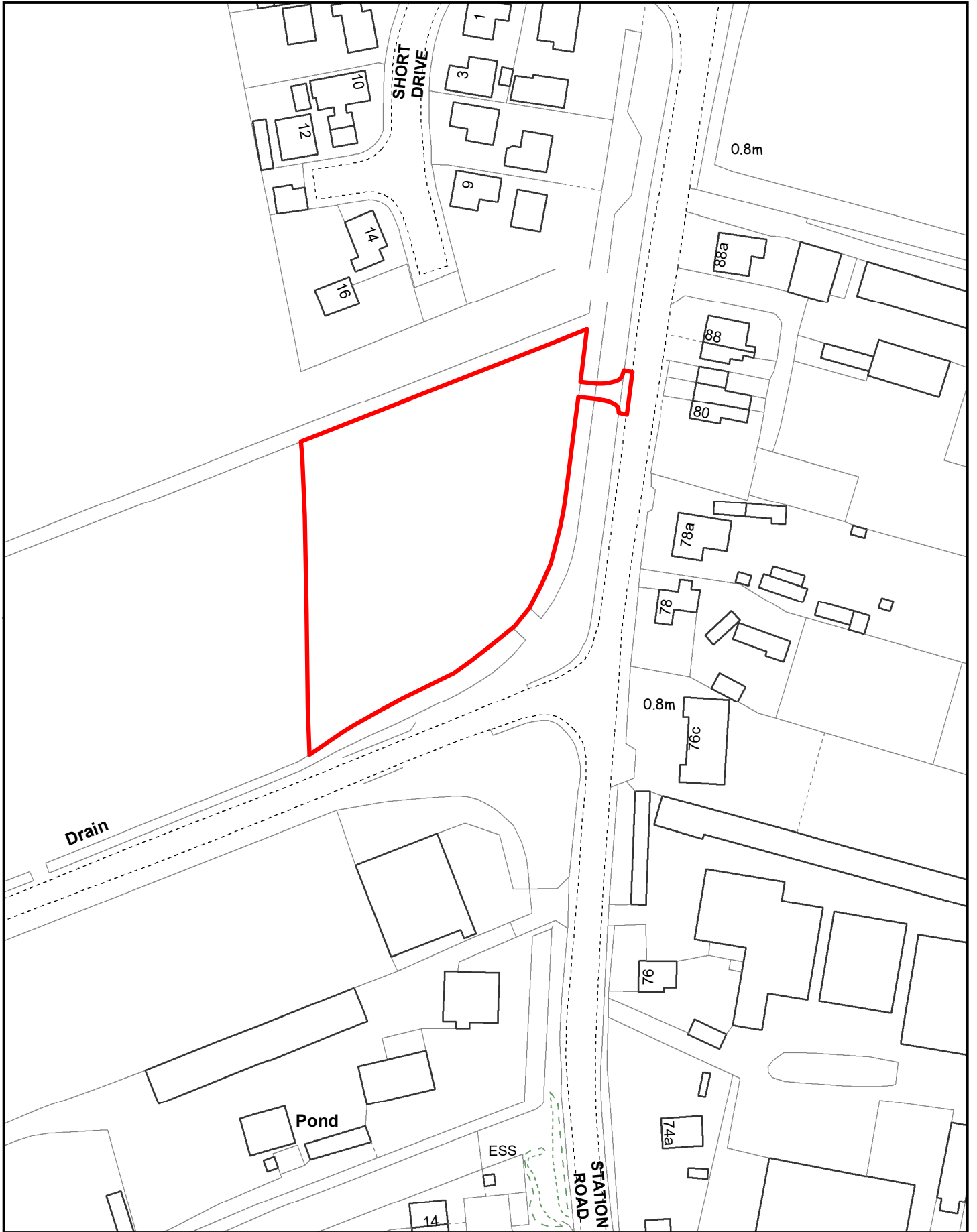
11.2 As such the application is considered to conflict with the NPPF, policies of the Local Plan and the Flood and Water SPD

## 12 RECOMMENDATION

**Refuse;** for the following reason:

1.	The site is located within Flood Zone 3 where there is a high probability of flooding. The Sequential Test for flood risk has not been adequately applied or met and consequently, the application fails to demonstrate that there are no other reasonably available sites with a lower probability of flooding that could accommodate the development. In addition, the Exception Test has
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	<p>also not been passed. Allowing the proposed development could therefore place people and property at an increased risk, with no justification, of flooding contrary to Policy LP14 of the Fenland Local Plan (2014), NPPF(2021) and Section 4 of the Cambridgeshire Flood &amp; Water Supplementary Planning Document (2016).</p>
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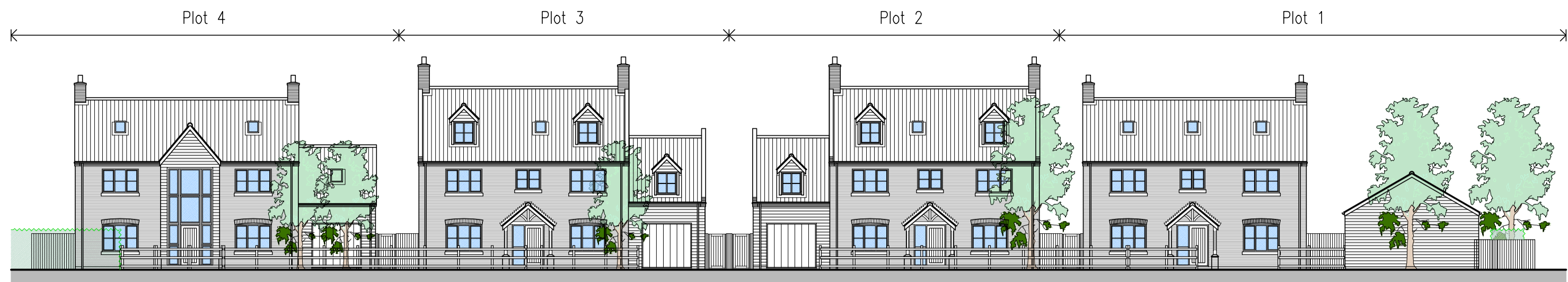
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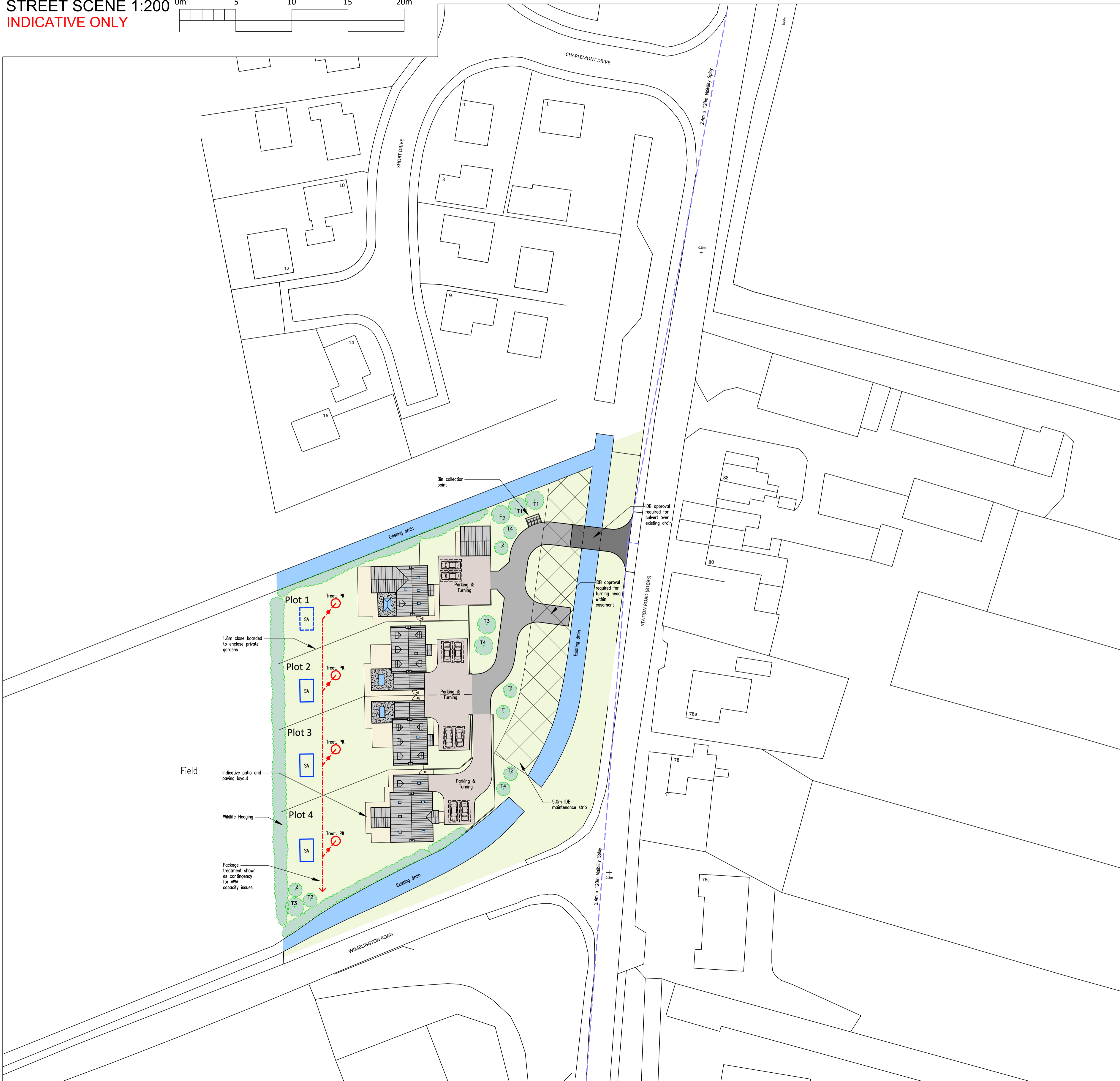
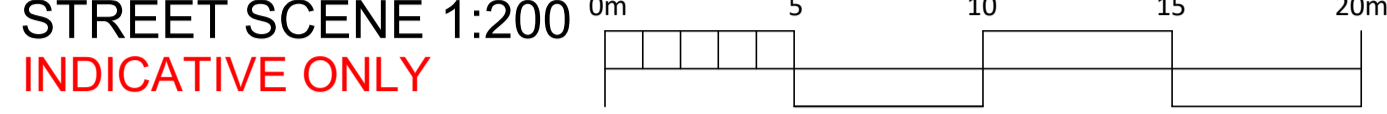
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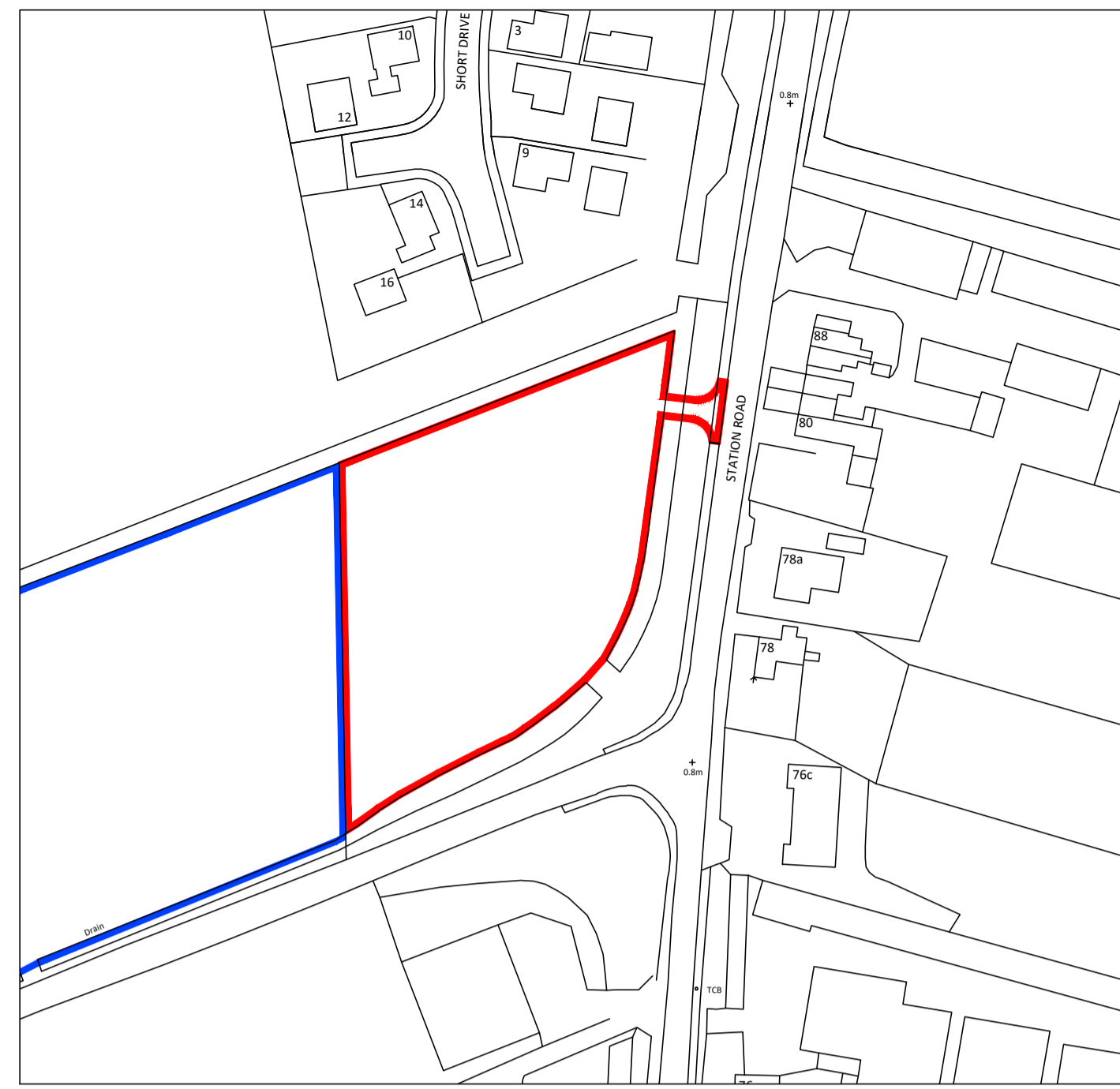
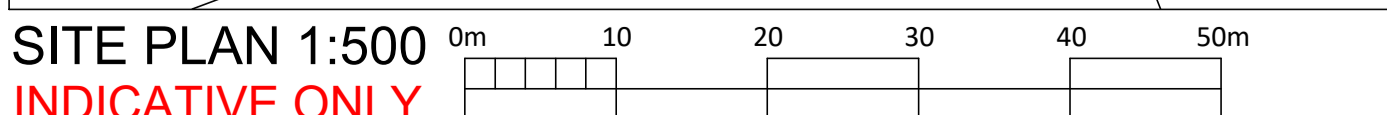




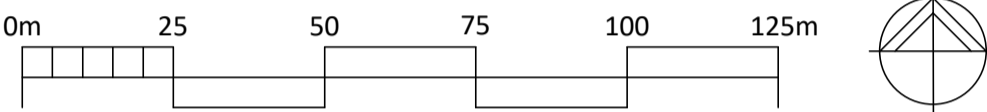
**STREET SCENE 1:200**  
INDICATIVE ONLY



**SITE PLAN 1:500**  
INDICATIVE ONLY



**LOCATION PLAN 1:1250**



**SITE PLAN KEY**

- 5.0m Access to CCC Specification
- Hard Surfacing
- Parking & Turning
- Paving (Indicative)
- Lawned Grass (Seeded or Turf)
- Trees
- T1 Tree Species
- Hedges
- 2.4m x 120m Visibility Splay
- Bin Collection Point
- ▼ 1.8m Gate

**LANDSCAPING:**

**HEDGING:**  
All hedging plants are to be 60-80cm high bare-rooted stock from a reliable supplier (preferably local) and should comply with British Standard 3936. Plants should be 2 year old seedlings and must be healthy and vigorous. Upon delivery the plants should be checked, unpacked and watered immediately. They should be protected from frost and gently heeled in to a prepared trench until planted which should be as soon as practicable after delivery. This will ensure the plants do not dry out. Avoid planting in frosty conditions and keep roots covered during the planting operation (preferably in a light proof bag).

**HEDGE PLANTING:**  
Planting should be undertaken between November and March when the plants are dormant. Planting should be in two staggered rows 300mm apart with plants at approximately 600mm in each row allowing for 6 plants per metre. Other weed free ground using other cultivated strip planting (in a cultivated strip approximately 600mm wide by 250mm deep) or sill planting (cutting a sill in the ground and holding it open with a spade until the roots of the plants are carefully inserted and spread downwards) Plants should be set at the same root depth as they were at the nursery and should be well firmed in and gaps filled. Remove any damaged plants during planting. A 75mm layer of bark mulch (Landscape Bark Mulching Mulch or equivalent) should be applied over the planting bed to reduce weed competition.

**HEDGE PLANT PROTECTION:**  
400mm x 30mm spiral plant guards are to be used to protect plants from rabbits and should be secured with a suitable cone or stake. Ensure spiral guards are installed the correct way up to avoid tree strangulation.

**WILDLIFE FRIENDLY HEDGE MIX:**  
 20% Hawthorn (*Crataegus monogyna*)  
 10% Wild Cherry Plum (*Prunus cerasioides*)  
 10% Wild Privet (*Ligustrum vulgare*)  
 10% Hazel (*Corylus avellana*)  
 10% Wild Dogwood (*Prunus domestica*)  
 10% Quaker Rose (*Viburnum opulus*)  
 10% Blackthorn (*Prunus spinosa*)  
 10% Dog Rose (*Rosa canina*) or 10% Sweet Briar (*Rosa rubiginosa*)  
 10% Field Maple - Acer composite

**TREES:**  
All trees (as marked on plan) should be 60-100cm girth Standard trees either rootballed or container grown and should be single staked with 75mm minimum diameter stakes free from bark with one end pointed.  
Tree Pits to be 600x600mm depth of rootball or container (or 150mm wider than the rootball whichever is greater) do not plant deeper than the soil mark on the stem. Break up pit base to avoid compaction. Drive 1 stake upright/vertical into bottom of excavated planting pit before planting. Saturate root ball of container grown and rootballed plants before planting. Soak with excavated material incorporating compost at 1m<sup>3</sup> per 3m<sup>3</sup> of soil excavated.  
Use Super Soft Tree Ties (J Toms 01233 770066) to fit trees to stake no spacer required. Water thoroughly immediately after planting and at intervals as necessary until trees are established. Apply 75mm bark mulch to planting surface. Fit spiral tree guard to tree base.

**TREES:**  
 T1 Standard *Betula pendula*  
 T2 Standard - *Sorbus domestica*  
 T3 Standard *Prunus avium* Pleno?  
 T4 Standard *Malus sylvestris*

**SCHEDULE OF SITE**

Plot	Unit Type	Bedrooms	Floor Area	Rear Amenity	Notes
1	Market	4	260m <sup>2</sup>	336m <sup>2</sup>	Double Garage
2	Market	5	242m <sup>2</sup>	347m <sup>2</sup>	Single Garage
3	Market	5	242m <sup>2</sup>	427m <sup>2</sup>	Single Garage
4	Market	4	283m <sup>2</sup>	590m <sup>2</sup>	Single Garage

*Floor areas exclude garages.*

A-12-12-23 - Amendments following CCC Highway comments.  
REVISIONS



**PETER HUMPHREY ASSOCIATES**

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CLIENT  
**MR R HIRSON**

PROJECT  
**RESIDENTIAL DEVELOPMENT**

SITE  
**LAND WEST OF 78-88 STATION ROAD MANEA CAMBS**

DRAWING  
**PLANNING DRAWING 1**

JOB NO. 6017/PL02A	PAPER SIZE A1	DATE AUG 2023
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Notes:  
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Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.