

PLANNING COMMITTEE DATE: 24 July 2024

Agenda No: 5

REFERENCE NO: F/YR23/0376/F

SITE ADDRESS: Land East Of The Walnuts Flaggrass Hill Road Accessed From Creek Fen, March, Cambridgeshire

PROPOSAL: Change of use of agricultural land to equestrian use and the formation of road (part-retrospective)

UPDATE

A further letter has been received from a previous objector to the application seeking the following clarifications:

- *What is the requirement for the new access road to be a through road?*
- *What consideration has been given to both the weight and volume of construction traffic along the narrow access track known as School Grounds as a result of building the road? Could a planning condition be included for all commercial/construction traffic to access the site from the existing access at The Walnuts, Flaggrass Hill Road, for the following reasons:*
 - o *This application is for domestic traffic only to access from School Grounds and Creek Fen*
 - o *The Walnuts forms part of the same site with the same owner*
 - o *School Grounds has recently had surface repairs undertaken that the weight and volume of construction traffic would have a significantly negative impact*
 - o *School Grounds has been recognised as unsuitable for any commercial traffic intensification.*
- *Please could you confirm what distance from the brink of the dyke the road will be constructed, allowing consideration for the prevention of dyke slippage/water course obstruction as a result of constructing the road immediately adjacent to a working water course.*
- *What consideration has been given to how the surface water will be disposed of, including the impact of additional water going into the adjacent water course.*

Officer response

The application is for the change of use of the agricultural land to horse paddocks and an access road to provide access to the paddocks.

A condition to restrict what type of traffic can use School Grounds to access the site would be unreasonable and unenforceable. The types of vehicular movement associated with the development on site are unlikely to result in significant highway impacts given the type of vehicles that currently utilise the School Grounds road. As discussed within section 9.16 of the Committee Report, it is CCC's responsibility to ensure the road is maintained to an appropriate standard.

The submitted plans detail the proposed location of the access into the site as well as the hardcore track. Should the embankment fail, it would be the responsibility of the owner of the watercourse to repair.

The application site is situated within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures.

Recommendation: No change to the recommendation which is to grant this application as per Section 11 of Agenda item 5 on page 31-33.