

**Reference Number: F/YR20/0223/BCP**

**SITE LOCATION: Land east of A141 highway and north of Knights End Road, March**

**UPDATES**

**1. Landowner representations**

1.1 1 letter received from the owner of parcel 14, as detailed on page 37 of the Broad Concept Plan document raising concerns over equalisation and deliverability of the BCP (see attached).

1.2 The landowner previously advised that they did not give permission for their response, or any other details concerning them, their opinions, comments or otherwise, to be disclosed publicly and this is reflected in the BCP document at page 37.

1.3 *Officer Response*

As set out at section 5 of the Officer's report, it is acknowledged that an equalisation agreement for the entire area has not been secured but that it is expected that some land negotiations will continue following approval of a BCP. Furthermore, whilst not all landowners are agreeable to bring their sites forward, or to the BCP in its present form, the plan denotes a significant majority of landowners are willing to proceed with the proposed BCP.

**Resolution:**

Recommendation: Approve the BCP as set out under Section 11 of the Officer's report.

**Subject:**

**From:** L F

**Sent:** 13 July 2021 09:56

**To:** Gavin Taylor <GTaylor@fenland.gov.uk>

**Cc:** Cllr Alex Miscandlon <AMiscandlon@fenland.gov.uk>; Cllr Robert Skoulding <RSkoulding@fenland.gov.uk>; Cllr Jan French <jfrench@fenland.gov.uk>

**Subject:** West March Broad Concept Plan - FDC Planning Committee 14 July 2021

Dear Gavin

I hope this email finds you well. We are travelling so will be unable to dial into the above meeting but, particularly since my January email was disappointingly not circulated to the other landowners, would kindly request you provide this note to the committee prior to tomorrow's meeting on July 14, 2021. (Please note I have copied in the Chairman, Vice Chairman and Deputy Leader of FDC.)

The BCP suggests that I did not respond to Persimmon Homes ("PH") landowners' consultation and as such implies that I have little interest in the outcome of the March West Development. This could not be further from the truth. As you are aware from our correspondence, I felt it poor practice to publish landowner positions on a sensitive local matter in such a simplistic manner. I would like the committee to understand that, while my position remains unsupportive of the BCP as currently drafted, it is because I fear, in its present iteration, it is undeliverable without an equalisation agreement.

In this regard it appears there may have been a drift away from policy. The West March Policy Document stated "there is an expectation from the council ..... ensure an equitable approach to delivering housing and other land uses across the whole SUE". Whilst the language under clause 5.6 of the BCP does not accord with this.

All of the landowners need to deliver their land under the BCP for the benefits identified thereunder to accrue. You note in your summary: (i) the housing allocation is inequitable; (ii) the S.106 is inequitable and, in my opinion, most importantly; (iii) the integration benefits largely accrue from land outside the control of PH. As such, without an equalisation agreement between the landowners and PH, March could potentially be left with an isolated, high-density housing estate, instead of the high-quality integrated development it deserves.

Yours sincerely

Louise Fenlon (nee Ogden)

Sent from my iPad