

**Site Submission**

Draft Fenland Local Plan

Key

Site submission

Date: 08 Jan 2020

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| | | | |
|-------------------------------|---|------------------------------|--|
| Site ID: | 40018 | Submission type: | Site with planning approval |
| Site name and address: | Former 96 Westfield Rd | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | C3 Dwellinghouses Formerly site of one dwelling, since demolished. | Planning History: | F/YR07/1204/F Site with full planning permission, under construction. 2 units complete, 1 under construction, 5 not started. |
| PDL: | Brownfield | Site area density: | 0.4 ha 15 dph |

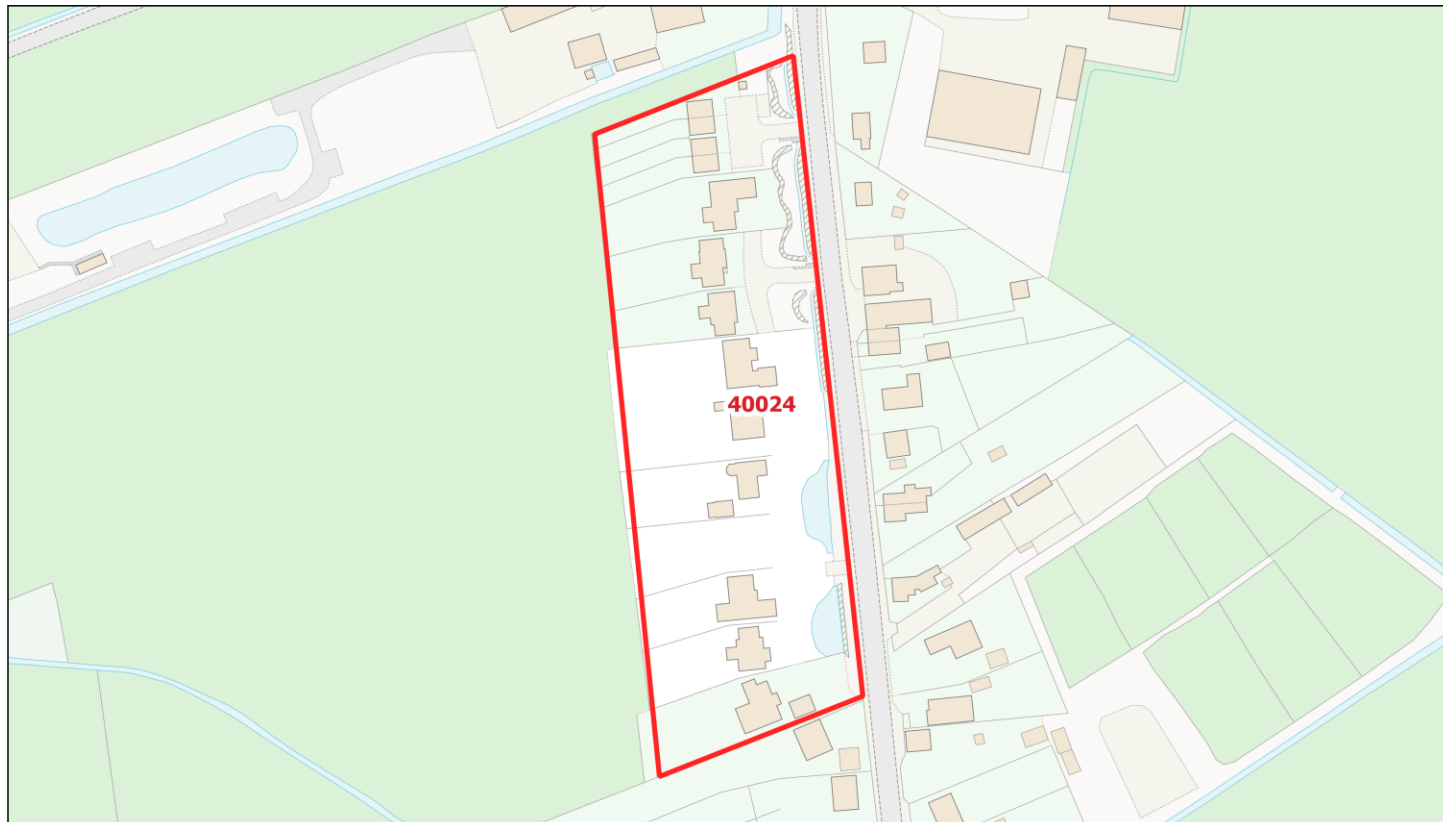
Site description:**Known constraints:****Proposal:** C3 Dwellinghouses

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 attache

Proposed development:

Dwellings: 6 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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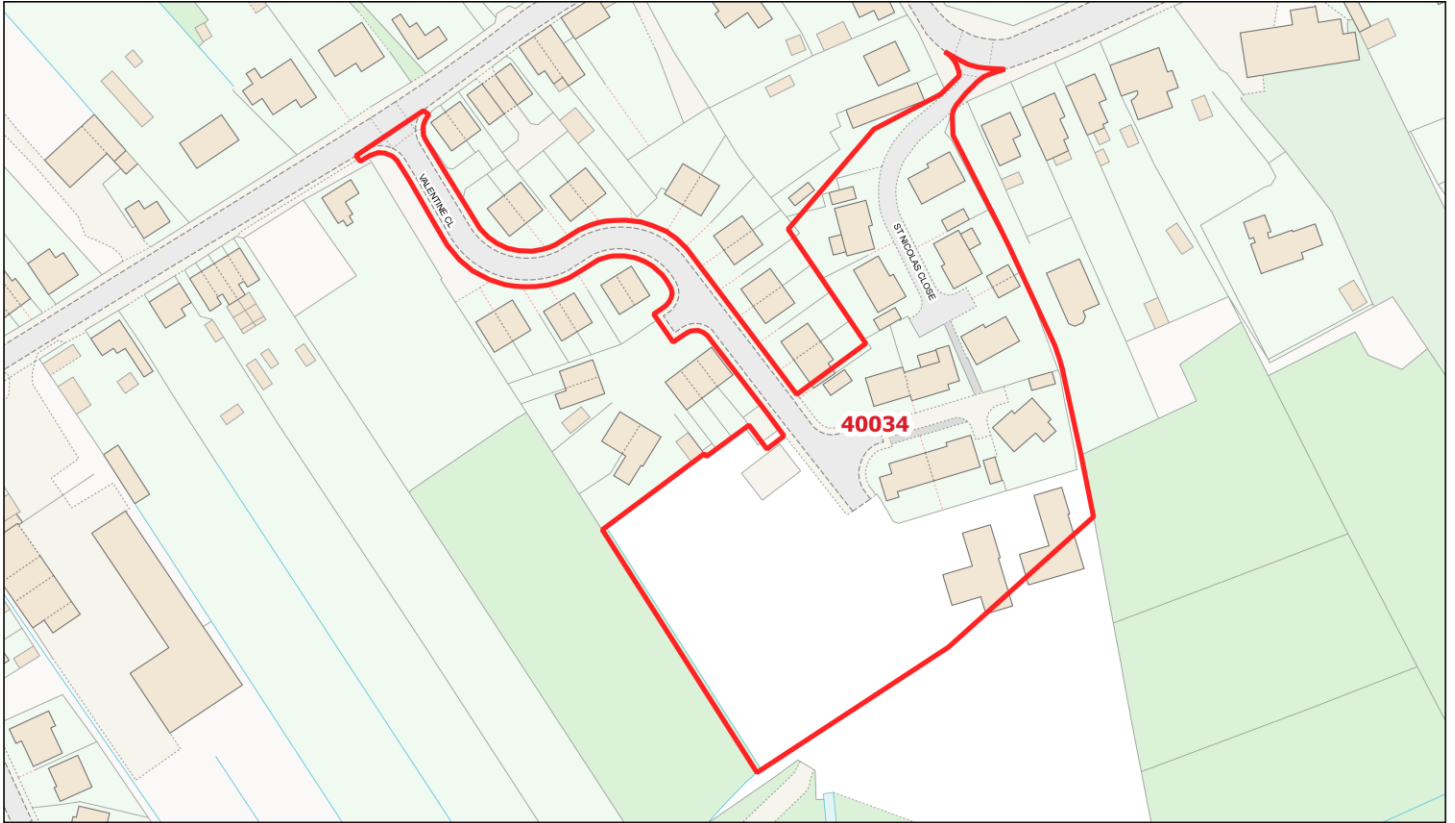
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|--|--------------------------------|------------------------------|---|
| Site ID: | 40024 | Submission type: | Site with planning approval |
| Site name and address: | Land North of 55A Station Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | F/YR12/0555/F Site with full permission and under construction. 1 dwelling remaining to be completed. |
| PDL: | Greenfield | Site area density: | 1.67 ha 0.6 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of 14 dwellings comprising; 2 x 3-storey 5/6-bed, 1 x 3-storey 5-bed, 5 x 2-storey 4 bed and 6 x 2-storey 3-bed with associated garages | | | |
| Proposed development: | | | |
| Dwellings: 1 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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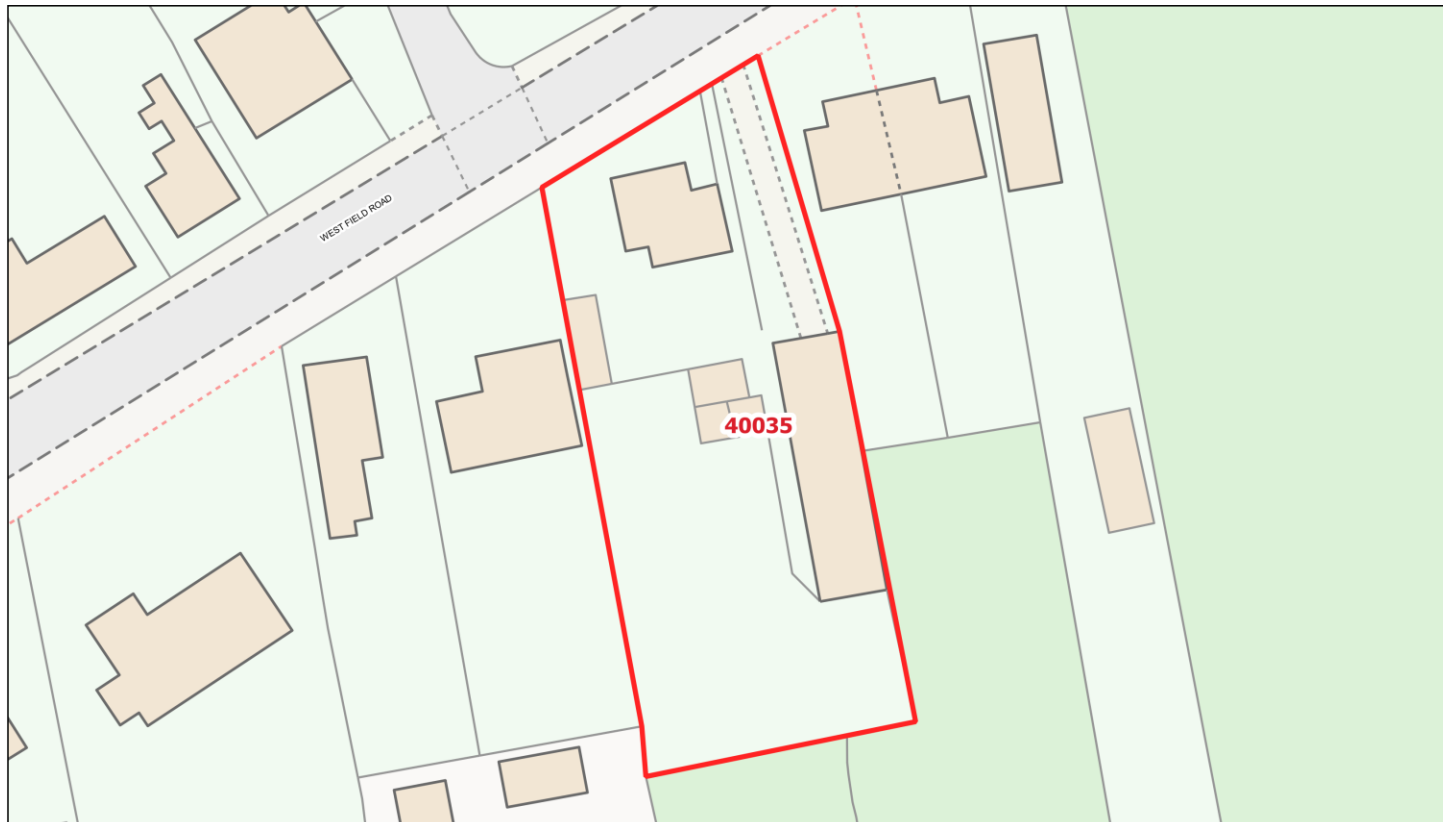
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|---|----------------------------------|------------------------------|---|
| Site ID: | 40034 | Submission type: | Site with planning approval |
| Site name and address: | Land South of 49-49A High Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | F/YR13/0833/F Site has full planning permission and is under construction. |
| PDL: | Greenfield | Site area density: | 1.22 ha 11.48 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of 26 dwellings comprising of: 14 x single-storey 1-bed, 8 x single-storey 2-bed with detached garages, 2 x single-storey 2-bed with attached garages, 1 x 2-storey 2-bed with integral garage and 1 x 2-storey 3-bed with integral garage | | | |
| Proposed development: | | | |
| Dwellings: 14 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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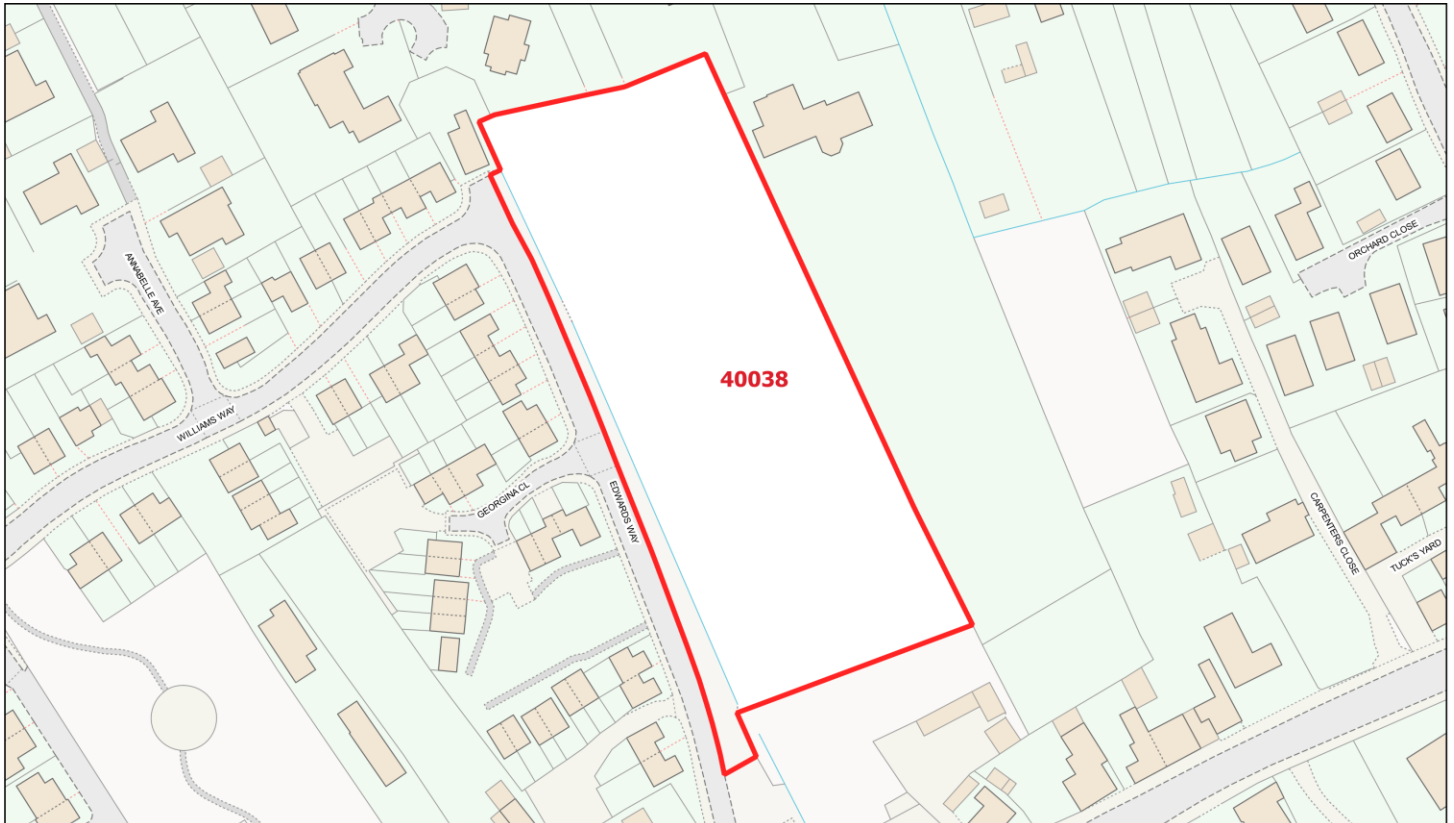
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| Site ID: | 40035 | Submission type: | Site with planning approval |
| Site name and address: | 35 Westfield Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | C3 Dwellinghouses Garden land | Planning History: | F/YR14/0244/O Site with outline planning permission. |
| PDL: | Greenfield | Site area density: | 0.15 ha 33.33 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses Erection of 5 dwellings involving demolition of existing dwelling and outbuildings | | |
| Proposed development: | | | |
| Dwellings: 5 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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|-------------------------------|---|------------------------------|--|
| Site ID: | 40038 | Submission type: | Site with planning approval |
| Site name and address: | Land North Of 28 - 30 High Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | F/YR14/0838/O Site has outline planning permission. |
| PDL: | Greenfield | Site area density: | 0.87 ha 36.78 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses Erection of 32no dwellings (max) | | |
| Proposed development: | Dwellings: 32 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | |

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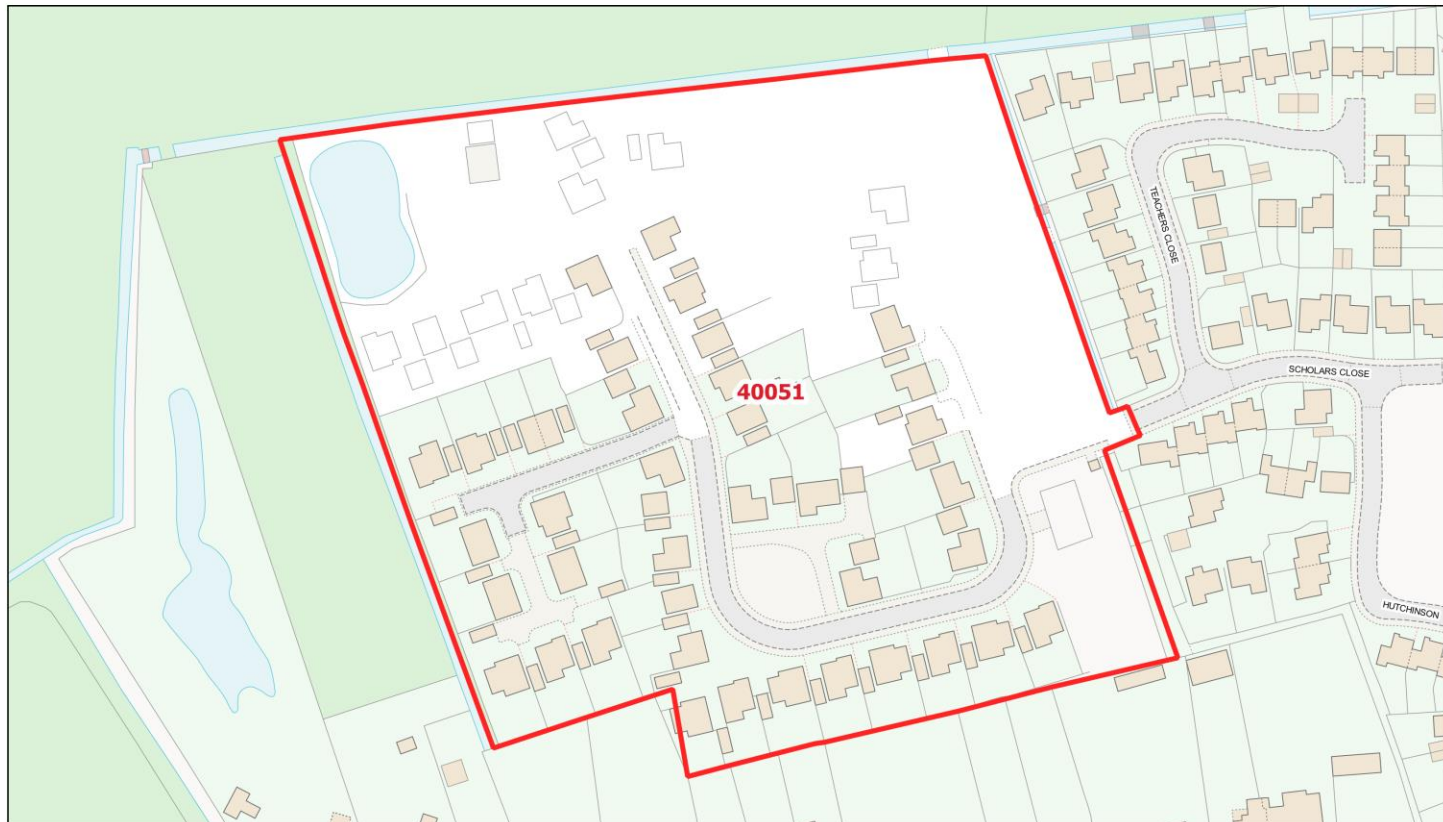
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|---|---|------------------------------|--|
| Site ID: | 40048 | Submission type: | Site with planning approval |
| Site name and address: | Lavender Mill Bungalow Fallow Corner Drove | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | F/YR16/0107/O Site has outline permission. Site cleared. Conditions approved -F/YR19/3029/COND. Prospective purchaser. Assume deliverable within 5 years. |
| PDL: | Greenfield | Site area density: | 1.14 ha 25.44 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of 29 dwellings involving demolition of existing buildings (Outline with matters committed in respect of access) | | | |
| Proposed development: | | | |
| Dwellings: 29 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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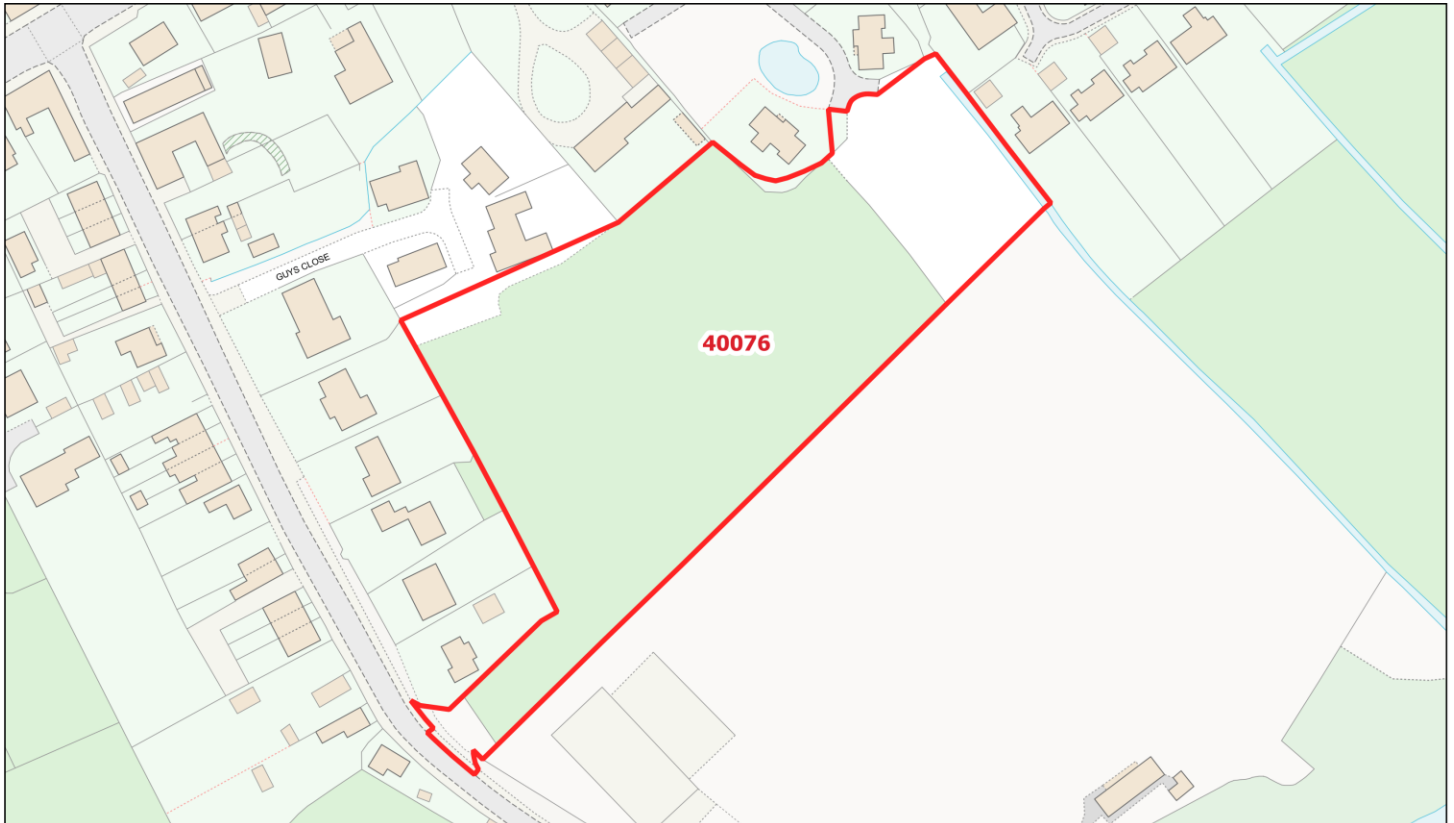
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|---|-------------------|------------------------------|---|
| Site ID: | 40051 | Submission type: | Site with planning approval |
| Site name and address: | 26 Teachers Close | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | F/YR16/0372/F Site with full permission and under construction. 19 dwellings remaining to be built. |
| PDL: | Greenfield | Site area density: | 3.67 ha 5.18 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of 57 dwellings with garages comprising; 34 x 2-storey 4-bed, 5 x 2-storey 3-bed, 7 x single-storey 3-bed and 11 x single-storey 2-bed with public open space incorporating balancing pond and water pumping station | | | |
| Proposed development: | | | |
| Dwellings: 19 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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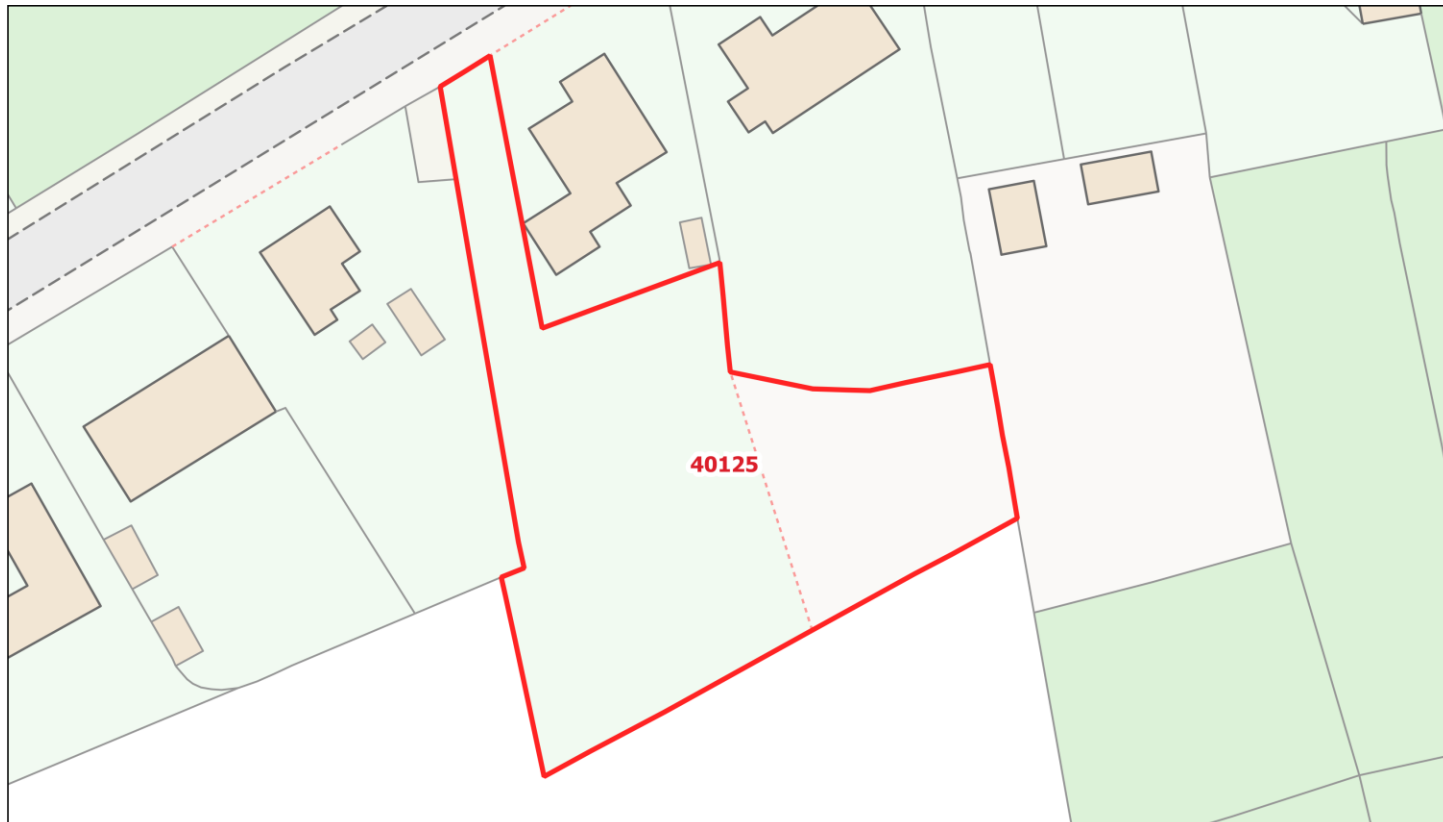
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|---|--------------------------------|------------------------------|---|
| Site ID: | 40076 | Submission type: | Site with planning approval |
| Site name and address: | Land East Of 11 - 21 Park Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | F/YR17/0875/O Site has outline permission. |
| PDL: | Greenfield | Site area density: | 1.23 ha 12.2 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses | | |
| Erection of up to 15 dwellings (outline application with matters committed in respect of access only) | | | |
| Proposed development: | | | |
| Dwellings: 15 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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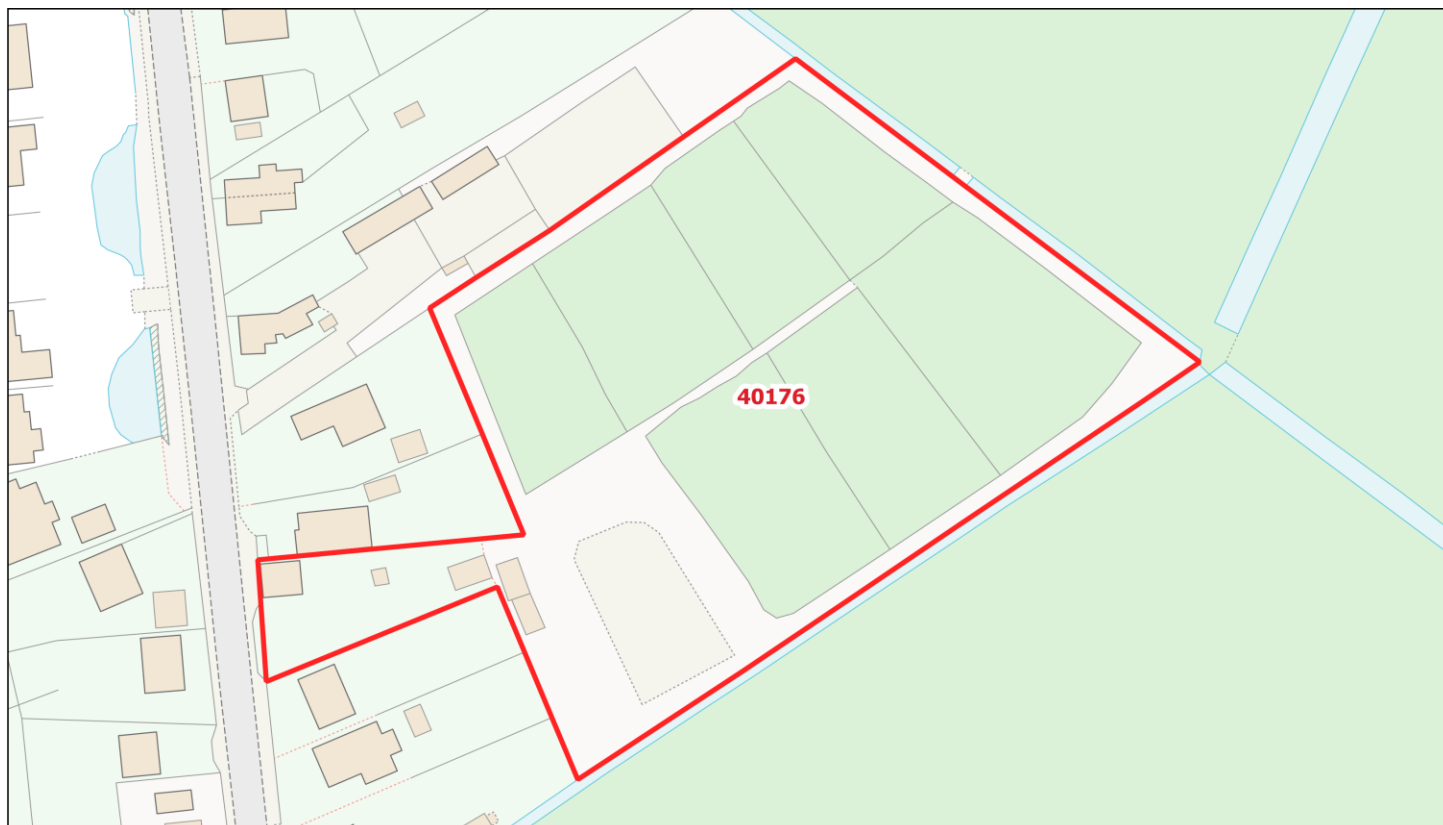
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|--|---------------------------------------|------------------------------|---|
| Site ID: | 40125 | Submission type: | Site submission form |
| Site name and address: | Land rear of 37a + 37b Westfield Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | B8 Storage & distribution | Planning History: | F/YR19/0970/O |
| PDL: | Brownfield | Site area density: | 0.19 ha 15.79 dph |
| Site description: Current haulage yard in centre of Manea. Surrounded by residential use or sites with consent for residential. Flood Zone 1. | | | |
| Known constraints: None. | | | |
| Proposal: C3 Dwellinghouses 3 detached chalet style dwellings | | | |
| Proposed development: <div style="display: flex; justify-content: space-around; margin-top: 10px;"> Dwellings: 3 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 </div> | | | |

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|-------------------------------|---|------------------------------|---|
| Site ID: | 40176 | Submission type: | Site submission form |
| Site name and address: | Land at Station Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Other There is a residential property to the site frontage that may need to be demolished / modified to create an access the site- to the rear are paddocks and stables. | Planning History: | |
| PDL: | Greenfield | Site area density: | 1.4 ha 21.43 dph |

Site description:

The site is adjacent to the built form of Manea which is identified as a growth village in the local plan. Manea has the significant advantage in terms of sustainable access in that it has a railway station- and indeed the site is on Station Road- the focus on placing development around settlements with railway stations is being pushed by Government within the NPPF.

The presence of the station gives sustainable access to March, Whittlesey, Peterborough, Ely and Cambridge.

The site is approx. rectangular (excluding access) with access to Station Road; it is well related to the existing built form of the village and is bounded by existing field drains.

Known constraints:

The site is FZ3- although it is shown to be protected by defences; the proximity to the railway station and benefits of public transport accessibility is considered to be material in the planning balance in respect to the strategic FRA.

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The DEFRA magic website does not indicate any environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

Other uses: Could incorporate village facilities in terms of public open space if required.

The site is considered suitable and available for a major housing development incorporating provision for additional public open space if required.

Dwellings: Approx. 38 based on FDC assumptions- however a significantly lower figure may be more appropriate having regard to the built character of the area.

Proposed development:

Dwellings: 30 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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|-------------------------------|-------------------------------------|------------------------------|---|
| Site ID: | 40177 | Submission type: | Site submission form |
| Site name and address: | Land at Station Road / Wisbech Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture arable- agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 4.6 ha 23.91 dph |

Site description:

The site is adjacent to the built form of Manea which is identified as a growth village in the local plan. Manea has the significant advantage in terms of sustainable access in that it has a railway station- and indeed the site is on Station Road- the focus on placing development around settlements with railway stations is being pushed by Government within the NPPF.

The presence of the station gives sustainable access to March, Whittlesey, Peterborough, Ely and Cambridge. The site is 'L' Shaped with access both to Station Road and Wisbech Road; it is well related to the existing built form of the village and is bounded by existing field drains. There are no physical constraints to development within the site.

Known constraints:

The site is FZ3- although it is shown to be protected by defences; the proximity to the railway station and benefits of public transport accessibility is considered to be material in the planning balance in respect to the strategic FRA.

The DEFRA magic website does not indicate any environmental or ecological constraints to development.

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Proposal: C3 Dwellinghouses

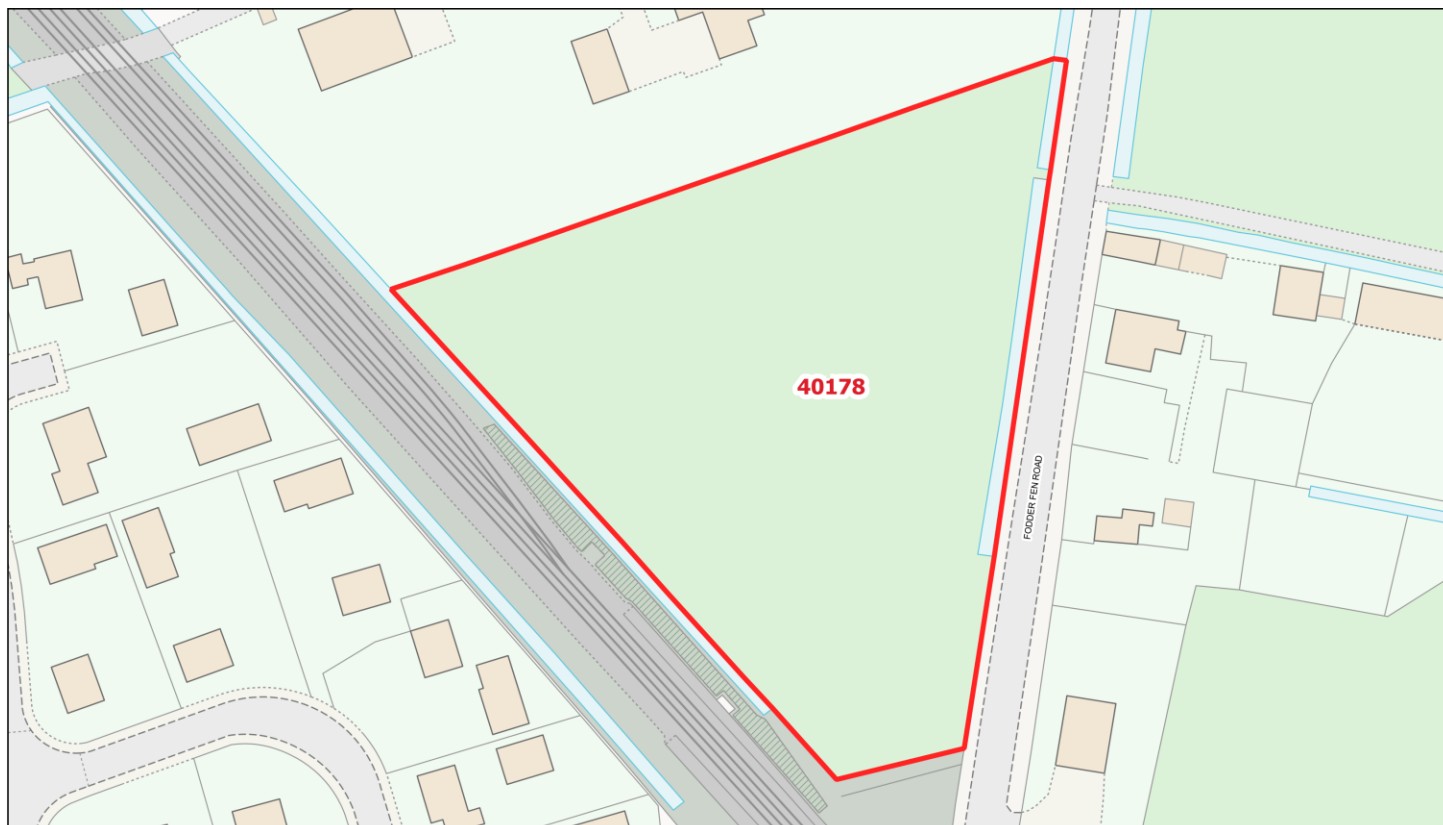
Other: Could incorporate village facilities in terms of public open space if required.




The site is considered suitable and available for a major housing development incorporating provision for additional public open space if required.

Dwellings: Approx. 110 based on FDC assumptions

Proposed development:

Dwellings: 110 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|-------------------------------|---|------------------------------|--|
| Site ID: | 40178 | Submission type: | Site submission form |
| Site name and address: | Land at Station Road -opposite Station | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | C3 Dwellinghouses Grass- agriculture | Planning History: | F/YR12/0936/F F/YR12/0936/F refused on dev in open countryside and flood risk sequential- both of which can be addressed. |
| PDL: | Greenfield | Site area density: | 0.95 ha 10.53 dph |

Site description:

The site is adjacent to the built form of Manea which is identified as a growth village in the local plan. Manea has the significant advantage in terms of sustainable access in that it has a railway station- and indeed the site is on Station Road- the focus on placing development around settlements with railway stations is being pushed by Government within the NPPF.

The presence of the station gives sustainable access to March, Whittlesey , Peterborough, Ely and Cambridge.

Currently there is no publicly available off street parking at the station limiting usage and potentially causing harm to local amenity with on street parking.

The site is currently grassland and is triangular in shape being bounded to the south west by the railway and station platforms and to the east by Fodder Fen Road- vehicular and pedestrian access is available from Fodder Fen road. The site is predominantly flat with no physical constraints to development within it- although there are hedges around

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the boundary.

The site has good access to the core of the village – along Station Road, and the services and facilities that it contains.

Known constraints:

The site is FZ3- although it is shown to be protected by defences; the public benefit offered by the proposal in terms of provision of public car parking for the Station is considered to be a material consideration in the planning balance, and given that sites within FZ3 will have to be allocated in the emerging local plan it is considered that this offers a significant benefit in relation to sustainable transport that is not otherwise available.

The DEFRA magic website does not indicate any environmental or ecological constraints to development.

Proposal: Other

Other use: Car park for station

The site is suitable and available to deliver approx. 10 dwellings and car parking for the station.

Dwellings: 10 if station parking included- nominal density using FDC assumptions approx. 25

Proposed development:

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|-------------------------------|---|------------------------------|---|
| Site ID: | 40179 | Submission type: | Site submission form |
| Site name and address: | Land to rear of 20a Station Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Other Domestic property with paddock land and stables. | Planning History: | |
| PDL: | Greenfield | Site area density: | 0.5 ha 20 dph |

Site description:

The site is adjacent to the built form of Manea which is identified as a growth village in the local plan. Manea has the significant advantage in terms of sustainable access in that it has a railway station- and indeed the site is on Station Road- the focus on placing development around settlements with railway stations is being pushed by Government within the NPPF.

The site is a linear paddock to the rear of No20a Station Road measuring approx. 30m by 120m. It is currently used for paddock associated with the domestic use of the property.

It is bounded by similar paddocks to the north and south. The boundaries of the paddock are not defined by physical features on the ground but by fencing.

The site is within FZ1 and is therefore sequentially preferable for new housing.

Access to the site is from Station Road and the landowner has right of way along the existing drive.

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Known constraints:

The EA flood map for planning indicates that the site is entirely in FZ1 – area of lowest risk and as such is a sequentially preferable location for new housing.

DEFRA Magic website does not indicate any environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site is suitable and available for a residential development on all or part of the site.

Vehicular access is likely to form a capacity constraint and as such the number of homes may well be determined by this.

Dwellings: 5-10

Proposed development:

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0




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| | | | |
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| Site ID: | 40180 | Submission type: | Site submission form |
| Site name and address: | Land at Straight Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 4.6 ha 23.91 dph |

Site description:

The site is adjacent to the built form of Manea which is identified as a growth village in the local plan. Manea has the significant advantage in terms of sustainable access in that it has a railway station- and indeed the site is on Station Road- the focus on placing development around settlements with railway stations is being pushed by Government within the NPPF.

The presence of the station gives sustainable access to March, Whittlesey, Peterborough, Ely and Cambridge. Vehicular and pedestrian access is available from Straight Road and Fallow Corner Drove

The site has good access to the core of the village and the services and facilities that it contains.

Known constraints:

The site is mostly FZ3- although it is shown to be protected by defences.

The DEFRA magic website does not indicate any environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

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Other use: The site could contribute towards additional public open space or facilities for the village if necessary.

The site is large enough to offer additional community benefits in terms of public open space etc. and is both suitable and available for a major housing development.

Proposed development:

Dwellings: 110 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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| Site ID: 40181 | Submission type: Site submission form |
| Site name and address: Land to rear of 104-110 Westfield Road | Availability: Available for development in short term (0 - 5 yrs) |
| Settlement and parish: Manea, Manea CP | Settlement Hierarchy: Growth Village |
| Current use: C3 Dwellinghouses paddock | Planning History: F/YR17/1155/O F/YR17/1155/O Erection of up to 2no. dwellings (outline application with all matters reserved)- refused- dev outside built form contrary to LP12 |
| PDL: Greenfield | Site area density: 0.57 ha 17.54 dph |

Site description:

The site lies at the southwestern end of the village and is enclosed by existing development on 3 sides. It is noted that 4 large new properties have been built along the site frontage in recent years, which have fundamentally changed the character of the area.

The site is adjacent to the built form of Manea which is identified as a growth village in the local plan. Manea has the significant advantage in terms of sustainable access in that it has a railway station- and indeed the site is on Station Road- the focus on placing development around settlements with railway stations is being pushed by Government within the NPPF.

The presence of the station gives sustainable access to March, Whittlesey, Peterborough, Ely and Cambridge. Vehicular and pedestrian access is available from Straight Road and Fallow Corner Drive

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The site has good access to the core of the village and the services and facilities that it contains.

Known constraints:

FZ 1 and 2 + part FZ3 although covered by defences.

The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site is both suitable and available for a small housing development adjacent to the built form of the village.

The site is considered suitable for self build.

Dwellings: Using FDC assumptions approx. 15- although consideration of prevailing built form in the vicinity suggests that a lesser number of plots would be more appropriate.

Proposed development:

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|-------------------------------|-------------------------|------------------------------|---|
| Site ID: | 40182 | Submission type: | Site submission form |
| Site name and address: | Pig Farm, Station Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture Pig farm | Planning History: | |
| PDL: | Greenfield | Site area density: | 5.5 ha 12.73 dph |

Site description:

The site consists of the established pig breeding unit on the sit frontage to Station Road and the fields to the rear- it is available in whole or in part- although it is noted that a significant amount of development is necessary to fund the relocation of the pig farm.

It is clear that over the last 30 years the development of Manea has expanded to incorporate the pig farm within the built form and as such the potential for loss of amenity and odour complaints has increased- to the extent that the farm is now considered to be a non-confirming use with the village.

The redevelopment of the site is proposed as a method of securing a relocation. The farm buildings are predominantly to the site frontage with the remaining land to the rear- there are not physical constraints on the site to prejudice development.

Manea is identified in the local plan as growth village and as such is expected to accommodate significant growth. In

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addition, Manea has a railway station and in accordance with government guidance new development should be focussed around public transport nodes and in particular railway stations to utilise existing infrastructure. The site has good access to the station and to the village facilities along Station Road.

Known constraints:

FZ3 although covered by defences.
The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

Other use: Given the scale of the site land could be made available for additional community facilities such as open space if required.

The proposal would rid the village of a non-conforming use that has potential to cause loss of amenity. In order to fund the relocation of the pig farm.


On relocation of the pig farm the site is suitable and available for redevelopment along with the associated land to the rear.

Dwellings: Using FDC assumptions approx. 120 [site submission form's trajectory indicates 70 dwellings].

Proposed development:

Dwellings: 70 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Do not scale

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|-------------------------------|---|------------------------------|---|
| Site ID: | 40185 | Submission type: | Site submission form |
| Site name and address: | Land to rear of No.15 Westfield Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Other 2/3 overgrown grass and bramble. Remaining area lawn area. | Planning History: | |
| PDL: | Greenfield | Site area density: | 0.8 ha 12.5 dph |

Site description:

The area 2/3 has in lat 40 years been unused and became mostly overgrown, except for a short period where horses grazed. The area is ditched along the bottom edge and overgrown with bramble and hedging to the west boundary. The area directly adjacent to No.15 is a gravel drive onto an area that s currently maintained into rough lawn area.

Known constraints:

Access from Westfield Road onto proposed area is via gravel driveway adjacent to No. 15. Alternatively, the possibility of access off Valentines Close has been discussed with the developer. Access would be in front of No.4 Valentines Close.

Proposal:

C3 Dwellinghouses

The proposal is to provide residential housing of a similar design and layout as the adjoining and utilising an area of overgrown vegetation which has no opportunity for agricultural use, thus enhancing the neighbouring development and

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creating housing in a village location.

Proposed development:

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|-------------------------------|--|------------------------------|---|
| Site ID: | 40223 | Submission type: | Site submission form |
| Site name and address: | West Field West Field Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture The site currently comprises a field (i.e. open countryside). | Planning History: | |
| PDL: | Greenfield | Site area density: | 4.25 ha 32.94 dph |

Site description:

The site currently comprises a field with the Manea Community Fire & Rescue Station to the north east. Immediately opposite the site and beyond to the north and west the area is characterised by residential properties. To the south of the site is open countryside. The site is 1.6 miles south of Manea Train Station and is served by the B1093.

Known constraints:

The Lattersey Nature Reserve is 0.3 miles southwest and the Ramsar Site and SSSI Ouse Washes is 1 mile from the site.

Proposal:

C3 Dwellinghouses

The proposal is for the development of the site to provide approximately 140 residential units. The development would take its access directly from the adjacent road and provide for any necessary footpath connections.

The site is of a sufficient quantum to provide for on-site recreational open space, landscaping and SUD's.

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Proposed development:

Dwellings: 140 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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|--|---|
| Site ID: 40287 | Submission type: Site submission form |
| Site name and address: Land North of Glebe Close | Availability: Available for development in short term (0 - 5 yrs) |
| Settlement and parish: Manea, Manea CP | Settlement Hierarchy: Growth Village |
| Current use: Agriculture Paddocks | Planning History: |
| PDL: Greenfield | Site area density: 0.47 ha 27.66 dph |

Site description:

The site is an 'L' shaped piece of land to the rear of No23 Glebe Court, Manea.

The site adjoins the established built form of the village along its southern boundary, there are gardens/ paddocks to the west and east. The northern boundary is defined by a water channel called the Darcy Lode, which marks the edge of the higher land of the village form and the beginning of the fen- this is clearly seen from the Google earth image and flood map below.

The site is adjacent to the built form of Manea which is identified as a growth village in the local plan. Manea has the significant advantage in terms of sustainable access in that it has a railway station- the focus on placing development around settlements with railway stations is being pushed by Government within the NPPF.

The presence of the station gives sustainable access to March, Whittlesey, Peterborough, Ely and Cambridge. Vehicular and pedestrian access is available from the site via the access track to Westfield Road.

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The site has good access to the core of the village and the services and facilities that it contains.

Known constraints:

FZ1 and as such sequentially preferable for new development.

The DEFRA magic website indicates no environmental or ecological constraints to development.

Proposal: C3 Dwellinghouses

The site sits adjacent to the built form of the village and in easy reach of the village core.

Manea is a sustainable and accessible rural village enhanced by the presence of the railway station which gives access to both Peterborough and Cambridge.

Proposed development:

Dwellings: 13 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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| | | | |
|-------------------------------|--|------------------------------|---|
| Site ID: | 40289 | Submission type: | Site submission form |
| Site name and address: | Land at 48 Station Road | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | C3 Dwellinghouses Dwelling house in 1.2 acres of land | Planning History: | |
| PDL: | Mix of G/B | Site area density: | 0.5 ha 10 dph |

Site description:

A dwelling house in disrepair occupies the front of the site with a substantial amount of land to the rear. The built-up area is characterised by a mix of single storey dwelling to the north boundary of the site and double storey dwellings to the south. Open view to the countryside to the rear eastern boundary.

Known constraints:

None.

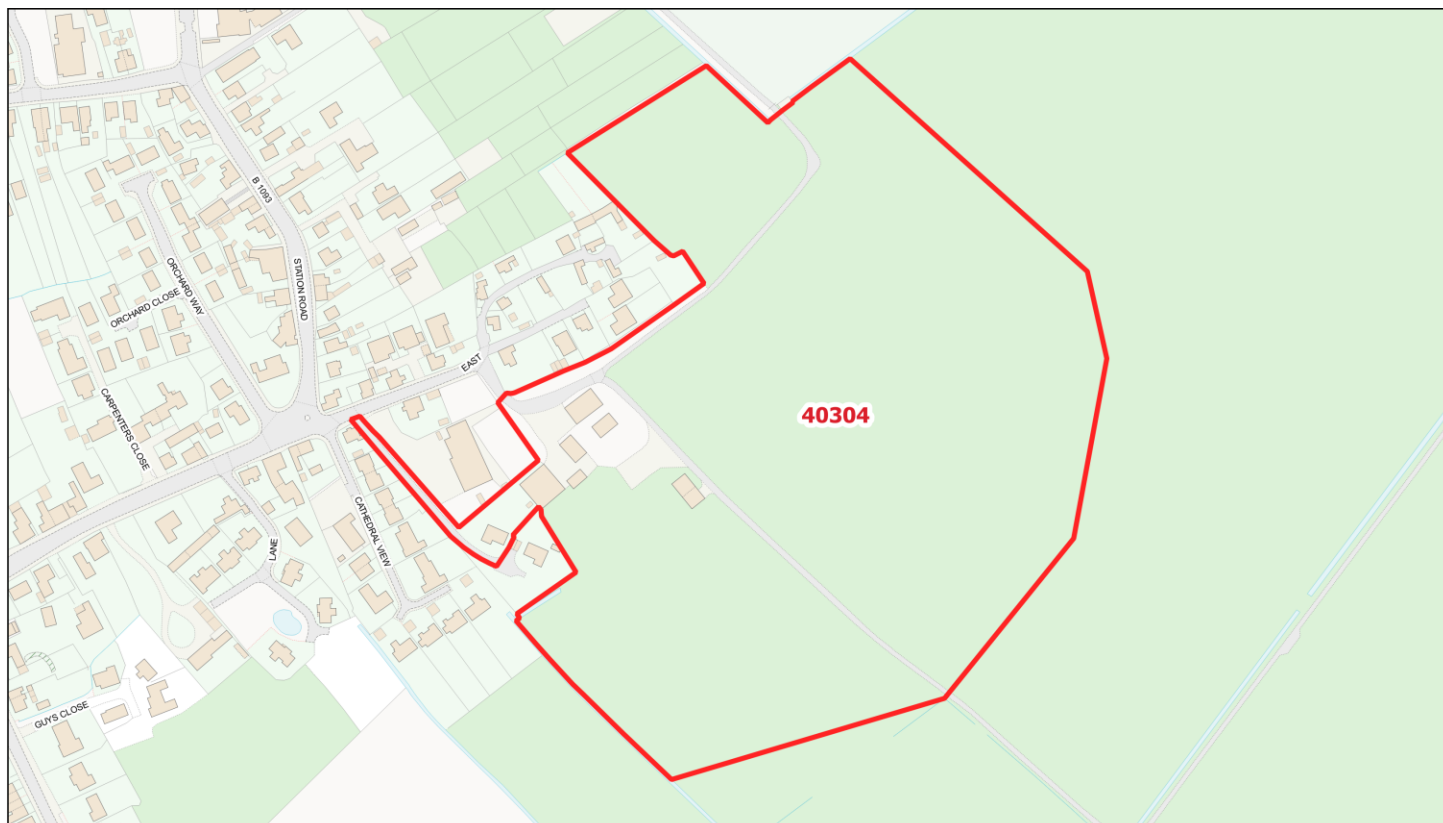
Proposal: C3 Dwellinghouses

Demolition of derelict dwelling and replacement, plus a further 3-4 dwellings.

Proposed development:

Dwellings: 5 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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|-------------------------------|--|------------------------------|---|
| Site ID: | 40304 | Submission type: | Site submission form |
| Site name and address: | Land at Bearts Farm Bearts and Purls Farm East Street | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Manea, Manea CP | Settlement Hierarchy: | Growth Village |
| Current use: | Agriculture | Planning History: | |
| PDL: | Greenfield | Site area density: | 9.8 ha 25.51 dph |

Site description:

A relatively flat, large Greenfield site located to the east side of Manea, measuring approximately 9.8 hectares. The site can be accessed directly from either Cathedral View track or East Street, both connecting onto Station Road, the major road through Manea. The site falls within Flood Zone 1, but is bordered by Flood Zone 3 to the north east, east and south east.

Manea is identified as a 'growth village' in the adopted Fenland Local Plan; meaning the village is suitable for development and new service provision within the urban area. It is a modest rural village, but has been identified as an area for growth in the local plan and is relatively well serviced by local facilities and transport connections. Additionally, Manea is located just 8.76 kilometres north east of Chatteris, and 9.52 kilometres south east of March; both well serviced and connected towns.

Manea Community Primary School has a PAN of 30, and Cromwell Community College in Chatteris, approximately 8.76 kilometres away has a PAN of 210.

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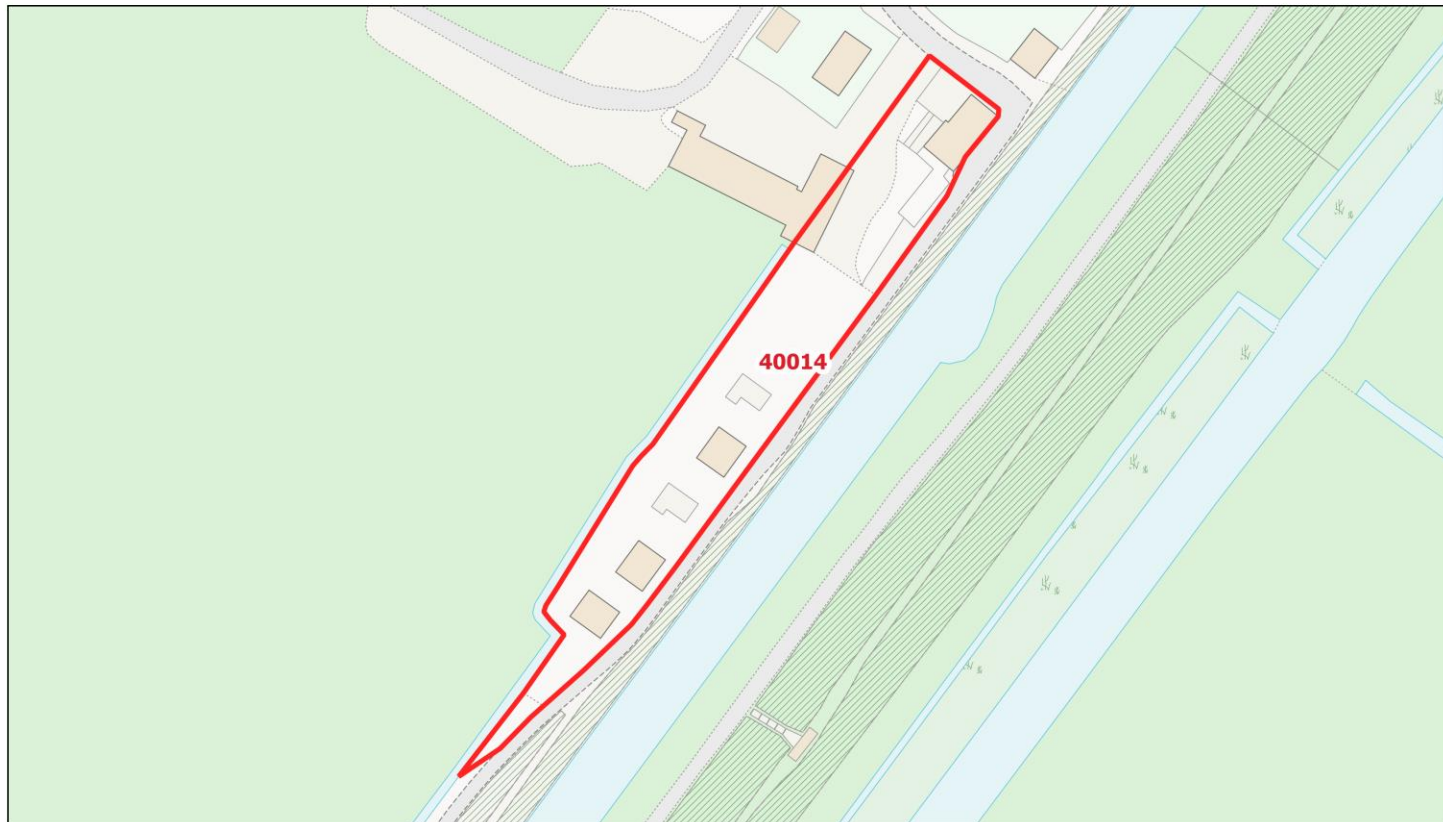
Known constraints:

Proposal: C3 Dwellinghouses

Residential development on part brownfield, part greenfield site of approximately 250 dwellings, based on location and character of surrounding area. 30% of these would be affordable, i.e. approximately 75.

Proposed development:

Dwellings: 250 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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|--|--|------------------------------|--|
| Site ID: | 40014 | Submission type: | Site with planning approval |
| Site name and address: | Land at The Ship Inn Purls Bridge Drove | Availability: | Available for development in short term (0 - 5 yrs) |
| Settlement and parish: | Open countryside, Manea CP | Settlement Hierarchy: | Open countryside / isolated |
| Current use: | Agriculture | Planning History: | F/YR01/0985/F Granted full planning permission 03/07/2002. Site partly superseded, with one unit on application F/YR07/1168/F. |
| PDL: | Greenfield | Site area density: | 0.42 ha 16.67 dph |
| Site description: | | | |
| Known constraints: | | | |
| Proposal: | C3 Dwellinghouses 7 environmental holiday units | | |
| Proposed development: | | | |
| Dwellings: 7 Non-res floorspace (sqm): 0 C1/C2/C4 beds: 0 Pitches: 0 | | | |

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