

**PLANNING COMMITTEE DATE: 15<sup>th</sup> October 2025**

**APPLICATION NO: F/YR24/0627/F**

**SITE LOCATION: Lavender Mill Bungalow, Fallow Corner Drove, Manea**

### **UPDATE –**

#### **Comments from Middle Level Commissioners IDB**

Consultation comments from Middle Level Commissioners Internal Drainage Board were received on Monday the 13<sup>th</sup> of October 2025 following the publication of the committee report. The points raised are:

- *Thomas Consulting's Drainage Strategy report and calculations provided for the Phase 1 development (F/YR19/0958/O) showed that the proposed development will store surface water in permeable paving in the private drive areas and under the entrance road, discharging at an attenuated rate of 5 l/s. The Board awaits further details of the drainage strategy of Phase 2 from the applicant, including details of storage volumes, flow controls etc. to show that the Phase 2 proposals can also provide a volume suitable to cater for a 1-in-100-year storm plus an allowance for climate change.*
- *With regards to treated foul water disposal, as the Manea Town Lots WWTW discharges into the Manea & Welney DDC area, a Discharge Consent application would therefore be required from this Board for a discharge via Anglian Water Services.*
- *However, the comments from the Environment Agency to the above planning application of 11th September are noted, regarding their objection to the proposed disposal of treated foul effluent to Manea & Welney DDC via the AWS Manea - Town Lots WWTW. Please note that neither the Curf & Wimblington Combined IDB or the Manea & Welney District Drainage Commissioners will consent to the discharge of treated foul effluent into watercourses in their districts, if requested due to the capacity issues with Anglian Water Services Ltd.*

The above points have already been discussed in the committee report and the requested details have not been submitted by the applicant. It is however considered that the outstanding drainage details could be addressed by a pre-commencement condition.

#### **Reason for Refusal 5**

As set out within the Officer report, the applicant communicated on 11 September 2025 that *We are formally removing the offer of the non-section 106 contribution.* Consequently, Reason for Refusal 5 should be updated to read:

The application is linked to the residential development of the site to the north (Lavender Mill). No affordable housing contribution is proposed and a comprehensive viability assessment covering both development sites, as required under Policy LP5 of the Fenland Local Plan 2014, has not been submitted. As such, to grant the application would be contrary to the aforementioned policy.

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**Recommendation: Refusal** - The above update does not alter the original recommendation to refuse other than in respect of amending the wording of Reason for refusal 5.