

APPLICATION NO: F/YR25/0806/PIP

SITE LOCATION: Land South Of Lavender Mill Close, Fallow Corner Drove, Manea

PROPOSAL: Permission in Principle for up to 9 x dwellings

UPDATE

1. Withdrawal of Emerging Local Plan (2021-2040)

1.1. Further to the resolution by the Council on 15th December 2025, Members have formally resolved to withdraw the emerging Fenland Local Plan 2021–2040. As a consequence, the emerging Local Plan is no longer a material consideration for development management purposes. Accordingly, Paragraph 7.8 of the Committee Report should be disregarded, and the Emerging Local Plan should be given no weight in decision making.

2. Additional Submission from Applicant

1.2. The applicant has provided additional details regarding the loss of agricultural land at the application site by way of a combine yield map, which appears to denote the land as comparatively 'unproductive'. However, there was little by way of explanation or context provided to support the application.

3. Officer Comment

1.1. Matters of land use are discussed in paragraphs 9.29 – 9.32 of the Committee report. Notwithstanding the details provided by the applicant with regard to yield, the loss of agricultural land, unproductive or otherwise, is not considered a justifiable reason for refusal in this case. However, this evidence does not address concerns relating to the detrimental impact the proposal to erect up to nine residential dwellings would have on the character and intrinsic beauty of the countryside in this location, contrary to Policies LP12 and LP16(d).

1.2. On the basis of the above, there are no material considerations in this case that outweigh the policy contraventions of the Fenland Local Plan 2014 as discussed in the Committee report.

Recommendation: Refuse – The above update does not alter the original recommendation as set out within the agenda.