

APPLICATION NO: F/YR22/0994/O

SITE LOCATION: Land North Of 125A West End, March, Cambridgeshire

UPDATE

The 2nd reason for refusal has been updated to correct an error. The reason of refusal referred to absence of an 'ecology report' however this should read 'appropriate surveys.' The amended reason for refusal is as follows:

Policy LP19 of the Fenland Local Plan (2014) states that the Council will refuse development that would cause demonstrable harm to a protected habitat or species unless the need for the development outweighs the harm and mitigation/compensation measures can be secured to offset the harm and where possible provide a net biodiversity gain.

The proposal will result in the loss of an area of land currently occupied by several mature trees and other landscape features, with the only replacement habitat being the creation of a domestic garden. The application has failed to demonstrate, through the absence of appropriate surveys, that no harm will be caused to any protected species that might use the site and any requirements to mitigate the potential harm to any protected species. On that basis, it is considered that the application could result in a net loss of biodiversity on the site and the potential loss of habitat used by protected species, contrary to the requirements of policy LP19 of the Fenland Local Plan (2014).

Resolution: No change to the recommendation which is to refuse this application as per Section 12 of Agenda item 10 on page 182.