

APPLICATION REF: F/YR21/1057/F

SITE LOCATION: The Piggeries, Flaggrass Hill Road, March

UPDATES

1. Further information

- 1.1 Following the publication of the Committee report, the applicant has submitted an ecology survey report, received 20 October ref: P2021-78 R2 FINAL.
- 1.2 The Council's Wildlife Officer has reviewed the report and informally advises that insufficient information has been provided to be able to conclude that the development would not result in biodiversity harm or what mitigation may be available to overcome this.
- 1.3 As such, refusal reason 2 is recommended to be maintained.

2 Proposed Refusal reasons

- 2.1 It is noted that the refusal reasons set out in the report do not make reference to the March Neighbourhood Plan, 2017 which forms part of the Council's development plan. This has been addressed in the revised refusal reasons set out in section 3 below.

3 Resolution:

Recommendation REFUSE for the following reasons;

1.	The proposed development is located in an unsustainable location outside the settlement limits of March where residential development is not normally supported unless justified. Development in this location would introduce additional development into an area that is currently open and has a strong relationship with the adjoining countryside. Furthermore, the site by virtue of the lack of illuminated footpaths and single-track road would limit opportunities for sustainable modes of travel. The proposal is therefore contrary to Local Plan Policy LP3 and LP15 of the Fenland Local Plan 2014, the general thrust of Policy H2 of the March Neighbourhood Plan (2017) and to the guidance contained in the National Planning Policy Framework, in particular; Chapter 9.
2.	In accordance with Policy LP16 (b) and Policy LP19 of the Fenland Local Plan 2014 the proposed development should protect and enhance biodiversity on and surrounding the site. The application is not supported by an adequate biodiversity assessment and as such the Local Planning Authority is unable to understand the impacts of the proposal in this regard. As a result, the proposal is contrary to

	criteria (b) of Policy LP16 and Policy LP19 of the Fenland Local Plan (2014), the general thrust of Policy H2 of the March Neighbourhood Plan (2017) and Chapter 15 of the NPPF.
3.	Policy LP16 (d) requires all new development to make a positive contribution to the local distinctiveness and character of the area and responds to and improves the character of the built environment. The proposed two-storey dwellings would be located in a detached, rearward position and therefore unrelated to the existing single-storey road frontage development on Flaggrass Hill Road and as a result would appear incongruous when viewed in the context of the existing built form. Furthermore, it would unnecessarily extend built development into the open countryside which would unacceptably harm the rural character of the area. As such, the proposal is contrary to criteria (d) of Policy LP16 of the Fenland Local Plan 2014 which states that development will only be permitted which would make a positive contribution to the local distinctiveness and character of the area and responds to and improves the character of the built environment, Policy H2(f) of the March Neighbourhood Plan (2017) and Chapter 12 of the NPPF in respect of achieving well-designed places.