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**F/YR25/0206/F**

**Applicant: Mr M Graham**

**Agent : Mr Rory Canham  
Peter Humphrey Associates Ltd**

**Land West Of Cross Road, Knights End Road, March, Cambridgeshire**

**Erect 1x self-build/custom build dwelling and detached garage**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1 The application seeks permission to build a four-bedroom self-build home and detached garage on land off Knights End Road, March. The site is currently used as paddocks and stables, with an access already in place.
- 1.2 The site lies within open countryside, in Flood Zone 3, outside the built-up area of March. It is classified as being in an 'Elsewhere' location under local policy, where development is tightly restricted.
- 1.3 The location is not supported for new residential development under local and national policy unless essential to rural activities. The information provided for on-site accommodation (linked to animal welfare and security) is considered insufficient.
- 1.4 There are no concerns in terms of the design of the house in isolation. However, the construction of a dwelling and introduction of residential paraphernalia in this location is considered to undermine the rural character of the area by introducing domestic features into open countryside.
- 1.5 The site lies in a high flood risk area (Zone 3). The sequential test was not adequately satisfied, and there is insufficient evidence that the development provides wider sustainability benefits to pass the required Exception Test.
- 1.6 The proposal includes sufficient parking and safe access. No objections were raised on these grounds. Similarly, no adverse impact is expected on neighbouring properties, and ample private amenity space is proposed.
- 1.7 The proposal conflicts with key planning policies due to its unsustainable location, landscape harm, flood risk, and insufficient ecological evidence. The limited benefits do not outweigh these harms
- 1.8 The application is subsequently recommended for refusal.

## **2 SITE DESCRIPTION**

- 2.1 The application site sits to the northern side of Knights End Road, March, to the west of the A141, in proximity to Cross Drove, and currently consists of open paddocks, with some hardstanding, directly to the north of the site as outlined in red are stables, with further agricultural buildings along the eastern boundary.
- 2.2 The site benefits from an existing access off Knights End Road, to serve the existing stables and paddock area, alongside entrance gates. The surrounding area predominately consists of open countryside and agricultural land with associated agricultural buildings. To the eastern end of Knights End Road are commercial uses and the Crematorium.
- 2.3 The site sits within Flood Zone 3.

### **3 PROPOSAL**

- 3.1 Planning permission is sought for the construction of a four-bedroom, self-build dwelling which would have a maximum height of 8.5 metres with an eaves height of 5.55 metres, a maximum width of 14.65 metres (including the single storey mono-pitched roof section to eastern side elevation) and a maximum depth of 12.25 metres. The dwelling would benefit from a central gable feature to the front elevation, with a larger gable projection to the rear.
- 3.2 The proposal also includes the construction of a detached garage to the east of the proposed dwelling. This would have a maximum height of 4.65 metres with an eaves height of 2.8 metres, a width of 5.55 metres and a depth of 5.55 metres.
- 3.3 These would have a brick finish (Vandersanden Flemish Antique) with slate effect solar roof tiles in grey and timber joinery. (as per the application form and Plan 7078/04C)
- 3.4 The proposal would utilise the existing access to the site and would create a new entrance point to the western side of this to serve the proposed dwelling, a gravel drive would be provided with three vehicular parking spaces. Other works include the planting of native hedging to the sites southern, western and northern boundaries with new post and rail timber fence to the northern and western boundaries. A bin store will be provided adjacent to the proposed garage.
- 3.5 It is advised within the supporting Design and Access Statement by Peter Humphrey Associates that the dwelling is required to allow for the family to live on site and assist with the daily running of their paddocks and stable blocks.
- 3.6 Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### **4 SITE PLANNING HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Decision</b>
F/YR08/0554/F	Change of use of land to paddocks involving erection of a stable block comprising of 4 stables, hay store, formation of poultry and fruit cages, and	Approved 19 August 2008

	raised planting beds	
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## **5 CONSULTATIONS**

### **5.1 March Town Council**

Recommend Approval

### **5.2 Environment Agency**

No objection on flood risk grounds – the site is at low risk of flooding in respect of tidal and main river flood sources. Main source of flood risk is associated with watercourses under jurisdiction of IDB.

A number of recommendations and advice are offered to the Applicant.

### **5.3 CCC Highways**

The proposed development is acceptable. Note the inclusion of a gravel driveway, the vehicular access should not be gravelled for 5m from the existing carriageway

### **5.4 FDC Environmental Health**

No objections

### **5.5 Local Residents/Interested Parties**

Six letters of support have been received from residents on The Avenue, Whittlesey Road, Knights End Road, Wisbech Road, Burrowmoor Road and Wimblington Road, March these are summarised below:

- Enhancements to site since applicants took it on with tree and hedge planting and associated ecological and environmental benefits.
- Primary objective is to allow the owners of the land to live on land they own whilst providing dedicated care for the animals under their ownership, implementing environmental improvements and providing security.
- Installation of bee boxes and bird boxes / biodiversity and ecological enhancements
- The proposed dwelling is of a suitable design and scale for this plot.
- The proposed dwelling would not result in a loss of privacy to neighbouring properties.
- The property would not detract from the countryside; views will be across the open countryside as is for the two neighbouring properties.

## **6 STATUTORY DUTY**

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

## **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 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

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  
of minerals

### **National Planning Practice Guidance (NPPG)**

Determining a Planning Application

### **National Design Guide 2021**

Context

Identity

Built Form

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

LP9 – March

LP12 – Rural Areas Development Policy

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network in  
Fenland

LP19 – The Natural Environment

### **March Neighbourhood Plan 2017**

H2 – Windfall Development

H3 – Local Housing Need

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes

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

### **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  
P2: Spatial Strategy for the Location of Residential Development  
LP7: Design  
LP8: Amenity Provision  
LP12: Meeting Housing Needs  
LP13: Custom and Self Build  
LP18: Development in the Countryside  
LP20: Accessibility and Transport  
LP22: Parking Provision  
LP24: Natural Environment  
LP25: Biodiversity Net Gain  
LP28: Landscape  
LP32: Flood and Water Management  
LP39: Site allocations for March

## **8 KEY ISSUES**

- **Principle of Development**
- **Design and Impact on Character and Appearance of the Site and Surrounding Area**
- **Ecology**
- **Flood Risk**

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 Policy LP1 overarching policy supporting a presumption in favour of sustainable development, planning applications that accord with the policies within the LDP will be approved without delay unless material considerations indicate otherwise. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy. Furthermore, Policy LP9 confirms that March is a focus for housing, employment and retail growth. The application site is located to the west of the March bypass, beyond the built up parts of the settlement. For planning policy purposes this is defined as an 'Elsewhere' location. This stance is supported in Policy H2 of the March Neighbourhood Plan.
- 9.2 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise. Similarly, Policy H3 of the March Local Plan requires all housing proposals to contribute towards meeting local housing need, which includes starter homes, family homes, executive homes and self-build homes; and mixed tenure that will result in a diverse community, where this is reasonably achievable.
- 9.3 Policy LP3 advises that development will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services and to minerals or waste development. It is noted within the supporting Design and Access Statement that

some justification has been provided to demonstrate the proposed need for the development, namely, to improve the safety of the site following multiple incidents of burglary, theft and robbery over the last 5 years and animal care and welfare.

- 9.4 Whilst these points are noted, the application is not supported by any further evidence in regard to the specific welfare and care needs of the animals on site and therefore, it is considered insufficient information has been provided to demonstrate the need for accommodation on site in this respect. Furthermore, in regard to the security of the site, whilst the provision of a dwelling and occupants on site would deter any anti-social behaviour, this in isolation is not considered to overcome the resultant harm from the provision of a dwelling in an 'Elsewhere' location
- 9.5 Paragraph 83 of the NPPF states that in order "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities".
- 9.6 The proposed dwelling would be located approximately 2 kilometres (as the crow flies) from the facilities offered within the built up area of March, which can be accessed via Cross Road and Burrowmoor Road or Isle of Ely Way, Knights End Road and the B1101. However, neither Cross Road, Burrowmoor Road or Knights End Road benefit from formalised footpaths or lighting, and therefore, does not promote pedestrian access, especially, in inclement weather. The closest bus stop to the site sits within March which offers regular services to surrounding amenities and services however, as assessed above, this is not accessible by foot or sustainable means of transport. It is considered that the site's Elsewhere location would result in an unacceptable form of residential development, contrary to the above mentioned policies.
- 9.7 Taking into account the above assessment, it is not considered that the principle of providing a dwelling, in this location is accepted. The proposal would be contrary to policies LP1 and LP3 of the Fenland Local Development Plan and Policies H2 and H3 of the March Neighbourhood plan. Other material considerations are discussed below.

#### Self-Build and Custom Housing

- 9.8 Policy LP5 of the Local Plan also seeks to ensure that housing solutions are provided which meet market expectations, this included self-build homes. This stance is reflected by Policy H3 of the March Neighbourhood Plan. Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
- 9.9 As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period.

- 9.10 The permissions granted demonstrate that the demand for self-build and custom housing (as identified by the register) is comfortably being met in Fenland. Therefore, no weight will be given to the delivery of self/ custom build housing at this time.

### **Design and Impact on Character and Appearance of the Area**

- 9.11 Policies LP12 and LP16 of the Fenland Local Plan, sets out a number of criteria in which proposals are required to meet, to ensure that high quality environments are provided and protected. Policy LP12 focuses on development in rural areas with Policy LP16 focusing specifically on design criterion. This stance is also supported by Policy H2 of the March Neighbourhood Plan
- 9.12 Further guidance is provided within the Delivering and Protecting High Quality Developments SPD.
- 9.13 The proposed provision of a dwelling on the site, will result in the inherent domestication of the site. Despite the presence of other agricultural, commercial and limited residential development to the eastern end of Knights End Road and Cross Road, the site is considered to be open and rural in nature, representing the visual transition to open countryside as you travel westward along Knights End Road, this is a major contributing factor to the overall character of the area. Policy LP12 (d) requires development to be in keeping with the core shape and form of the settlement. The provision of a dwelling would erode this openness, to the detriment of the character and appearance of the site and surrounding area.
- 9.14 It should be noted that there are no objections to the design, scale and form of the proposed dwelling in itself. However, for the above reason, it is not considered that the proposal would be characteristic of the area by way of the inherent domestication of open countryside and it is therefore considered that the proposal would be contrary to policy LP16 of the LDP and H2 of the March Neighbourhood Plan.

### **Residential Amenity**

- 9.15 Policy LP2 of the Fenland Local Plan seeks to promote high levels of residential amenity. Similarly, Policy LP16 requires development proposals to not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- 9.16 Given the spacious nature of the site, the closest neighbouring properties sit over 150 metres to the east of the site. It is therefore considered that the proposal would not have a detrimental impact on neighbouring occupiers amenity.
- 9.17 Similarly, given the spacious nature of the site, the proposed dwelling would benefit from a spacious high-quality, usable amenity space in excess of the standard required by Policy LP16 of the LDP. Therefore, there are no objections to the proposal on these grounds.

### **Landscaping and Ecology**

- 9.18 Policy LP16 requires all development to contribute to high quality environments; in respect of landscaping criterion c) and d) requires proposals to retain and incorporate nature and historic features of the site, such as trees, hedgerow and

field patterns, to retain and preserve landscape character and settlement pattern of the surrounding area.

- 9.19 From the plans provided, all existing hedges on site are to be retained, with supplementary soft planting and landscaping proposed, as to mitigate the impact of the proposed new rear boundaries will be 1.8m high close boarded timber fence, with a range of native tree plantings to front, side & rear of site. Whilst the supplementary planting is a welcomed enhancement, and would mitigate some impacts of the proposal, in terms of reducing the visual impact of the residential paraphernalia to be constructed as part of the proposal, this alone is not considered to overcome, the identified harm of the proposal identified above.
- 9.20 Policy LP12 (g) requires development proposals to ensure that the site retains and respects ecological, heritage and biodiversity features. Furthermore, policy LP19 requires development proposals to conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland. The Biodiversity Checklist has been completed and submitted in support of this application, which does not raise any concerns in terms of presence of protected species or priority habitat.
- 9.21 It is noted that representations have been received which reference the installation of bat boxes and other ecology enhancements to the site. However, no reference to this is made within the supporting documentation and plans and therefore, does not form part of the proposal.

### **Parking, Access and Highway Safety**

- 9.22 Policy LP15 requires all new development proposals to contribute to the delivery of the sustainable transport network by providing well designed, safe, convenient access for all. Development proposals should provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring parking provision is provided in accordance with the standards. Appendix A sets out that parking provision for two vehicles is required for three+ bedroom dwelling. Appendix A also sets out that a garage can be counted as a parking space provided the size of the garage exceeds 7.0m x 3.0m (internal dimensions).
- 9.23 Sufficient space is provided to the front of the dwelling to accommodate adequate parking provision for a minimum of two vehicles. Furthermore, the driveway area is of a sufficient size to enable vehicles to manoeuvre safely and therefore, enter and exit the site in forward gear. It is noted that a garage is also proposed as part of this application however, the internal dimensions fall short of the requirements as outlined within Appendix A of the LDP and therefore, would not contribute to usable parking provision on site, in policy terms. Notwithstanding this, there is no objection to the proposal on highway and parking grounds. Furthermore, Cambridgeshire County Council Highways have raised no objection to the proposal on highways grounds, subject to conditions should the application be approved.

### **Flood Risk**

- 9.24 Policy LP14 of the Fenland Local Plan and paragraphs 170-182 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk, with both documents steering development in the first instance towards land at a lower risk of flooding. This is achieved by means of requiring



development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site and only resorting to development in those higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding. Similarly, Policy H2 of the March Neighbourhood Plan requires residential development to be located in areas at lower risk of flooding.

- 9.25 Sequential testing has been undertaken by Ellingham Associates Ltd which states that around the towns of March and Chatteris, given the location between the River Nene and River Great Ouse lie in Flood Zone 3 and therefore, opportunities for development at an alternative site with a lower flood risk are limited.
- 9.26 This stance is considered to be insufficient, especially as the area to the east of the site along Knights End Road and the A141 does not fall within Flood Zone 2 or 3 and therefore, is less susceptible to flooding than the application site. It is therefore considered that more detailed testing could have been undertaken in this respect as such, the application fails to satisfy the first key test for residential-led development in areas liable to flooding.
- 9.27 Notwithstanding the above, the NPPF confirms that where it is not possible to locate development in zones of lower flood risk, the Exception Test may be applied. This test provides a framework for assessing whether development can proceed safely, whilst recognising the wider sustainability needs of a community.
- 9.28 The Exception Test comprises two elements, both of which must be satisfied:
- a) Development to demonstrate that it achieves wider community sustainability benefits having regard to the district's sustainability objectives, and
  - b) That it can be made safe for its lifetime and will not increase flood risk elsewhere ('flood risk management')
- 9.29 The first limb of the Exception Test requires that the development provides wider sustainability benefits to the community that clearly outweigh the flood risk. The second limb requires that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, reducing overall flood risk. Whilst it is ordinarily the applicant's responsibility to demonstrate compliance with both elements, the Local Planning Authority must still make its own objective assessment of the evidence and reach a reasoned conclusion on whether both parts of the test are met
- a) Wider community sustainability benefits
- 9.30 Given the proposal is to provide one dwelling, in an elsewhere location it is not considered that the proposal achieves a wider community sustainability benefit, as discussed in the previous sections of this report, the proposal would not contribute to the Districts sustainability objectives and therefore, it is not considered the proposal would satisfy this limb of the exceptions test.
- b) That it can be made safe for its lifetime and will not increase flood risk elsewhere ('flood risk management')

- 9.31 Section 5 of the accompanying Flood Risk Assessment sets out flood mitigation measure and the management of the residual risks, concludes that the proposed development would be safe and not increase flood risk elsewhere with the following mitigation proposed:
- The floor level of the dwelling is 0.3m above ground level with 0.3m of flood resilient construction above finished floor level.
  - The occupier of the dwelling should register to receive flood warnings.
  - Surface water run-off is managed so that stormwater from the development will not affect any adjoining properties or increase the flood risk elsewhere
- 9.32 It is considered that subject to suitably worded conditions, the above would be sufficient to ensure the development would not increase flood risk elsewhere and would therefore, satisfy this limb of the exceptions test.
- 9.33 Notwithstanding the above, based on the information submitted, insufficient information has been submitted to adequately satisfy the sequential test. Furthermore, the Applicant has failed to demonstrate any further public benefit of the proposal and has not satisfied part 1 of the exceptions test. Whilst the LPA have been proactive and undertaken their own assessment in this respect and found the proposal does satisfy part b, given the lack of information and clarity surrounding the matter, it is not considered that the proposal satisfies both parts of the exceptions test. Whilst it is noted that the Lead Local Flood Authority has raised no objection to the proposal, the LPA has a duty to undertake their own assessment in applying the sequential and exception test and it is deemed that the proposed benefits of the scheme do not overcome the identified harm. The proposal is therefore contrary to policy LP14 of the LDP, policy H2 of the March Neighbourhood Plan and the guidance contained within the NPPF.

### **Biodiversity Net Gain (BNG)**

- 9.34 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.
- 9.35 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.

### **Other Matters**

#### Sustainability

- 9.36 It is advised within section 4.0 of the accompanying Design and Access Statement that the proposed dwelling will feature high levels of thermal insulation, low air tightness targets, renewable energy systems, and car charging facilities. Whilst this would result in better living conditions and costs savings for future occupants of the

proposed dwelling, this is considered to be of a limited benefit, that would not outweigh other identified harm.

#### Waste Collection

- 9.37 Section 7.0 of the Design and Access Statement advises that bin collection has been allocated at the entrance, for collection of waste by the local authority, including recyclable waste in accordance with the local authority's policy. There are no objections to this aspect of the proposal.

#### Drainage

- 9.38 Section 8.0 of the Design and Access Statement advises that Surface water from the new dwelling will discharge to new soakaways in the rear garden, to be designed as part of the building regulation application. Foul water will discharge to a treatment plant located in the rear garden which will be connected to an existing private drainage system. Further details of this could be secured via condition should the application be approved, to ensure flood risk is not increased elsewhere in accordance with policy LP14 of the LDP.

#### Interested Party Comments

- 9.39 It is noted that a number of supporting comments have been received in relation to the ecological enhancements and supplementary planting that has taken place on site to date, whilst this is a positive enhancement to the site, this does not form a material consideration in the determination of this planning application.

#### **Planning Balance**

- 9.40 In terms of sustainability the National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objective; economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)
- 9.41 This stance is supported by Local Plan Policy LP1. In respect of the first of these, the current proposal would provide economic benefits, for example in respect of employment during the construction phase, as well as support for existing and future businesses, services, and facilities by introducing additional residents that would make use of them and provide future spend in the local economy. However, given this relates to the provision of a single self-build dwelling, this is considered to be negligible.
- 9.42 In respect of the social objective, it is noted that a number of minor benefits would be provided, including improving the security of the site and providing a house for the Applicants to improve animal welfare, however, these benefits do not extend to the wider community and therefore, this is not considered to weigh in favour of the scheme.
- 9.43 Lastly, in terms of the environmental objective ,whilst the proposal would include the potential for some enhancements and supplementary landscaping, alongside increased measures in terms of thermal insulation, low air tightness targets, renewable energy systems, and car charging facilities; the proposal would result in

the inherent domestication of what, in policy terms is considered open countryside, this is considered to result in a detrimental impact on the character and appearance of the site and surrounding area. Furthermore, given the 'Elsewhere' location of the site, it is considered that the future occupants of the dwelling, would be dependent on private motor vehicle to access everyday services and facilities, exacerbating the identified harm above. This is considered to heavily weigh against the scheme, with the above mentioned benefits insufficient to overcome this harm. It is therefore, considered that the proposal is contrary to policies LP2, LP3, LP14 and LP16 of the Fenland Local Plan and Policies H2 and H3 of the March Neighbourhood Plan and the NPPF.

## 10 CONCLUSIONS

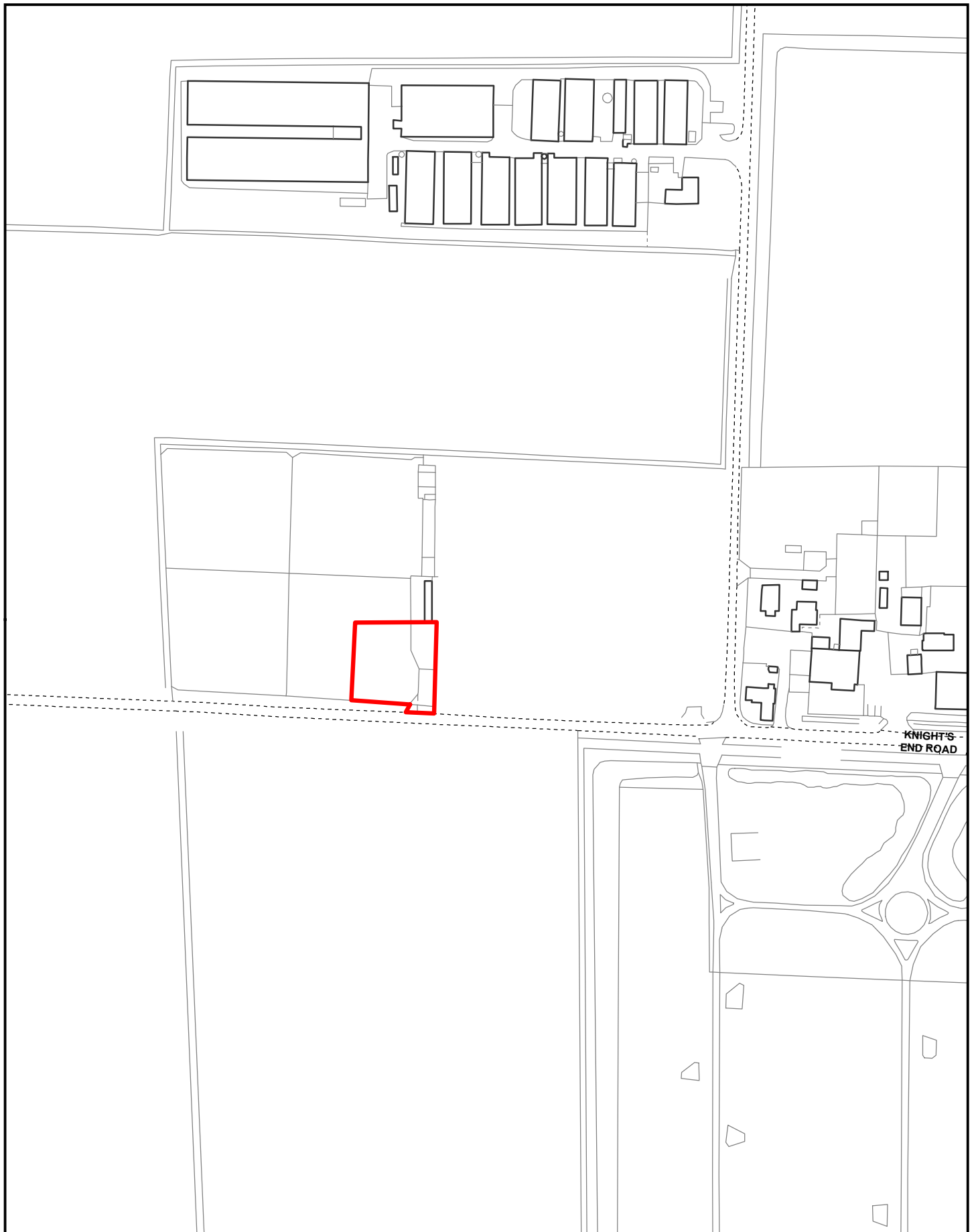
- 10.1 Taking into account the above assessment, the proposed development does not represent sustainable development and can therefore not be supported in principle. Furthermore, the proposal, is considered to result in the inherent domestication, of what in policy terms, is open countryside, resulting in detrimental harm to the character and appearance of the site and surrounding area. Insufficient information has been provided in order for the Local Authority to adequately assess the impact of the proposal in terms of its ecological impact.
- 10.2 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. Furthermore, the proposal fails to meet the first limb of the exceptions test, in that there is no wider public sustainability from the proposal. The proposal is therefore considered to be contrary to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF

## 11 RECOMMENDATION

**Refuse**, for the following reasons:

1.	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. The proposal is supported by insufficient justification to demonstrate that there is an essential 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.
2.	The proposal, by virtue of the inherent domestication of an open site in a rural location, would be harmful to the character of the open countryside, contrary to Policies LP12 and LP16 of the Fenland Local Plan.
3.	The application site is located within Flood Zone 3 and fails to fully satisfy 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).





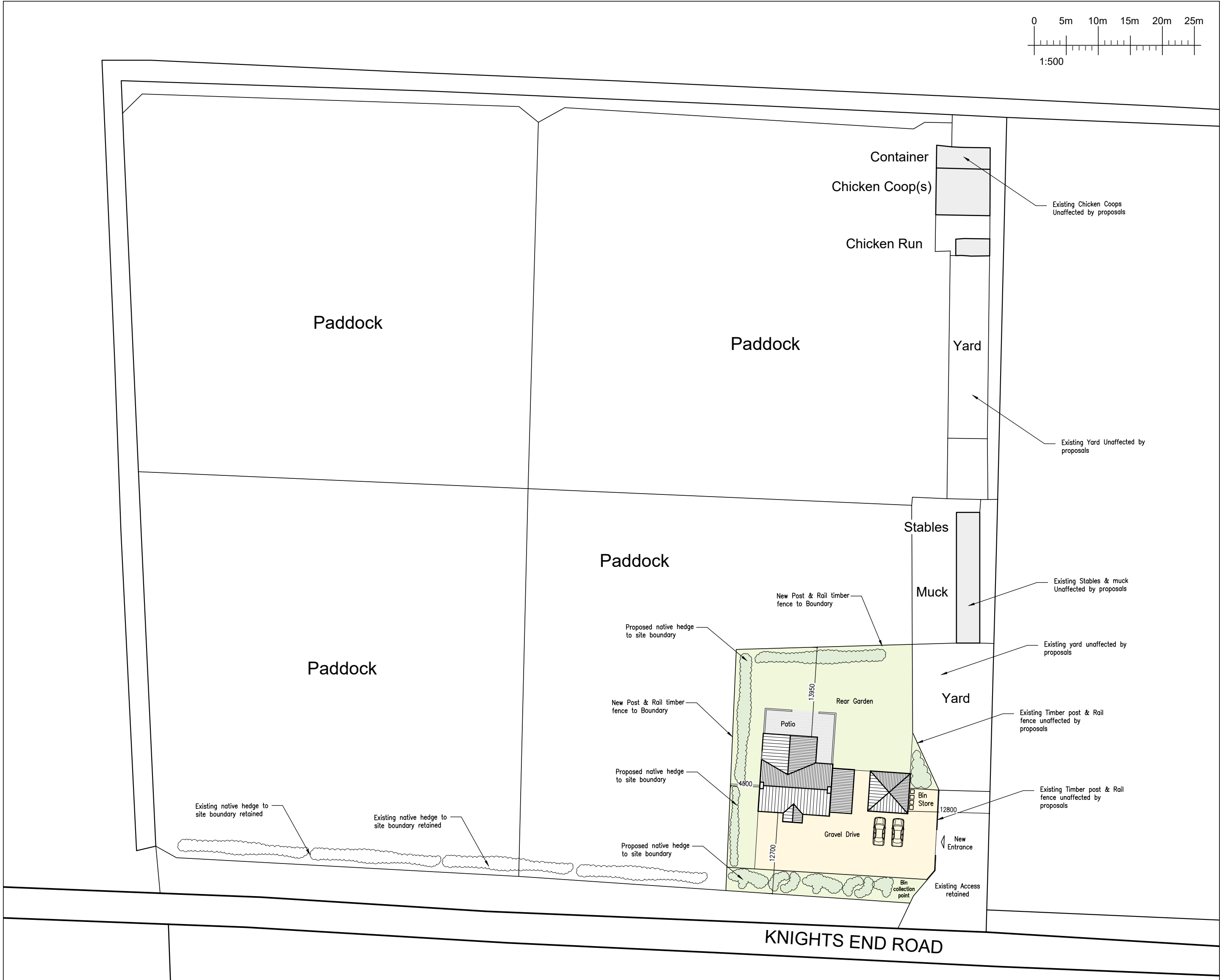
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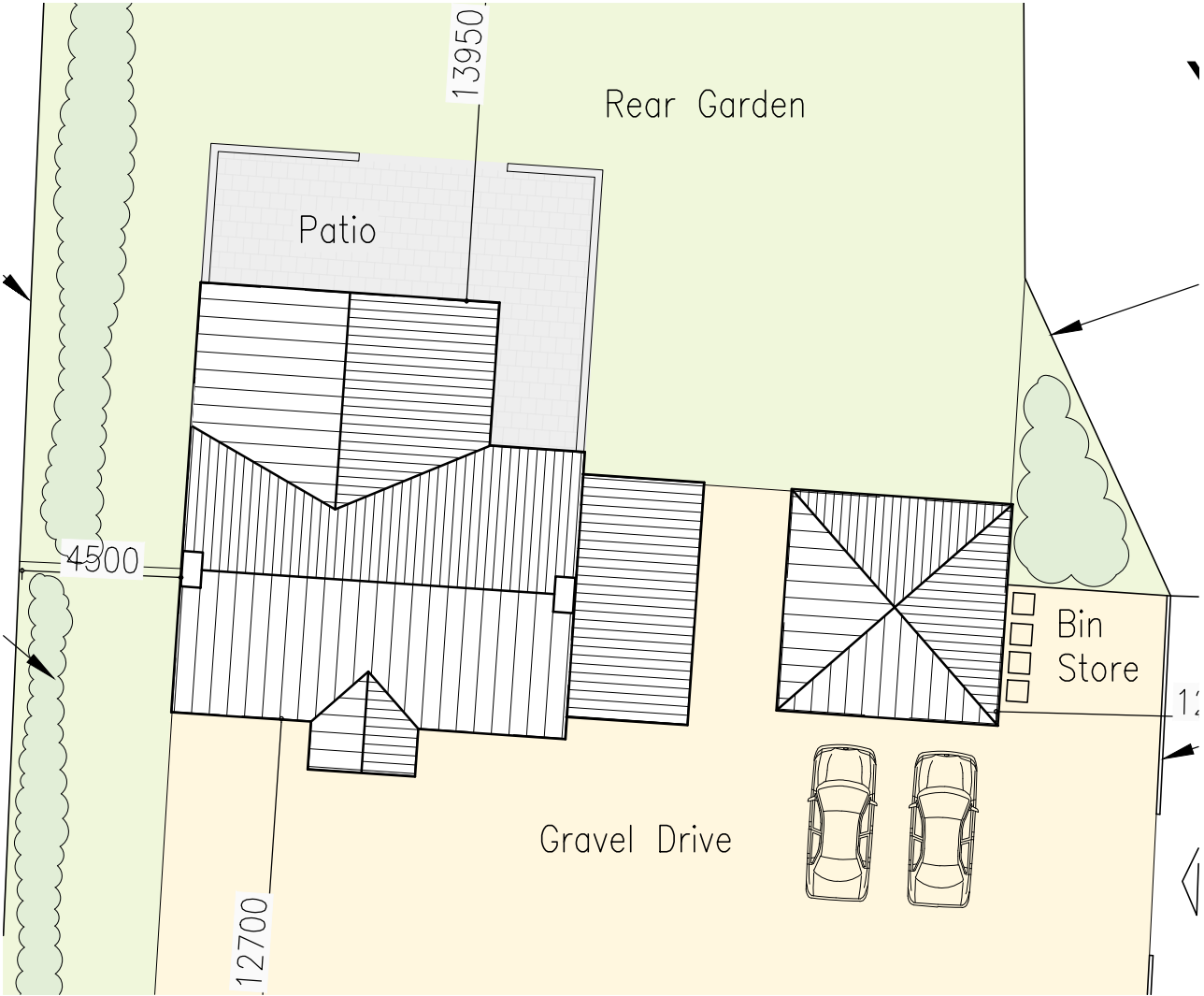
**F/YR25/0206/F**

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**PROPOSED SITE BLOCK PLAN**  
SCALE 1:500



**PROPOSED ROOF PLAN**  
SCALE 1:200

B - Amended ahead of formal planning submission (05.02.2025)  
A - Roof plan updated, following client request. (14.01.2025)  
REVISIONS



**PETER HUMPHREY ASSOCIATES**

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CLIENT

MR M GRAHAM

PROJECT

PROPOSED NEW SELF BUILD DWELLING

SITE

LAND AT KNIGHTS END ROAD  
MARCH  
CAMBS  
PE15 0YR

DRAWING

PROPOSED SITE BLOCK PLAN

JOB NO.	PAPER SIZE	DATE
7078/003B	A2	DEC 2024

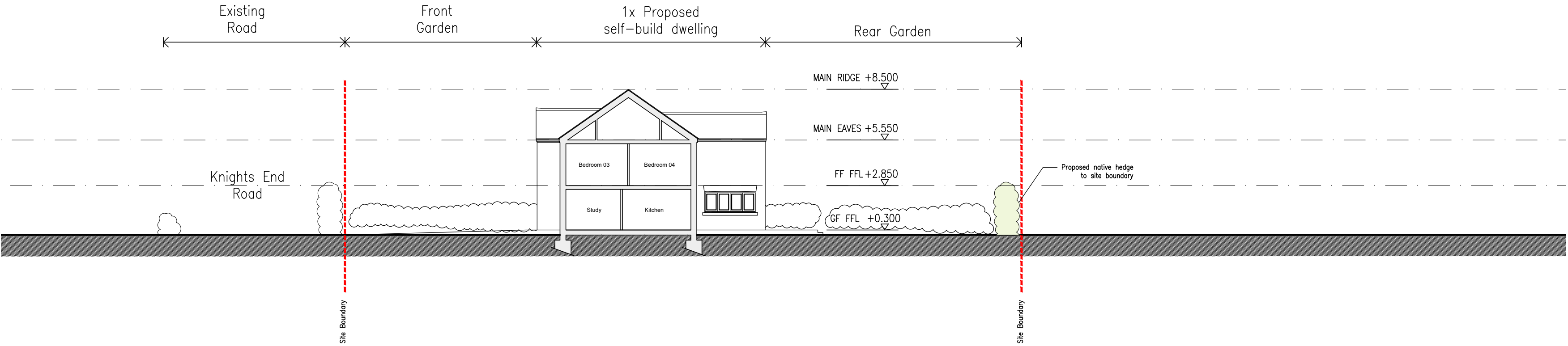
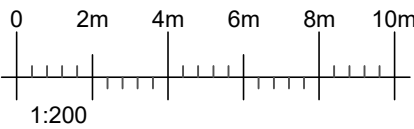
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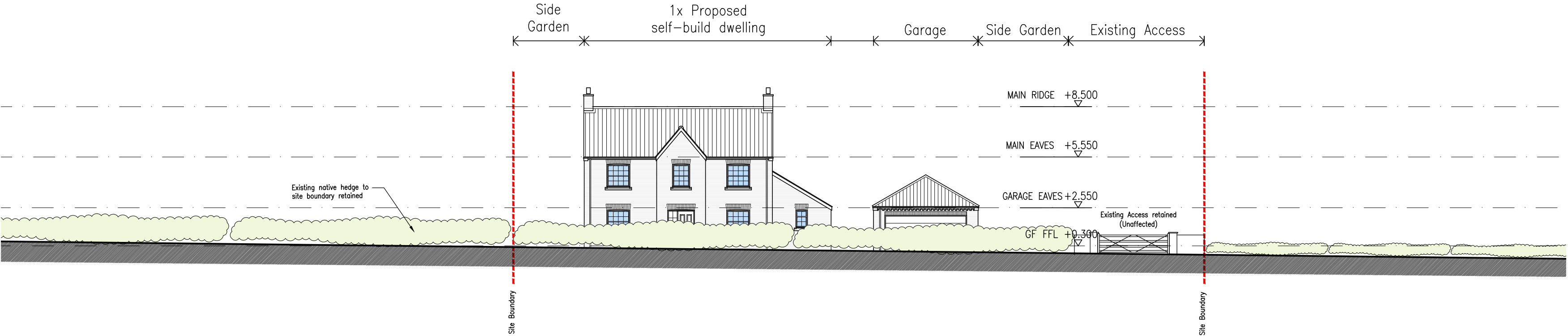
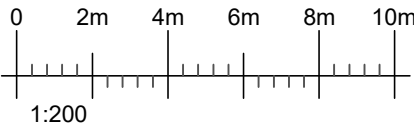
**The Construction (Design and Management) Regulations 2015:**  
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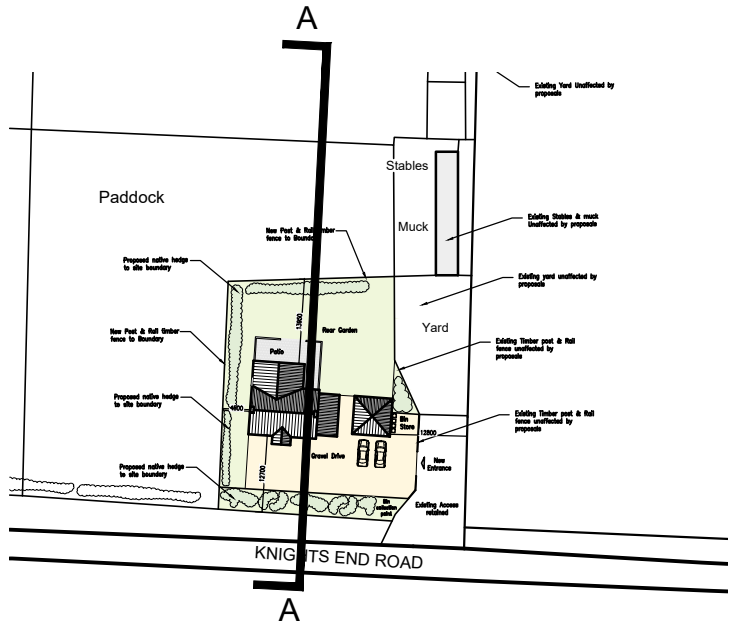
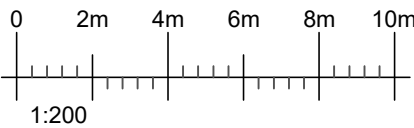
EXISTING SITE SECTION A/A  
SCALE 1:200



PROPOSED SITE SECTION A/A  
SCALE 1:200



PROPOSED STREET SCENE  
SCALE 1:200



SITE SECTION KEY  
SCALE 1:1250

- FLOOD RISK PREVENTION:-
- Dwelling to be constructed in accordance with Ellingham Consulting Flood Risk Assessment, which recommends that the finished floor level of the new dwelling is set 0.3m above existing ground level.
- The flood resilient measures at the dwelling will include:
- Water and electricity meters to be located above predicted flood level.
  - Position light switches , plugs, TV sockets etc to be between 450mm and 1200mm above floor level, and consumer units to be mounted between 1350mm and 1450mm above floor level.
  - Provision of underfloor heating in joint less plastic pipes.
  - Provision of fittings that are not affected by flooding and easily cleaned.
  - The occupiers of the building should also register with the governments floodline warning direct system to ensure they receive up to date information regarding possibility of flooding.

A - Amended for validation comments (13.03.2025)  
REVISIONS



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CLIENT  
MR M GRAHAM

PROJECT  
PROPOSED NEW SELF BUILD DWELLING

SITE  
LAND AT KNIGHTS END ROAD  
MARCH  
CAMBS  
PE15 0YR

DRAWING  
SITE SECTION(S) & STREET SCENE(S)

JOB NO.	PAPER SIZE	DATE
7078/006A	A2	DEC 2024

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PROPOSED FRONT ELEVATION  
SCALE 1:100



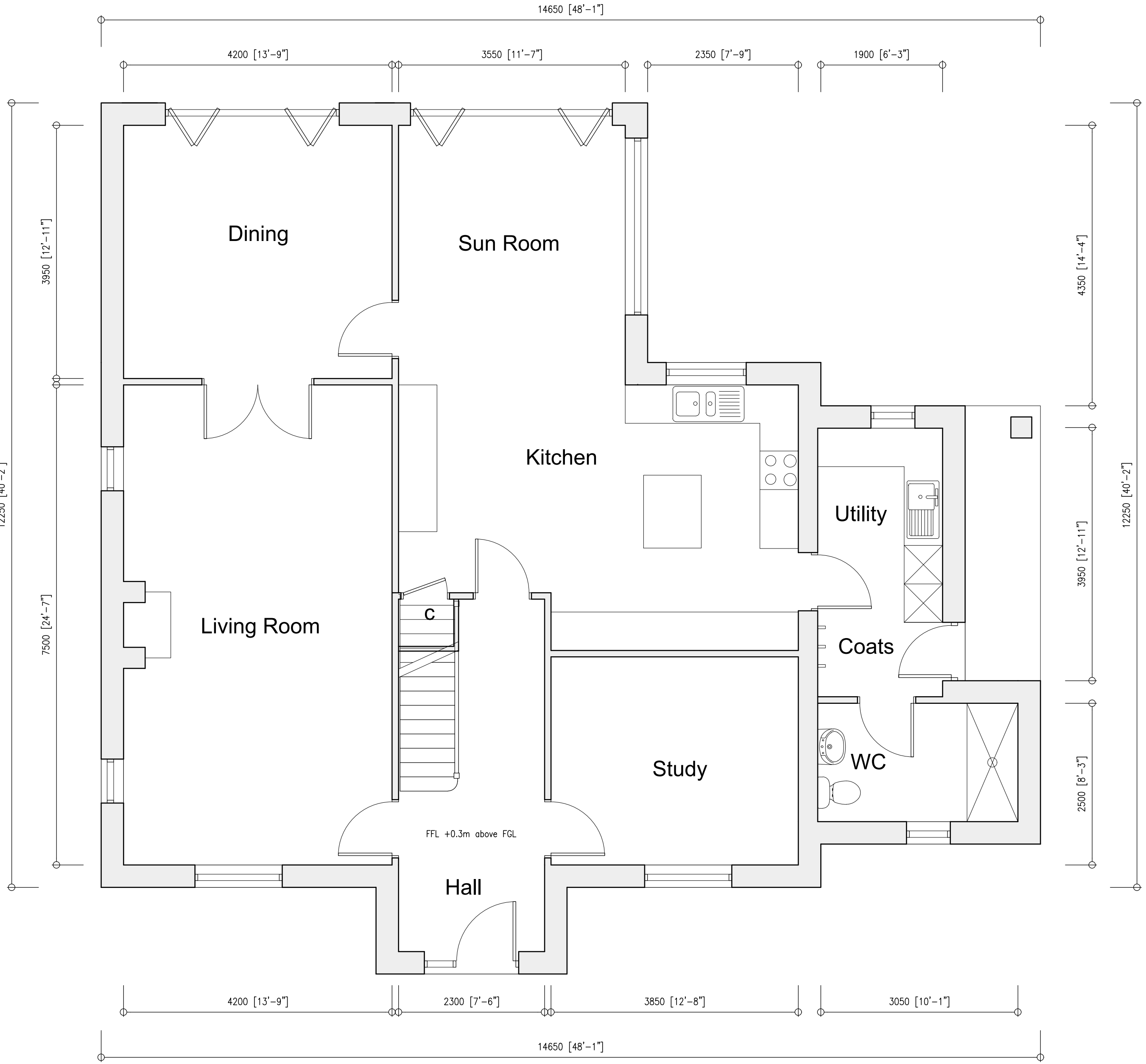
PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED REAR ELEVATION  
SCALE 1:100



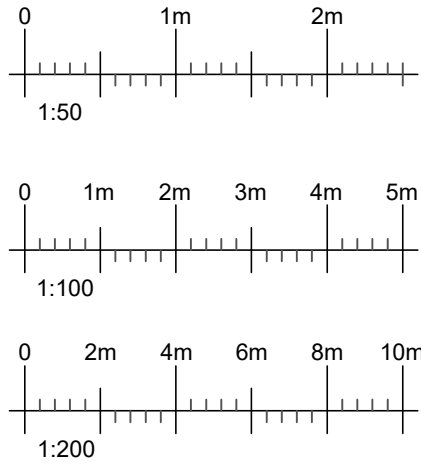
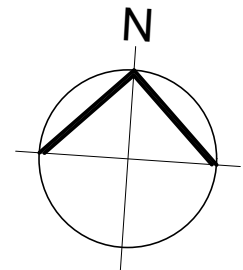
PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50



C - Amended for validation comments (13.03.2025)  
B - Amended ahead of formal planning submission (05.03.2025)  
A - Revised Layout following client feedback (15.01.2024)

REVISIONS

JOB NO.	PAPER SIZE	DATE
7078/04C	A1	DEC 2024

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CLIENT  
MR M GRAHAM

PROJECT  
PROPOSED NEW SELF BUILD DWELLING

SITE  
LAND AT KNIGHTS END ROAD  
MARCH  
CAMBS  
PE15 0YR

DRAWING  
PROPOSED PLANS & ELEVATIONS

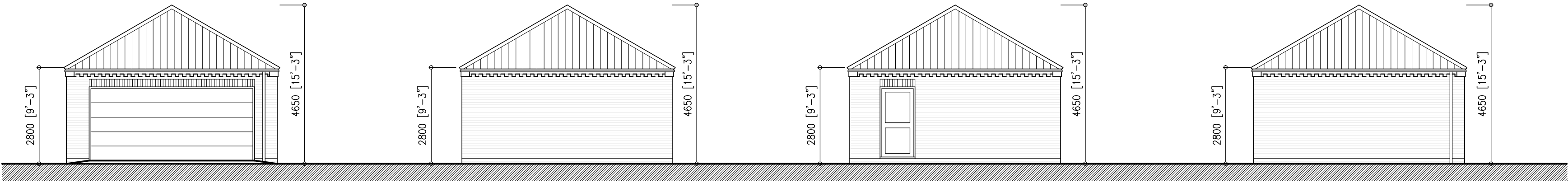
MATERIAL SCHEDULE:-

Walls: Vandersanden Flemish Antique facing bricks.  
Roof: Smooth grey Slate effect Solar tiles  
Windows: Timber Joinery.  
Main door: Timber Joinery.  
Rainwater goods: Black UPVC.

DRAINAGE:-  
Foul water = Discharge to treatment plant located in rear garden.  
Surface water = Discharge to soakways in rear garden.  
Time scales = Both will be installed and operation before occupation.

FLOOD RISK PREVENTION:-  
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- Provision of underfloor heating in joint less plastic pipes.  
- Provision of fittings that are not affected by flooding and easily cleaned.  
- The occupiers of the building should also register with the government's floodlines warning direct system to ensure they receive up to date information regarding possibility of flooding.

**PHA**  
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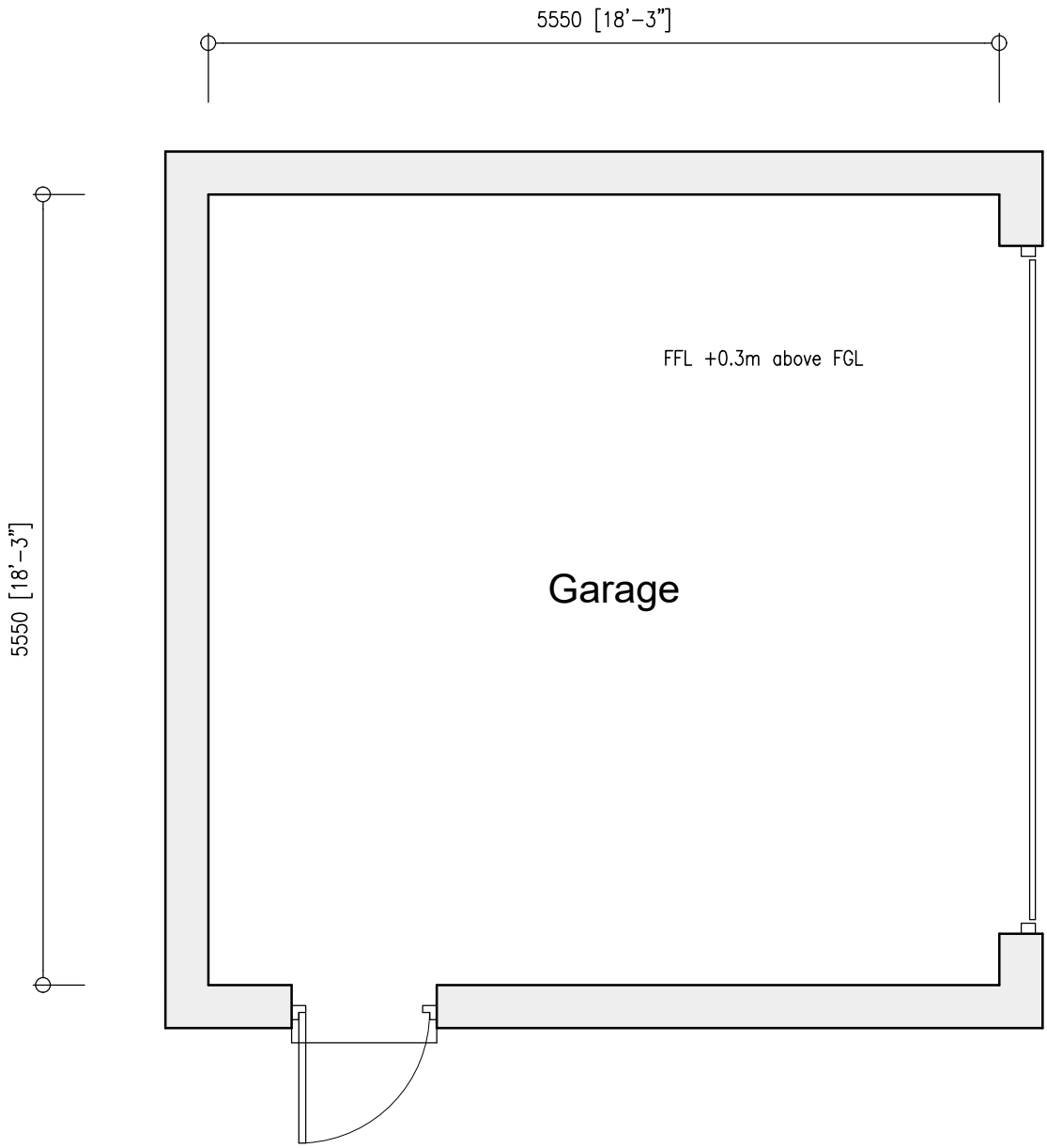


**PROPOSED FRONT ELEVATION**  
SCALE 1:100

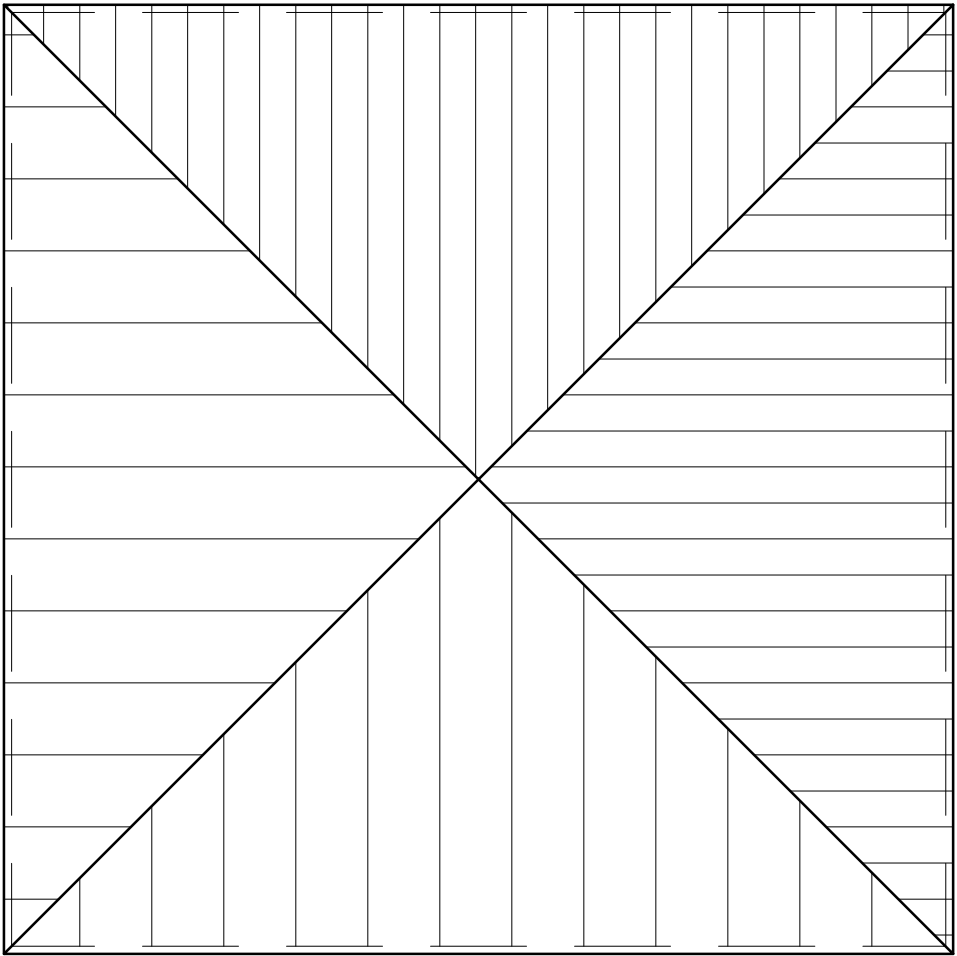
**PROPOSED SIDE ELEVATION**  
SCALE 1:100

**PROPOSED SIDE ELEVATION**  
SCALE 1:100

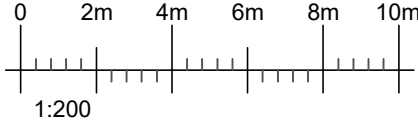
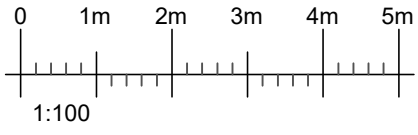
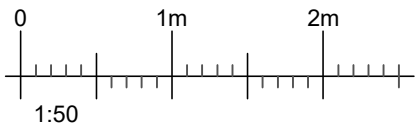
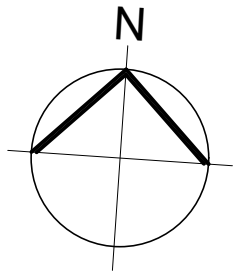
**PROPOSED REAR ELEVATION**  
SCALE 1:100



**PROPOSED GROUND FLOOR**  
SCALE 1:50



**PROPOSED ROOF PLAN**  
SCALE 1:50



A - Amended ahead of formal planning submission (05.02.2025)

REVISIONS



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CLIENT

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PROJECT

**PROPOSED NEW SELF BUILD DWELLING**

SITE

**LAND AT KNIGHTS END ROAD  
MARCH  
CAMBS  
PE15 0YR**

DRAWING

**PROPOSED GARAGE**

JOB NO.	PAPER SIZE	DATE
7078/005A	A2	DEC 2024

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