

**PLANNING COMMITTEE DATE:** 4 March 2026

**Agenda No: 7**

**REFERENCE NO:** F/YR25/0089/F

**SITE ADDRESS:** Land East Of March Airfield, Cross Road, March, Cambridgeshire

**PROPOSAL:** Erect x 1 self-build/custom build dwelling in association with a new builders yard (sui generis), including the erection of a shed, and 2.4m high palisade fence and gates, the siting of 6 x containers, and the formation of an access

### **UPDATE**

1.1. Following the publishing of the agenda, comments were received by FDC Environmental Health, regarding the e-mail submitted by the agent from the Paragliding and Hang-gliding association.

1.2. The comments received are as follows:

*With further information and correspondence now considered, including the locality of the active airfield/paramotor (aviation) training facility in relation to the proposed development, it is worth mentioning the following matters.*

*Whilst aviation health and safety does not fall under the remit of the Council's Environmental Health Team to investigate, the comments from the Civil Aviation Authority and those with diagrammatic inclusions from Fenland Wind & Airports Centre are acknowledged and considered valid.*

*Noise does have the potential to adversely impact on the use and enjoyment of a property in such close proximity, and I believe it may be difficult to impose conditions in order to protect future residents should planning permission for this scheme be granted, without compromising the existing business use and activities.*

*Without employing the services of a suitably qualified acoustic consultant, it is not possible to determine exactly what noise levels can be expected within habitable rooms and for external amenity areas of the proposed development, but subjectively there is potential for disturbance given the short distance from source to receiver.*

*When considering all available information, including that from experts in aviation and having regard to both potential noise impact, as well as the health and safety of future residents and pilots, particularly during take-off and landing, this service has serious reservations about the proposed scheme.*

*This service therefore wishes to object to the proposals in their current form and whilst not against the construction of a dwelling and associated structures within the general locality itself, wonders whether it would be sensible to consider a relocation of the proposed development within the land owned by the applicant so that it increases the distance between future residents and the noise sources, whilst also achieving a degree of risk mitigation from and health and safety standpoint.*

- 1.3. The comments received indicate the potential for the proposed dwelling to experience unacceptable levels of noise disturbance from the use of the airfield.
- 1.4. Accordingly, these comments do not alter the Officer recommendation and reinforce the changes made to reason for refusal 4, as set out in the already published Officer Report.
- 1.5. Furthermore, additional information has been sent directly to the Members of the Committee in the form of an extract from the Civil Aviation Authority website which states that:  
  
*“The British Hang Gliding and Paragliding Association is the governing body in the UK for hang gliding, paragliding, paramotoring and parascending.”*
- 1.6. However, a search of the BHPA website whilst indicating that the Association is responsible for administering and generally promoting the activity in terms of providing air worthiness standards, training for pilots and ensuring instructors are accredited etc. there is no indication that the Association provides any safety certification etc. to individual air fields.
- 1.7. As such, it is not considered that any of the submitted information addresses the aforementioned reasons for refusal and, therefore, the officer recommendation remains one of refusal.

**Recommendation:** Refusal