



Fenland District Council

FENLAND CORE STRATEGY  
DEVELOPMENT PLAN DOCUMENT  
(Proposed Submission Version)

Addendum relating to North-East March Allocation

Representation Form

Please return your completed form by one of the following methods:


By post to: Neighbourhood Strategy (Planning Policy) Team,  
Fenland District Council, Fenland Hall, County Road,  
March, Cambridgeshire, PE15 8NQ

By e-mail to: neighbourhoodstrategy@fenland.gov.uk

Representations must be received by 5pm on Wednesday 7th August 2013

Representations should relate only to the Addendum. This is not an opportunity to submit representations on the remainder of the Proposed Submission Version of the Core Strategy. Previous representations made on the Proposed Submission Version will be taken into account and forwarded to the Planning Inspectorate. It is therefore not necessary to repeat representations previously made.

PART A: PERSONAL DETAILS

Signature: 	Date: 2 AUGUST 2013.
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1. Personal Details\*

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes in the first column below, but complete the full contact details of the agent in the second column.

Please note that as this is a public consultation your details and comments will be available for others to see.

Title	Mr & Mrs	Mr
First Name		Martin
Last Name	Gillett	Bagshaw
Job Title (where relevant)		Consultant
Organisation (where relevant)		John Martin & Associates
Address Line 1	C/O Agent	8 Spencer Parade
Line 2		Northampton
Line 3		
Post Code		NN1 5AA
Telephone Number		07834 551402
E-mail Address		martin@johnmartin.co.uk

2. Agent's Details (if applicable)

## PART B: REPRESENTATION

Please repeat your Name or Organisation:

John Martin & Associates

3. Did you submit representations on the Proposed Submission Version of the Core Strategy during the public consultation (28 <sup>th</sup> February – 10 <sup>th</sup> April 2013)?	Yes:	
	No:x	(please go to Q6)
	Don't know	(please go to Q6)

4. Did you submit a representation relating to the North-East March Allocation (in Policy CS9 – March)?	Yes:	
	No:	

5. If you submitted representations on the North-East March Allocation, do you want the comments you make below to replace those previously made (in so far as they relate to the North-East March amendments)?	Yes:	
	No:	

6. Do you support the amendments to the Proposed Submission Version as set out in the Addendum relating to North-East March?	Yes:	x
	No:	

7. With the addition of the amendments in the Addendum do you consider that the Fenland Core Strategy is legally compliant?	Yes:	x
	No:	

8. With the addition of the amendments in the Addendum do you consider that the Fenland Core Strategy is sound?	Yes:	x
	No:	

9. If you consider the Fenland Core Strategy with the addition of the amendments in the Addendum is **not sound**, please identify your reason(s) for this by ticking the appropriate box(es). Please see the Guidance Notes to help you decide.

In my opinion, the Core Strategy is not:

Positively prepared:	<input type="checkbox"/>	Justified:	<input type="checkbox"/>	Effective:	<input type="checkbox"/>	Consistent with national policy:	<input type="checkbox"/>
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10. Please use the box below to set out your reasoning behind your response to Q7, Q8 and/or Q9.

These representations have been prepared by John Martin & Associates on behalf of Mr & Mrs J Gillett who are the freehold owners of an area of land to the south west of March, which extends to approximately 12ha as identified on the attached site location Plan 1. As such our clients land is situated within the area identified as a Broad Location for Growth to the south west of March as identified on the Key Diagram for March.

We would confirm that previous representations have been submitted on behalf of our client in respect of their land interest and in particular on the following consultations:

- September 2011 – Core Strategy Draft Consultation July 2011
- August 2012 – Core Strategy Further Consultation Draft July 2012

In this regard our client welcomes the publication of the Fenland Local Plan Core Strategy Proposed Submission Addendum for public consultation and would wish to make the following comments in support of the changes proposed in the Addendum:-

## **Part 2: Rationale for the Proposed Change**

The proposed deletion of the strategic allocation to the North East of March and the redistribution of housing growth with the addition of 200 dwellings to the South West March allocation are both fully supported by our clients.

From consideration of the Sustainability Appraisal February 2013 (SA): Part 2 it is evident that in general terms additional development in the southern half of March is more preferable in sustainability terms than to the north. It is noted that concerns regarding certain negative issues are more likely to be overcome in the south through the increased scale of development and as such it is extremely logical to move forward with a development strategy which reduces the potential for negative impacts than one which does not.

The overall conclusion in the SA to the Appraisal of Potential Locations around March confirms that: ***'from a sustainability appraisal perspective growth should be identified in the southern segment first if possible'*** this would therefore support the proposal to increase the level of development in the south west area.

With regard to the issue of deliverability of land in the south west area the appraisal confirms that ***'whilst interest in developing the area has been indicated from agents and landowners these have not materialised into concept master plans'***. Our client as a major landowner in the south west March area fully supports the principle of additional housing development in the area and as such has made previous submissions to the District Council throughout the emerging development plan process expressing the availability of their land for development. In this regard our client would again reaffirm the availability of their land for development.

In addition our client can confirm that they are working with the other major land owner The Fisher Parkinson Trust (subject of a separate representation) and whose landownership together with that of our client extends to 27.7ha as identified on the attached Plan 2. In this regard the respective landowners are working together to address the deliverability of a comprehensive development of the area through the preparation of a master plan

As such in view of the landowners commitment to development in this area it is our clients considered opinion that the site should be identified as a 'strategic allocation' rather than a 'broad' location.

## **Policy CS9 - March**

Our client supports the proposed deletion of the North east March (strategic allocation) and the proposed increase of 200 dwellings to 500 dwellings in the South west March (broad location of growth).

This proposed amendment is considered to make the plan sound.

11. If you think that the Fenland Core Strategy (with Addendum) needs further changes, please set out what you consider the change(s) should be to make it legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

It is considered that the South West March area be redefined from a Broad Location for Growth to a Strategic Allocation

*Continue on extra sheets/expand box if necessary*

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

12. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the forthcoming public examination (or can it be considered by written representations)?

**NO**, I do not wish to participate at the oral examination:

**YES**, I wish to participate at the oral examination: x

13. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

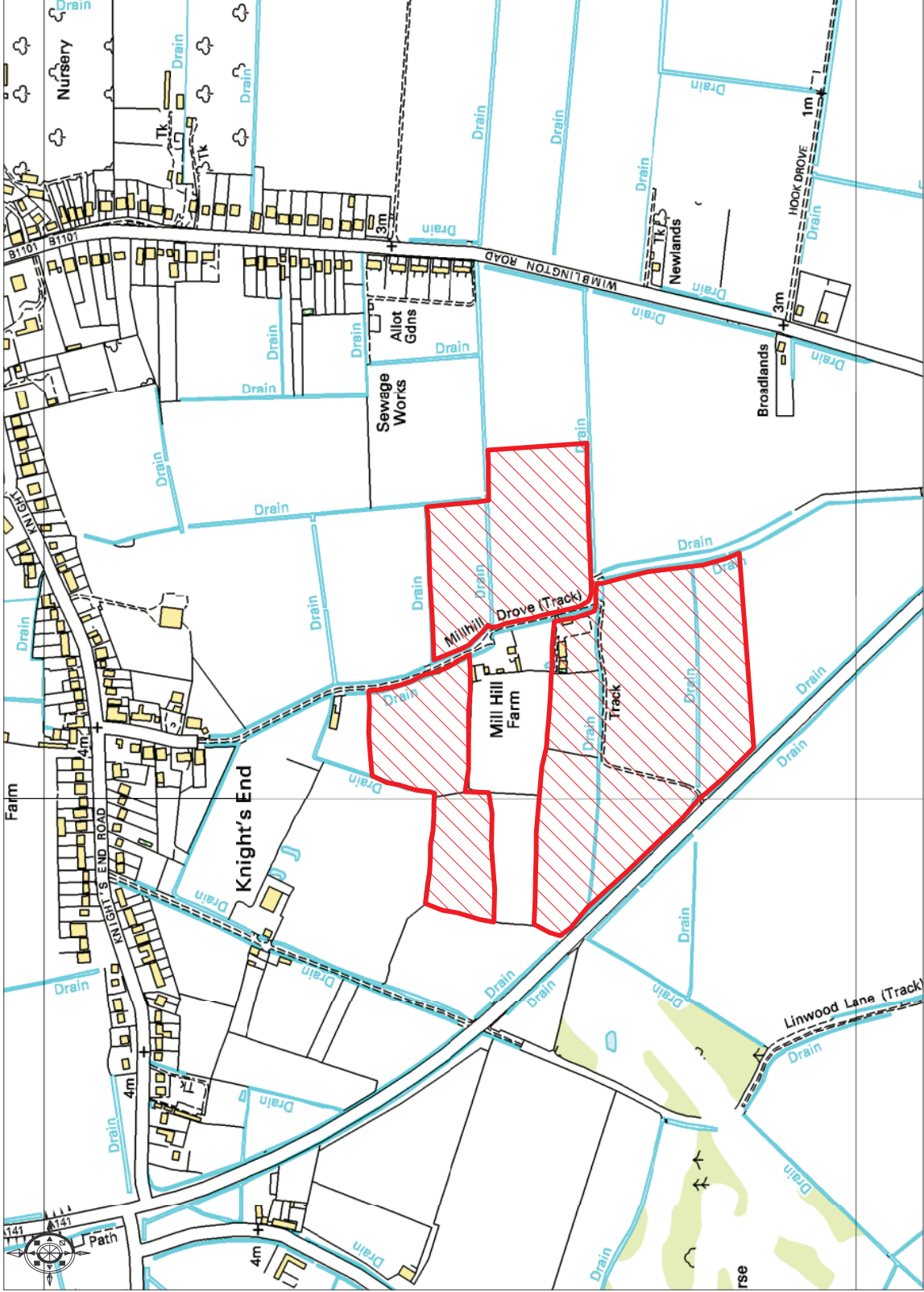
To support the proposed changes set out in the Addendum and to provide any further clarification to the Inspector in regard to the availability and deliverability of development in the South West March area and suggested change from a Broad Location for Growth to a Strategic Allocation.

*Continue on extra sheets/expand box if necessary*

**Please note** that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

**Please make sure you have signed and dated  
the front page of the form**

Land North of Mill Hill Roundabout, March



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JMAG076 Site Location Plan

**JOHN MARTIN**  
AND ASSOCIATES

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MARCH SOUTH - 27.7 HECTARES *PLAN 2*

