

**APPLICATION NO: F/YR22/1053/F**

**SITE LOCATION: Land To The West of 167, Gaul Road, March**

**UPDATE**

An email has been received from the agent regarding recommended reason for refusal 1 in relation to flood risk.

The agent has cited a case within Parson Drove, F/YR22/1187/FDC which was approved for the erection of 1 x dwelling involving demolition of existing garage block (outline application with matters committed in respect of access). This application site was also situated within Flood Zone 3.

The agent has also highlighted that the committee report fails to highlight the environmental role of the proposed dwelling. The dwelling is to include triple glazing, heat source air pumps and PV cells.

**Officer response**

The Sequential Test submitted for F/YR22/1187/FDC was thoroughly reviewed by the case officer and the identified sites discounted for various reasons (F/YR22/0702/F for example is a replacement dwelling).

In terms of this application and as detailed within the officer report, the Sequential Test undertaken has been misapplied as it incorrectly ruled out a number of acceptable sites. There is, for example, a large strategic allocation immediately to the south of the site which is an area at lower risk of flooding and as such, the Sequential Test is not passed. The two applications are therefore not comparable.

With regard to the environment role of the dwelling, Paragraph 32 of the Flood risk and coastal change NPPG states that the Exception Test should only be applied if the Sequential Test has shown that there are no reasonably available, lower-risk sites, suitable for the proposed development, to which the development could be steered. As aforementioned, given that the Sequential Test has been applied incorrectly, the Exception Test does not apply given that there are a number of acceptable sites which have incorrectly been ruled out.

Nevertheless, given the limited scope to provide wider sustainability benefits on a single dwelling development, the renewable energy solutions proposed may be considered acceptable in this regard and could be secured by way of condition. However this would not overcome the issue of the failure to meet the sequential test.

**Resolution: No change to the recommendation which is to refuse this application as per Section 12 of Agenda item 6.**