

**PLANNING COMMITTEE DATE: 27<sup>th</sup> November 2024**

**APPLICATION NO: F/YR21/1497/O**

**SITE LOCATION: Land West of The Avenue, March, Cambridgeshire**

**UPDATE –**

**1. Further public comments received since preparation of Committee Report.**

1.1 One further public comment has been received from the Vicar of St Wendreda's Church as follows:

*"It has come to my attention that the path and cycleway which will run between Church Street and the new development of housing, will border the Saint Wendreda's Church graveyard/cemetery. At the moment there is no permanent boundary fencing and just incomplete hedgerow. Consequently it would be likely that the people wanting a shortcut to Church St, may find or make gaps and go across the graveyard.*

*The ground is uneven and the Council only do minimum maintenance. It would become a health and safety risk if people start trying to walk and take bikes in between the graves whilst they cut across to Church St. Can I suggest that boundary fencing is installed to stop this happening?*

*Also I am concerned that Church Street could become significantly busier. As a road that many walk down with dogs, children and the elderly, and which many pedestrians use for funerals, weddings and many other occasions, I am concerned that we would therefore need some form of traffic calming measures. These are needed to ensure that Church Street does not become a 'rat-run', used as a quick cut through from the new development, which would put residents and visitors at risk."*

**Officer comments:**

1.2 Draft planning condition 33 in the Committee Report sets out wording of a Public Rights of Way Scheme, including off-site improvement works such as the footpath referred to in the response above, as recommended by the Local Highway Authority. This condition would require details to be submitted on the design of public rights of way routes and their surfacing, widths, gradients, lighting, landscaping, and structures. Added to this condition can be details of boundary treatments where these might be required to ensure users of the rights way do not deviate from it.

1.3 With regard to the use of Church Street, no off site highways works have been recommended by the Local Highways Authority in relation to this road.

**2. Further representation for the applicant**

2.1 The applicant has sent an email to Officers following publication of the Committee Report. This is available to view on the public access file at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

2.2 The response requests the Executive Summary include details of all the benefits the scheme would bring to March. However, Officers have considered the benefits of the scheme and have set these out in the report. Some of the benefits identified by the applicant are considered to be mitigation measures necessary to make the development acceptable.

2.3 Other points made relate to matters that would be finalised in the wording of a Section 106 legal agreement and planning conditions post any resolution to Approve the application by the Planning Committee. Some points of correction and clarification are also provided.

2.4 The applicant has also sent a statement to members of the Planning Committee. A copy of this is also available on the public access page for this application.

### **3. Further representation from Anglia Water**

3.1 Having been approached by the applicant, Anglia Water have advised they have no objection to the rewording of their original condition (draft condition 12 in the Committee Report) to be amended as follows:

*No development shall commence until a strategic foul water strategy, which shall include a timetable for implementation, has been submitted to and approved in writing by the LPA, in consultation with Anglian Water. The strategy should identify the connection point for 50 properties to Knights End Road and all properties thereafter to the 375mm sewer in The Causeway, manhole 5801. The foul drainage works must be carried out in accordance with the strategy and the timeframes set out therein.*

3.2 It is therefore recommended that Condition 12 is amended as above, notwithstanding that delegation is sought to finalise the planning conditions as per the officer recommendation.

### **4. Corrections/ clarification**

4.1 The following matters highlighted as accepted as factual errors in the Committee Report:

- Paragraph 5.13, paragraph 5 (16 Highways conditions). Bullet point 5 states that the applicant will deliver the MATS Hostmoor Avenue scheme. This is incorrect as the highway condition recommended by the LHA states: 'No more than 500 dwellings shall be occupied until such a time as the MATS Hostmoor Avenue scheme or any alternative junction improvement scheme for the A141/Hostmoor Avenue junction which has been approved in writing by the Highway Authority is delivered on the ground.' Paragraph 10.77 makes the same reference as well.
- Paragraph 10.85 states the Church is located to the west of the site – it is located to the east.
- Paragraph 10.92 states the school and local centre have been reduced to single storey. It is only the local centre which has been reduced to single storey as shown on the Parameter Plans and the Wire Frames. Reference to the school being only single storey is incorrect and the proposal and associated impacts have been assessed on the basis that the school may not be single storey and would be subject to assessment at detailed design stage i.e. through future reserved matters.

**Recommendation: Grant** – The above update does not alter the original recommendation.