
F/YR25/0698/F

Applicant: Mr Sam Harrison

**Agent: Mr G Boreham
Morton & Hall Consulting Ltd**

Land West of Burnlea House, Wimblington Road, Manea, Cambridgeshire

Erect 1 x self-build/custom build dwelling and garage, change use of land, erection of an industrial shed and formation of an access, in association with existing business

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 This application seeks full planning permission for the erection of a self-build/custom build dwelling and garage, change of use of land, erection of an industrial shed and formation of an access in association with a grounds maintenance business on land west of Burnlea House. The existing business is located outside of the application site boundary on adjacent land to the rear of Burnlea House.
- 1.2 It is considered that insufficient evidence and information have been submitted to demonstrate that the proposal is essential for a rural worker, as required in an 'Elsewhere' location such as this. Therefore, the proposal is considered to be unacceptable in principle and contrary to Policies LP3 and LP12 of the Fenland Local Plan, 2014 and Paragraph 84(e) of the National Planning Policy Framework, 2024.
- 1.3 Further, the development of this site would result in an adverse landscape character impact by virtue of the development of a greenfield site in a currently rural and largely undeveloped area, and by virtue of the excessive size and scale of the dwelling proposed, contrary to Policy LP12 and LP16.
- 1.4 The application site is located entirely in Flood Zone 3 and fails to meet the sequential test by virtue of alternative sites being available elsewhere in the district to accommodate the development that are at lower risk of flooding. The proposal is therefore considered to be contrary to Policy LP14 of the Fenland Local Plan, 2014 and Chapter 14 of the NPPF.
- 1.5 In the absence of a legal agreement or other enforceable mechanism to secure the delivery and occupation of the proposed dwelling as a self-build unit, the development fails to meet the definition and requirements of self-build housing as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended).
- 1.6 The application is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application is on agricultural land located to the west of Burnlea House, Wimblington Road, Manea.
- 2.2 The site is currently used as grazing land. The surrounding area is characterised largely by open and undeveloped land used for agricultural purposes. There is a complex of buildings housing the existing grounds maintenance business to the south of an existing dwelling named Burnlea House.
- 2.3 The proposed access construction has been commenced with hardstanding placed on the land to build up to the access to the level of Wimblington Road. Additionally, utilities have been placed on site in the approximate location of the grounds maintenance business outbuilding.
- 2.4 The site is located in Flood Zone 3 and is at a low, medium and high risk of annual surface water flooding.

3 PROPOSAL

- 3.1 This is a full planning application for the erection of 1 x self-build/custom build dwelling and garage, change use of land, erection of an industrial shed and formation of an access, in association with a business on Land West of Burnlea House, Wimblington Road, Manea. The existing grounds maintenance business is located outside of the application site on adjacent land to the rear of Burnlea House, which is indicated as being owned by the applicant's parents.
- 3.2 The proposed two-storey, four bedroom dwelling is to be raised 1.4 metres above existing ground level with a further 0.6 metres of flood resistant and resilient construction. A detached high roofed single-storey triple garage is proposed to the east of the dwelling. The proposed materials of construction for both the dwelling and garage are buff brickworks with a slate roof.
- 3.3 To the rear of the dwelling a storage building is proposed. The building would be accessed via a gravelled access and measure 12.25 metres in width, 18.7 metres in depth, have a 4.5 metre eaves height and a 5.7 metre ridge height. The building is to have buff brickwork base wall with corrugated cladding above.
- 3.4 The proposal incorporates the creation of a new access point onto Wimblington Road.
- 3.5 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

- 4.1 There is no site history relevant to the determination of the application.

5 CONSULTATIONS

5.1 Cambridgeshire County Council – Highways Officer – 22 October 2025

No objections - The development proposal is for a single selling residential unit and private storage building, accessed off a nation speed limit road (60mph). The proposed vehicle access layout is suitable for a single residential dwelling and there is good visibility in either direction. Parking and turning has also been provided within the curtilage of the site. So that vehicles can enter turn and leave in a forward gear. No gates have been proposed over the access and there are no police recorded accidents in the near vicinity of the proposed access. There is also a two existing vehicle access points to the east of the proposed development. I do not see any highways reason for the objection and or for a recommendation of refusal of this development by the local highways authority.

5.2 Cambs Constabulary – Designing Out Crime Officer – 21 October 2025

Provides crime statistics for the area for the last two years. The Officer then provides guidance on doors, CCTV, signage, alarms, lighting and landscaping.

5.3 Environment Agency – 20 August 2025

No objections. Development should accord with the submitted Flood Risk Assessment:

Finished floor levels will be set no lower than 1.4m above surrounding ground level.

Flood resilient / resistant measures will be incorporated into the development up to 0.6m above finished floor levels.

There will be no ground floor sleeping accommodation.

5.4 Wimblington Parish Council – 15 October 2025

No objection.

5.5 Fenland District Council – Environmental Health – 08 October 2025

No objection. Requests a construction working times condition.

5.6 Fenland District Council – Ecology – 02 November 2025

No objection – *I would support proposals to install 1 no. bird nesting box and 1 no. bat roosting box on the new buildings, once complete.*

Although the application site is within 4 km of the Ouse Washes designated nature conservation sites and within the area of search for potential Goose and Swan Functionally Linked Land,

There is no direct connectivity between the application site and the Ouse Washes. The application site is more than 3.5 km from the Ouse Washes and separated from it by Manea settlement. Swans and Geese prefer to use large areas of open, undisturbed land for resting and for feeding they prefer open areas of winter

stubble, root crops or areas of longer forage. The application site is relatively small, close to the road and close to areas subject to other human disturbance. It is therefore sub-optimal for use by notable water bird species. There is a super-abundance of more suitable habitat for swans and geese in the wider area.

I would conclude that the development proposal will have no significant impacts either on the special interest of the Ouse Washes designated sites or on notable water and wading birds.

5.7 Local Residents/Interested Parties

Five objections have been received (two from March, two from Wimblington and one from Doddington) and are summarised below.

Objecting Comments	Officer Response
The site is in the open countryside	This matter will be addressed in the Principle of Development section.
Unlit 60 mph road with no pavements in vicinity of site and poor accident record.	This matter will be assessed in the Highway Safety and Parking Section.
The argument for "business security" is unconvincing	This matter will be assessed in the Site Security section.
The site is in Flood Zones 2 and 3 and no sequential test submitted.	This matter will be addressed in the Flood Risk and Drainage section.
The purpose of the application is for the applicant to live close to family.	This matter will be addressed in the Other Matters for Discussion section.
The application has strong ties to the council.	This matter will be addressed in the Other Matters for Discussion section.
Letters of support are from family and friends.	This matter will be addressed in the Other Matters for Discussion section.
Working next to the business will lead to anti-social working hours	This matter will be addressed in the Impact on Residential Amenity / Land Users section.

Ten supporting comments have been received (nine from Manea and one from Wimblington) and are summarised below.

Supporting Comments	Officer Response
The business is already running on site and is in a suitable location.	This matter will be addressed in the Principle of Development section.
Having a dwelling on site would reduce the possibility of theft and would benefit the business and community.	This matter will be addressed in the Principle of Development section.
Scale of property in keeping with others in area.	This matter will be addressed in the Layout and Design section.
Building on this land will not generate additional traffic and there is good access visibility.	This matter will be assessed in the Highway Safety and Parking Section.
This application will not impact our land and property and we have a business on our land.	This matter will be addressed in the Other Matters for Discussion section.
The applicant will be able to test new technologies on site before releasing it into the market.	This matter will be addressed in the Other Matters for Discussion section.
The costs of renting a commercial property would be very expensive.	This matter will be addressed in the Other Matters for Discussion section.
There may be future employment opportunities for local residents.	This matter will be addressed in the Other Matters for Discussion section.

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) and the Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024).

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 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

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

Nature

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

LP6 – Employment, Tourism, Community Facilities and Retail

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)

Wimblington & Stonea Parish Council has carried out a pre-submission consultation on the draft plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft plan has not yet been submitted for examination. Given the very early stage which the draft plan is therefore at, it is

considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry very limited weight in decision making. Of relevance to this application are policies:

Policy NE1: Protecting the Landscape
Policy NE2: Biodiversity
Policy RE1: Rural Character
Policy SD1: Development and the Settlement Boundary
Policy SD3: High-Quality Design
Policy SD4: Provision of energy and water efficient buildings
Policy SD5: Flood Risk

Delivering and Protecting High Quality Environments in Fenland SPD 2014

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

DM6 – Mitigating Against Harmful Effects

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
LP11: Community Safety
LP12: Meeting Housing Needs
LP13: Custom and Self Build
LP15: Employment
LP18: Development in the Countryside
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Layout and Design**
- **Impact on Residential Amenity / Land Users**
- **Highway Safety and Parking**
- **Flood Risk and Drainage**
- **Site Security**

- **Other Matters for Consideration**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

- 9.1 The proposal seeks full planning permission for the erection of a self-build dwelling which is to be constructed and occupied by the applicant in connection with their existing grounds maintenance business. The business currently operates from the neighbouring site beyond the eastern boundary which has an associated dwelling named to the rear of Burnlea House.
- 9.2 The Fenland Local Plan, 2014, and National Planning Policy Framework, 2024, restrict development in the countryside to where it is essential and falls within one of the listed exceptions. None of the submitted information seeks to address the relevant policies except to state that *Fenland's Local Plan dated 2014 is over 10 years old*.
- 9.3 The site is located 1.1 miles from the settlement of Manea and is divorced from any services and facilities. As such, it is considered that the application site is located in an 'Elsewhere' location as identified by Policy LP3 of the Fenland Local Plan, 2014.
- 9.4 Development in these locations is restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport and utility services. The existing business is not considered to wholly fall into any one of the above categories.
- 9.5 Paragraph 84 of the NPPF concerns rural housing and states:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) *There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) *The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) *The development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) *The development would involve the subdivision of an existing residential building; or*
- e) *The design is of exceptional quality, in that it:*
 - i) *Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*

- ii) *Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

9.6 In relation to the definition of “isolated homes”, the Court of Appeal decision on ‘City & Country Bramshill Ltd v Secretary of State for Housing, Communities and Local Government [2021]’ concluded the proximity of a site to other dwellings does not constitute a site being isolated. Rather, it is the functional relationship of a site to settlements due to a lack of connectivity that would be the determining factor.

9.7 The existing grounds maintenance business is to be relocated from the adjacent land onto the proposal site. With regard to the proposal relocation, the submitted Planning Statement states:

We have been based out of my parent’s yard who have lived in the village for 25 years. With them coming to an age of retirement and the possibility of them looking to downsize, due to our growth, we have got to the stage we have outgrown the faculties available to store our growing assets/fleets.

With the vast amounts of machinery, attachments and equipment needed for various operations, being on site will allow us to do ongoing maintenance as the equipment comes back to the yard. Not only will this mean we can operate jobs more efficiently with swapping equipment throughout the day, but this will also mean more security having the machines leaving and returning to the yard.

9.8 None of the submitted information details as to whether alternative properties are available in the vicinity. Furthermore, no details have been provided as to the current address of the applicant to demonstrate the current commute that they have to their place of work. As already highlighted, even if the applicant lives a great distance away from the site, there are likely to be alternatively available properties within a reasonable distance of the site that could provide this need. There is already an existing dwelling at Burnlea House in the ownership of the applicant’s parents adjacent to the proposal site.

9.9 No information has been submitted justifying why the existing business site cannot be used going forwards other than applicant’s parents may wish to downsize, but that would seem to raise the prospect of the dwelling being available to continue the operation of the business.

9.10 A Self-Build Declaration has been submitted by the applicant. The document states that *client involved in design process and is to build and live in the dwelling*. The applicant would then operate the grounds maintenance business in the building to the rear of the dwelling. This would satisfy the definition of a self-build dwelling. A legal agreement or other enforceable mechanism is required to secure the delivery and occupation of the proposed dwelling as a self-build unit.

9.11 The applicant states that *the proposal allows for the safeguarding of the business on site, in terms of security*. However, it should be noted that the business is not on site and would be moved from the adjacent land to the rear of Burnlea House which is in the ownership of the applicant’s parents. The applicant provides two crime reference numbers but does not state where the theft took place. Therefore, it is difficult to determine whether the proposal would offer enhanced security when compared to the site where the crime occurred.

9.12 The Cambridgeshire Constabulary Designing Out Crime Officer was when consulted provided crime statistics for the last two years for the vicinity of the site

which is in a medium risk crime area. The Officer has also provided design guidance for enhanced security. They give guidance on secured by design doors, CCTV provision, lighting, and appropriate landscaping.

- 9.13 Security is given as the main reason for the proposed dwelling and relocated business. However, security does not carry material planning weight when assessing the planning need for a new dwelling, especially when sited in an 'Elsewhere' location. No further substantive arguments are put forward as to why a dwelling is essential in this location.
- 9.14 On the aforementioned basis, it cannot be confirmed that there is an "essential need" for a rural worker to live on site, as specified by Paragraph 84 (a) of the NPPF, and therefore it is not considered that this exception applies to the development to justify the erection of a dwelling in this isolated location.
- 9.15 It is therefore considered that the proposal conflicts with Policies LP3 and LP12 of the Fenland Local Plan, 2014, and Chapter 2 of the National Planning Policy Framework, 2024. The principle of development in this location therefore is not agreed and the proposal is considered to constitute unjustified development in the countryside.

Layout and Design

- 9.16 The location of the proposed dwelling and storage building is situated on a parcel of undeveloped agricultural land that is greenfield in nature. On the basis that it is not considered to constitute a rural workers development, as per the 'Principle of Development' section above the proposal should be assessed against Policy LP3, LP12 and LP16.
- 9.17 The site is in an elsewhere location where development will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation etc. and therefore the proposal is considered contrary to Policy LP3 of the Fenland Local Plan, 2014.
- 9.18 Whilst the location of the proposed dwelling is in relatively close proximity to the existing outbuildings on the adjacent parcel of land, it is considered that the creation of a dwelling on a greenfield site would result in an encroachment on the landscape character of the area. The location of the site in such a rural location result in a site that is not related to a settlement or pattern of development. As such, the proposal is considered to be contrary to Policy LP12 Part (a), (c) & (d) in this regard.
- 9.19 The dwelling measures approximately 10.8m in height to the ridge, 21.4m in width at its widest point, and 20.8m in depth at its longest point. The visual impact of the dwelling will be exacerbated by the raising of finished floor levels 1.4 metres above ground level to address flood risk.
- 9.20 There is a large amount of glazing within the proposed dwelling and the proposed materials of construction are modern in appearance. Whilst there is not a prescriptive local design guide for dwellings in the open countryside, the design is not considered to have any local design reference and would appear at odds with other dwellings in the vicinity of the site. It is considered the external appearance of the dwelling is more in keeping with a suburban than a rural setting.
- 9.21 This design, size and scale is considered to be inappropriate in such a rural and open location, and insufficient justification is provided for it contrary to Policy LP12

and LP16 of the Fenland Local Plan, 2014. As such, it is considered that the proposal is unacceptable in terms of its character and appearance impact.

Impact on Residential Amenity / Land Users

- 9.22 The dwelling is located on a spacious parcel of land that affords a generous level of private amenity space provision, more than sufficient for the size and scale of dwelling proposed.
- 9.23 The existing grounds maintenance business located on land to the east of the site is not shown on the submitted location plan as being in the ownership of the applicant. Therefore, the potential amenity impact upon Burnlea House which is currently occupied by the applicant's parents must be assessed from the proposed development.
- 9.24 The rural nature of the site means that there is a great level of separation from any other residential properties, with the nearest dwelling located approximately 97 metres to the west at a property named Greensholme which would not receive any amenity impact from the proposed scheme. The dwelling at Burnlea House is 35 metres from the detached garage and 52 metres from the proposed dwelling, as well as 86 metres from the storage building. At these separation distances there is not considered to be a material overlooking or overshadowing impact. However, matters related to noise and disturbance must be assessed.
- 9.25 The application form states the hours of opening as Monday to Sunday 07:30 to 18:00. The Environmental Health Officer has no objection to the proposed dwelling or business use and therefore there are no anticipated amenity impacts.
- 9.26 As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users. As such, the proposal is considered to accord with the provisions of Section 12 of the National Planning Policy Framework (2024), and Policy LP16 of the Fenland Local Plan (2014).

Highway Safety and Parking

- 9.27 The application proposes a new access onto Wimblington Road which will provide access to the proposed dwelling at the front of the site and new business building to the rear. The access is onto a straight section of Wimblington Road with good visibility in both directions.
- 9.28 A number of concerns have been expressed with regard to highway safety in the vicinity of the site. Members of the public correctly state that this area of Wimblington Road has a 60mph speed limit and is potholed. They also state that a number of serious vehicular accidents have occurred in the vicinity of the site.
- 9.29 The County Highways Officer has no objections to the proposal and state that there have been not police recorded access in the vicinity of the proposed access. They state: *I do not see any highways reason for the objection and or for a recommendation of refusal of this development by the local highways authority.* It is therefore considered that the highway safety concerns expressed cannot be given significant weight when assessing the proposal.
- 9.30 The application proposes three parking spaces. Although there is a greater amount of spaces available to the front of the dwelling. This level of provision accords with

Appendix A of the Fenland Local Plan. Additionally, there is adequate parking provision and manoeuvrability space for commercial vehicles in the gravel to the front of the proposed storage building.

- 9.31 Section 9 of the National Planning Policy Framework (December 2023) specifically relates to 'Promoting sustainable transport'. Paragraph 115 of the National Planning Policy Framework (December 2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 9.32 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies LP2 and LP15, as well as Section 9 of the National Planning Policy Framework (2024).

Flood Risk and Drainage

- 9.33 According to the Environment Agency's flood mapping, the application site is located within Flood Zone 3 (rivers and seas flooding) and at high risk of surface water flooding. Surface water is proposed to be addressed by a soakaway and foul water addressed by a package treatment plant.
- 9.34 Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seeks to direct development away from areas at high risk of flooding in the first instance, unless the sequential test and, if necessary, the exceptions test can be met.
- 9.35 The application is supported by a Flood Risk Assessment proposing finished floor levels of 1.4 metres above ground level, which has been considered by the Environment Agency, with no objections raised by this body.
- 9.36 The Flood Risk Assessment states that the sequential test is met by virtue of the development proposal being for a rural worker dwelling, meaning that no other parcels of land at lower risk of flooding are available to accommodate the proposal.
- 9.37 As set out in the 'Principle of Development' section above, the site is considered to be located in an 'Elsewhere' location, as defined by Policy LP3. As per the conclusions of this section of the report, it is not considered that Policy LP3 of the Fenland Local Plan, or Paragraph 84(a) of the NPPF is met on the basis that there is insufficient evidence to demonstrate that the proposal is essential for agricultural purposes. On this basis, the exclusion of other reasonably available sites capable of accommodating the development is unjustified.
- 9.38 The Council's adopted approach to the Sequential Test states that the area of search will be 'determined by considering the proposal's objectives, linked to the spatial policies of the Local Plan. For proposals that demonstrate a clear objective to sustain particular settlements or the countryside, the area of search will be:
- A) Developments in the countryside – The whole of the rural area
- B) Developments in towns and villages – The town/villages that the proposal would sustain."
- 9.39 As the application site is located in an 'Elsewhere' location with insufficient justification, it is considered that the search area for the sequential test must cover the whole of the rural area. Accordingly, the sequential test is deemed to be failed.

- 9.40 As the sequential test has been failed, it is not necessary to consider the exception test. Notwithstanding this, the site does not offer any wider public sustainability benefits, and it is therefore considered that the first part of the exception test would be failed in any event.
- 9.41 Overall, on the basis of the site's location in Flood Zone 3 and considering that the sequential test is not met, it is not considered that the development is in a suitable location in flood risk terms, and therefore the application is considered contrary to Policy LP14 of the Fenland Local Plan, 2014, and Chapter 14 of the NPPF, 2024.

Other Matters for Consideration

- 9.42 There are several comments raised by objectors and supporters. The supporters state that the costs of renting a commercial property would be very expensive. The applicant will be able to test new technologies on site before releasing it into the market. The purpose of the application is for the applicant to live close to family.
- 9.43 Objectors have stated that the applicant has made this application to live next to their family. They also state that supporting comments are from family and friends and not informed individuals. They also state that the applicant has close ties to the council.
- 9.44 None of the above objecting and supporting comments are considered to be material to the determination of the application.
- 9.45 The agent for this application raised that the objecting comments were very similar in content and would appear to be from unoccupied dwellings. The agent's claim appears to possibly have some veracity upon a cursory examination, but it is not considered practical or necessary to investigate this further given the application is not triggered to be reported to Committee owing to the number of objections received, and the number of objections received is not a material planning consideration.
- 9.46 It should be noted that the development is not of a scale to require contributions towards affordable housing or infrastructure provision.

Biodiversity Net Gain (BNG)

- 9.47 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.
- 9.48 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

10 CONCLUSIONS

- 10.1 The application seeks full planning permission to erect 1 no. self-build dwelling. The supporting information states that this is to be occupied by a worker in connection with a business to be built on site. At present, a legal agreement or other enforceable mechanism to secure the delivery and occupation of the proposed dwelling as a self-build unit has not been supplied.
- 10.2 It is considered that insufficient evidence and information have been submitted to demonstrate that the proposal is essential for agriculture or similar rural enterprise, as required in an 'Elsewhere' location such as this. Therefore, the proposal is therefore considered to be unacceptable in principle and is contrary to Policies LP3 & LP12 of the Fenland Local Plan (2024) and Paragraph 84(e) of the NPPF (2024).
- 10.3 Further, the development of this site would result in an adverse landscape character impact by virtue of the development of a greenfield site in a currently rural and largely undeveloped area, and by virtue of the excessive size and scale of the dwelling proposed, contrary to Policies LP12 and LP16.
- 10.4 The application site is located entirely within Flood Zone 3 and fails to meet the sequential test by virtue of alternative sites being available elsewhere in the district to accommodate the development that are at lower risk of flooding. The proposal is therefore considered to be contrary to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF.
- 10.5 Whilst the proposal would save the applicant property rental costs and provide onsite security, neither of the reasons are assigned material planning weight and the application is not supported by local or national planning policy as shown in the paragraphs above. The recommendation is therefore one of refusal.

11 RECOMMENDATION

Refuse; for the following reasons:

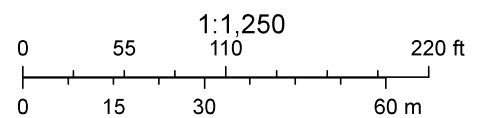
1	<p>The application site is located in an 'Elsewhere' location as identified in Policy LP3, where development is restricted to that which is essential for agriculture, or other uses requiring a rural location.</p> <p>The proposal is supported by insufficient justification to demonstrate that there is an essential agricultural need for the development as required by Policy LP12 of the Fenland Local Plan (2014) and Paragraph 84(a) of the NPPF 2024. The proposal would therefore result in unwarranted development in an unsustainable rural location contrary to the aforementioned policies.</p>
2	<p>The proposal, by virtue of the development of a greenfield site in a rural location, along with the excessive size and scale of the dwelling proposed, would be harmful to the character of the open countryside, contrary to Policies LP12 and LP16 of the Fenland Local Plan.</p>
3	<p>The application site is located within Flood Zone 3 and fails to meet the sequential or exception test. It is considered that the proposal is at an unacceptable risk of flooding without sufficient justification. The proposal is therefore considered to be contrary to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024).</p>

4	In the absence of a legal agreement or other enforceable mechanism to secure the delivery and occupation of the proposed dwelling as a self-build unit, the development fails to meet the definition and requirements of self-build housing as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended).
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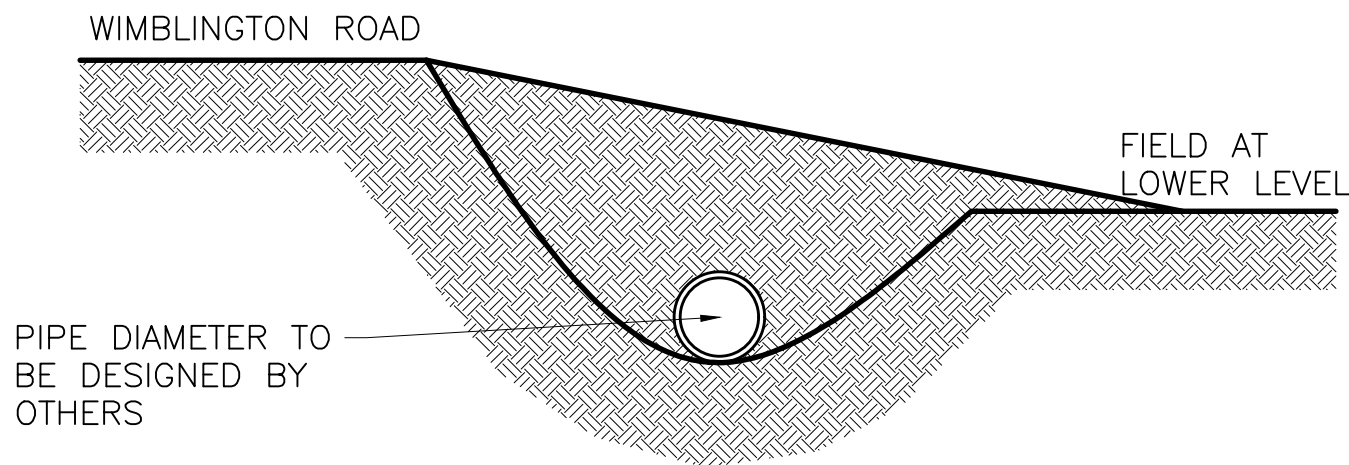


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 Fenland District Boundary



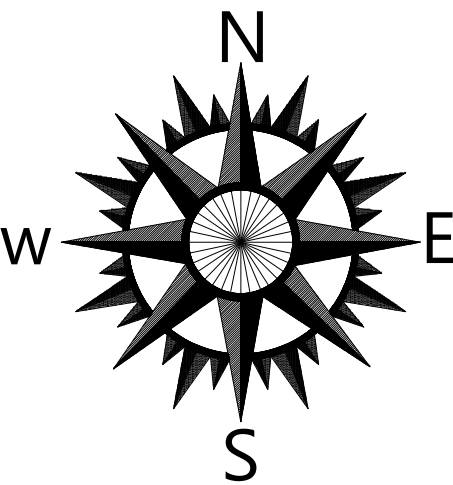
Fenland District Council



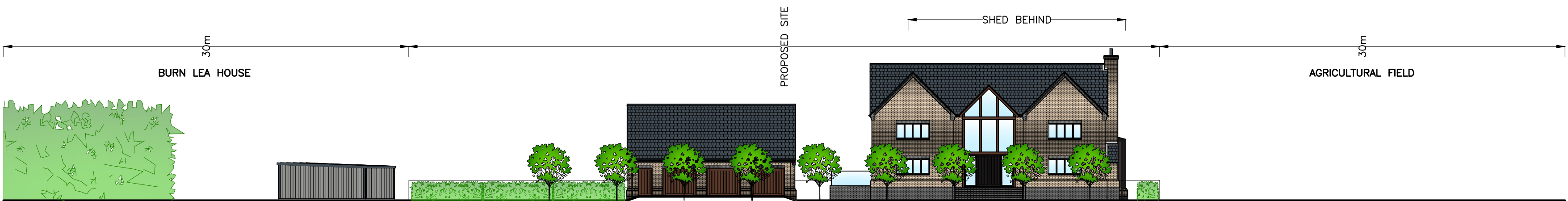
PROPOSED CULVERT SECTION A-A (1:50)

LEGEND:

- EXISTING BUILDINGS FROM OS MAP
- PROPOSED BUILDINGS
- TREES AND HEDGES
- GRASS
- GRAVEL
- PATIO
- EXISTING ACCESS



PROPOSED SITE PLAN (1:500)



PROPOSED STREET SCENE (1:250)

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All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer
All finishes, insulation and damp-proofing to architect's details

D	PLANNERS COMMENTS	SEP 25
C	PLANNERS COMMENTS	SEP 25
B	DRAWING UPDATED	SEP 25
A	ALTERATIONS FOLLOWING CLIENT COMMENT	AUG 25

REVISIONS	DATE
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MORTON & HALL

CONSULTING LIMITED

CONSULTING STRUCTURAL ENGINEERS

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Website: www.mortonconsultingengineers.co.uk

LABC

LABC

LABC

Fenland District Council

Building Design Awards

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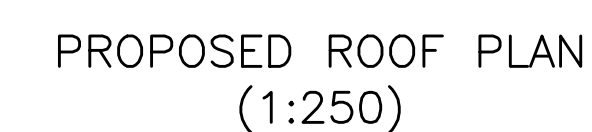
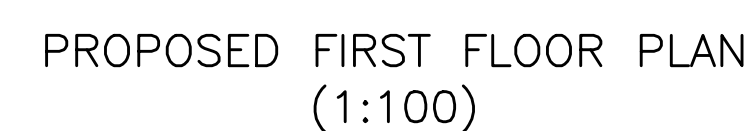
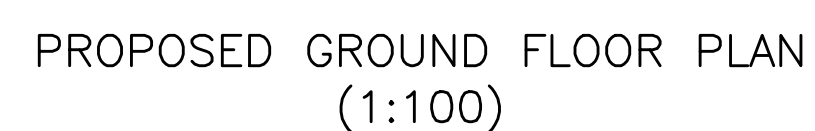
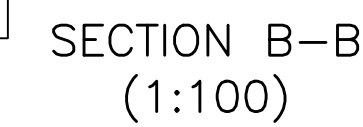
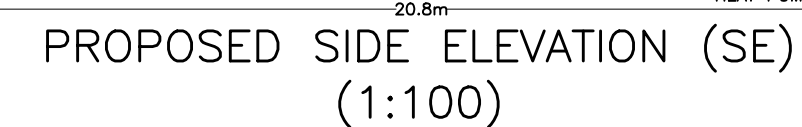
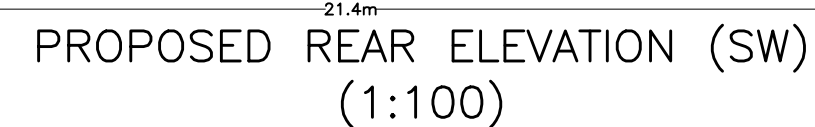
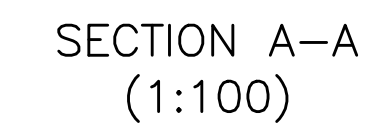
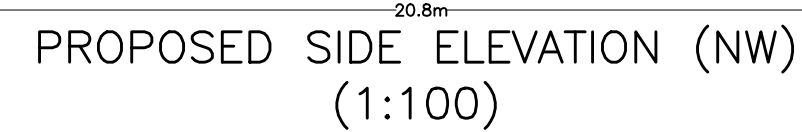
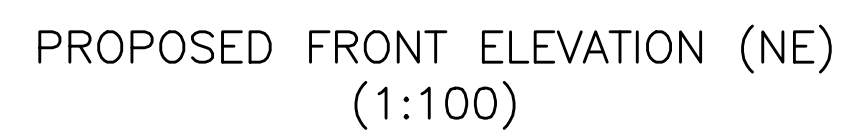
Building Excellence in Fenland

Mr Sam Harrison

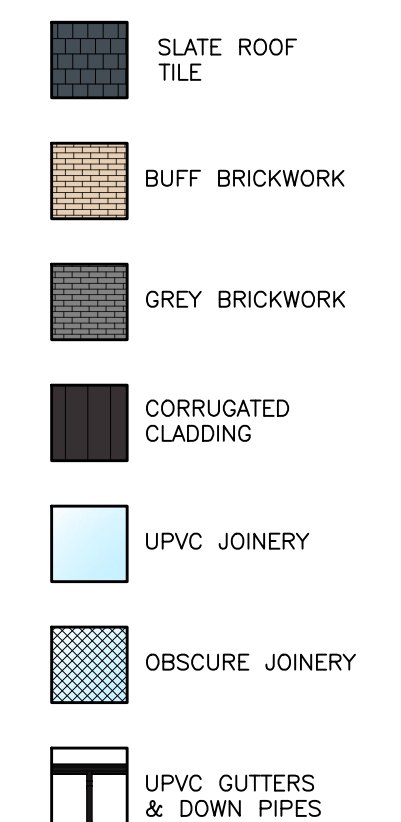
Proposed Dwelling at Land Adj. Burn Lea House Wimblington Road, Manea PE15 0JR





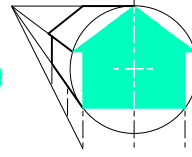
Proposed Site Plan & Street Scene

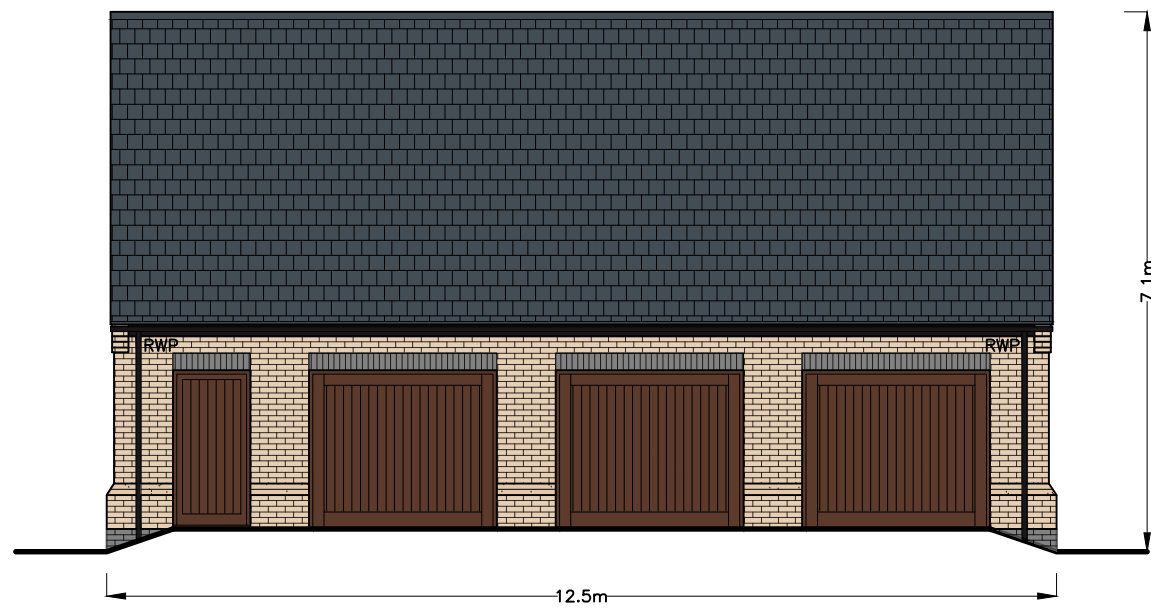
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CHECKED	M. Hall		
DATE	July 2025	DRAWING NUMBER	H10444-02
SCALE	As Shown		



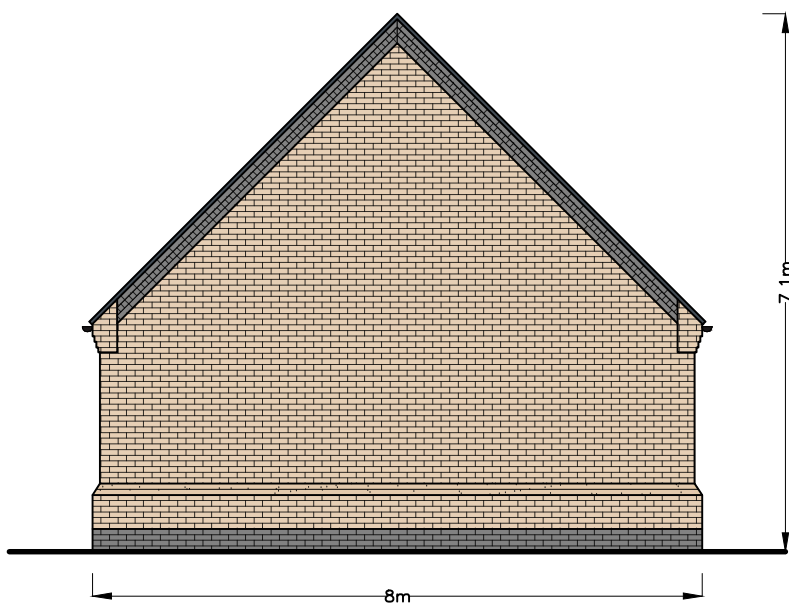
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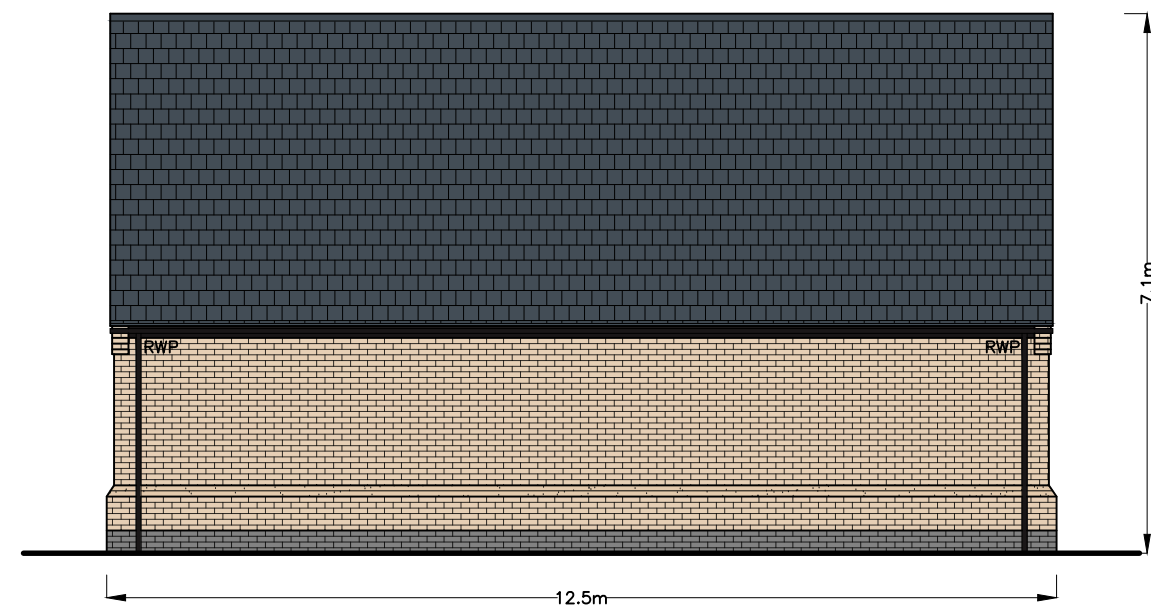
C B A	PLANNERS COMMENTS FFL UPDATED ALTERATIONS FOLLOWING CLIENT COMMENT	SEP 25 SEP 25 AUG 25
REVISIONS		DATE
 <p>MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS</p> <p>1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ</p> <p>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonconsulting.co.uk Website: www.mortonconsultingengineers.co.uk</p> <p> LABCC LONDON ASSOCIATION OF BUILDING CONSULTANTS</p> <p> LABCC LONDON ASSOCIATION OF BUILDING CONSULTANTS</p> <p> Fenland District Council</p> <p> Building Design Awards Building Excellence in Fenland</p> <p> winner</p>		 <p>PLANNING (2005)</p>
CLIENT Mr Sam Harrison		
PROJECT Proposed Dwelling at Land Adj. Burn Lea House Wimblington Road, Manea PE15 0JR		
TITLE Proposed Plans, Elevations & Section		
DRAWN J. Burrows		DATE OF ISSUE
CHECKED M. Hall		
DATE July 2025	DRAWING NUMBER H10444-04 _c	
SCALE As Shown		



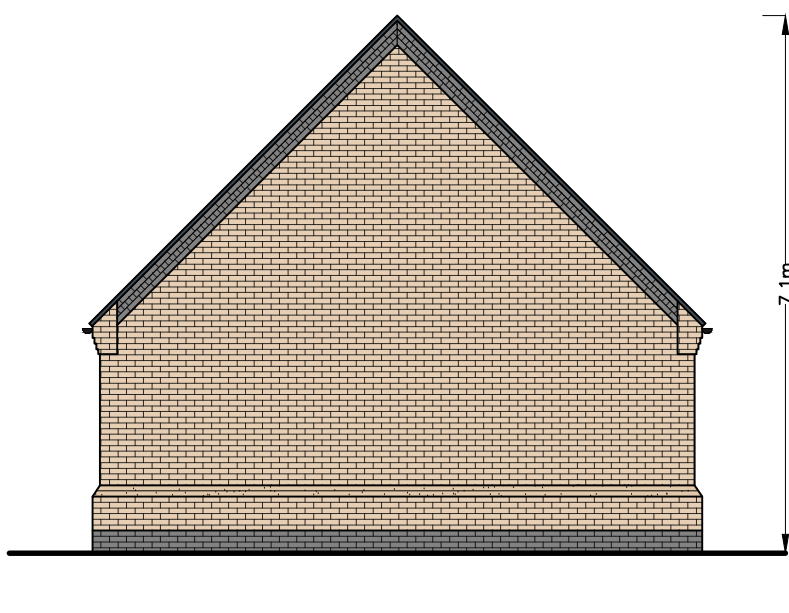
PROPOSED FRONT GARAGE ELEVATION (NE)
(1:100)



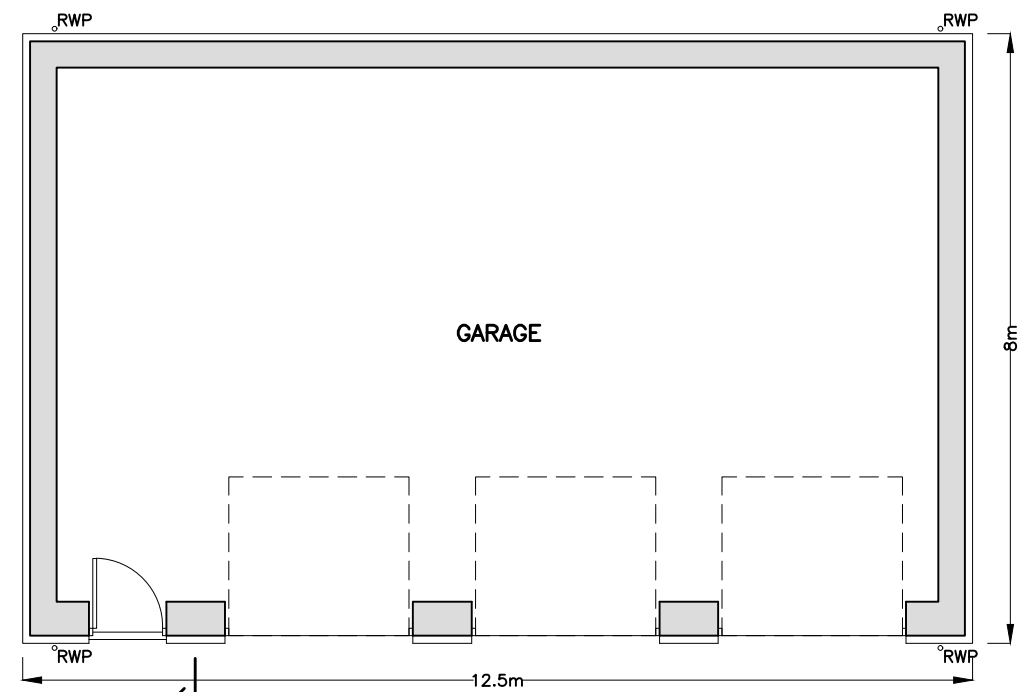
PROPOSED SIDE GARAGE ELEVATION (NW)
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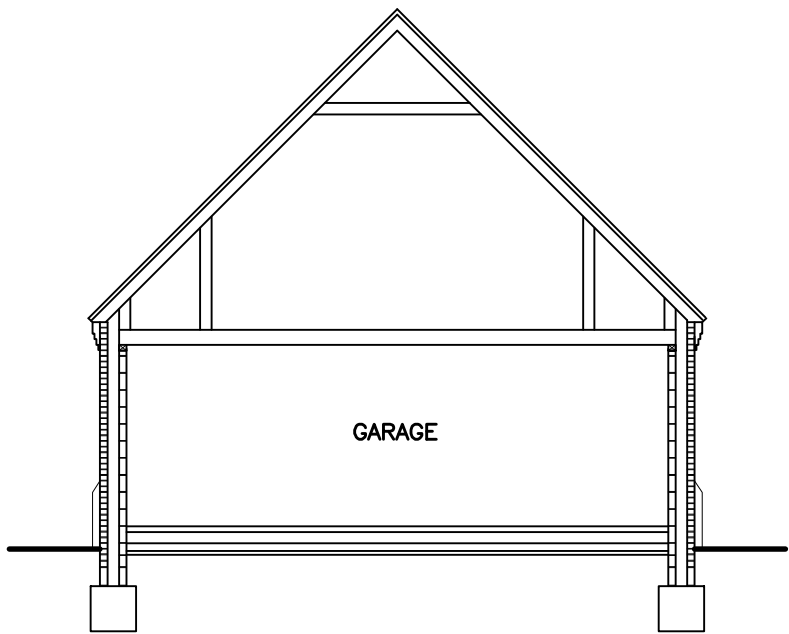
PROPOSED REAR GARAGE ELEVATION (SW)
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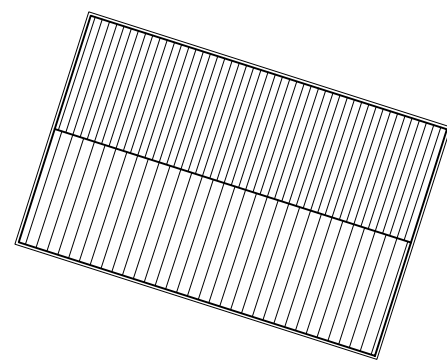
PROPOSED SIDE GARAGE ELEVATION (SE)
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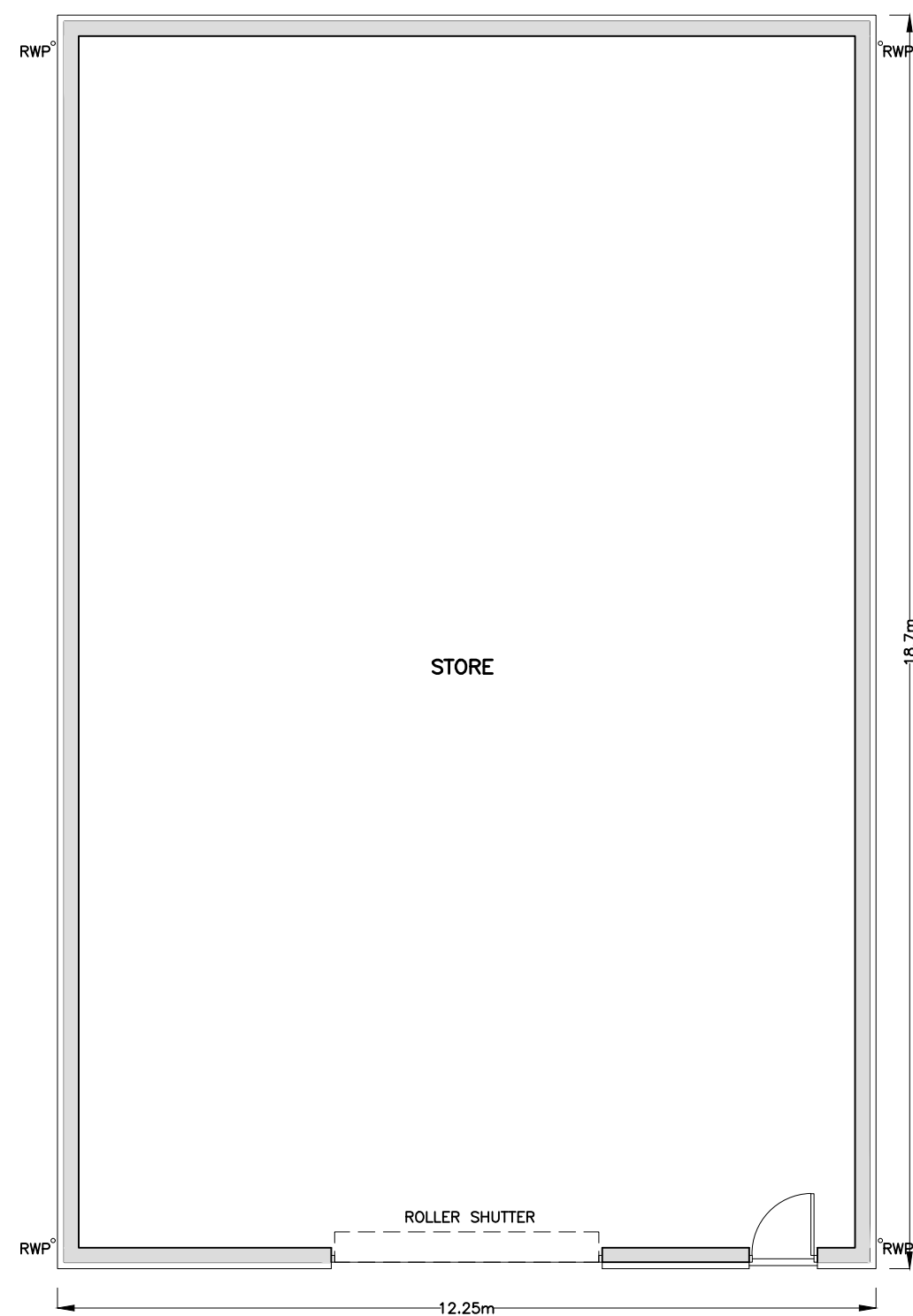
PROPOSED GARAGE GROUND FLOOR PLAN
(1:100)



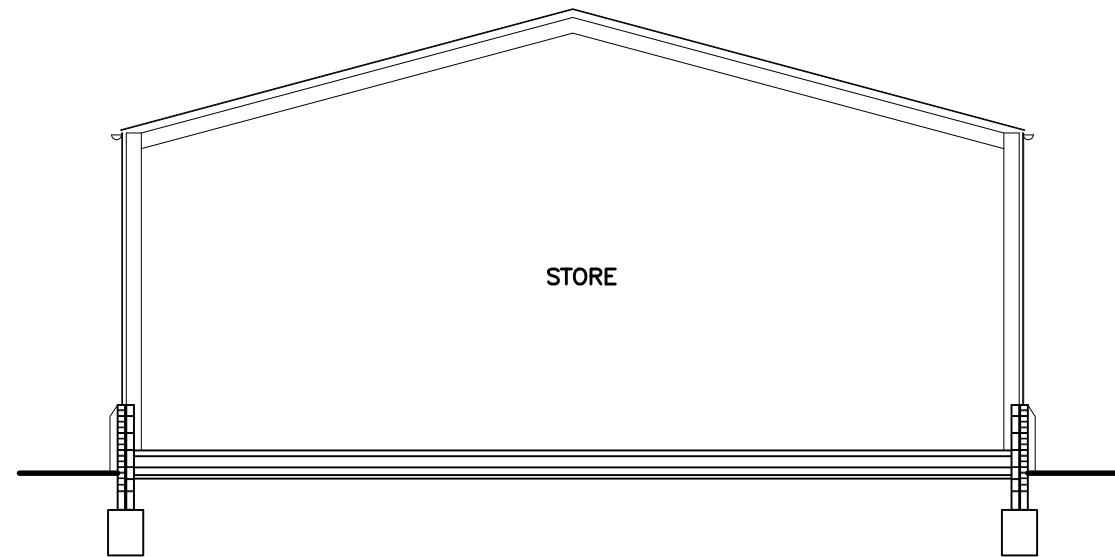
GARAGE SECTION A-A
(1:100)



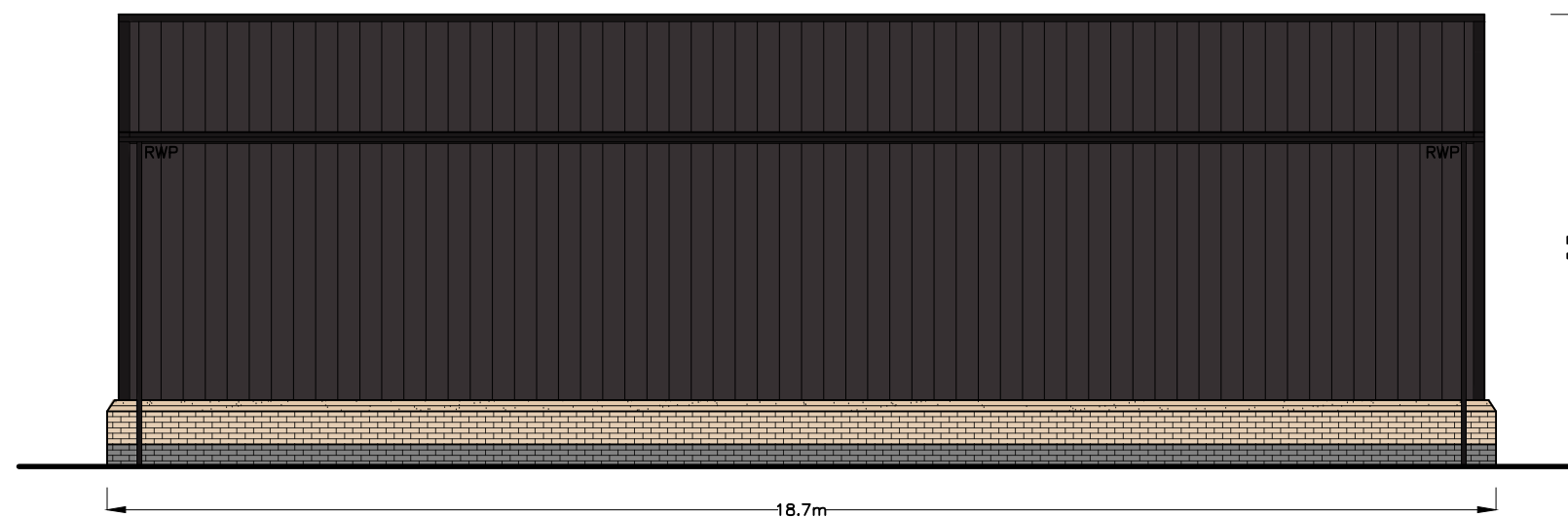
PROPOSED GARAGE ROOF PLAN
(1:250)



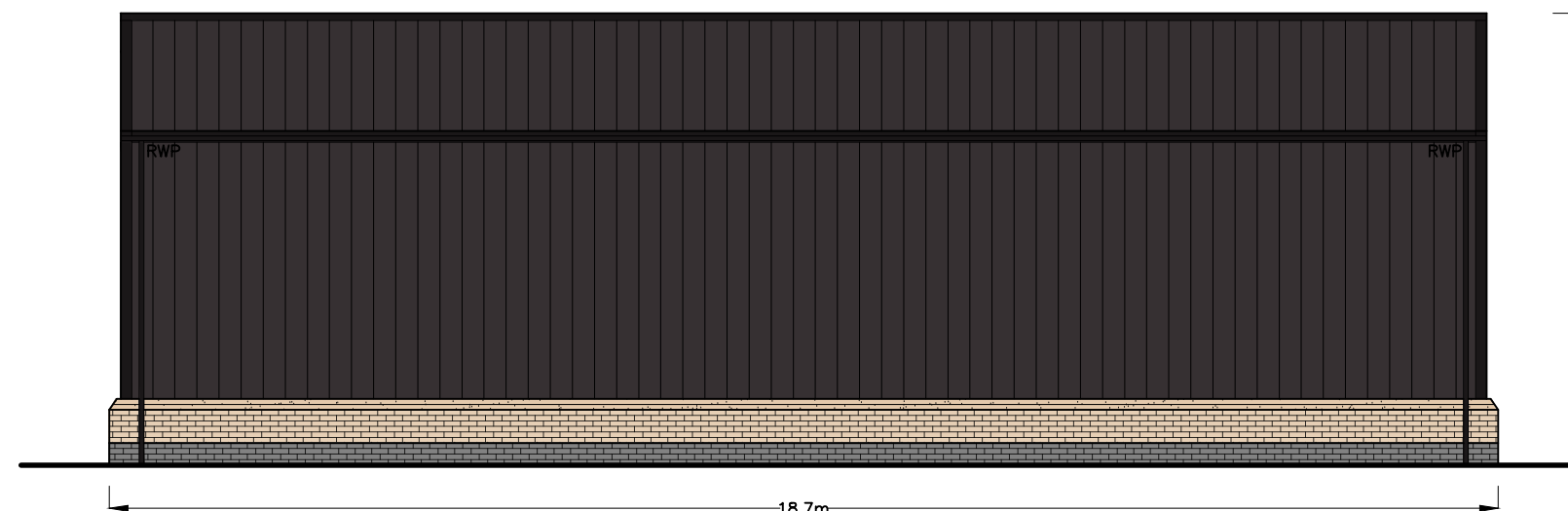
PROPOSED STORE GROUND FLOOR PLAN
(1:100)



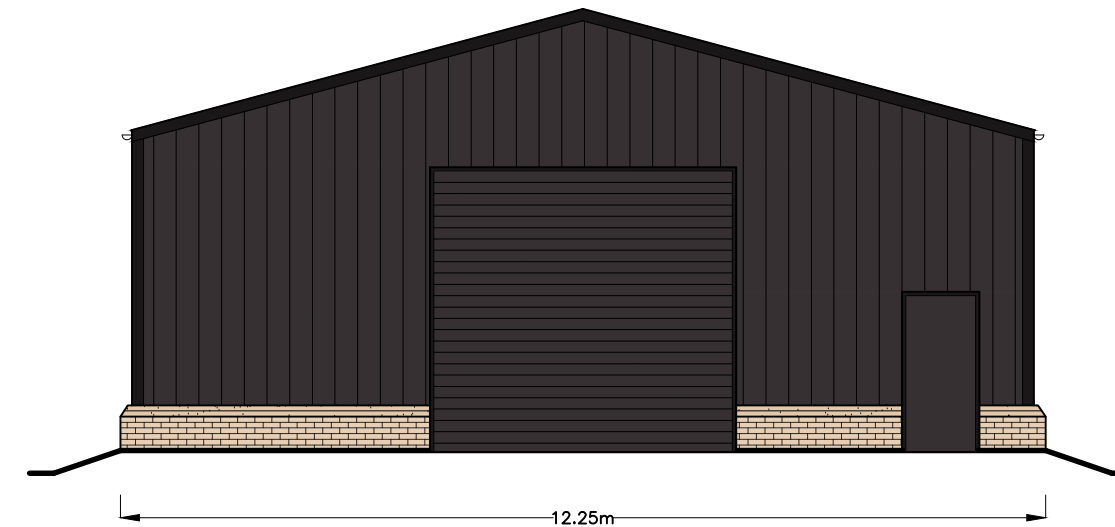
STORE SECTION A-A
(1:100)



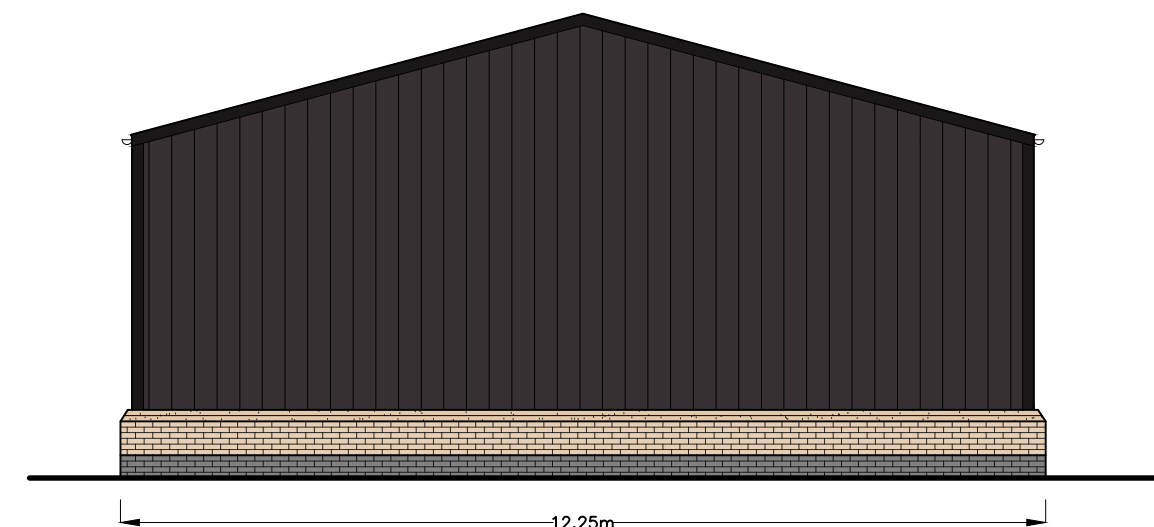
PROPOSED SIDE STORE ELEVATION (NW)
(1:100)



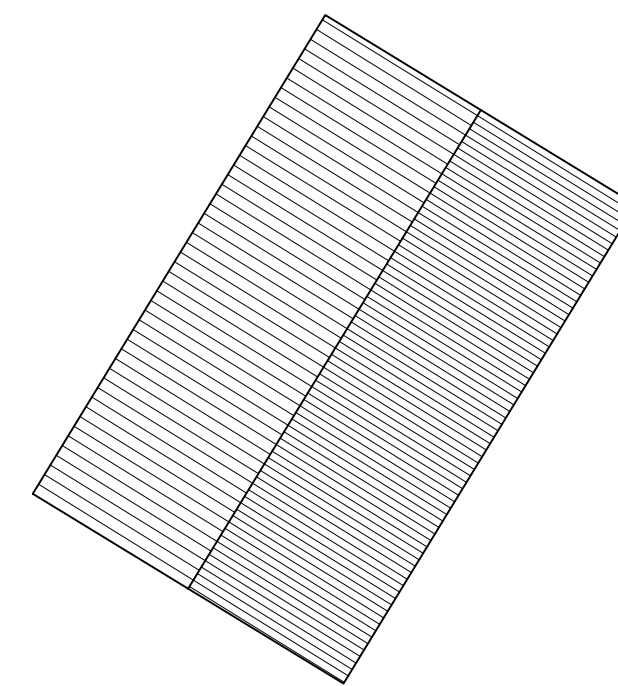
PROPOSED SIDE STORE ELEVATION (SE)
(1:100)



PROPOSED FRONT STORE ELEVATION (NE)
(1:100)



PROPOSED REAR STORE ELEVATION (SW)
(1:100)



PROPOSED SHED ROOF PLAN
(1:250)

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All finishes, insulation and damp-proofing to architect's details

LEGEND:

- SLATE ROOF TILE
- BUFF BRICKWORK
- GREY BRICKWORK
- CORRUGATED CLADDING
- UPVC JOINERY
- OBSCURE JOINERY
- UPVC GUTTERS & DOWN PIPES

C	PLANNERS COMMENTS	SEP 25
B	DRAWING UPDATED	SEP 25
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REVISIONS	DATE
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Fenland District Council
BUILDING EXCELLENCE AWARDS
winner
Building Excellence in Fenland

CLIENT
Mr Sam Harrison

PROJECT
Proposed Dwelling at Land Adj. Burn Lea House Wimblington Road, Manea PE15 0JR

TITLE
Proposed Garage & Store Plans Elevations & Sections

DRAWN
J. Burrows

CHECKED
M. Hall

DATE
July 2025

SCALE
As Shown

DRAWING NUMBER
H10444-03c