

**PLANNING COMMITTEE DATE: 2<sup>nd</sup> April 2025**

**APPLICATION NO: F/YR25/0124/PIP**

**SITE LOCATION: Land North of 6 Fallow Corner Drove, Manea,  
Cambridgeshire**

**UPDATE – Environment Agency and two members of public comments received since preparation of Committee Report.**

Environment Agency comments expressing no objections to the application were received on Thursday the 27<sup>th</sup> of March following the publication of the committee report. The points raised are:

- The application site lies partly in Flood Zone 3 so a Flood Risk Assessment must be submitted at the Technical Details Stage.
- It is for the local planning authority to determine if the Sequential Test needs to be applied and whether there are other sites available at lower flood risk.
- Capacity at Manea (Town Lots) Wastewater Treatment Works could have implications for the development. They recommend that Anglian Water is consulted to provide an updated view prior to determination of the application.
- Advice is also provided regarding the use and maintenance of package sewage treatments plants.

Two additional member of public consultation responses have been received. One states support only. The points on the other response raised are:

- They cannot see why there should be any objections to this project. More buildings are required within the area to build the community.

The comments from the Environment Agency are considered materially relevant to the Permission in Principle stage of the application process. This stage assesses location, use and amount of development proposed. It is therefore considered flood risk is relevant with regard to both the location and use sections of assessment. No Flood Risk Assessment or Sequential Test document has been submitted to support this application.

**Recommendation: Refusal** - The above update does not alter the original recommendation as the concerns raised are considered in the Committee Report.