
F/YR19/0958/O

Applicant: Mr K Jordan & M Judd

**Agent : Mrs Alison Hutchinson
Hutchinsons**

Lavender Mill, Fallow Corner Drove, Manea,

Erect up to 29 dwellings (outline application with matters committed in respect of access)

Officer recommendation: Grant

Reason for Committee: Manea Parish Council's comments are contrary to the Officer recommendation

1 EXECUTIVE SUMMARY

This application is a re-submission of an earlier planning application which was granted planning permission in November 2016 under reference: F/YR16/0107/O for the same development. There have been no substantial changes in national policy since the previous decision and the previous scheme was determined against the current Local Plan. The principle of this redevelopment to provide up to 29 dwellings is therefore considered to be acceptable.

The outline planning permission has now timed expired (in November 2019) and the demolition of the buildings has been implemented under the prior notification approval. The applicant has not been able to sell the site or submit a reserved matters application for the detailed design of the residential scheme, hence this application seeks a fresh (but identical to F/YR16/0107/O) outline planning permission for the site.

Whilst the application is in outline form, with only the means of access committed for determination at this stage, an indicative site layout plan has been provided. The layout plan is that which was previously shown in 2016 and continues to provide sufficient detail in order to demonstrate that the scheme should not have any unacceptable impacts with regard to the relationships with adjoining residential properties. This will however require a further assessment at the reserved matters stage.

The application has demonstrated that technical considerations, such as flood risk, drainage, biodiversity and highway impacts, have all been considered to the satisfaction of the relevant consultees.

The proposal has been through a revised viability exercise following the extensive demolition/clearance costs which has concluded that none of the planning policy infrastructure requirements can be fulfilled from the scheme. Whilst this creates conflict with Local Plan Policies LP5 and LP13 it is not considered reasonable to refuse the scheme on this basis.

Overall the proposal is considered to be acceptable subject to the imposition of planning 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. The site is known as Lavender Mill and was formerly a commercial grain store that is now been cleared of all buildings. The hardstanding has been broken up and left on the site to be re-used for the base of the roads when development starts.

3 PROPOSAL

- 3.1 This application is identical in all respects to the previous application apart from the need to demolish the buildings (which has taken place under F/YR18/0871/DE1). The application proposes a development of up to 29 dwellings with access committed at this stage.
- 3.2 The application is accompanied by the same indicative site plan as that previously approved which shows an arrangement of bungalows and houses served by the existing access onto Fallow Corner Drove which would include a 1.5m public footpath along the section of the Drove to meet with the existing footpath at its junction with Westfield Road. The proposal also includes an on-site area of children's' play.
- 3.3 The application is accompanied by the following updated documents:
- Planning Statement
 - Design & Access Statement
 - Ecological Appraisal and Update letter
 - Flood Risk Assessment
 - Drainage Strategy Addendum
 - Transport Assessment
 - Geo-Environmental Desk Study Report
 - Statement of Community Involvement
 - Viability Assessment

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

4 SITE PLANNING HISTORY

- 4.1 The site has been cleared following the necessary permissions of Natural England for the grant of a bat licence for the demolition of the buildings in advance of any reserved matters application being lodged pursuant to F/YR16/0107/O. Following the approval by Natural England an application for prior notification of the proposed demolition was granted in February 2018 by the LPA under reference F/YR18/0871/DE1.
- 4.2 In addition conditions 4 (archaeology) and 10 (contamination) of the outline planning permission were discharged (reference F/YR19/3029/COND) approved in March 2019.

F/YR19/3029/COND	Details reserved by conditions 4 & 10 of planning permission F/YR16/0107/O (Erection of 29 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access))	Approve the submission elements of these conditions. 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 Manea Parish Council: *Welcome proposals to develop the site and clear a blot on the landscape. However members strongly object the application in its present form. Reasons:*

1. *There is no provision for public open space*
2. *No affordable housing provision*
3. *In the revised viability study, all s106 provision has been removed, this is totally unacceptable. Manea is a growing village, identified in the emerging LDF as a growth village. Members are not prepared to support significant proposals without a provision for contributions to infrastructure or community gain.*
4. *Members wish to ensure that the roads and footpaths are built to an adoptable standard*
Members are so concerned about the lack of community support, they wish to see that the proposals, both outline and full are debated by the planning committee, to ensure that Manea Parish Council can verbally express their concerns to members.

5.2 PCC Ecologist: No objection to the proposal subject to the use of a suitably worded biodiversity condition to secure the following: a) provision of a range of bird nesting and bat roosting features, b) hedgehog gaps in fences and c) design of any external lighting, plus a separate condition to secure full landscaping details.

5.3 FDC (Section 106 Services): *The applicant submitted 4 HCA DAT appraisals as part of their viability submission. Taking into account the adopted land value, build cost, interest rates, external works and infrastructure costs, design & professional fees, the anticipated revenue along with all other input it is accepted that there are viability issues preventing the delivery of an Affordable Housing commuted sum or any other S106 contributions. In addition the viability appraisal has been reviewed by Cambridgeshire County Council and they have also reached the conclusion that the proposal is not viable and consequently unable to provide any S106 contributions.*

- 5.4 CCC (Growth and Economy):** The education costs are indicative only as this is an outline application however the following costs are summarised: Early years: £52,278, Primary: £209,112, Secondary: £360,984 and Libraries £1,095.
- 5.5 Environment Agency:** No objection. *No comments relating to fluvial and tidal flood risk for this site as the proposed dwellings are located within flood zone 1. With regard to safe access and egress the LPA must be satisfied that the entrance and exit to the site which is within flood zone 2 and flood zone 3 will not impact on the safety of people.*
- 5.6 CCC (Lead Local Flood Authority):** No objection in principle to the proposed development. *The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving across the private drive areas with attenuation provided in the subbase of the permeable paving structure. Surface water will then be discharged at a controlled rate of 5l/s into the adjacent watercourse. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.* Request a condition in relation to a detailed surface water drainage scheme for the site been submitted and approved.
- 5.7 Anglian Water:** *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 from the development site. Anglian Water are obligated to accept 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. Request a condition requiring an onsite foul water drainage strategy.*
- 5.8 CCC (Highway Authority):** No highway objections subject to the same highway conditions that were previously imposed (full details of the widening of the road and provision of footpath to the north side of Fallow Corner Drove).
- 5.9 Designing Out Crime Officers:** Support. While it is considered the area to be one of low to medium vulnerability to the risk of crime, further consultation should take place with regards to the design and layout and boundary treatments, including details of external lighting should outline planning approval be given. No further comments at this stage.
- 5.10 Cambridgeshire Fire & Rescue Service:** Request that adequate provisions be made for fire hydrants which may be secured through condition.
- 5.11 FDC (Leisure Services):** FDC would not want to adopt any more open spaces, nor play areas. These should be added to the development by the developer and then retained and managed by the developer or offered to the local Parish Council to manage.
- 5.12 FDC (Environment & Health Services):** No objection. Note and accept the submitted information. It is unlikely to have a detrimental effect on local air quality and the noise climate. *Given the scale of the proposed development a construction management plan should be submitted prior to commencement of development, which outlines procedures to ensure that any potential disturbance caused to existing nearby residencies will be to a minimum. Due to the former site usage, known asbestos presence and content of the Geo-environmental Investigation report provided by Calabrian (Report 6071/1) which does confirm the existence of ground contamination, a planning condition should be imposed to ensure that remediation works are undertaken, with a follow-up validation/closure report*

submitted and approved before discharge of condition. This will address the matters stated on page 22 of the aforementioned report which states that made ground beneath garden and landscaped areas should either be removed (to landfill or redistributed beneath hardstand) or isolated beneath a minimum 600mm thick cover layer of 'clean' soils (this soil could be sourced from natural material on site such as foundation and sewer arisings). Also a condition should be imposed in the event that additional contamination which has not been previously identified is found and a full assessment including remediation scheme of these to be carried out.

5.13 Local Residents/Interested Parties: 1 letter of representation received, whilst not objecting to the proposed development has concerns over the road safety aspect of Fallow Corner Drove.

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)

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.

Paragraph 127: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 102-107: Promoting sustainable transport

Chapter 5: Housing land supply

Paragraphs 124-132: Requiring good design

Paragraphs 170, 175-177: Conserving and enhancing the natural environment

Paragraphs 34, 54-57: Planning conditions and obligations.

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Context

Identity

Built Form

Movement

Nature

Public Spaces

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 in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

8 KEY ISSUES

- **Principle of Development**
- **Design and Impact on the Character and Appearance of the Area**
- **Access and Highway Safety**
- **Flood Risk and Drainage**
- **Residential Amenity**
- **Biodiversity**
- **Viability / Planning Obligations**
- **Archaeology**
- **Other considerations**

9 ASSESSMENT

Principle of Development

- 9.1 Local Plan 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 albeit of a considerably more limited scale than that appropriate to the Market Towns.
- 9.2 Accordingly the policy allows for residential development within the existing urban area or as small village extensions to Manea, subject to compliance with Policy LP12 Part A. For villages, new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. Any proposal needs to satisfy the criteria set out in LP12 (a – k) as well as other policies of the Local Plan.
- 9.3 As discussed above the principle of residential development has been previously established through outline planning permission F/YR16/0107/O. That permission was granted in November 2016 and was thus determined against the policies of the current Local Plan. In relation to the NPPF whilst a revised version is now to be considered (compared to that considered under F/YR16/0107/O) there are no material changes inasmuch as there remains a presumption in favour of sustainable development and the delivery of new housing in sustainable brownfield locations is to be encouraged.
- 9.4 Policy LP12 also seeks to involve the community in planning decisions by requiring clear evidence of community support for development exceeding the specified threshold. Under the previous application for the site the applicant had undertaken public consultation in order to gain the views of local residents and the Parish Council in respect of the proposed scheme. This application has not included any updated public consultation, however due regard has been given to the appeal decision relating to a residential scheme in Manea (F/YR14/0838/O) in which the Planning Inspector concluded that: if the scheme was otherwise acceptable a lack of community support, in the context of LP12, should not result in a scheme being refused. The Inspector further noted that it was 'highly unusual for any new housing scheme to be supported by the local community [.....]'. This appeal

decision is clearly material to the consideration of the current application and the support or otherwise of the local community should not be the determinant of whether the scheme is acceptable.

9.5 It should be noted that whilst the Manea Parish Council object to the details of the scheme they welcome the redevelopment of the site. In addition the application has received 1 letter of representation (which is not an objection) to the Council's consultation on the application.

9.6 As such the proposal is compliant with Policies LP3 and LP12 and can therefore be considered to be an appropriate scheme for the village subject to the detailed Reserved Matters.

Design and Impact upon the Character and Appearance of the Area

9.7 Whilst the design and layout of the proposal is not committed for formal determination as part of this outline planning application the scheme is supported by an indicative layout which provides an indication as to how 29 dwellings could be accommodated at this site. The indicative layout is identical to that previously approved.

9.8 The site is located back from the highway and would result in development in depth. The site has now been cleared of a number of industrial buildings and it is likely that a number of 2 storey and single storey properties would be accommodated at the site. The replacement of the industrial use would be of benefit to the local area in terms of design considerations and as such a positive impact would be evident upon the character and appearance of the local area. Accordingly the proposal would comply with Policy LP16 in this regard.

Flood Risk and Drainage

9.9 The proposed dwellings would be located within Flood Zone 1 with the access road located in a location on the edge of a 'Protected' Flood Zone 3 area with a small area of Flood Zone 2 between the two zones, having regard to the Environment Agency's flood zone mapping. Given the previous Outline Planning Permission (which approved the very same access) and that there is no Environment Agency objection to the scheme an objection based upon this would not be sustainable here.

9.10 An informative can be added to ensure that no built development is located within Flood Zones 2 or 3.

9.11 The Environment Agency, Anglian Water and the County Council (as the Lead Local Flood Authority) are content with the details submitted. Planning conditions will need to be imposed in order to deliver the mitigation and measures which are proposed. Subject to these conditions the proposal is considered to comply with Policy LP14.

Access and Highway Safety

9.12 The vehicular access to the site is to be taken from Fallow Corner Drove. The technical details relating to this have been considered by the County Council and deemed to be acceptable. The proposed access would be 5.5m in width with a 1.8m wide footpath on either side. The Parish Council objection relates to adoption of the roads and footpaths. The indicative plans indicate that these would be adopted. The County Council have not requested a condition in relation to this but in the event that the road was not to be adopted it would be appropriate to include a management requirement – a condition is therefore proposed.

9.13 The proposal would also require improvements to Fallow Corner Drove in order to widen the road and provide a pedestrian footpath on the northern side. These works are within the public highway and can be secured via a Grampian condition: they are necessary in order to ensure the development is acceptable. Accordingly the proposal complies with Policy LP15 subject to conditions.

Residential Amenity

9.14 It is considered that the redevelopment of the site for residential would have an acceptable impact upon the amenity of local residents.

9.15 With regard to the proposed residential use the indicative layout indicates (subject to plot 6 being a bungalow) that no unacceptable impacts would arise. This will need to be re-assessed at the reserved matters stage. No unacceptable impacts in terms of overlooking, overshadowing or overbearing impacts need arise from the development.

9.16 The level of residential amenity to the future occupiers of the site is considered to be acceptable as evidenced by the indicative layout. Again this will need to be reassessed at the reserved matters stage.

9.17 Overall the proposal would provide an appropriate level of amenity to the occupiers of nearby properties. The site would also be capable of providing an acceptable level of amenity to future occupiers. Accordingly the proposal satisfies Policy LP16 in this regard.

9.18 In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. The scheme will allow the redevelopment of the site to deliver housing in a sustainable location, in keeping with its surroundings with access to services, facilities and public transport links and which will provide a better amenity and environment for existing residents in the immediate area. The proposal also includes an on-site childrens' play area and its long-term maintenance can be secured through planning condition.

Biodiversity

9.19 The original Ecology Appraisal (October 2014) which comprises a desk based review, a Phase 1 Habitat Survey and further Bat Studies has been submitted with this application together with a brief ecology letter (October 2019). This confirms that three bat boxes were installed as part of the Natural England bat license requirements following the demolition of the buildings on site.

9.20 All the buildings on site have been removed including those which had evidence of bats recorded, the works were carried out under an appropriate protected species licence from Natural England. Three bat roost boxes have been temporarily installed on retained fencing around the periphery of the site. It will however be necessary to secure details for the provision of permanent bat roosting features within the new development which can be secured through planning condition.

9.21 The Council's Ecologist has no objection to the proposal subject to measures to enhance the biodiversity of the site which includes the bat boxes referred to above as well as bird nesting features. Other details such as hedgehog gaps in fences,

design of external lighting and full landscaping details are matters which can be secured at the Reserved Matters stage when these details will be considered.

- 9.22 Accordingly the proposal accords with Policy LP19 of the Local Plan with regard to ecological matters.

Viability / Planning Obligations

- 9.23 The previous application was the subject to viability testing by the applicant which confirmed it could not support the provision of affordable housing and the full education contributions. The previous S106 agreement secured education contributions of £98,078 and on-site open space. Viability issues have been re-examined following the demolition (with costs having increased in relation to the demolition and clearance as well as the increased build costs since the previous viability assessment) and have therefore been found to be even more marginal resulting in the development being unable to fund any infrastructure contributions.
- 9.24 The viability assessment of the scheme has been considered and accepted by the Council's S106 Officer. The assessment has confirmed that the redevelopment is unable to provide a viable development whilst also providing policy compliant planning obligations.
- 9.25 The on-site public open space children's play (LAP) provision is no longer to be secured under a planning obligation as the Council's Leisure Services Officer has confirmed that FDC does not wish to adopt any space on site. In relation to the Local Plan requirement (Policy LP16 informed by Appendix B) this does not require the provision of on-site public open children's play space due to the size of the site. The provision of an off-site contribution would not be viable as it would add further costs to the development. Given the location of the site, and the provision of open space on the indicative layout, it would be desirable to provide some open space on site but not strictly necessary under Policy LP16 and Appendix B of the Local Plan. This can be assessed at reserved matters stage and a condition can be utilised to deal with the future management of the open space should one be provided.
- 9.26 For viability reasons the proposal is therefore unable to comply with Policies LP5 and LP13 of the Local Plan insomuch as it is unable to provide any of the infrastructure which would be necessary. The NPPG identifies that viability concerns need to be taken into account and that a flexible approach needs to be adopted. In this case it is considered that bringing forward the development now is sufficient to outweigh the deficiency in infrastructure which this development cannot provide at this time.

Archaeology

- 9.27 The site has been subject to an archaeological evaluation and the results were submitted in the report and consequently discharged through application F/YR19/3029/COND. The results indicated that the site has been heavily disturbed by previous use of the site as a grain mill and no archaeological features were identified. No further archaeological work is considered necessary.

10 CONCLUSIONS

- 10.1 The proposal seeks to redevelop a brownfield site within the developed footprint of Manea. As set out above the site previously benefitted from Outline Planning

Permission and there have been no material changes which would indicate that the principle of this redevelopment to provide up to 29 dwellings is unacceptable.

- 10.2 Whilst the application is in outline form, with only the means of access committed for determination at this stage, an indicative site layout plan has been provided. The layout plan is the same as that which was previously considered in November 2016 and it is considered that this retains sufficient detail in order to demonstrate that the scheme would not have any unacceptable impacts with regard to the relationship with adjoining residential properties. This will require a further assessment at the reserved matters stage.
- 10.3 The application has demonstrated that technical considerations, such as flood risk, drainage, biodiversity and highway impacts, have all been considered to the satisfaction of the relevant consultees. Subject to a number of conditions the impacts here are again considered to be acceptable.
- 10.4 The proposal has been through a viability exercise which has concluded that none of the infrastructure requirements can be fulfilled from the scheme. Whilst this creates conflict with Local Plan Policies LP5 and LP13 it is not considered reasonable to refuse the scheme on this basis.
- 10.5 Overall the proposal is considered to be acceptable subject to the imposition of planning conditions (set out below).

11.0 RECOMMENDATION

GRANT subject to conditions listed below:

Conditions

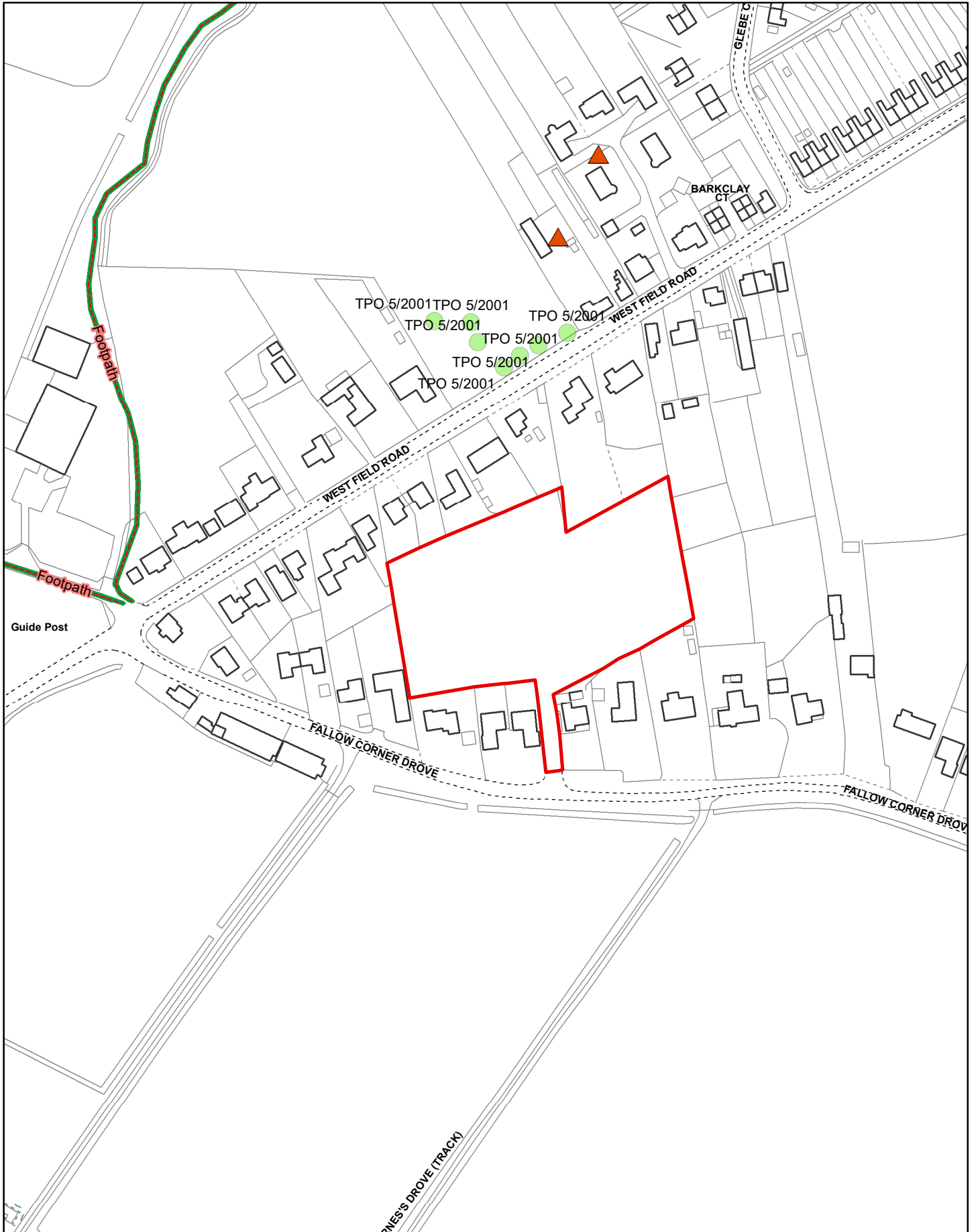
1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site; ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be</p>

	<p>approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>Prior to the commencement of development and notwithstanding the submitted plans, a full detailed scheme shall be submitted detailing the widening of Fallow Corner Drove to a minimum width of 5.5m, between the proposed site access (on Fallow Corner Drove) and Westfield Road. The plans shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, constructed and completed prior to the first occupation of the development hereby approved.</p> <p>Reason - To ensure that the areas of widening can be delivered in engineering terms in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
5	<p>Prior to the commencement of development, a full detailed scheme shall be submitted detailing the provision of a 1.5m footway along the northern side of Fallow Corner Drove, connecting the proposed site footway network with the existing footway network along Westfield Road. The plans shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, constructed and completed prior to the first occupation of the development hereby approved.</p> <p>Reason - To ensure that the footway provision can be delivered in engineering terms in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
6	<p>Prior to the occupation of the first dwelling 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 under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
7	<p>As part of the Reserved Matters submission a surface water drainage scheme for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Thomas Consulting and shall also include:</p> <p>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</p>

	<p>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <p>c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;</p> <p>d) Full details of the proposed attenuation and flow control measures;</p> <p>e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>f) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>g) Measures taken to prevent pollution of the receiving groundwater and/or surface water</p> <p>The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development</p>
8	<p>As part of the Reserved Matters submission a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding</p>
9	<p>As part of the Reserved Matters submission details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings and to reduce the risk of flooding to the proposed development and future occupants and in accordance with Policies LP14 and LP16 of the Local Plan 2014.</p>
10	<p>No development approved by this permission shall be occupied until the completion of the remedial works as detailed within the Geo-environmental Investigation report (6071/1) by Calabrian have been carried out on site. Prior to first occupation of the development hereby approved the validation/closure report shall be submitted to and approved in writing by the Local Planning Authority this includes the following:</p> <p>(a) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p>

	<p>(b) The validation/closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
11	<p>If, during the development, contamination is encountered which has not previously been identified then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
12	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. site compound & storage areas. iii. loading and unloading of plant and materials iv. storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities vii. measures to control the emission of dust and dirt during construction viii. a scheme for recycling/disposing of waste resulting from demolition and construction works <p>Reason: To prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).</p>
12	<p>As part of the Reserved Matters submission details of a range of bird nest boxes and bat roosting features shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the numbers, designs and location within the site. The agreed details shall then be implemented and retained in perpetuity.</p> <p>Reason: To protect the habitats of protected species in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>

13	<p>Prior to the first occupation of the development hereby approved, a landscape management and maintenance plan for the Local Area of Play within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.</p> <p>The plan shall include the following details:</p> <ul style="list-style-type: none">- long term design objectives- management responsibilities- maintenance schedules <p>Reason: To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
14	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason - In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>



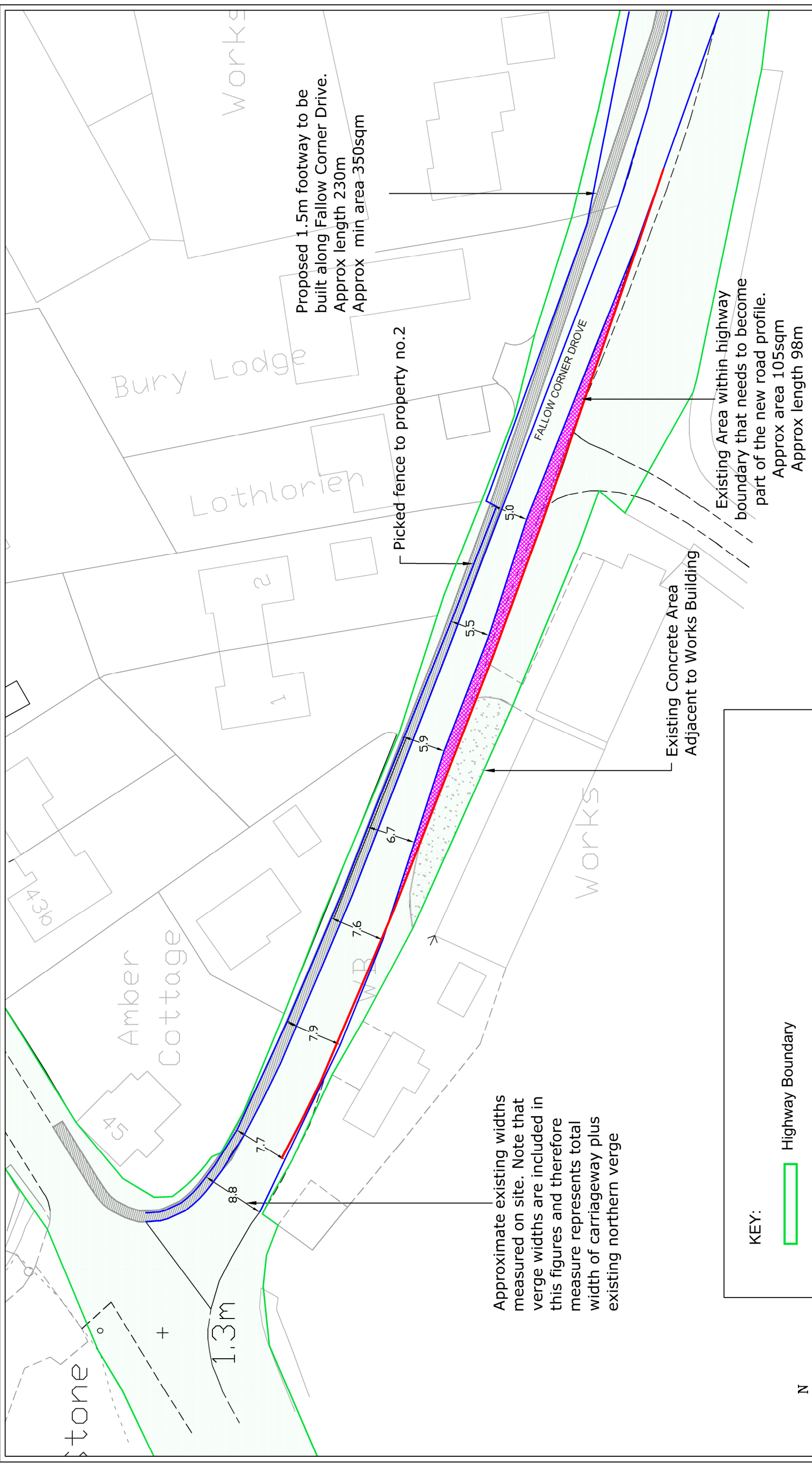
Created on: 12/11/2019

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F/YR19/0958/O

Scale = 1:2,500





Proposed 1.5m footway to be built along Fallow Corner Drive.
Approx length 230m
Approx min area 350sqm

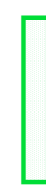



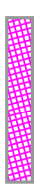
Picked fence to property no.2

Existing Concrete Area Adjacent to Works Building

Existing Area within highway boundary that needs to become part of the new road profile.
Approx area 105sqm
Approx length 98m


Approximate existing widths measured on site. Note that verge widths are included in this figures and therefore measure represents total width of carriageway plus existing northern verge

KEY:

-  Highway Boundary
-  Existing Measurements taken on site by ITL
-  6m off set line to accommodate a 5.5m road and a 0.5m strip
-  Proposed 1.5m wide footway to north of Fallow Corner Drive
-  Existing area to become part of the new road profile



IT Project: LAVENDER MILL, MANEA		Rev: -	Date: -
Drawing Title: PROPOSED FOOTWAY ALONG FALLOW CORNER DRIVE		Drawing No: IT1440/SK/02	CAD File: IT1440_SK_02.dwg
Client: MR KEN JORDAN & MR MARK JUDD		Date: JAN 2016	Scale: 1:500
Sheet 1 of 1		Drawn By: EC	Approved By: SW
A3		<small>Notes: Dimensions should not be scaled from this drawing. Crown copyright (2015). All rights reserved. All trademarks / Trademarks of the address holder.</small>	



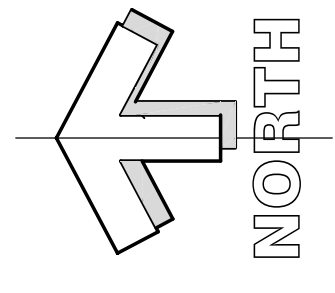
Intermodal
TRANSPORTATION

Hunters Court
Dehiden Road
Saffron Walden
Essex CB11 4AA

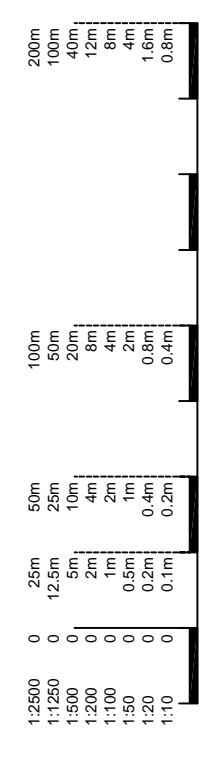
Tel: +44 (0)1799 529529
Fax: +44 (0)1799 529530
e: enquiries@inter-modal.co.uk

NOTES:

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 WORK OR ORDERING ANY MATERIALS.
 ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.



NOTE;
 ACCESS ARRANGEMENTS ARE TO BE CONSIDERED
 UNDER THIS APPLICATION AND ARE NOT TO BE A
 RESERVED MATTER



LAVENDERS MILL, M A N E A, CAMBS.

B ANNOTATION ADDED WITH REGARDS ACCESS NOT BEING A RESERVED MATTER 13.JA.2016 APF

Revision	Notes	Date	Drawn	Checked

Client	MESSRS JORDAN & JUDD
Project	RESIDENTIAL DEVELOPMENT
Address	LAVENDER MILL FALLOW CORNER DROVE M A N E A MARCH CAMBRIDGESHIRE
Drawing	ILLUSTRATIVE LAYOUT

Drawing No.	14:097 - 2	Revision	B
Scale	1 : 500	Paper Size	A2
		Drawn	APF
		Checked	

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