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**F/YR24/0899/O**

**Applicant: Mr D Morris**

**Agent : Mr Lee Bevens  
L Bevens Associates Ltd**

**Land North West Of 100, Westfield Road, Manea, Cambridgeshire**

**Erect 3 x dwellings and formation of a pond and bioswale involving the removal of containers and in filling existing pond (outline application with matters committed in respect of access and layout)**

**Officer recommendation: Refuse**

**Reason for Committee: Parish Council comments contrary to Officer Recommendation**

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**Government Planning Guarantee**

**Statutory Target Date For Determination: 1 January 2025**

**EOT in Place: Yes**

**EOT Expiry: 11 April 2025**

**Application Fee: £2312**

**Risk Statement:**

**This application must be determined by 11 April 2025 otherwise it will be out of time and therefore negatively affect the performance figures.**

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**1 EXECUTIVE SUMMARY**

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| <p>1.1. The proposal seeks outline planning permission with access and layout committed for the erection of up to 3no. residential dwellings.</p> <p>1.2. It is overall considered that the proposal represents a form of development which would fail to respect the built form and characteristics of this part of the village and would be discordant and inappropriate in this location. The proposal would therefore fail to accord with the provisions of the National Planning Policy Framework, and Policies LP12 and LP16 of the adopted Fenland Local Plan.</p> <p>1.3. The long nature of the access and external lighting likely required to light this, along with the indicative two-storey nature of the proposed dwelling, gives rise to detrimental impacts on the amenities of the adjoining properties, 98, 100 &amp; 104 Westfield Road in terms of disturbance, and cumulative overlooking impact on the adjacent private</p> |
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amenity space from the proposed dwellings, contrary to Policy LP16.

- 1.4. Part of the site falls within Flood Zones 2 & 3, with parts of plots 2 & 3 likely to be impacted, therefore the sequential test is required. In this case the sequential test has not been met. Accordingly, the proposal would fail to accord with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan.
- 1.5. Whilst the on-site biodiversity impacts of the scheme are considered to be acceptable in terms of protected species and habitats, insufficient information has been provided to ensure that mandatory 10% BNG is achievable. As such, the proposal fails to accord with Schedule 7A of the Town and Country Planning Act in this regard.
- 1.6. Notwithstanding this, the proposal is considered to be acceptable in relation to the principle of development, parking provision and highway safety.
- 1.7. It is overall considered that the proposal is unacceptable in planning terms on the basis of the above assessment, and it is accordingly recommended that planning permission is refused in this instance.

## **2 SITE DESCRIPTION**

- 2.1. The application site comprises 0.39 hectares of paddock land to the rear of a detached two storey frontage dwelling on the north-western side of Westfield Road.
- 2.2. The site is accessed by a strip of land situated between 100 Westfield Road and 104 Westfield Road.
- 2.3. Development in the vicinity of the site is predominantly residential in nature, generally of linear frontage development, characteristic of this part of Manea.
- 2.4. Part of the site falls within Flood Zones 2 & 3, with the remainder situated in Flood Zone 1.
- 2.5. The land to the North-East of the application site has been granted outline planning permission for 26 dwellings under reference number F/YR21/1156/O, with the Reserved Matters scheme has been approved under reference number F/YR24/0635/RM.

## **3 PROPOSAL**

- 3.1. The proposal seeks outline planning permission with access and layout committed for the erection of up to 3no. residential dwellings.
- 3.2. The site plan submitted in support of the application illustrates the extension of an existing access point between 100 Westfield Road & 104 Westfield Road to

a private drive which will extend to the rear of the site with the three dwellings shown in a linear fashion, extending north to the rear of the site. A bio-swale and pond are shown within a grassed area in the north-western section of the site.

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/YR17/1155/O	Erection of up to 2no. dwellings (outline application with all matters reserved)	Refused 30.01.2018
F/YR21/1280/O	Erect up to 3no. dwellings (outline application with all matters reserved)	Refused 12.07.2022

#### **5 CONSULTATIONS**

##### **5.1. CCC Archaeology – 19.11.24**

*Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition*

##### **5.2. Manea Parish Council – 19.11.24**

*No objection*

##### **5.3 Environmental Health – 20.11.24**

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on the local amenity from the standpoint of air quality and light pollution or be affected by ground contamination.*

*This service would however welcome a condition on construction working times due to the close proximity of existing noise sensitive receptors, with the following considered reasonable:*

*No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.*

##### **5.4 CCC Highways – 22.11.24**

*The proposed development is not forecast to result in a detrimental impact on the local highway network. It is noted that on the submitted Proposed Site Plan, drawing ref. CH24/LBA/662/OP-1-100, 2m by 2m pedestrian visibility splays*

*have been presented that extend over third-party land, however, it is accepted that in this location visibility splays of 1.5m by 1.5m are likely to be achievable and are requested to be conditioned accordingly.*

*In the event that the LPA are mindful to approve the application, please append Conditions and Informatives.*

#### **5.4 Definitive Maps Team – 25.11.24**

*There is no legally defined and recorded width for Public Footpath Footpath No.3, Manea/ Public Footpath No. 6, Wimblington. Where there is no legally defined width for a public right of way, we are not able to advise what the width would be. As the dimensions are not known, we cannot guarantee that the applicant would not be encroaching upon the highway. The applicant therefore would proceed with any development that might affect the highway at their own risk.*

#### **5.5 Anglian Water – 13.12.24**

No Comments

#### **5.6 Environment Agency – 20.12.24**

*No objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) are adhered to.*

*F/*

##### **Sequential and Exception Tests**

*In accordance with the National Planning Policy Framework (NPPF) paragraph 168, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. It is for you to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advise reminds you of this and provides advise on how to do this.*

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

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

##### **Flood Warning and Evacuation**

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

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

### ***Wastewater Disposal***

*We have not yet been able to consider wastewater disposal for this application. Capacity at the local water recycling centre could have implications for the development and consequently we may need to object or recommend a condition. We note the received re-consultation dated 13 December 2024 with a response deadline of 03 January 2025. We also note in the received Planning Committee Notification dated 23 December 2024 that you are minded to refuse the proposed development at the Planning Committee on 08 January 2025. We will therefore look to provide our advice to you on this matter in a follow up letter prior to the date of the Planning Committee.*

## **5.7 FDC Ecology – 20.02.25**

### **BNG**

*By virtue of a lack of and updated information, an assessment of how 10% biodiversity net gain will be achieved is not possible and as such, if granted planning permission, there is no guarantee if 10% biodiversity net gain will be achieved, hence would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It is recommended that the applicant review on-site design or seek off-site compensation to make up the shortfall of biodiversity on-site before this application is granted.*

### **On-site Habitats and Protected Species**

*The Preliminary Ecological Appraisal with BNG is reasonable and acceptable. Badgers and hedgehogs Daily pre-works check is recommended prior to the commencement of works on-site. Mitigation measures Mitigation measures are laid out in the Preliminary Ecological Appraisal for GCN, reptiles, bat, badgers, birds, hedgehogs, and invertebrates. GCN The site is in a DLL Amber risk zone and there are two ponds on / adjacent to the site. eDNA surveys and consultation with DLL is recommended to review if an EPS mitigation licence is required.*

### **Suggested condition**

*A condition for a CEMP: Biodiversity (Construction Environment Management Plan) is advised*

## **5.8 Local Residents/Interested Parties**

### **Supporters**

A total of 6 letters of support were received from residents of Manea, raising the following points:

- The properties will be accessed via a private drive and will therefore not impact surrounding properties.
- The proposal will make good use of currently unused land.
- The development is sites directly beside a recently granted development.
- The proposal has no negative impact on the street scene.
- The proposal will provide new homes for a growing village.

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

## **7 POLICY FRAMEWORK**

### **National Planning Policy Framework (NPPF) 2024**

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

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

Chapter 15 – Conserving and enhancing the natural environment

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

Determining a Planning Application

### **National Design Guide 2021**

Context

Identity

Built Form

Uses

Homes and Buildings

### **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

- LP5 – Meeting Housing Need
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP19 – The Natural Environment

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

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

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

#### **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 49 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
- LP3: Spatial Strategy for Employment Development
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP28: Landscape
- LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Character and Appearance**
- **Residential Amenity**
- **Biodiversity Impact**
- **Flood Risk and Drainage**
- **Parking Provision and Highway Safety**
- **Biodiversity Net Gain (BNG)**

## **9 BACKGROUND**

- 9.1. The application site has previously been subject to two previous planning applications under reference numbers F/YR17/1155/O (Erect up to 2no dwellings) and F/YR21/1280/O (Erect up to 3no dwellings).
- 9.2. The most recent application was refused for the following reasons:
- The proposal would result in a form of tandem/backland development that would undermine the prevailing form of linear frontage development.
  - The development would result in a detrimental impact to the residential amenities enjoyed by existing occupiers as a result of loss of privacy, overlooking and noise disturbance.
  - The site is located in Flood Zone 2 & 3 and failed the sequential test.
  - The proposal would result in domestic bins being carried in excess of 75m for collection.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1. Under Policy LP3 of the Local Plan, Manea is identified as a Growth Village in which new development and service provision within the existing urban area, or as small village extensions will be considered appropriate, albeit of a considerably more limited scale than that appropriate in the Market Towns. This policy is in line and accords with National Policy guidance in the form of the NPPF, guiding new development to more appropriate locations based on the key principles of sustainability.
- 10.2. The site is located in the southwestern part of Manea, away from the centre of the village and the local services and facilities. However, it is immediately to the north of the existing development along the road frontage of Westfield Road and is therefore considered to be well related to the settlement in this regard.
- 10.3. It is considered that the provision of three additional dwellings offers a scale of development that is appropriate to the scale of the settlement and is therefore considered to be acceptable.
- 10.4. On the basis that the application site is considered to be well-related to the settlement of Manea and is immediately adjacent to the existing built form found in the surrounding area, it is considered that the principle of development in this location accords with Policy LP3 of the Fenland Local Plan, subject to an acceptable detailed assessment of the other key issues associated with the proposal.

### **Character and Appearance**

- 10.5. The application is submitted in outline form but provides access and layout as matters committed. The layout plan submitted in support of the application, along with the size and shape of the site, confirm that a tandem development



extending from South to North is essential to accommodate the three dwellings on site.

- 10.6. It is considered that this form of development would be contrary to the prevailing pattern of development in this part of the village, which is generally linear, frontage development in nature.
- 10.7. It is noted that outline planning permission was granted on the land immediately to the North-East of the application site for the erection of up to 26 dwellings. The site in question also comprised of land to the rear of the linear frontage development along Westfield Road and was approved by the Planning Committee following an Officer recommendation of refusal.
- 10.8. The Reserved Matters application has recently been approved, but development is yet to commence on site. As such, it is considered that this application is premature and is in isolation an inappropriate encroachment into the open countryside incongruous with the character and pattern of existing development. It is not considered appropriate or reasonable to impose a condition to withhold development on this site until such time as the adjoining development is implemented. The proposed development is therefore currently considered contrary to Policy LP12, Part A (c) and (d).
- 10.9. Further, the proposed access to the site is shown to comprise a 78m long driveway between existing residential properties that would remain unadopted by the Highway Authority. Whilst the access track measures 5m in width and therefore would allow traffic to pass freely in both directions, it is considered that the tandem/backland development created along such a long track would be a substandard form of development. This is particularly pertinent when considering the likely need to accommodate external lighting along the driveway and the potential disturbance this would cause on adjoining neighbours.
- 10.10. It is overall considered that the proposal represents a form of development which would fail to respect the built form and characteristics of this part of the village and would be discordant and inappropriate in this location. The proposal would therefore fail to accord with the provisions of the National Planning Policy Framework, and Policies LP13, LP12 and LP16 of the adopted Fenland Local Plan.

### **Residential Amenity**

- 10.11. The proposed access to the site utilises an existing agricultural access point that is located between the existing residential properties fronting onto Westfield Road.
- 10.12. The Officer report for application F/YR21/1280/O stated in respect of residential amenity impact that “the proposed vehicular access, whilst a gated tarmac access serving the modest agricultural building, ancillary to, and associated with the host dwelling (and likely to be used on an occasional basis) close to, and between existing residential properties would generate additional and regular vehicular movements associated with the proposed new residential

development, to the detriment of the peaceful enjoyment of adjoining occupiers' residential properties." It is considered that this assessment would remain relevant to the current scheme.

- 10.13. Additionally, as identified in Paragraph 10.9 any external lighting required along the access track could give rise to unacceptable disturbance on the amenities of the adjacent properties, 100 & 104 Westfield Road.
- 10.14. The submitted drawings include an indicative site section, identifying the dwellings as being two-storey in nature. As such, it is likely that there will be first floor windows overlooking the private amenity space to Number 98 Westfield Road, to the east. Whilst the rear gardens are shown indicatively at approximately 15m in depth and therefore provides some separation, it is considered that the cumulative effect of overlooking from 3no. properties would be unacceptably detrimental to the amenities enjoyed by this property. Given that scale is not committed as part of this application, it may be possible to accommodate single storey dwellings on site. However, it is considered that a development of 3no. single storey dwellings would likely appear cramped on site and that as such the application has not demonstrated that the quantum of development proposed can be accommodated with no detrimental impacts.
- 10.15. The plot sizes as shown on the submitted layout plan are considered to offer sufficient private amenity space provision to the occupiers of the proposed dwellings.
- 10.16. One of the reasons for refusal on application F/YR21/1280/O related to the distance that residents would need to carry bins for collection by the Public Waste Service. Whilst the distance for bins to be carried is unaltered by this revised development, it is now proposed that waste will be collected by a private refuse service. It is considered that this revised arrangement is sufficient to overcome this previous reason for refusal, if secured via a suitably worded condition or included in Reserved Matters submission.
- 10.17. It is therefore considered, on balance that the proposal is in conflict with Policy LP16 in terms of residential amenity impact due to the cumulative overlooking that would occur on the private amenity space of number 98 Westfield Road, and disturbance arising from external lighting required along the access track between Number 100 & 104 Westfield Road.

### **Biodiversity Impact**

- 10.18. Based on the information submitted alongside the application, there is no indication that any protected species would be impacted or at risk as a result of the development.
- 10.19. The Council's Ecologist has considered the proposal and raised no objection to the proposal in terms of its impact on on-site habitats and protected species. It is requested that a pre-commencement conditions requiring the submission of a Construction Environmental Management Plan in relation to biodiversity protection.

- 10.20. However, the comments did highlight that insufficient information has been submitted to demonstrate that 10% biodiversity net gain will be achieved. It is suggested that reviews are made to the on-site design, or off-site compensation is sought to make up any shortfall, prior to the determination of the application. In the absence of this information, it cannot be demonstrated that the proposal complies with Schedule 7A of the Town and Country Planning Act 1990.
- 10.21. Whilst it is considered that the biodiversity impacts of the proposal are acceptable in terms of on-site habitats and protected species, subject to a suitable CEMP condition, there is insufficient information to fully determine that mandatory 10% BNG can be achieved by the development. As such, it is not considered that the proposal fully satisfies Policy LP19 of the Fenland Local Plan (2014) and Schedule 7A of the Town and Country Planning Act (1990).

### **Flood Risk and Drainage**

- 10.22. Part of the site falls within Flood Zone 3, an area at increased risk of flooding and therefore representing a risk to property and life. Residential development is classified as a 'more vulnerable' use.
- 10.23. Whilst no overlays have been provided of the flood zone and site layout, it would appear that the developed parts of plots 2 & 3 fall at least partially within flood zone 2 & 3.
- 10.24. The submitted Flood Risk Assessment states that the development passes the sequential test on the basis that "the footprint of the dwelling on plot 3 is on the boundary of Flood Zone 2" with Plots 1 and 2 in Flood Zone 1. As set out above, this does not appear to be correct and in the absence of any assessment of reasonably available alternative sites within the Flood Risk Assessment it is considered that the proposal fails to pass the sequential test.
- 10.25. With respect to foul drainage, the Environment Agency have flagged the issue of capacity at the local water recycling centre. Whilst Anglian Water have not commented on this application in detail there are known foul water issues in the area which have been identified on other applications relating to capacity at the Manea-Town Lots water recycling centre (WRC), However, this is now included within the Anglian Water Business Plan as a named growth scheme with investment delivery planned between 2025-2030. Consequently, it is considered that the imposition of a condition to ensure written confirmation of the upgrades to Manea WRC is obtained, and thus capacity available, prior to commencement of the development, if permitted. This is the approach the Council has recently taken elsewhere to development within Manea.
- 10.26. Notwithstanding this, in this case the sequential test has not been met. Accordingly, the proposal would fail to accord with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan and the Cambridgeshire Flood and Water SPD (2016)

### **Parking Provision and Highway Safety**

- 10.27. The proposal seeks the use of an existing field access that will be altered to make it suitable for use as a residential access. The alterations include the provision of visibility splays measuring 2.4m x 43m, tarmacking in accordance with CCC specifications and provision of pedestrian visibility splays measuring 2m x 2m.
- 10.28. The Highway Authority have considered the proposals and have raised no objections to the proposal subject to the imposition of conditions requiring the access to be constructed in accordance with the submitted details to ensure that it is safe and suitable to serve the site.
- 10.29. Based on the layout plan submitted alongside the application, there is sufficient space on site to accommodate adequate parking provision for the dwellings proposed.
- 10.30. It is considered that the access point benefits from adequate visibility splays in either direction to provide safe access & egress to the site, subject to the imposition of the aforementioned conditions requested by the Highway Authority.
- 10.31. It is considered that the proposal has appropriate regard to the requirements of Policy LP15 of the Fenland Local Plan in terms of parking provision and highway safety.

### **Biodiversity Net Gain (BNG)**

- 10.32. 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.
- 10.33. In this instance a Biodiversity Gain Condition is required to be approved before development is begun.

## **11 CONCLUSIONS**

- 11.1 The proposal seeks outline planning permission with access and layout committed for the erection of up to 3no. residential dwellings.
- 11.2 It is overall considered that the proposal represents a form of development which would fail to respect the built form and characteristics of this part of the village and would be discordant and inappropriate in this location. The proposal would therefore fail to accord with the provisions of the National Planning Policy Framework, and Policies LP12 and LP16 of the adopted Fenland Local Plan.
- 11.3 The long nature of the access and external lighting likely required to light this, along with the indicative two-storey nature of the proposed dwelling, gives rise

to detrimental impacts on the amenities of the adjoining properties, 98, 100 & 104 Westfield Road in terms of disturbance, and cumulative overlooking impact on the adjacent private amenity space from the proposed dwellings, contrary to Policy LP16.

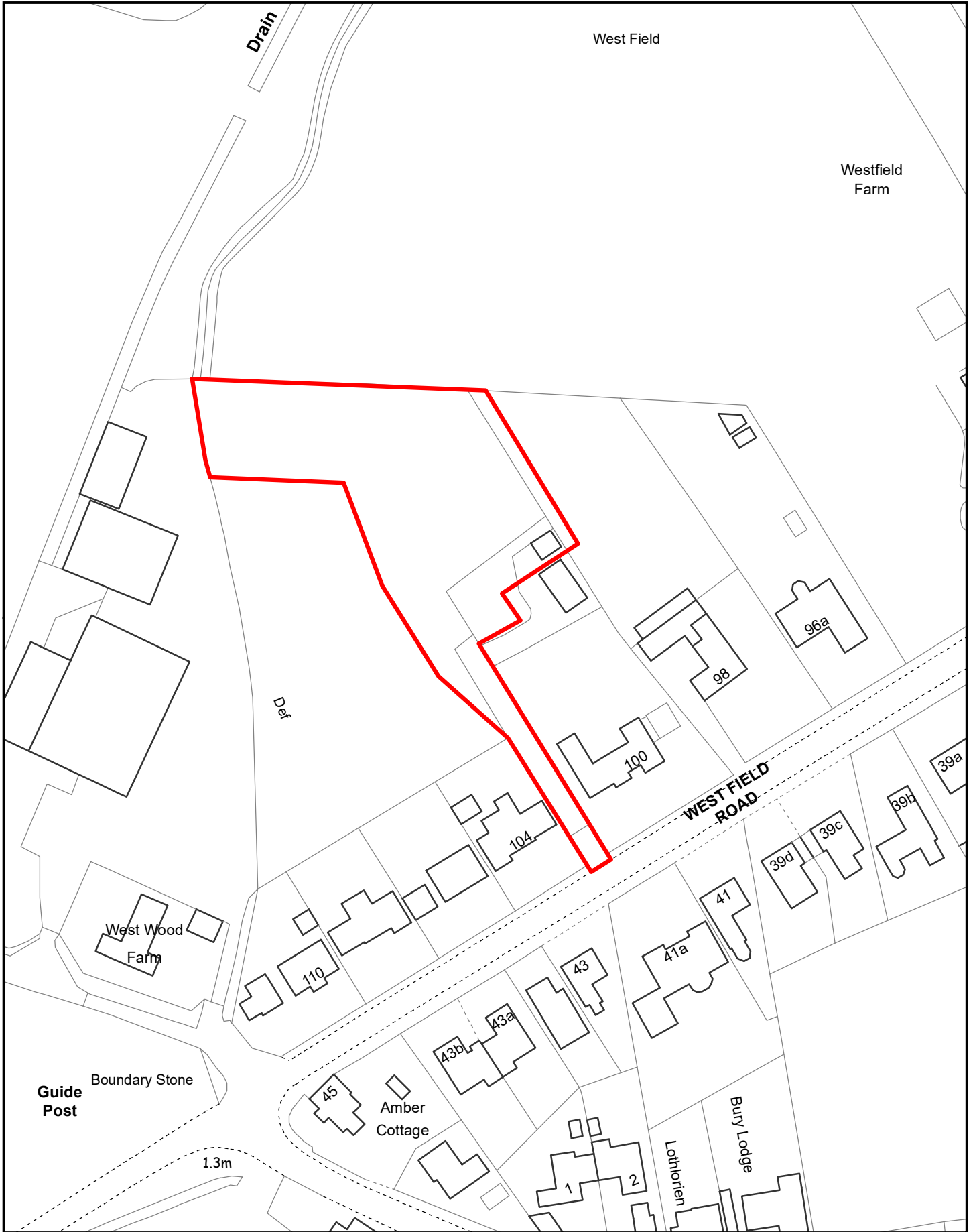
- 11.4 Part of the site falls within Flood Zones 2 and 3, with Plots 2 and 3 seeming to be located within these, therefore the sequential test is required to be passed. In this case the sequential test has not been met. Accordingly, the proposal would fail to accord with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan.
- 11.5 Whilst the on-site biodiversity impacts of the scheme are considered to be acceptable in terms of protected species and habitats, an inadequate level of information has been provided to ensure that mandatory 10% BNG is achievable. It is, however, considered that a suitable scheme for BNG can be secured via a condition.
- 11.6 Notwithstanding this, the proposal is considered to be acceptable in relation to the principle of development, parking provision and highway safety.
- 11.7 It is overall considered that the proposal is unacceptable in planning terms on the basis of the above assessment, with any benefits arising from the provision of three additional dwellings not outweighing the conflict with policy and the harm arising from the development and it is accordingly recommended that planning permission is refused in this instance.

## 12 RECOMMENDATION

**Refuse**; for the following reasons:

1.	The proposed development, indicating three dwellings constructed to the rear of existing frontage development and accessed by a long vehicular access between existing dwellings, would represent a tandem or backland form of development which would result in a substandard form of development and would conflict with and undermine the prevailing form of linear frontage development in Westfield Road. Accordingly, the proposal would fail to accord with the provisions of the National Planning Policy Framework, specifically paragraphs 130 and 134, and Policies LP1, LP2, LP12 and LP16 of the adopted Fenland Local Plan 2014.
2.	The proposed development as indicated on the submitted plans would detract from the private enjoyment of existing occupiers' properties by virtue of potential loss of privacy and overlooking, noise, disturbance and general activity generated by the development of this piece of land and its associated proposed residential use. The development would erode the rural character and outlook of adjoining occupiers to the detriment of the amenities presently enjoyed by existing residents. Accordingly, the proposal would be contrary to the provisions of the NPPF 2021 and Policies LP1, LP2, LP3 and Policy LP16 of the adopted Fenland Local Plan 2014.

3.	<p>Part of the application site is categorised as being within Flood Zones 2 and 3 with a high risk of flooding. Where development is necessary in areas at risk of flooding, Paragraph 175 of the NPPF requires development to pass the Sequential Test, which aims to steer new development to areas at the lowest risk of flooding from any source. No sequential appraisal has been submitted and consequently the application is considered to be contrary to Paragraph 175 of the NPPF and Policy LP14 of the adopted Fenland Local Plan 2014 as well as the Cambridgeshire Flood and Water SPD (2016).</p>



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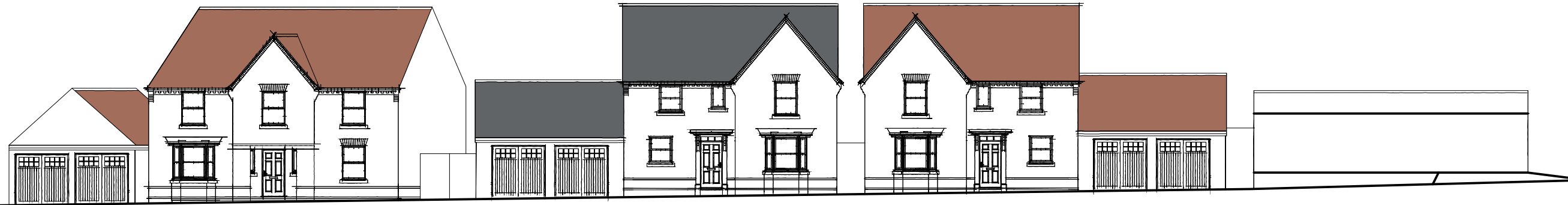
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 **Fenland**  
CAMBRIDGESHIRE  
Fenland District Council





Illustrative Site Section 1:200

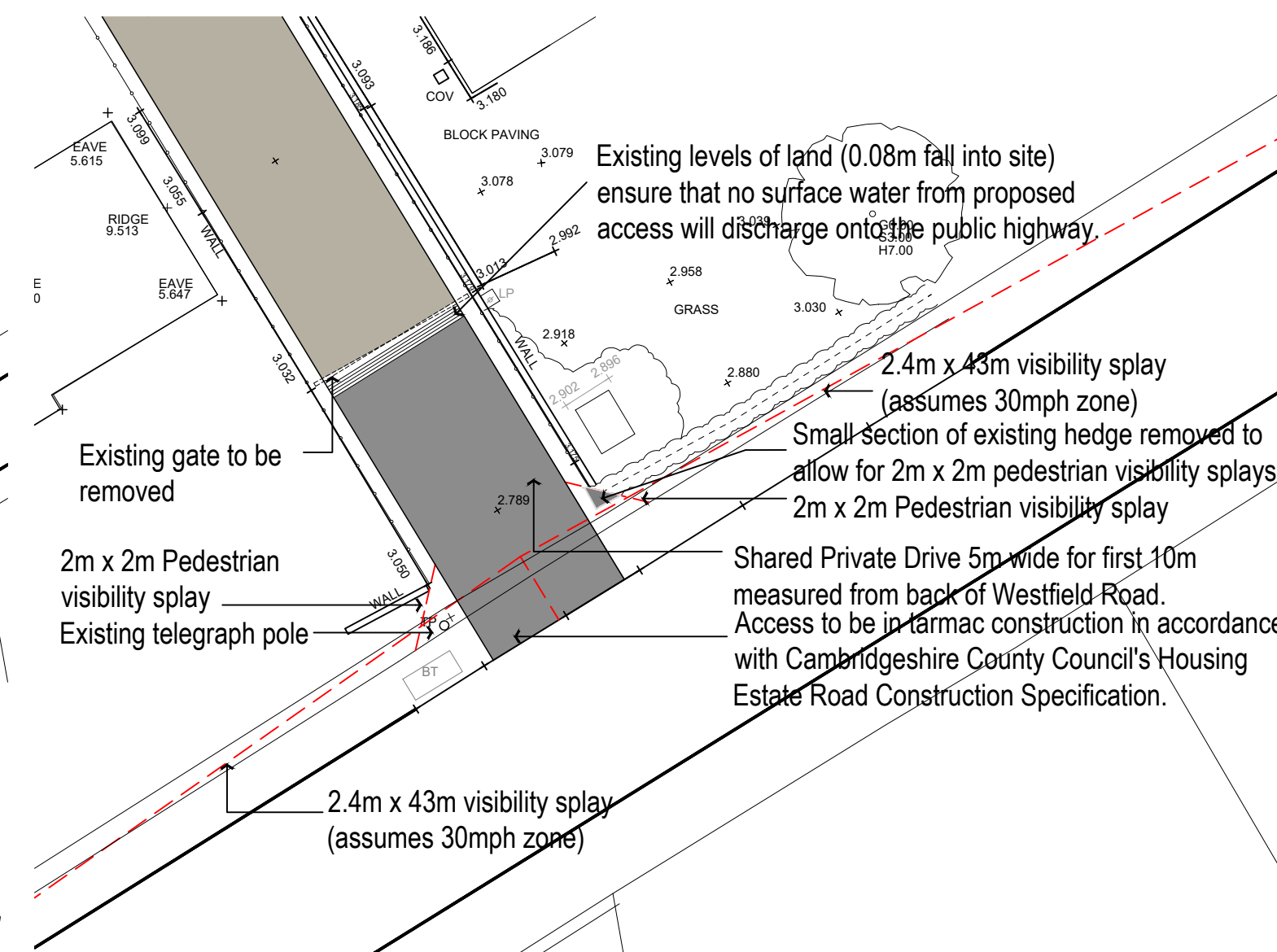
Scheme approved for 26 dwellings under Ref. FYR22/1156/O



Proposed Site Plan 1:500



Location Plan 1:1250



Junction Plan 1:200

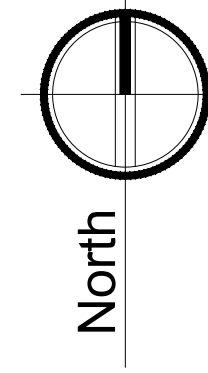
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ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ORIGINATOR.

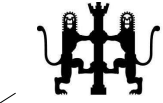
ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES ARCHITECTS LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.



Rev A Jul. 24 Minor amendments



L Bevens Associates Architects Ltd  
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Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY	PLANNING	CONSTRUCTION
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		FILE COPY	<input type="checkbox"/>

CLIENT  
Mr D Morris

PROJECT  
Land North West of 100 Westfield Road, Manea, Cambridgeshire

DRAWING TITLE  
(Proposed Site Plan (Access & Layout only committed)  
Illustrative Site Section  
Location Plan

SCALE	DATE	DRAWN	CHECKED
1:500 & 1:1250 @ A2	July 2024	LB	

DRAWING NUMBER	REVISION
CH24/LBA/662/OP-1-100	A

Scale: 1:1250

Scale: 1:500