
F/YR24/0635/RM

Applicant: Mr M Stone

**Agent: Mr R Papworth
Morton & Hall Consulting Ltd**

Land North Of 96A To 100, Westfield Road, Manea, Cambridgeshire

Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1156/O to erect 24 x 2-storey dwellings (4 x 2-bed, 6 x 3-bed and 14 x 4-bed)

Officer recommendation: Approve

Reason for Committee: Parish Council comments contrary to officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 29 October 2024

EOT in Place: Yes

EOT Expiry: 14 March 2025

Application Fee: £15600

Risk Statement:

This application must be determined by 14th March 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1. The application seeks approval of reserved matters relating to appearance, landscaping, layout and scale (with access previously approved at outline stage) to erect 24 x 2-storey dwellings.</p> <p>1.2. The below assessment concludes that the application proposes a policy compliant scheme which raises no issues in terms of adverse impacts regarding 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, layout, and highways.</p> <p>1.3. The Parish Council concerns with respect to the application appear unfounded when considered against the evidence and the relevant policies of the Fenland Local Plan 2014. Accordingly, refusal of the scheme on the basis of the issues raised within the comments received is unjustified in this case and thus, the application is recommended for approval, subject to conditions.</p> |
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2 SITE DESCRIPTION

- 2.1 This is an irregular shaped site measuring approximately 1.52 hectares and is situated to the northern side of Westfield Road, Manea, which is the main entrance road into the village when approaching from the southwest. The site lies very close to the outer edge of the village where the pattern of development is largely linear residential in nature with small pockets of backland development to the immediate rear of the built frontages. Notably 9 dwellings have previously been approved at the part of the site closest to Westfield Road (see history below). Access is gained off Westfield Road.
- 2.2 The proposed site boundary fans out beyond the area of approved development into the open countryside to the rear where the land is bordered to the east by the extensive depth of garden to the rear of 94 Westfield Road and to the southwest in part by the rear boundaries to other residential gardens and also open land. There are commercial storage buildings to the southwest alongside which access can be gained to a public footpath which runs in a northeast direction to the rear of the proposed site, following the route of Darcey Lode Drain. Beyond this to the west are open agricultural fields. The larger part of the site to the rear of the frontage comprises a green field bordered by trees and hedgerows. The trees to the rear eastern boundary on the border with No. 94 (and within the garden of No. 94) are mature and noteworthy for their size and appearance. Trees to the front of the site (within the approved development area) are protected by Tree Preservation Order 5/2001. The northwest corner of the site falls within Flood Zone 3 which is at highest risk of flooding. The remainder of the site is within Flood Zone 1 which is land at lowest risk of flooding. There is an overhead high voltage electric cable which runs diagonally across the site from southwest to northeast.
- 2.3 The site benefits from outline planning permission for the erection of up to 26 dwellings involving the formation of a new access under F/YR22/1156/O.

3 PROPOSAL

- 3.1 This application is a reserved matters application following outline permission with matters committed in respect of access to erect up to 26 dwellings on the site. The original outline planning permission (F/YR22/1156/O) was granted in February 2024. 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;
- 24no. 2-storey dwellings (4 x 2-bed, 6 x 3-bed and 14 x 4-bed) of which 7 are intended as affordable housing units;
 - All homes to benefit from secure rear gardens bounded by either 1800mm fencing or 1800mm brick walling, with patio areas;
 - Plots 1, 2, 3, 10, 12 – 16, 23 & 24 include integral single garages with additional parking on the driveway for a total of 3 vehicles;
 - Plots 4 – 7 & 17 – 22 include driveway parking only for a total of 2 vehicles;
 - Plots 8, 9 & 11 include a detached double garage, with additional parking on the driveway for a total of 4 vehicles;

- The site includes an area of Public Open Space (POS) including an attenuation pond to the western side of the site;
- The site will also include the erection of a pumping station to the northern corner of the POS, and a new electrical substation situated between plots 22 & 23;
- Adoptable standard roads will link to the existing road that serves the development to the south east of the site. These will be 5.5m wide with 2m footpaths each side, with an area of private roadway (6m wide, shared surface) to serve plots 12 – 16.

3.3 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR22/1156/O	Erect up to 26 x dwellings, involving the formation of a new access (outline application with matters committed in respect of access)	Granted 23.02.2024
F/YR22/0084/O	Erect up to 26 X dwellings (outline application with all matters reserved)	Refused 05.07.2022
F/YR18/1074/F	Erection of a 3-storey 5/6-bed dwelling and detached double garage	Granted 07.02.2019
F/YR07/1204/F	Erection of 8 x 2 and a half-storey detached houses comprising; 2 x 5/6-bed with attached single garage, 1 x 5/6-bed with detached double garage, 2 x 5/6-bed with integral single garage, 1 x 4/5-bed with detached single garage and 2 x 4/5-bed with attached garage	Granted 03.01.2008

5 CONSULTATIONS

5.1 Manea Parish Council

OBJECT: This plan is a revision of previous plans, there is a significant increase in the number of bedrooms, no details of foul sewer or drainage details, roads and paths insufficient for future rear development.

5.2 Senior Archaeologist (CCC)

Thank you for the consultation with regards to the archaeological implications of the above referenced planning application. The proposed development lies in an area of archaeological potential. It is situated to the northeast of the village of Manea on a raised area within the fen. These areas of fen edge often have high potential for Iron Age and Roman settlement, with a number of Roman finds within the village including two pewter hoards (Cambridgeshire Historic Environment Record pref. ref. 05867, 05868), and a large amount of Roman pottery including Samian ware indicating a settlement (06048). There are also a number of prehistoric finds in the area including a Bronze Age dirk found in close proximity to the site in 1838 (MCB29554), and both Bronze Age and Paelothic Flint scatters to the south (05871 and 05875).

We would recommend a programme of archaeological investigation is secured through the same condition as was attached to F/YR22/1156/O. [...]

5.3 Anglian Water Services Ltd

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. [...]

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Manea-Town Lots Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. [...]

Section 3 - Used Water Network

We have reviewed the applicant's submitted Flood Risk Assessment & Sustainable Drainage Strategy 2689 – FRA & DS – Rev B Nov2022 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(s) 17 of the outline planning application F/YR22/1156/O, to which this Reserved Matters application relates.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The applicant has indicated on their Flood Risk Assessment & Sustainable Drainage Strategy 2689 – FRA & DS – Rev B Nov2022 that their method of surface water drainage is via SuDS with discharge into Darcey Lode. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Design Strategic Assessment (PDSA). We must advise that Anglian Water has no designated surface water sewers in the area of the proposed development and therefore we are unable to accept surface water discharge into our designated foul network. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals.

We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. [...]

5.4 Environment Agency

Thank you for advising us that you need to determine this planning application. We previously raised an objection on Water Quality grounds in our letter referenced AC/2024/132301/01 dated 01 October 2024. Unfortunately, since submitting our previous response, we have not yet been able to consider waste water disposal for this application in detail. Therefore, we are withdrawing our objection and are providing the following informative advice.

Waste Water Disposal

This site falls within the catchment of Manea (Town Lots) Wastewater Treatment Works (WWTW). We note Anglian Water Services' (AWS) 2023 Dry Weather Flow (DWF) data, shows that this works is currently operating in exceedance of its environmental permit for discharge volume. The Manea WWTW discharges into the Counter Drain (Manea and Welney IDB) waterbody, which is classified as 'moderate' ecological status as defined within Water Environment (Water Framework Directive) (England & Wales) Regulations 2017.

We understand that Manea WWTW has been identified within AWS' AMP8 (2025-2030) business plan for investment, however, we do not yet know the details and timescales of any investment proposed. Ofwat published their Final Determination (FD) on 19 December 2024, and AWS have until 18 February 2025 to review and decide whether they will accept FD or challenge it.

Until we have a clear understanding of AWS' plans to accommodate growth within this catchment, we are unable to comment on the impact to the water environment.

Capacity at this WWTW could have implications for this development and we recommend you consult with Anglian Water for a view on this proposal before determining the application. You should be satisfied that any growth can be delivered without harm to the water environment.

5.5 CCC (Lead Local Flood Authority)

We have reviewed the following documents:

- Flood Risk Assessment & Sustainable Drainage Strategy, MTC, Ref: 2689, Rev: B, Dated: Nov 2022*

Based on these, as LLFA, we support the reserved matters application. The updated site layout has not changed significantly and thus it is determined that the impact on the originally approved drainage system will not be significant. The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, and a basin, restricting surface water discharge to 2 l/s. It is noted that the proposed discharge rate is greater than the greenfield QBAR rate, however the proposed orifice diameter is 74mm.

5.6 UK Power Networks

Comments: We note there are overhead cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained [...]

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office.

In the instance of overhead cables within the vicinity, GS6 (Advice on working near overhead powerlines) and a safety visit is required by UK Power Networks. Information and applications regarding GS6 can be found on our website [...]

Should any diversion works be necessary because of the development then enquiries should be made to our Customer Connections department. [...]

You can also find support and application forms on our website Moving electricity supplies or equipment [...]

5.7 NHS England (East)

Please note as this application is Reserved Matters and NHS contributions were agreed as part of the outline application F/YR22/1156/O.

5.8 Cambridgeshire Fire & Rescue Service

With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

**5.9 Cambridgeshire County Council Highways Authority
Recommendation**

On the basis of the information submitted, from the perspective of the Local Highway Authority, I consider the proposed development is acceptable.

Comments

Following the previous consultation response, dated 29th November, the applicant has provided the requested information. It is noted the plans provided do not demonstrate a 0.5m margin along either side of the carriageway which will be required should the road be offered for adoption.

In addition, it is for the LPA to be content with the proposed reduction in the width of the access road and subsequent reduction in width of the access junction which was agreed as part of the outline planning consent (ref. F/YR22/1156/O).

In the event that the LPA are mindful to approve the application, please append the following Conditions and Informatives to any consent granted:

Conditions

The vehicular access where it crosses the public highway shall be laid out and constructed in accordance with Cambridgeshire County Councils construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

The proposed vehicular access shall be constructed so that its falls and levels are such that no private surface water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Local Highway Authority sufficient comfort that in future years surface water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway.

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 an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: In the interests of highway safety

Prior to the commencement of the use hereby permitted, pedestrian visibility splays of 2m x 2m either side of all residential accesses shall be provided in accordance with drawing Refuse Tracking, drawing no. H8549/104 Rev F. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and must be within the existing adopted public highway or land under the control of the applicant.

Reason: in the interests of highway safety.

5.10 Definitive Map Team

Public Footpath No.6, Wimblington runs to the west of the site. To view the location of the ROW please view our interactive map online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

Whilst the Definitive Map Team has no objection to this proposal, the Footpath must remain open and unobstructed at all times.

[...]

5.11 Housing Strategy (FDC)

I am happy to support this application as the proposed affordable house [sic] meets both policy and the need in the area.

5.12 Environment & Health Services (FDC)

The Environmental Health team note and accept the submitted information and in principle have 'No Objections' to the proposed development.

As with the outline planning permission at the application site, we ask for the 'UNSUSPECTED CONTAMINATED LAND' condition be added to any permission granted in the interest of both human health and the environment.

I also note that from the outline planning permission, reference F/YR22/1156/O, that this service requested a Construction Environmental Management Plan (CEMP). Therefore, I would recommend the following condition is imposed on any permission granted;

No development shall take place, including any demolition works, until a Construction Environmental Management Plan (CEMP) has been submitted to and then approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the demolition and/or construction period and must demonstrate the adoption of best practice to reduce the potentially adverse effects on those living and working nearby the development site, whilst also acknowledging the health, safety and welfare of those working on site.

The CEMP should be in accordance with the template on the Fenland District Council website

5.13 Head Of Environmental Services (Refuse) (FDC)

- *To allow access the private road (shared surface street) would need to be constructed suitably for a 26 tonne refuse vehicle and indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations.*
- *A swept path plan would be required to demonstrate that a refuse vehicle could access the site turn and leave the site in a forward direction.*
- *New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.*
- *Refuse and recycling bins will be required to be provided as an integral part of the development.*

5.14 Designing Out Crime Officers

[...]

At the time of analysis, I would consider the proposed location to be an area of low to medium risk to the vulnerability to crime

[...]

The site layout plan looks acceptable, we recommend that the layout and orientation of properties are that any active frontages are overlooking the public realm and open spaces to maximise surveillance across the development, this should encourage some level of territoriality amongst residents. The parking layout indicates vehicles will be within curtilage or to

the front of each dwelling, most appear to be overlooked by the resident or neighbouring properties to increase natural surveillance.

External Lighting – Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, open spaces, 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.

Additional Comments Received

Boundary Treatments – I note the 1.8m close boarded fencing. There appears to be a footpath between plots 5 – 6, we recommend that the fencing height is increased by 300mm trellis to improve the security and reduce the opportunity for a would-be offender. As previously mentioned, any rear gardens backing on to footpaths, green space, school grounds or roads, I recommend that the height of the fencing is increased with 300mm trellis. Please also consider the accessibility at the rear of the dwellings from the green areas as these can pose other vulnerabilities for the residents.

Electric Sub Station – It is recommendation that gates are positioned both sides of the substation to prevent unauthorised access to the rear and help to reduce any vulnerabilities and access to rear gardens.

Please refer to all previous comments, such as external lighting for more information.

5.15 Natural England

[...]

This development site is within the zone of potential risk for publicly accessible Sites of Special Scientific Interest (SSSIs) sensitive to the effects of recreational pressure. Within this zone, proposals for any net increase in residential units may affect the notified features of the SSSI(s) through increased recreational pressure. Natural England advises that such developments require a proportionate assessment of recreational pressure impacts on the notified features of the SSSI(s) and measures to mitigate adverse impacts e.g. alternative open space provision. [...]

5.16 Arboricultural Officer (FDC)

I have no objections.

5.17 Local Residents/Interested Parties

Objectors

Three letters of objection received from one address point on Westfield Road in respect of the proposal. The reasons for objection within the letters can be summarised as:

- Reserved matters application far different to the outline application that was approved; larger dwellings/more bedrooms, etc.
- RM application includes no details on foul drainage proposals;
- RM application includes no arboricultural report relating to the TPO Oak tree nearby;

- Incomplete development adjacent;
- Concerns over underground electrical cables and access for works alleged on third party land;
- No WSI or CMP submitted;
- No mention of S106 payments to support village infrastructure;
- Unadoptable roadways and refuse collection concerns;
- Reproduced objections as submitted with F/YR22/1156/O.

Supporters

Twelve letters of support have been received in respect of the application from addresses in and around Manea including Westfield Road, High Street, Scholars Close, Station Road, Cox Way and Days Lode Road. Reasons for supporting the scheme can be summarised as:

- Appropriate drainage matters have been addressed;
- Development in Flood Zone 1;
- The dwellings will look appropriate in the context of its surrounds;
- Area is not liable to flooding;
- A good development for Manea;
- Good design;
- A good way of tidying up a neglected parcel of land;
- Provisions made for wildlife and a good public open space;
- Good family housing;
- An asset for Manea;
- Affordable homes provided, good for the village;
- Nicely spaced development, not overcrowded or overdeveloped;
- Will support the village and local business;

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) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed and beautiful places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

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

Determining a Planning Application

7.3 **National Design Guide 2021**

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

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

LP17 – Community Safety

LP19 – The Natural Environment

7.5 **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

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

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

DM4 – Waste and Recycling Facilities

7.7 **Developer Contributions SPD 2015**

7.8 **Cambridgeshire Flood and Water SPD 2016**

7.9 **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

LP7: Design

LP8: Amenity Provision

LP11: Community Safety

LP12: Meeting Housing Needs

LP20: Accessibility and Transport

LP21: Public Rights of Way

LP22: Parking Provision

LP24: Natural Environment

LP25: Biodiversity Net Gain

LP32: Flood and Water Management

8 KEY ISSUES

- Principle of Development
- S106 Planning Obligations
- Access and Parking
- Layout and Scale
- Appearance
- Residential Amenity
- Landscaping
- Flooding and Drainage
- Parish Council Objection
- Biodiversity Net Gain (BNG)

9 BACKGROUND

9.1 The application site benefits from outline planning approval for the erection of up to 26 dwellings and the formation of a new access, by virtue of the approval of F/YR22/1156/O in February 2024. This application was subject to a number of conditions that are yet to be discharged.

9.2 The current Reserved Matters application discussed in the below assessment has been subject to a number of negotiations regarding issues pertaining to layout, amenity, access, parking/turning, drainage, landscaping and other matters, and has resulted in amendments to the originally submitted scheme.

10 ASSESSMENT

Principle of Development

10.1 The principle of development was established through the approval of F/YR22/1156/O.

S106 Planning Obligations

10.2 It is not necessary to revisit the issue of developer contributions as the matter was addressed at outline stage. Accordingly, on 24 February 2024, a Section 106 Agreement was finalised, securing the following planning obligations:

Planning Obligation	Contribution	Trigger
Affordable Housing	No less than 7 affordable units (comprising 5 mixed tenure dwellings and 2 shared ownership dwellings)	On commencement of development erected concurrently with market dwellings
Education Infrastructure: Primary, Secondary & Pre-School	£35,398.61	Prior to implementation
Community Infrastructure: Libraries	£975.00	Prior to implementation
NHS Contribution	£15,626.39	Prior to occupation

- 10.3 With regard to the affordable housing provision, the submitted site plan indicates provision of 7 affordable units within the scheme.

Access and Parking

- 10.4 Policy LP15 of the Fenland Local Plan requires developments to provide safe and convenient access for all. The detail of the access to the site was accepted at Outline stage.
- 10.5 With regards to the internal access arrangements within the site, the submitted plans show the access road as 5.5m wide with 2m pedestrian footpaths either side serving the majority of the development (except for areas denoted as private driveways, which is indicated as 6m wide with no footpaths) and which would be to a. This was reviewed by the Highway Authority, who offered no objection, subject to appropriate conditions.
- 10.6 Tracking details have been included to demonstrate that a refuse collection vehicle could satisfactorily access and egress the site in forward gear. Accordingly, Local Authority kerbside collections may be possible. A condition was imposed at Outline stage requiring a refuse strategy to be submitted, which would finalise the details of this. However, the scheme submitted does not cause any concerns in terms of restricting how this may be addressed.
- 10.7 The detailed scheme includes appropriate parking provision for each dwelling in accordance with the requirements of Policy LP15 Appendix A.
- 10.8 It is considered that the layout provides appropriate access and highways infrastructure with regard to the nature and quantum of the development in accordance with Policy LP15 of the Fenland Local Plan, subject to compliance with appropriate conditions as recommended.

Layout and Scale

- 10.9 Policy LP16 of the Fenland Local Plan (2014) seeks to ensure developments make a positive contribution to the local distinctiveness and character of the area, enhance its local setting, and respond to and improve the character of the local built environment. Policy DM3 of Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014) seeks to ensure developments enhance the character of the landscape, local built environment and settlement pattern and states that the layout, density, proportions, scale, orientation, materials and features (including boundary treatment) of the proposed development, should aim to improve and reinforce positive features of local identity to ensure high quality development overall.
- 10.10 The general layout follows the design principles of the indicative outline layout – comprising frontage development off a Y-shaped access road leading from Westfield Road with a private driveway ‘loop’ to the northwest of the site. Dwellings will all have designated private driveways. Further to design concerns raised by officers and in response to comments made by statutory consultees minor amendments to the layout have been made during the course of the application.

10.11 The number of units has been reduced from the number permitted at outline, from 26 units originally consented to 24 units proposed within this Reserved Matters application, including the following mix:

- 14no. 4-bed;
- 6no. 3-bed; (4 affordable)
- 4no. 2-bed; (3 affordable)

All dwellings are proposed as two-storey.

10.12 In addition, 14no.plots include garages, either integral or detached, which comply with the minimum internal measurements to be counted toward parking provision.

10.13 Seven of the dwellings are shown as being affordable, as required under the Section 106 agreement related to the outline permission. These are shown as being a mix of two and three bed units and are separated into two groups of three and four dwellings. This is considered to be acceptable.

10.14 Surrounding development is predominately characterised by two storey dwellings, and as such the development is unlikely to appear incongruous with respect to scale. Density was accepted at Outline stage and the loss of two units from the permitted quantum is not considered to have any significant impact upon this.

10.15 Additionally, the outline permission required the provision of 0.3 hectares of open space to be provided within the site. The submitted layout shows this to the western side of the site.

10.16 Overall, given the context of the site, the final agreed arrangement of the dwellings is considered to result in an acceptable layout and scale, with an appropriate mix of dwellings, suitable private amenity space, parking/turning and vehicle manoeuvrability areas, in accordance with the requirements of Policy LP16 of the Fenland Local Plan.

Appearance

10.17 The dwellings are all traditional in form incorporating gable rooflines, and standard casement windows. Materials are intended to include a mix of buff and red external brickwork with render details. Roof tiles are proposed as a mix of flat and pantile with a red palette, with white uPVC joinery and black rainwater goods. These styles and palette will reflect the existing development to the northeast side of Smart Close (to which this development will be an extension).

10.18 Given the position of development, effectively set back from the public highway behind frontage dwellings, and with its single point of access from Westfield Road, the development itself will form its own character area. Notwithstanding, it is considered the scheme will not be unduly prominent or incongruous against the foreground of the frontage development along Westfield Road and existing development within Smart Close. As such, the development is not considered to result in any undue conflict with the

existing character and appearance of the wider area and will accord with Policy LP16 of the Fenland Local Plan.

Residential Amenity

- 10.19 Policy LP2 and LP16 of the Fenland Local Plan 2014 seek to ensure appropriate levels of neighbouring and occupier amenity within residential development.
- 10.20 Concerns regarding potential overlooking of existing property are noted. The nearest existing properties to the south (on the boundary between plots 17 – 24), Nos.96A and 98 Westfield Road, are positioned circa 50m+ (wall to wall) away from the proposed plots. To the southeast, the development will offer typical front to front relationships with the existing dwellings along Smart Close (circa 20m). Accordingly, at these distances it is considered that there will be no notable issues of overshadowing or overlooking to reconcile to existing neighbouring dwellings.
- 10.21 Openings are predominately proposed to the front and rear elevations of the proposed dwellings. All the proposed windows within the development are at appropriate separation distances from the nearest existing properties, and as such will not offer any issues of overlooking to reconcile. Any first-floor windows on side elevations are intended to serve bathrooms or en-suites, accordingly, these can be conditioned to limit any mutual overlooking concerns.
- 10.22 The relationships between the properties within the site are considered to be acceptable and would not result in any undue overlooking or overshadowing. Adequate amenity space is also provided to each of the dwellings.
- 10.23 The scheme offers appropriate relationships and no undue residential amenity concerns arise in respect of the proposals, and as such the scheme is considered acceptable with respect to Policies LP2 & LP16.

Landscaping

- 10.24 Policy LP16 (i) requires appropriate hard and soft landscaping to be included within development proposals.
- 10.25 Hard landscaping around the perimeter of the dwellings is proposed in the form of paved patio, and permeable paved driveways. Fencing across the site includes a mix of varying heights of close boarded, post and rail fencing and brick walls, along with palisade fencing around the proposed pumping station for security purposes. Generally, these materials and boundary treatments are considered appropriate for the development at the site.
- 10.26 Further to comments by the Arboricultural Officer, the application was supported by a soft landscaping strategy, which included a full plant schedule, along with management and maintenance details. The schedule and details are considered acceptable in the context of the site and will provide high levels of amenity.
- 10.27 The dwellings will include front landscaping in the form of planted hedgerows and green areas, with the rear gardens predominantly laid to lawn, with

additional tree planting. Dwellings will be separated by 1.8m close boarded fencing with hedgehog holes, which is acceptable in the residential context. The species of the proposed hedgerow and planting are native and appropriate within the context of the surrounding landscape and will aid in reinforcing the surrounding countryside character and improving biodiversity, along with proposed ecological enhancements including the provision of bat and bird boxes.

- 10.28 The landscaping details comply with the requirements and are accordingly acceptable in accordance with Policy LP16 (i).

Flooding and Drainage

- 10.29 Policy 14 of the Fenland Local Plan and Chapter 14 of the NPPF requires development proposals to adequately address matters of flooding and drainage to ensure sustainability in that developments will not be at risk of flooding nor cause undue risk elsewhere.
- 10.30 The application was supported by an FRA and Sustainable Drainage Strategy to discuss matters relating to surface water drainage.
- 10.31 The northwest corner of the site falls within Flood Zone 3 which is at highest risk of flooding. The remainder of the site is within Flood Zone 1 which is land at lowest risk of flooding. Development within the site has been concentrated within Flood Zone 1; notwithstanding it is proposed to include flood risk mitigation measures, such as raised finished floor levels and flood resilient construction methods to offer appropriate freeboard against residual risk, which can be secured by condition.
- 10.32 The submitted strategy demonstrates that surface water from the proposed development can be managed through the use of permeable paving, and an attenuation basin, restricting surface water discharge to 2 l/s. The strategy was reviewed by Anglian Water, the LLFA, and the Environment Agency and no objections were raised by the consultees. Notwithstanding, full design of the surface water drainage scheme would be required by conditions imposed on the outline consent and would be subject to further consultation.
- 10.33 Comments from Anglian Water and the Environment Agency relating to foul water drainage should be noted. On the basis that planning permission was allowed on the outline consent, Anglian Water is obligated to accept flows from the site. It is understood that Manea WWTW is potentially due for investment and upgrade in the coming years. Notwithstanding, a full foul drainage strategy is required to be submitted for approval under condition on the outline consent; accordingly, both Anglian Water and the Environment Agency will likely be consulted for comment on the detailed design.
- 10.34 Thus, whilst comments regarding concerns over flooding and drainage are noted, given the above it is considered the scheme complies with Policy LP14 in respect of flooding and drainage, subject to compliance with the necessary conditions, and thus refusal on this basis is unjustified.

Parish Council Objection

- 10.35 The Parish Council consider that the proposal put forth is “*just a revision of previous plans*” – they are in fact correct in this assertion, given this is a Reserved Matters submission on the basis of indicative plans approved under the Outline consent. Amendments to the size of dwellings and number of bedrooms etc, are perhaps to be expected during detailed design stage following an in principle approval for an indicative scheme and as such the detailed proposal put forward within this application is appropriate. Matters of scale and layout were considered in more detail in earlier sections of this assessment.
- 10.36 Concerns regarding foul and surface water drainage have been discussed above; concluding these matters are adequately addressed at this stage in accordance with policy. Conditions for final schemes have been already imposed, and will be subject to consultation with the appropriate statutory consultees.
- 10.37 The prospect of future rear development is not a material consideration. Applications are considered on their individual merits, and the above assessment concludes that the highways and access are appropriate for the scheme proposed herein. Future applications for additional development to the rear, if they are submitted, will be considered on the basis of current local and national planning policy at the time, and subject to additional consultation.
- 10.38 As such, the Parish Council concerns with respect to the current application appear unfounded when considered against the evidence and in accordance with Local and National Planning Policy. Accordingly, refusal of the scheme on the basis of the issues raised within the comments received is unjustified in this case.

Biodiversity Net Gain (BNG)

- 10.39 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.40 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the outline application was submitted prior to the requirement for statutory net gain coming into force.

11 CONCLUSIONS

- 11.1. On the basis of the consideration of the detailed matters of appearance, landscaping, layout and scale pursuant to outline permission

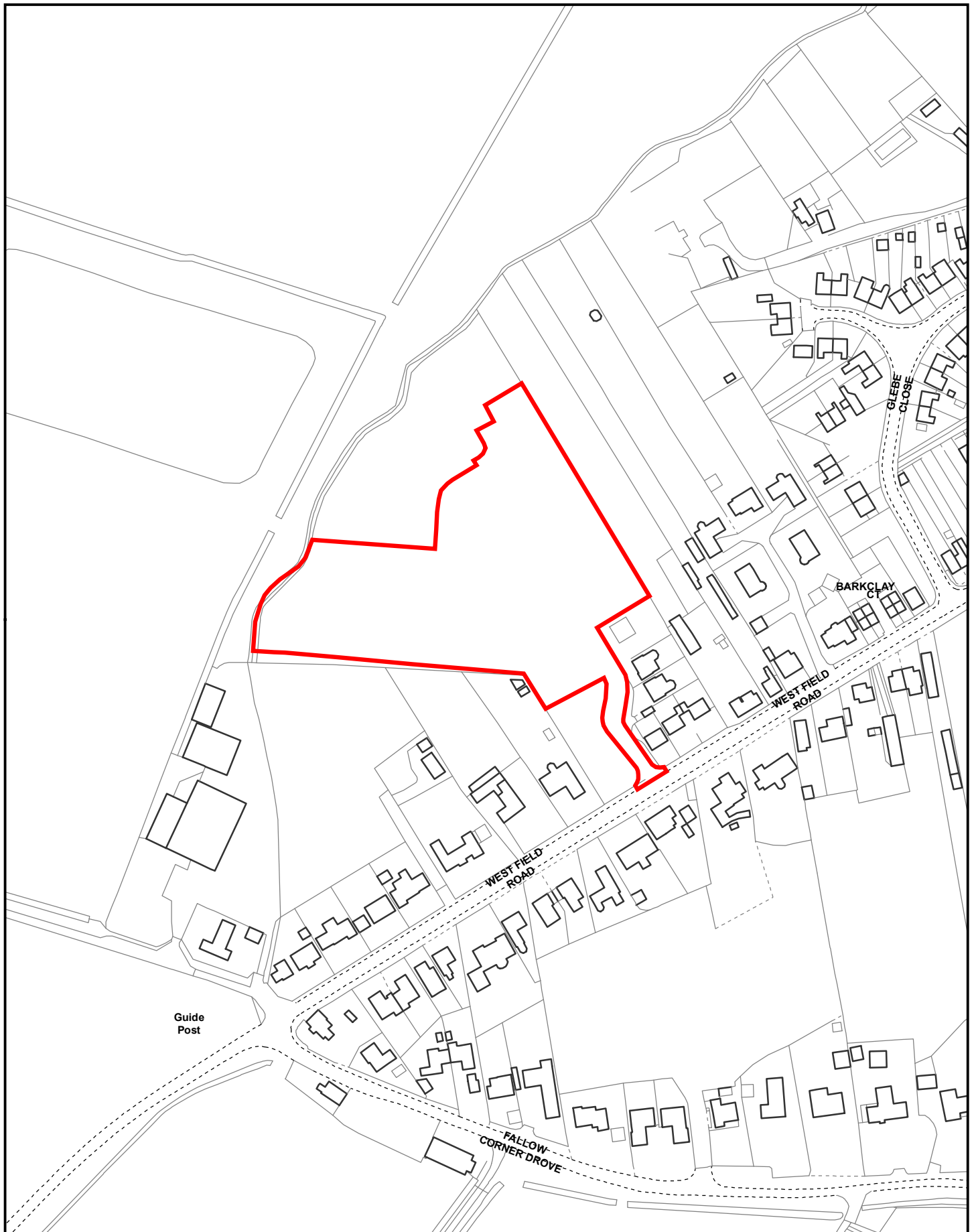
F/YR22/1156/O. It is considered that the proposed dwellings will not result in unacceptable impacts in respect of the necessary policies of the Fenland Local Plan (2014) as set out above, subject to appropriate conditions. Accordingly, a favourable recommendation is forthcoming.

12 RECOMMENDATION

Approve, subject to the following conditions

1	<p>Prior to first occupation of the development hereby approved, the vehicular access road, footpaths, visibility splays, parking and turning areas within the site shall be completed fully in accordance with the details shown on submitted plan H8549/102G, and retained as such in perpetuity.</p> <p>Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP15 of the Fenland Local Plan (adopted May 2014).</p>
2	<p>The approved access road 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.</p> <p>Reason: To prevent surface water discharging to the highway in accordance with Policy LP15 of the Fenland Local Plan (adopted May 2014).</p>
3	<p>Prior to first occupation of any dwelling hereby approved, pedestrian visibility splays of 2m x 2m shall be provided to serve the access to that dwelling in accordance drawing no. H8549/104 Rev F. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.</p> <p>Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan (adopted May 2014).</p>
4	<p>The development hereby approved shall be finished externally in materials as depicted on the approved plans, namely:</p> <p><u>Plots 1, 4, 5, 8 – 20, 24</u> Vandersanden Corum facing brickwork; Marley Mendip Old English Dark Red rooftiles;</p> <p><u>Plots 6, 7, 21, 22</u> Vandersanden Flemish Antique facing brickwork; Wienerberger Double Pantile Rustic rooftiles;</p> <p><u>Plots 2, 3, 23</u> Vandersanden Flemish Antique facing brickwork; Off White Render;</p>

	<p>Wienerberger Double Pantile Rustic rooftiles;</p> <p>Where included, detached garages shall be built in matching materials to associated dwelling as above.</p> <p>Reason: To safeguard the visual amenities of the area and ensure compliance with Policy LP16 of the Fenland Local Plan (adopted May 2014).</p>
5	<p>Notwithstanding the details on the approved plans, any proposed first floor windows on the side elevations of all dwellings shall be obscure-glazed and so maintained as such in perpetuity thereafter.</p> <p>Reason: To safeguard the amenities of future occupiers and those currently enjoyed by the occupants of adjacent dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan (adopted May 2014).</p>
6	<p>The boundary treatments hereby permitted shall be constructed in accordance with the details specified on approved plan H8549/103G. The boundary treatments shall be completed prior to the first occupation of the dwelling to which they relate 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>
7	<p>All hard and soft landscape works including any management and maintenance plan details, 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 buildings, the completion of the development, or in agreed phases whichever is the sooner, 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 (adopted May 2014).</p>
8	Approved Plans



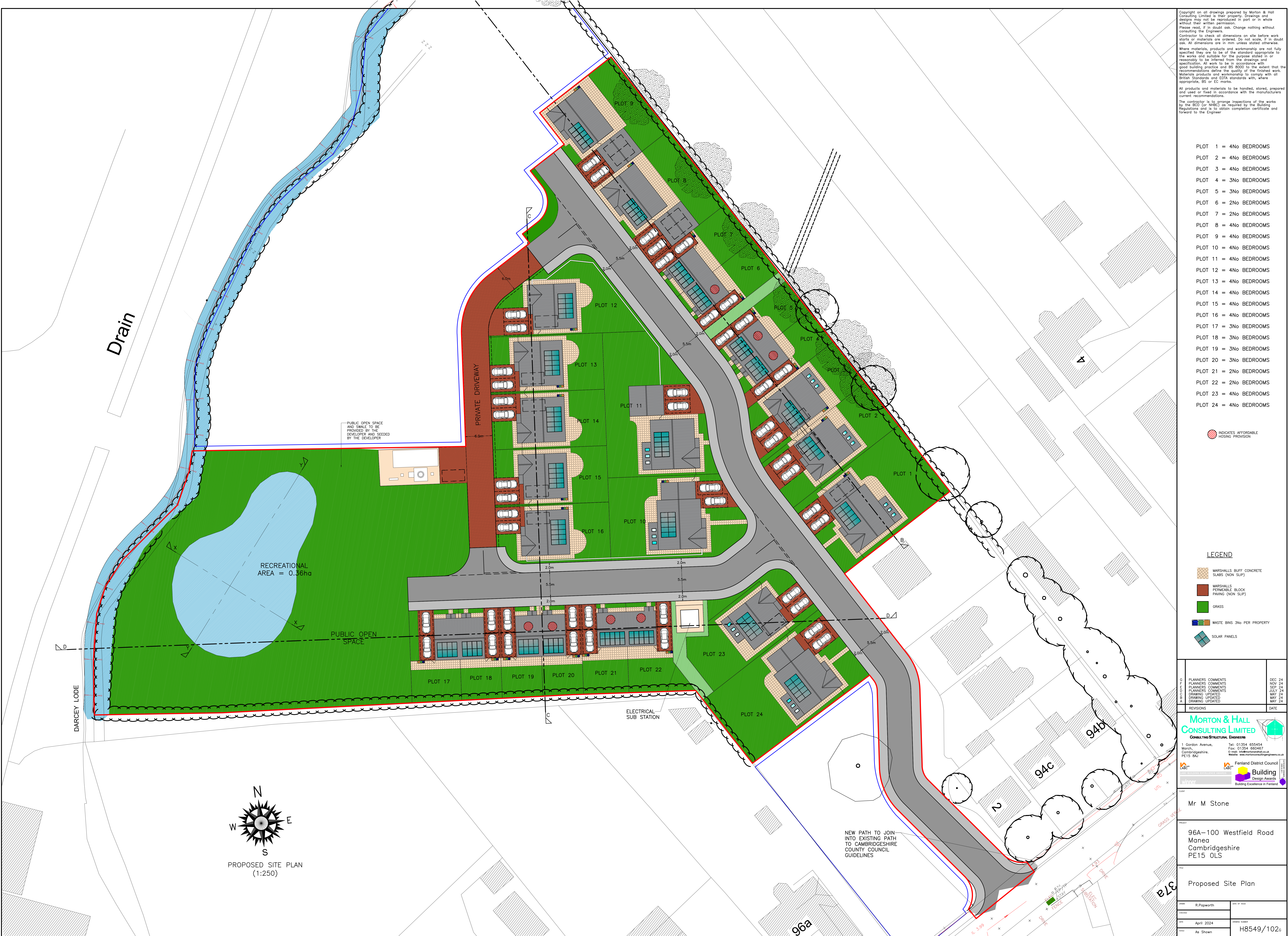
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F/YR24/0635/RM

Scale = 1:2,500





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Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work.
Materials products and workmanship to comply with all British Standards and CEN standards with, where appropriate, BS or EC marks.
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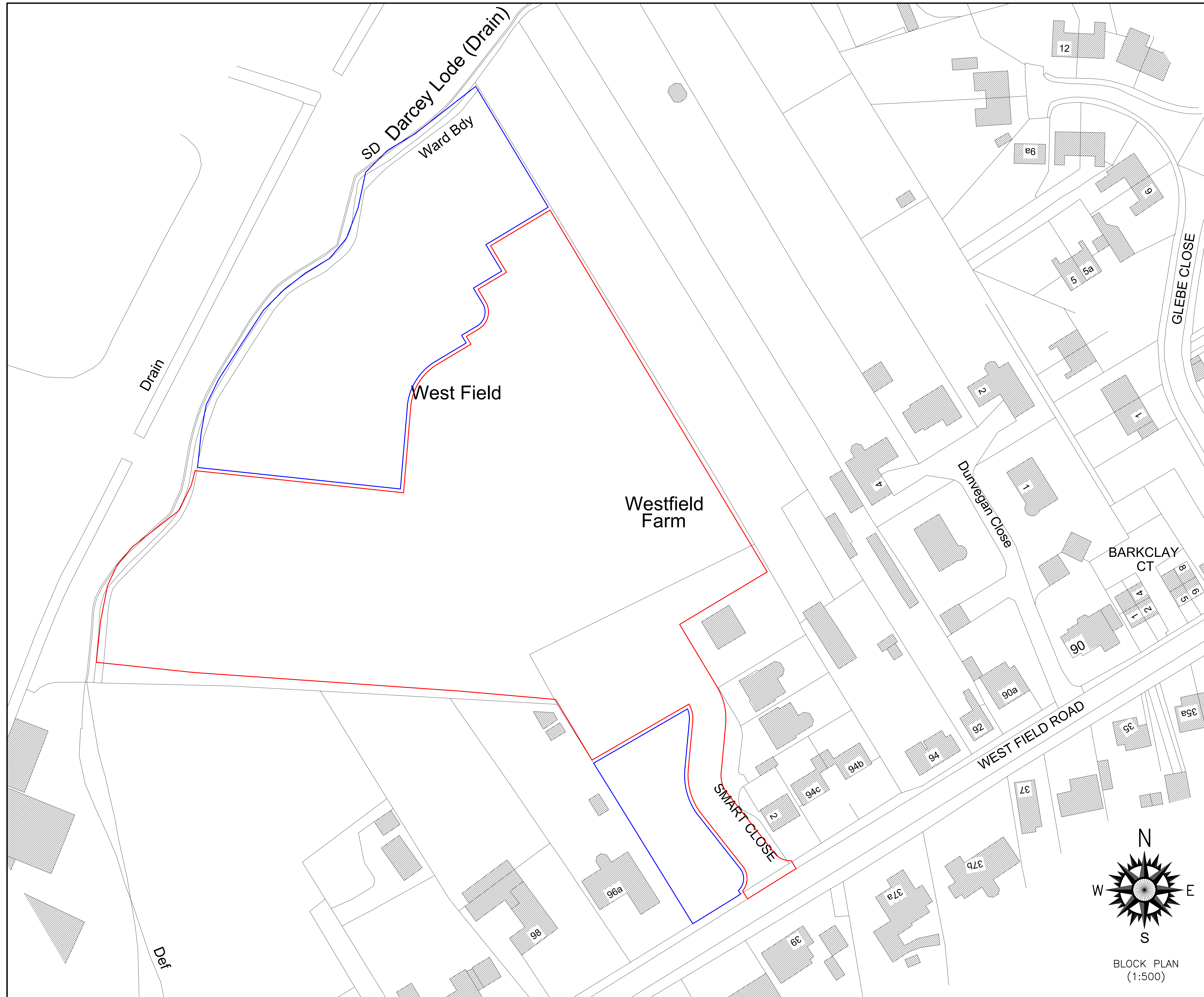
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- PLOT 23 = 4No BEDROOMS
- PLOT 24 = 4No BEDROOMS

INDICATES AFFORDABLE HOUSING PROVISION

LEGEND

- MARSHALLS BUFF CONCRETE SLABS (NON SLIP)
- MARSHALLS PERMEABLE BLOCK PAVING (NON SLIP)
- GRASS
- WASTE BINS 3No PER PROPERTY
- SOLAR PANELS

PLANNERS COMMENTS		DEC 24
PLANNERS COMMENTS		NOV 24
PLANNERS COMMENTS		SEP 24
DRAWING UPDATED		JULY 24
DRAWING UPDATED		MAY 24
DRAWING UPDATED		MAY 24
REVISIONS		DATE
MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS		
1 Gordon Avenue, March, Cambridgeshire, PE15 8AU		Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk
LABC Fenland District Council		Building Design Awards Building Excellence in Fenland
Mr M Stone		
96A-100 Westfield Road Manea Cambridgeshire PE15 0LS		
Proposed Site Plan		
DATE	R.Popworth	DATE OF ISSUE
DATE	April 2024	DATE OF ISSUE
DATE	As Shown	H8549/1026



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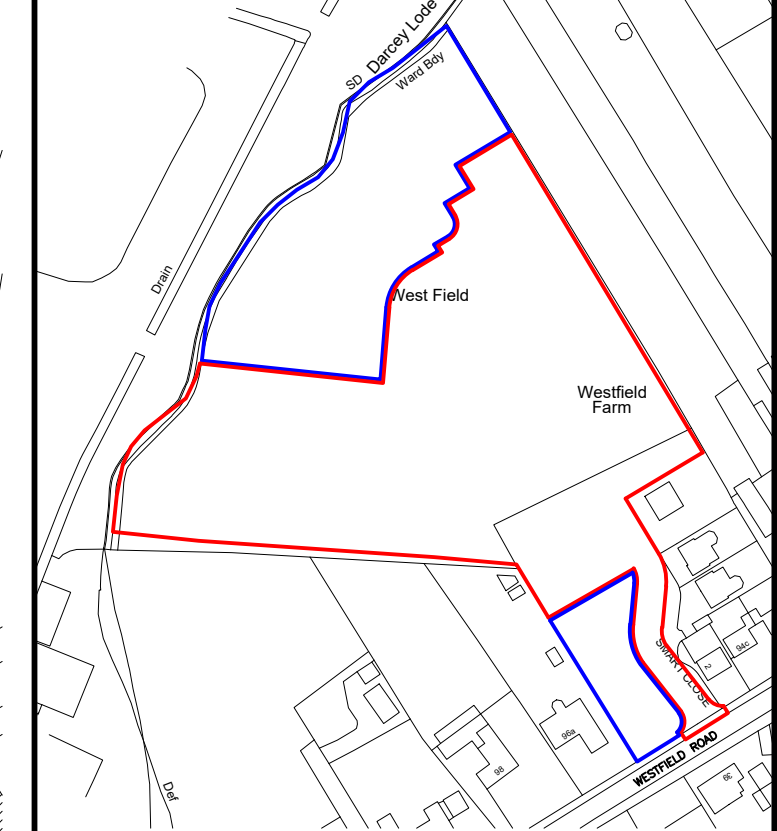
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Materials products and workmanship to comply with all British Standards and EN standards with, where appropriate, BS or EC marks.

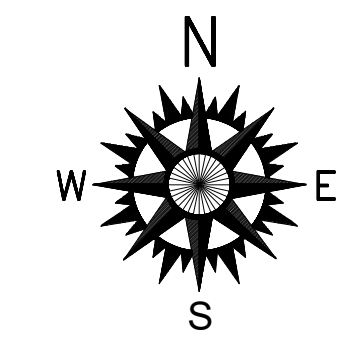
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

All finishes, insulation and damp-proofing to architect's details




LOCATION PLAN
(1:2500)
LICENCE NUMBER 100022432



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REVISIONS	DATE
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MORTON & HALL

CONSULTING LIMITED


CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue,
March,
Cambridgeshire.
PE15 8AJ


Tel: 01354 655454
Fax: 01354 660467
E-mail: info@mortonandhall.co.uk
Website: www.mortonandhallconsultingengineers.co.uk




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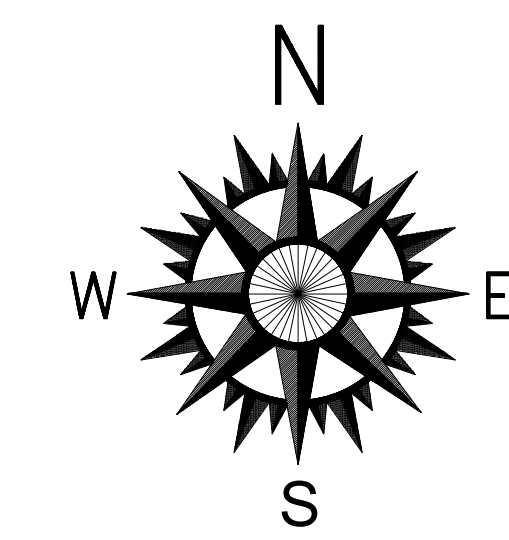
Mr M Stone

PROJECT

96A-100 Westfield Road
Manea
Cambridgeshire
PE15 0LS

TITLE
Block Plan

DRAWN	R.Papworth	DATE OF ISSUE	
CHECKED			
DATE	April 2024	DRAWING NUMBER	H8549/100
SCALE	As Shown		



BLOCK PLAN
(1:500)