



 <p>Do not scale</p>	<p>Site Submission Draft Fenland Local Plan</p> <p>© Crown Copyright and database rights 2020 Ordnance Survey 10023778</p>	<p>Key [Red outline] Site submission</p> <p>Date: 21 Sep 2020</p>
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Site ID: 40479	Submission type: Site submission form
Site name and address: Land at Manea Road	Availability: Available for development in short term (0 - 5 yrs)
Settlement and parish: Manea, Manea CP	Settlement Hierarchy: Growth Village
Current use: Agriculture Paddock	Planning History:
PDL: Greenfield	Site area density: 0.4 ha 20 dph

Site description:

The site is a linear piece of land fronting Manea Road, Manea. It sits within a cluster of farm and commercial buildings to the south of Manea Road on the outskirts of the village of Manea. It is currently used as paddock being flat open grassland with no physical constraints to development. The western side of the site is demarked by a row of poplar trees.

Access is available both directly onto Manea Road or alternatively via the existing agricultural access to the west which is of a high specification to accommodate large agricultural vehicles.

Known constraints:

The site is in defended flood zone 3 – however it is anticipated that having regard to the extent of flood risk impacting on land supply in Fenland that some land in FZ will need to be allocated to meet identified need.

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

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Proposal: C3 Dwellinghouses

Proposed use: Workplace homes with workshops.

The proposal is for workplace homes with the associated workshop unit incorporated into the curtilage - but separate from the house. This form of development has proved popular within Fenland with workplace homes having been allocated and constructed in Chatteris and Manea.

It is considered that with the increasing trend to working from home- accelerated by the Covid 19 crisis that it is evident that many jobs can be carried out remotely (Class E and B business uses) and that the benefits of rural life will increase demand for rural workplaces and indeed workplace homes. This trend could generate a significant benefit to the local economy- particularly given that Manea has a railway station and Government advice seeks to focus new development around transport hubs – particularly rail stations.

The new local plan provides for an opportunity to plan for an economically successful rural economy and the introduction of flexible workplaces and workplace homes should play a part in that.

Proposed development:

Dwellings: 8 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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