

Note on current status of Network Rail applications to LCC that are currently pending consideration (at 1st March 2024)

23/03522/FU: Construction of a new access road and shared-use footpath/cycleway off the existing Newmarket Approach to enable a new vehicular access to Neville Hill South Sidings

Updated drawings were received for this application on 7th February 2024, and on 23rd February 2024 the Highways team confirmed that the proposals are now acceptable. Following this confirmation, the case officer forwarded proposed draft conditions to Network Rail, and he is currently awaiting agreement on these before he issues a decision. Two of the proposed conditions are pre-commencement conditions.

There remains one outstanding issue relating to drainage; Network Rails' drainage strategy relies on use of the highways network's drainage system, rather than the main drains, and requires highways permission for use. The case officer is currently awaiting a response from the highways officer to confirm whether this is acceptable. In any event, the case officer will be looking to control the drainage strategy by planning condition, and the consequence of a 'no' from highways would be a pre-commencement flood risk condition.

The case officer is hopeful that he will reach agreement on the proposed conditions with Network Rail shortly, and as soon as this is received, he will be looking to issue the decision under officer delegated authority.

22/03144/FU – Retrospective planning application for access track and turning head to service adjacent allotments

Updated / amended drawings were received by the case officer for this application on 27th February 2024. The case officer has not yet been able to fully review these, but has confirmed that the amendments are as he had requested (and notes that delays in the application determination have been due, in part, to obtaining accurate certificate / information). He does not consider that there will be a need to re-consult following the receipt of these plans and expects to be able to finalise his report on the basis of the information now available.

The case officer has advised that it is his intention to determine the application through officer delegated authority, though he needs to discuss this and agree a likely timescale for preparing the decision notice with a senior officer.