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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 29 JANUARY 2019
1.30 PM

Bourges/Viersen Rooms - Town Hall

AGENDA

Page No

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Committee Members:

Councillors: Iqbal, G Casey (Vice Chairman), L Serluca, C Harper (Chairman), P Hiller, J Stokes, S Martin, Bond, R Brown, Nawaz and B Rush

Substitutes: Councillors: Hogg, M Jamil and Warren

Further information about this meeting can be obtained from Dan Kalley on telephone 01733 296334 or by email – daniel.kalley@peterborough.gov.uk

CASE OFFICERS:

Planning and Development Team:	Nicholas Harding, Lee Collins, Mike Roberts, Janet Maclennan, David Jolley, Louise Simmonds, Vicky Hurrell, Sundas Shaban, Amanda McSherry, Matt Thomson, Michael Freeman, Jack Gandy, Carry Murphy and Joe Davis
Minerals and Waste:	Alan Jones
Compliance:	Nigel Barnes, Julie Robshaw, Glen More, Andrew Dudley

NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.

2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.

3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.

4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.

5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

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PETERBOROUGH CITY COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE MEETING HELD AT 1:30PM, ON TUESDAY, 18 DECEMBER 2018 BOURGES/VIERSEN ROOM, TOWN HALL, PETERBOROUGH

Committee Members Present: (Chairman) Harper, (Vice-Chair) Casey, Councillors, Brown, Amjad Iqbal, Shaz Nawaz, Martin, Hiller, Rush, Warren, Bond and Serluca

Officers Present: Lee Collins, Development Management Manager
Amanda McSherry, Principal Development Team Manager
Karen Dunleavy, Democratic Services Officer
Stephen Turnbull, Planning Solicitor
Mick Freeman, Section 106 Officer

33. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Stokes, Councillor Warren was in attendance as substitute.

34. DECLARATIONS OF INTEREST

Members declared that they had received a number of letters in objection to the application, however, had not responded to the objectors and would not be predetermined when the application was being considered.

35. MEMBERS' DECLARATION OF INTENTION TO MAKE REPRESENTATIONS AS WARD COUNCILLOR

Councillor Serluca declared an intention to speak as Ward Councillor in relation to agenda item 5.1 18/00469/FUL - BRITISH SUGAR OUNDLE ROAD WOODSTON PETERBOROUGH.

36. MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE MEETING HELD ON DATE

The minutes of the meeting held on 6 November were agreed as a true and accurate record subject to the inclusion of Cllr's Hiller declaration of interests appearing in the Declarations of Interests section of the minutes.

The minutes of the meeting held on 27 November were agreed as a true and accurate record.

At this point Councillor Serluca stood down from the Committee for the following item due to an interest declared to speak as Ward Councillor.

37. DEVELOPMENT CONTROL AND ENFORCEMENT MATTERS

37.1 18/00469/FUL - BRITISH SUGAR OUNDLE ROAD WOODSTON PETERBOROUGH.

The Planning and Environmental Protection Committee received a report in relation to a hybrid planning application which sought full planning permission for the demolition of the existing buildings on site, and redevelopment of the site to provide a new foodstore (Class A1), with associated car parking and landscaping on part of the site (Phase 1); and Outline planning permission on the remaining part of the site (approx. 1.57 hectares) for up to 74 new residential units, with all matters reserved, apart from access (Phase 2).

The Head of Planning and Principal Development Team Manager introduced the item and highlighted key information from the report and the update report. The update report included drainage objection overcome by conditions, tree officer conditions, eight letters of objections and the renumbering and corrections to some of the conditions specifically to make it clear that the store would become a Lidl and instead of an A1 open retail foodstore and an update to the demolition and construction management plan.

Councillors Coles, Dowson and Serluca Ward Councillors, addressed the Committee and responded to questions from Members. In summary the key points highlighted included:

- The planning application had caused a high level of local resident concern and was an unwanted development.
- Peterborough needed high quality office space to attract new businesses. There had been no evidence to substantiate the loss of employment use.
- A food store would attract low paid jobs for the City when it is in need of higher skilled office jobs.
- Many office spaces were being demolished in the City or converted into apartments.
- There were limited places available in the City to accommodate the inward investment it needed.
- It was felt that opportunity peterborough would not support this development scheme.
- It was expected that there should have been discussions held about freehold and leasehold prices in respect to the change of land use.
- Residents were rightly concerned about the impact of traffic, should the development be approved.
- The store would be open seven days a week and would attract a regular stream of traffic, which offered no respite for local residents.
- The local retail centre was planned as an integral part of the community for residents and a Lidl store would decimate trade for the centre and for surrounding stores.
- Suggestions had been made about whether the Lidl store would be better accommodated in the recently failing Orton Centre.
- The development scheme was about money only and had not taken into account the harm it would pose to the local area and the community.

- Ward Councillors had received many complaints about the existing vehicle use in the area.
- The road entrance to the site was a single carriageway and this had always created traffic issues especially around school times and rush hour. The single entrance to the site had originally been designed that way through planning application, in order to encourage a decrease of car use. The single junction plan had not succeeded to reduce traffic and had seen many properties designated as houses of multiple occupation, therefore, car use had increased in size. As a result, emergency vehicles had struggled to gain access to the area.
- There would be a provision of 145 car parking spaces made at the Lidl store.
- The parking in the area available at Budgens shopping area was already at full capacity on a daily basis. The parking situation at the Anglia Ruskins Centre (ARC) was a third full, with students parking in the streets, which had caused congestion in the area. This was due to the parking fee applicable at ARC.
- There were road delays on Bourges Boulevard, Shrewsbury Road and Botolph Green traffic light areas which had also created a traffic impact in the area. The traffic issues would increase if the development was to be approved.
- The development had not allow for a second access, which the area desperately needed due to historic traffic issues.
- The consultation process had shown that there was a 95.5% opposition of the development and this should be given merit by the Committee.
- The development density was far higher than Officers had suggested, which was felt to be detrimental to the future residents of the area.
- The Arap building was an award winning heritage building. When it was shown to Members of the Committee during the site visit, it had not been repaired, this in turn had given the appearance of and old derelict building.
- The proposed replacement building would be of a standard design and it was suggested that the developer could consider converting the existing Arap building rather than demolishing it.
- Objecting Members would be in more support if the site was to be developed into all residential dwellings. The objection was to the extra retail and car parking it could attract.
- The loss of heritage buildings was very negative for Peterborough.

Jenny MIller local resident and David Turnock Peterborough Civic Society addressed the Committee and responded to questions from Members. In summary the key points highlighted included:

- There would be a detrimental impact from the increase in traffic movement if the Lidl store application was approved.
- Issues would be experienced with emergency access to the area.
- Schools and houses close to the site could be at risk if emergency vehicles were not able gain access due to the single road layout near the proposed store site.
- There were only five award winning modern heritage buildings left in the City compared to Cambridge that had 50, and to lose one of Peterborough's heritage buildings would be unwise.

- It was understood that the applicant had been invited to create a design which retained the glass box appearance for the new Lidl store.
- It was felt that the introduction of CS17 to preserve historic environment which included non-heritage assets, should be encouraged with the applicant.
- The Civic Society's objection in the main was about losing the facade of the existing Arab building and not necessarily what it was to be developed into or the increase in traffic it may invite.

Richard Huteson, the Applicant addressed the Committee and responded to questions from Members. In summary the key points highlighted included:

- The hybrid planning application would demolish the existing Arup building and replace it with a supermarket, parking and up to 74 dwellings.
- The full application had related to the western sector of the site to build a Lidl's food store.
- The proposed Lidl food store would be an extension to the Valley Park retail centre in the area, which was adjacent to the site.
- The current Arap building was not fit for refurbishment to accommodate the Lidl store, associated parking and landscaping.
- The British Sugar building was constructed in the 1950s and staff had relocated to Signet Park.
- The store proposals had been in line with Lidl's current specification to provide customers with a local supermarket, which would provide a benefit to the local area. The development was intended to enhance the existing Valley Park Centre, and in addition provide much need parking, boost the economy and increase residential dwellings, which was inline with Peterborough's planning policy.
- The mixed use scheme was felt to be a more appropriate use of land for the local community and would complement other services in the area.
- The development could be included in the Authority's windfall housing allowance and would contribute to the five year housing supply.
- The development would help to contribute to the Authority's much needed 30% affordable housing supply.
- The Section 106 provision would amount to £103k.
- There had been no statutory consultation objection made against the proposed development scheme.
- The existing Arup building was not listed nor had it been located within a conservation area.
- The Arup building was a non designated heritage asset.
- There were no other end users that could use the building in its current state, as it would be too costly to convert into modern offices.
- It would be costly to convert the Arup building into a Lidl store.
- The harm caused by the Arup building loss would be outweighed by the proposed development for dwellings, a supermarket and parking.
- The proposal would not present any pressure on existing services.
- There had been no CIL contribution on offer as this had been offset by the viability costs of the scheme. The viability appraisal had demonstrated that

there would be significant costs involved to make improvements to the site, which included demolition of the Arup building and other mitigation costs.

The Planning and Environmental Protection Committee debated the report and in summary, key points raised and responses to questions included:

- Where there was an existing building on a development site, the demolition costs would be offset against a CIL contribution, which was why CIL had not been applicable for this application.
- Members understood that the affordable housing allocation offered by the applicant was 15% and that a further 15% would be provided through a Combined Authority contribution. Members requested to be provided with the financial viability appraisal which had concluded the amount of affordable housing allocation applicable for the applicant.

EXCLUSION OF PRESS AND PUBLIC

2:25pm At this point the Planning and Environment Protection Committee **AGREED** to move into closed session and exclude the press and public. This was because the information to be considered was not for public disclosure and was **EXEMPT** in accordance with paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972, in that it contained information relating to commercially sensitive issues, namely the section 106 viability appraisal costs.

The public interest test had been applied to the information contained within the exempt information and it was considered that the need to retain the information as exempt outweighed the public interest in disclosing it.

3:00pm At this point the Committee returned to open session and took a 10 minute break.

The Planning and Environmental Protection Committee debated the report and in summary, key points raised and responses to questions included:

- Officers advised that the road entrance to the site was of a standard size compared to other areas in the City where the roads were narrower. There had been no major concerns in relation emergency vehicle access to the development site, however, there had been an issue with Warff Road near to the site and this could be assessed in the future if it was considered to be an issue.
- The viability report in relation to other retail stores near to the site and the impact on the existing Budgens had not included stores such as Tescos and the Cooperative stores as these were out of centre sites.
- The latest retail assessment report had been produced in 2016, which was used to evaluate the cumulative impact on Budgens. There would be an element of link trips from the proposed Lidl and other nearby stores that would balance out any adverse retail impact to the Budgens store and for that reason,

officers had concluded that there would be no serious adverse loss of trade impact.

- Officers had concluded that the outline application considered for the development site had demonstrated that some of the properties proposed were too close to the boundary of the north of the site. This could present an overshadow impact on neighbouring properties, however, the layout of the site would be considered at a later date.
- As CIL contributions were not applicable to the site, the impact on schools would not be considered. If the development was significantly larger, then school impact would be considered.
- The the parking space numbers had accommodated the standard number permissible for a development of this size. The parking spaces for the proposed Lidl store were of a larger size compared to the minimum requirements.
- The signalised junction into the site had been found to be satisfactory by Officers.
- The proposed development would attract less traffic than office use.
- If an increase in housing allocation was made for the proposed site this would generate increased traffic and would conflict with school traffic.
- Members felt that the level of affordable houses offered had not seemed acceptable and there should be no reason why the applicant could not meet the Authority's minimum level of 30%.
- Members had no concerns about the development of a Lidl's store and housing for the site.
- It had seemed unacceptable to Members that there would be no CIL contribution applied to the applicant.
- Some Members felt that an alternative store option in the area within walking distance could benefit the area.
- The award winning Arup building was in a state of disrepair and a refurbishment proposal to convert it to modern standards would be difficult to justify.
- Some Members felt that there may be an adverse retail impact on the local Valley Park retail centre and Budgens. There had also been concerns raised in the Officer report, however, it had met all planning policy criteria and retail competition was not a planning matter.
- There were no improvements to the bus stop proposed however, s106 would be used on site improvements.

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officers recommendation and **REFUSE** the application. The Committee **RESOLVED** (9 For and 1 Abstention) to **REFUSE** the planning permission.

REASONS

The proposed on site provision of 15% of affordable housing was not considered to be sufficient and fell unacceptably below the 30% policy requirement for a development of this size. The proposal was therefore contrary to Policy CS8 of the Core Strategy and LP08 of the emerging Peterborough Local Plan (Submission).

Chairman
1:30pm - 3:46pm

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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 5
29 JANUARY 2019	PUBLIC REPORT

Report of:	Dave Anderson (*Interim Director of Growth and Regeneration)*	
Cabinet Member(s) responsible:	Cllr Peter Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer(s):	Richard Kay - Head of Sustainable Growth Strategy Chris Stanek - Planning Officer	Tel. 01733 863795

MINERALS AND WASTE LOCAL PLAN - FURTHER DRAFT FOR CONSULTATION

RECOMMENDATIONS	
FROM: *Dave Anderson - interim Director of Growth and Regeneration*	**Deadline date:** *Cabinet meeting of 4 February 2019*

It is recommended that the Planning and Environmental Protection Committee:

1. Consider, and make comments as it sees fit, in respect of the Cambridgeshire and Peterborough Minerals and Waste Local Plan - Further Draft and associated draft Policies Map (as attached at Appendix 1 and 2 respectively), prior to its scheduled consideration by Cabinet on 4 February 2019.

1. ORIGIN OF REPORT

1.1 The report originates from the Cabinet decision on 10 July 2017 to proceed with a new Minerals and Waste Local Plan, and for that Plan to be prepared jointly with Cambridgeshire County Council (CCC). Cabinet further decided (26 March 2018) to proceed with a consultation on a 'Preliminary Draft' of that Local Plan.

2. PURPOSE AND REASON FOR REPORT

2.1 To meet the Cabinet decision to prepare a new Minerals and Waste Local Plan, a 'Further Draft' version of that Plan needs to be approved by Cabinet prior to a second round of formal consultation. A number of future stages will also take place, before the Plan is finalised and adopted.

2.2 This report is for Committee to consider under its Terms of Reference 2.6.1.5

To be consulted by, and comment on, the Executive's draft proposals for Local Development Documents within the Local Development Framework at each formal stage in preparation

2.3 This Reports links in particular to the council's corporate objectives of *'driving growth, regeneration and economic development'* as well, to a degree, the *'implement the environment capital agenda'* corporate objective.

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	**YES**	If yes, date for Cabinet meeting	**4 Feb 2019, and other future dates.**
Date for relevant Council meeting	**To be confirmed - likely in 2019 (final consultation version) and again in 2020 (adoption)**	Date for submission to Government Dept.	**Post first Full Council decision: MHCLG.**

4. BACKGROUND AND KEY ISSUES

4.1 On 10 July 2017 Cabinet agreed to proceed with the preparation of a new (joint with Cambridgeshire County Council (CCC)) Minerals and Waste Local Plan ('the Plan'), and agreed a timetable (in the form of what is known as a Local Development Scheme (LDS)) for doing so. That LDS timetable was slightly updated on 29 August 2017.

4.2 The agreed scheduled timetable, therefore, for preparing the Plan is, in short:

- May 2018 - first round of consultation on the emerging Plan (Preliminary Draft)
- March 2019 - second round of consultation (Further Draft)
- November 2019 - third and final round of consultation (Proposed Submission)
- March 2020 - 'submission' of Local Plan, in order to commence its independent examination
- November 2020 - adoption

4.3 The first round of consultation duly took place in May 2018 (further details below). We now move to a 'Further Draft', second round of consultation, version of the Plan which, subject to Cabinet approval, will meet our commitment to consult in March 2019.

4.4 The council already has a set of joint Minerals and Waste Plans with CCC, all adopted around 2012. Rather than update all those individual documents, Cabinet has already agreed, in principle, to bring these into a single Minerals and Waste Plan. Again, this has been agreed to be done jointly with CCC (rather than each authority preparing its own Plan).

4.5 The first round of consultation took place between 16 May and 26 June 2018 (following Cabinet approval to do so, on 26 March 2018). That first stage of Plan consultation could perhaps best be described as an 'issues and options' stage. It set out the proposed approach to the Plan, identifying those elements of the present suite of plans it is intended to be carried forward (and update as necessary).

4.6 The Plan did not at that stage set out any draft sites for new Minerals extraction, waste management or any other site allocations. Suggested new sites were sought from operators as part of that first round of consultation.

4.7 As a reminder, in drafting the emerging Plan, some key principles have been in mind:

- Merge existing Minerals and Waste Plans into a single document: this is cheaper to produce and maintain, and more user friendly.
- Minimise content to only that which is necessary: again, making production cheaper and quicker, and making the end product more user friendly.
- Bring all policies up to date and in line with latest national policy and best practice.
- Structure the Plan in a more coherent way than present Plans, so applicants and decision makers can quickly and easily navigate to the important policies relevant to a specific application.

4.8 The May-June 2018 consultation resulted in over 500 representations being received from approximately 180 individual respondents. The representations were a mix of support and

objection to various aspects of the emerging Plan, as well as the submission (by landowners and agents) of sites which they believed were suitable for future minerals or waste management operations.

4.9 All representations were quickly logged on our consultation portal, so that members of the public were (and continue to be) free to view comments at their leisure, once the consultation had closed. Such full representations remain available, via the link below, with each representation logged against the applicable policy or paragraph that the representation relates to:

http://consult.peterborough.gov.uk/portal/planning/pc/ccc_pcc_mwlp_2036/jpd/jpd?pointId=4884442

To view comments, simply click on the 'view comments' tab located above each policy/paragraph.

4.10 Officers of both PCC and CCC have carefully considered all representations received. However, as a brief snapshot of some of the main issues raised, Members may wish to note the following:

- A wide range of views were received, including from: developers/agents; parish and district councils; representative bodies (eg government bodies, pressure groups); and members of the public.
- Broadly speaking, the structure and approach of the Plan was supported by many, though others objected.
- Developers / landowners / agents supported many elements of the Plan, but some objected to the assumptions and calculations relating to, for example, mineral and waste management needs. They also objected to some detailed wording of the policies of the Plan.
- Statutory agencies and district councils were broadly supportive of the plan, though various detailed suggestions were made to policy wording.
- Approximately 33 suggested minerals sites were submitted, and a further 44 waste management related sites (note: there is an element of overlapping on some of the sites suggested to the Councils, so the numbers should be treated as approximately, rather than a precise number of unique suggested sites).
- A mini consultation on those suggested sites was subsequently carried out with parish councils, to see if they had any early views on the sites suggested to us. A total of 20 parishes (across the whole Plan area) responded.

Overall, the scale of representations received was relatively low, but this was to be expected because at that first 'preliminary' stage, no new sites were being consulted upon.

4.11 A full summary of representations received at the Preliminary Draft stage will be published at the point of consultation on the Further Draft, together with a summary of whether the councils have taken forward suggestions made. There will, therefore, be a clear audit trail from Preliminary Draft, to representations received, to a revised Further Draft.

4.12 In addition to considering representations received, officers have also taken the opportunity to update the emerging plan to take into account new evidence and updated national policy. For example, our evidence base relating to the 'need' for minerals and waste management has been updated, and the policies adjusted accordingly. In addition, in July 2018, the new National Planning Policy Framework (NPPF) was published, and that has some (albeit not fundamental) implications for the preparation of this Plan, which officers have incorporated into the updated draft.

4.13 We now turn to the content of the Further Draft plan, presented at Appendix 1. There are two fundamental differences compared with the Preliminary Draft plan previously consulted upon (and remember that the Preliminary Draft intentionally at that stage did not consult on potential new site allocations - it simply asked for suggestions for new sites).

4.14 First, and of most importance, the Plan is proposing to allocate a number of new **Minerals** sites, in order to address the need for minerals we have identified, and the scale of permissions already

in place. The choice of which sites to pick has been informed by (in simple terms):

(a) the sites' availability (which is primarily informed by the site suggestion process);
(b) an updated 'spatial strategy' as to where, in principle, new sites should be located (accepting, of course, that minerals can only be extracted in those geographic locations where they exist);
(c) the principle that extensions to existing sites are likely better than opening up completely new sites; and
(d) a strategic assessment of the suitability of suggested sites, in terms of 'harm' that might arise (e.g. traffic) or 'benefits' that could be achieved (e.g. flood alleviation or biodiversity gains).

4.15 Specific to the Peterborough area, the following allocations are proposed (in addition to sites which already have consent or are operational, and therefore are deemed 'committed' already):

Gores Farm, Thorney: This site is allocated in the current Minerals & Waste Plan for Sand & Gravel under reference M1F, but presently has no consent in place. It is proposed to allocate this site again, with the addition of a small extension adjoining the south eastern boundary.

Willow Hall Farm, Thorney: This site is also allocated in the current Minerals & Waste Plan for Sand & Gravel under reference M1F. It is proposed to allocate this site again.

Land off Main Road, Maxey: This site is also allocated in the current Minerals & Waste Plan for Sand & Gravel under reference M1E. It is proposed to allocate this site again, with the addition of an extension adjoining the south eastern boundary.

In short, therefore, the proposed 'new' minerals allocations for Peterborough are very limited, comprising two relatively small extensions to existing allocations. Such allocations can be found in Appendix 2 (alongside other allocations across Cambridgeshire).

4.16 In terms of **waste management** allocations, Officers of both councils are recommending that the Plan does not allocate any new such sites. This is for two prime reasons, which are, in short:

(a) the 'capacity gap' is relatively small, and in most cases non existent, for the various waste management types i.e. we have a healthy supply of operations and consents to cover most waste needs; and
(b) experience from the last (present) adopted Plan highlights that allocating waste sites is not very successful, with many allocations not coming (and unlikely ever to come) forward, whilst unallocated sites have been granted consent.

Instead, the Plan proposes a 'criteria based' approach to dealing with any waste management related proposals that do come forward, which gives sufficient flexibility to the market to meet future needs, with suitable safeguards to prevent unsuitable proposals in the wrong location coming forward. This 'no allocations' for waste management is becoming a common approach for Minerals and Waste Plans across the country, albeit the councils will need to carefully consider representations on this approach as it is likely some waste management operators will object to it (particularly those which are seeking their land to be allocated).

4.17 Second, a number of policies have been updated (or even deleted) compared with the Preliminary Draft version of the Plan, to take into account representations received. Deleted policies are ones whereby it was considered such policy content was either unnecessary, repeated national policy or could be better merged (and simplified) into another policy. Updated policies reflected representations received and updated national policy. A few examples include:

Policy on Sustainable Development - This policy has received numerous changes, including replacing the first half of the policy as national policy no longer requires such a 'standard' approach. Several other changes include making reference to peat soils, quantifying carbon emissions and adding reference to habitats and species.

Policy on Waste Management Facilities on Non-Allocated Sites - This policy was deleted following the decision not to allocate any sites for waste management. Elements of the policy were incorporated into the overarching Spatial Strategy for Waste.

Policy on Reservoirs and other Incidental Mineral Extraction - This policy was amended to be more supportive (due to environmental benefits which can arise), with some additional wording added relating to sustainability benefits and water resource plans.

Policy on Amenity Considerations - The wording of the policy was amended slightly to state that new development 'must' not result in unacceptable harm, rather that 'should' not, to make it clear that it will not be acceptable for proposals to cause harm, for example to human health.

Policy on Mitigation Measures: This policy was deleted because if was felt by several respondents that other policies within the draft Plan adequately covered mitigation measures, therefore this policy was not needed.

More generally, the opening policies of the Plan, covering matters such as need and spatial strategy, have had significant updates, to bring them in line with the evidence available. It is likely these policies will be the focus of representations, when the Plan is consulted upon.

4.18 Members of the Committee are asked to consider the emerging Plan as attached at Appendix 1 and 2, and are recommended to endorse it to Cabinet. However, Members have the opportunity to make representations (support or object, potentially offering specific amendments) on the attached Plan, with such comments presented orally to Cabinet for their consideration.

4.19 By the time of the Committee meeting, the agenda papers for Cabinet on 4 February 2019 should have been published. It is likely the published recommendation to Cabinet will be:

It is recommended that Cabinet:

1. *Approve the Cambridgeshire and Peterborough Minerals and Waste Local Plan - Further Draft (Appendix 1) and the associated Policies Map (Appendix 2) (which sets out the new or revised allocations), for the purpose of subsequent public consultation likely commencing in March 2019.*
2. *Delegate to officers the authority to make any minor non-consequential amendments to the Plan as attached, prior to consultation, in order to: correct any typographical errors; improve presentation; or address any minor amendments arising from the Plan's consideration by Cambridgeshire County Council's democratic process.*
3. *Delegate to the Cabinet Member for Growth, Planning, Housing and Economic Development authority to make more substantive changes to the Plan as attached, prior to consultation, provided he should see fit to do so, if it would help to address any more substantive suggested amendments arising from the Plan's consideration by Cambridgeshire County Council's democratic process.*

5. CONSULTATION

5.1 The purpose of the report to Cabinet is to receive approval to undertake public consultation. This consultation will likely be for 6 weeks, commencing (it is scheduled) in March 2019. One further round of consultation will follow (due later in 2019). This Committee will receive further reports on the Plan as it emerges, prior to each of the next consultation stage.

5.2 To date, consultation taken place has been:

- internal consultation with officers (including CCC officers)
- focussed technical consultation with certain statutory bodies took place in January-February 2018 in relation to the emerging framework for the sustainability appraisal of the Plan (this consultation was a legal requirement)
- 6 week public consultation on the 'Preliminary Draft' Local Plan
- 8 week (approx) informal consultation with parish councils on the sites suggested to us at

the Preliminary Draft stage.

5.3 The Plan as attached (other than minor amendments which have occured since) was considered by Growth, Environment and Resources Scrutiny on 9 January 2019, and its views will also be presented to Cabinet.

5.4 It should be noted that the Plan, it being a joint one with CCC, also needs to be approved by CCC's due democratic process before consultation can commence. Should any major issues arise from one or other party during the respective democratic consideration of the Plan, then it may be necessary for the Plan to be referred back to this Committee prior to consultation. However, more minor to moderate amendments arising via CCC can adequately be addressed by the recommendations being put to Cabinet.

6. ANTICIPATED OUTCOMES OR IMPACT

6.1 That this Committee will make any comments as it see fit at this stage, which will be reported to Cabinet. Cabinet will then be asked to approve the attached for the purpose of public consultation.

7. REASON FOR THE RECOMMENDATION

7.1 Two main reasons for the recommendation:

- As a 'top tier' authority, the council has a statutory duty to maintain a Minerals and Waste Local Plan.
- The council has agreed to proceed with preparation of an updated Plan.

This report ensures the council is meeting its obligations and commitments.

8. ALTERNATIVE OPTIONS CONSIDERED

8.1

1. To not prepare a plan. This option was rejected by Cabinet in July 2017.
2. Any options relating to not undertaking consultation or not complying with national policy were immediately rejected, as it would be unlawful to do so.
3. Alternative options for Plan content will be considered (and appraised under the legally required sustainability appraisal framework) as this Plan progresses.

9. IMPLICATIONS

Financial Implications

9.1 Nil arising from this report. Preparation of the Plan can be funded from existing budgets.

Legal Implications

9.2 The council must follow due legislation in preparing the Plan. Eventually, once the final document is adopted in 2020, the council has a legal duty to determine planning applications in accordance with the Plan.

Equalities Implications

9.3 No anticipated implications

Rural Implications

9.4 In a broad sense, there are no rural specific anticipated implications. However, at a very site specific local level, the allocation of new mineral extraction sites will have an impact on that specific rural location. Those impacts, both positive and negative, are taken into account when determining whether a site should proceed to become an allocation in the plan.

10. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

10.1 Peterborough LDS - August 2017

11. APPENDICES

11.1 *Appendix 1 - Cambridgeshire - Peterborough Minerals and Waste Local Plan: Further Draft*

Appendix 2 - Draft Changes to the Policies Map

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Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036

Further Consultation Draft March 2019

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List of Policies

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1. Introduction

Introduction to the Cambridgeshire and Peterborough Minerals and Waste Local Plan

1.1 The Planning and Compulsory Purchase Act 2004 (the 2004 Act) set the requirement for Minerals and Waste Planning Authorities to prepare Minerals and Waste Development Plan Documents (DPDs) for their administrative areas. These DPDs help form the 'Development Plan' for the area[1]. The term 'Local Plan' has in recent years been favoured over the term 'DPD'.

1.2 Local Plans can be produced jointly by two or more planning authorities. The two Planning Authorities of Cambridgeshire and Peterborough have previously produced the following joint Local Plans:

- Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (adopted July 2011); and
- Cambridgeshire and Peterborough Minerals and Waste Development Plan Site Specific Proposals DPD (adopted February 2012).

1.3 Those two DPDs remain in force until a new Local Plan replaces them. That is what the two planning authorities intend to do - replace the above two documents with a single new Local Plan, to be known as 'The Cambridgeshire and Peterborough Minerals and Waste Local Plan'.

1.4 It is necessary to replace the above two documents because without doing so, they will steadily become out of date. Up to date Local Plans are important, so that all parties (landowners, operators, members of the public etc.) are clear what policies will apply in which locations and for what types of proposals.

1.5 Starting in 2017 (and from 6 April 2018 it became a legal requirement to do so), the two planning authorities carried out a review of the current adopted DPDs and supporting documents, to see which policies were in need of review and which were still relevant, and to determine if a partial or full review of them would be required.

1.6 It was decided that, whilst the two DPDs as a whole were still generally sound, some policies (and potentially allocations) were in need of review. In light of this and of changes made to the national planning system since the current plans were adopted, it was agreed that they should be reviewed in full.

1.7 Building on the success of previous joint working, both Cambridgeshire County Council and Peterborough City Council agreed to commence preparation of a new joint Minerals and Waste Local Plan. Preparing a joint Local Plan is possible under section 28 of the Planning

[1] The Development Plan for Cambridgeshire and Peterborough currently consists of the adopted Minerals and Waste Core Strategy and Site Specific Allocations DPDs, the Local Plans of the Cambridgeshire Districts and Peterborough City Council, and any adopted Neighbourhood Plans or Neighbourhood Development Orders across the plan area.

and Compulsory Purchase Act. The Local Plan will, upon adoption, replace both of the adopted DPDs referred to above. Other supporting documents, such as the current and linked Supplementary Planning Documents (SPDs) have also been reviewed and incorporated into this new Local Plan.

1.8 For the avoidance of doubt, whilst the geographic area of the Plan closely matches the area of the Cambridgeshire Peterborough Combined Authority, the Plan is the responsibility of, and is being prepared by, Cambridgeshire County Council and Peterborough City Council. The Combined Authority will, however, be an important consultee in the process.

1.9 For the rest of this document, the phrase Local Plan will be used, rather than DPD, due to its more common usage.

How to make comments

1.10 This is the second opportunity for you to make comments on the emerging Local Plan and we encourage you to take this opportunity to let us know your views.

1.11 Peterborough City Council is hosting the consultation exercise, and comments are welcome from anyone, for any area across Cambridgeshire and Peterborough.

1.12 This Further Draft Plan can also be viewed at cambridgeshire.gov.uk/mwlp or peterborough.gov.uk/mwlp where comments can be made online (during the consultation period) using the consultation portal.

1.13 Alternatively a Comments Form (Form X) is available to collect in paper format from the following locations:

Peterborough City Council's customer service centre at:
Bayard Place
Broadway
Peterborough
PE1 1FZ
Opening hours: 9am to 5pm, Monday to Friday

Cambridgeshire County Council's Office at:
Shire Hall
Castle Hill
Cambridge
CB3 0AP
Opening hours: 9am to 5pm, Monday to Thursday, 9am to 4.30pm Friday

or a form can be downloaded from the above link and returned by e-mail or post to:

planningpolicy@peterborough.gov.uk or:

Minerals and Waste Local Plan Consultation

Sustainable Growth Strategy
Peterborough City Council
Sand Martin House
Bittern Way
Fletton Quays
Peterborough
PE2 8TY

1.14 Please clearly let us know exactly which part of the document you are commenting on or what issue it is you wish to raise, by quoting the relevant paragraph number or policy number.

1.15 The closing date for all comments is **23:59 on XX April 2019**. Please note that all comments will be uploaded to our online consultation portal and will not be confidential (however personal email addresses, telephone numbers and signatures will not be shown). All comments received will be taken into consideration and will help inform the Proposed Submission Local Plan, due to be published for public consultation late 2019.

Approach of this Further Draft Plan

1.16 We are at an early-to-mid stage in preparing this new Local Plan. Overall, our approach is intended to be one which rolls forward, refreshes and consolidates the existing Minerals and Waste Local Plans, rather than a fundamental review of everything from scratch. We continue to gather evidence (and this consultation is part of that process).

1.17 This Further Draft Plan consists mainly of proposed non-site specific policies as well as our currently preferred site allocations. We welcome your views on what we have done, and we are very open minded to further adjustments.

Status of this Further Draft Plan March 2019 for Decision Makers

1.18 This Further Draft Plan has been produced in accordance with the National Planning Policy Framework (NPPF) (July 2018), the National Planning Policy for Waste NPPW (October 2014) and National Planning Practice Guidance (NPPG). The Plan has been written to complement the NPPF and NPPW and to comply with the guidance in the NPPG. Should the NPPF, NPPW or NPPG be revised in the future, then any references to them in this document should be checked against the latest versions in force at that point in time. This Local Plan does not repeat policies in the NPPF or NPPW; it builds on them where necessary and ensures locally specific issues are covered.

1.19 Paragraph 48 of the NPPF clarifies the position on the status of emerging plans. It states:

Local planning authorities may give weight to relevant policies in emerging plans according to:
a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

1.20 In accordance with NPPF paragraph 48, the policies contained within this emerging plan will be used (alongside the Development Plan and other material considerations) in determining planning applications, especially where it contains 'new' policy not currently found elsewhere in the Development Plan, the NPPF or the NPPW. In helping determine proposals, the amount of weight to be given to the content of this emerging Plan in comparison with the amount of weight given to other plans, strategies and material considerations, will be a matter for the decision taker to decide and will vary depending on the specific elements of the proposal. However, at this Further Draft stage of the Plan, the weight is likely to be very limited.

Policies Map

1.21 The draft Policies Map which accompanies this Further Draft Plan shows the relevant spatial policies on an Ordnance Survey map base, identifying how the Policies Map would be amended if the plan was adopted as presently written. These policies relate to Mineral Safeguarding Areas (MSAs), Mineral Allocation Areas (MAAs), Mineral Development Areas (MDAs), Waste Management Areas (WMAs), Transport Infrastructure Areas (TIAs), Water Recycling Areas (WRAs) and Consultation Areas (CAs). Your views on the draft Policies Map (such as the allocations and their boundaries) are welcome as part of this consultation exercise. For ease of reference the draft Policies Map also shows settlement boundaries taken from the Cambridgeshire District Local Plans (where present) and the Peterborough Local Plan as adopted, but these are for information only and are not being consulted upon as part of this consultation exercise.

1.22 Upon adoption of this Plan the relevant allocations will be incorporated into the Policies Maps of the relevant individual Cambridgeshire District Councils and Peterborough City Council.

OS Map - Copyright Note

1.23 Any maps within this document, or supporting evidence, are reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

2. Policy Framework and Context

Timetable for preparing this new Local Plan (the Local Development Scheme)

2.1 In preparing a Local Plan, planning authorities must set out a timetable for the production of that Plan. This is called a Local Development Scheme (LDS). In August 2017 the planning authorities adopted their respective Development Schemes:

- Cambridgeshire Minerals and Waste Development Scheme (August 2017)
- Peterborough Local Development Scheme (August 2017)

2.2 It should be noted that Cambridgeshire's LDS provides a timetable solely for the production of the joint Minerals and Waste Local Plan, whereas Peterborough's LDS also includes the timetable for the production of the separate Peterborough Local Plan. The LDS timetable in both cases is repeated below:

Figure 1: Local Development Scheme Timetable

Plan Stages	Target Date	Actual Date
Consultation on Sustainability Appraisal Scoping Report	Dec 2017	Jan 2018
Preliminary Draft Consultation (Regulation 18)	May/Jun 2018	May/Jun 2018
Further Draft Consultation (Regulation 18)	Mar/Apr 2019	
Proposed Submission (Regulation 19)	Nov/Dec 2019	
Plan Submitted (Regulation 22)	Mar 2020	
Independent Examination (Hearing)	Jun 2020	
Inspector's Report	Aug 2020	
Adoption of Plan	Nov 2020	

Statement of Community Involvement

2.3 As part of their plan making duties, planning authorities must also produce a Statement of Community Involvement (SCI). This document outlines how and at what stages the Council will engage with the community, and how the community can get involved in plan preparation. We will use the two SCIs to inform our approach to consultation on this new Local Plan.

- Cambridgeshire Statement of Community Involvement (March 2014)
- Peterborough Statement of Community Involvement (December 2015)

2.4 If you respond to this consultation or send us your contact details, we will retain your information and inform you of future consultations associated with this Plan (unless you ask us not to).

Further information about this consultation

2.5 This Further Draft Plan is a formal consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), known as the Planning Regulations. It seeks the views of land owners, their agents, members of the community, parish councils, neighbouring authorities and any other interested party.

2.6 As well as consulting on the content of this Further Draft Plan, the authorities are also seeking views on the accompanying Sustainability Appraisal (SA), Habitats Regulations Assessment (HRA) and supporting evidence base documents, all of which can be found on the councils' websites at cambridgeshire.gov.uk/mwlp and peterborough.gov.uk/mwlp.

2.7 Following consultation on this Further Draft Plan and consideration of all representation received, the councils intend to publish a Proposed Submission version, under Regulation 19 of the Planning Regulations. This will be consulted on for a six week period for formal representations to be received. These representations will then be submitted with the Plan to the Secretary of State for Independent Examination. A full timetable is provided in the councils' Local Development Schemes.

Vision

2.8 At this Further Draft stage, the following sets out our high level vision for minerals and waste management development. It will evolve over the preparation of the Plan, especially when we have established more details on needs and proposed allocations. The vision will therefore become more 'locally specific' as the Plan evolves:

2.9 *Over the plan period to 2036 Cambridgeshire and Peterborough will ensure a steady and sustainable supply of minerals to meet current and projected future need. There will be an increased commitment to the use of secondary and recycled aggregate over land won material, with restoration and aftercare placed at the forefront of planning decisions.*

2.10 *As existing communities grow and new communities are formed, a network of waste management facilities will provide for the sustainable management of all wastes to the achievement of net self-sufficiency.*

2.11 *A balance will be struck between meeting present and future needs, and maintaining and enhancing the social, environmental and economic vibrancy of the plan area.*

Aims and Objectives

2.12 To ensure that the overall vision of the Plan is achieved, that National policy is met and that local needs are addressed, a set of aims and objectives have been formed. The Plan has a total of 12 objectives under 8 themes. Each objective has examples as to how the objective could be met. The objectives are the same as in the Sustainability Appraisal framework and are shown in the table below:

Figure 2: Plan and Sustainability Appraisal Objectives

Headline Objective		Criteria to help determine whether objective is/could be met
Sustainable mineral development		
1	Ensure a steady and adequate supply of minerals to support growth whilst ensuring the best use of materials, and protection of land	determine applications for minerals development without delay prevent needless sterilisation of minerals resources through the use of mineral safeguarding areas safeguard existing minerals development make adequate provision in order to ensure continuity of supply of mineral for the plan area
Sustainable waste management		
2	Contribute positively to the sustainable management of waste	manage the waste arising in the plan area over the plan period, with appropriately located and distributed waste management facilities of a high quality in operation and in design move treatment of waste up the waste hierarchy achieve net waste self-sufficiency safeguard existing waste management facilities and infrastructure, including from incompatible development that may prejudice waste use promote / allow scope for new technology and innovation in waste management ensure that all major new developments undertake sustainable waste management practices (including, where appropriate, the provision of temporary waste management facilities throughout construction)
Resilience and restoration		
3	Support climate change mitigation and adaptation, and seek to build in resilience to the potential effects of	minimise greenhouse gas emissions reduce the demand for energy and maximise the use of energy from renewable sources

	climate change	minimise the use of virgin mineral by encouraging the efficient use of materials (including the recycling and re-use of waste and the minimisation of construction waste) encourage operational practices and restoration proposals which minimise or help to address climate change
4	Protect water resources and quality, mitigate for flood risk from all sources and seek to achieve a reduction in overall flood risk	ensure waste development and associated infrastructure are not at risk of flooding ensure infrastructure associated with minerals is not at risk of flooding ensure minerals and waste development will not affect water resource quantity and quality
5	Safeguard productive land	avoid the loss of the best and most versatile agricultural land for waste development and prioritise the location of waste development on previously developed sites over greenfield land minimise soil contamination and safeguard soil quality and quantity
Employment and economy		
6	Support sustainable economic growth and the delivery of employment opportunities	support the development and growth of sustainable communities and provision of infrastructure within the plan area provide training and employment opportunities maximise the sustainable economic benefits of minerals operations and waste management in the plan area ensure mineral supply for construction ensure effective and adequate waste infrastructure for existing and future development
Infrastructure		
7	Reduce road traffic, congestion and pollution; promote sustainable modes of movement and efficient movement patterns; and provide and maintain movement infrastructure	reduce the reliance on road freight movements of minerals and waste and seek to increase the efficient use of other modes of movement where road transportation is necessary, minimise the total vehicle kilometres travelled and encourage the use of low emission vehicles safeguard current and future infrastructure for minerals, waste, concrete batching, coated materials manufacturing, other concrete products and the handling, processing and distribution of aggregate material
Natural environment and landscapes		
8	Conserve and enhance the quality and	minimise adverse impacts to local amenity and overall landscape character

	distinctiveness of the landscape	protect designated assets such as designated nature sites, open spaces, parks, gardens, historic landscapes
9	Protect and encourage biodiversity and geodiversity	protect and enhance habitats of international, national or local importance maintain wildlife corridors and minimise fragmentation of green spaces utilise opportunities to enhance biodiversity and geodiversity and achieve net gains
Built and historic environment		
10	Protect and where possible enhance the character, quality and distinctiveness of the built and historic environment	retain and enhance the character, distinctiveness and accessibility of townscapes ensure minerals and waste development conserves, protects and enhances designated and undesignated heritage assets and their settings, including archaeological assets
Health and wellbeing		
11	Protect and enhance the health and wellbeing of communities	avoid adverse effects on human health and safety or minimise to acceptable levels safeguard the residential amenity of new and existing communities provide opportunities to improve health and amenity through the restoration and management of former minerals and waste sites encourage opportunities for education about minerals and waste
12	Minimise noise, light and air pollution	minimise noise and light pollution arising from activities associated with waste development, waste management, mineral extraction and mineral movement minimise air pollution

Strategic and Non-Strategic Policies

2.13 The NPPF states that the Development Plan "*must include strategic policies to address each local planning authority's priorities for the development and use of land in its area*". It goes on to say that "*Strategic policies should set out an overall strategy for the pattern, scale and quality of development*" and that "*Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters*

that are more appropriately dealt with through neighbourhood plans or other non-strategic policies."

2.14 Further, the NPPF states that "*Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.*"

2.15 The NPPF then explains that "*Non-strategic policies should… set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.*"

2.16 An important reason for being explicit about which policies are strategic or not is that, as the NPPF explains, "*Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*."

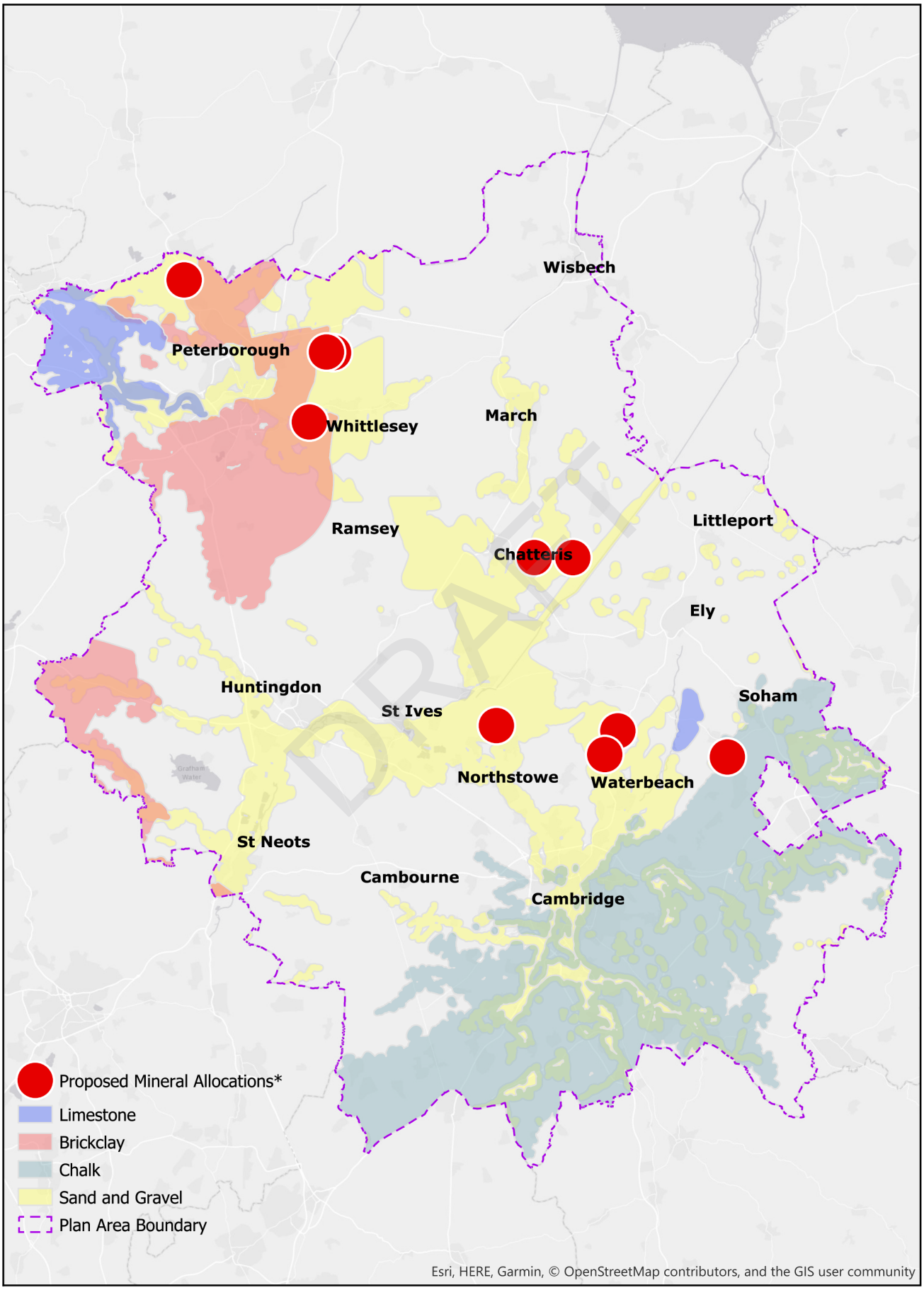
2.17 The above national policy requirement to be explicit as to what is a strategic or non-strategic policy is new to the planning profession, and is therefore likely to evolve over time and during the preparation of this Local Plan. However, at this stage, the councils believe the following table sets out what it believes to be 'strategic' and 'non-strategic' policies of this Plan:

Figure 3: Strategic and Non-strategic Policies

Strategic Policies	Non-Strategic Policies
Policy 2: Providing for Mineral Extraction	Policy 1: Sustainable Development and Climate Change
Policy 3: Waste Management Needs	Policy 7: Borrowpits
Policy 4: Providing for Waste Management	Policy 9: Reservoirs and Other Incidental Mineral Extraction
Policy 5: Mineral Safeguarding Areas (MSAs)	Policy 13: Landfill Mining and Reclamation
Policy 6: Mineral Development Areas (MDAs) and Mineral Allocation Areas (MAAs)	Policy 14: Waste Management Needs Arising from Residential and Commercial Development
Policy 8: Recycled and Secondary Aggregates, and Concrete Batching	Policy 17: Design
Policy 10: Waste Management Areas (WMAs)	Policy 18: Amenity Considerations
Policy 11: Water Recycling Areas (WRAs)	Policy 21: The Historic Environment
Policy 12: Radioactive and Nuclear Waste	Policy 22: Water Resources
Policy 15: Transport Infrastructure Areas (TIAs)	Policy 24: Sustainable Use of Soils
Policy 16: Consultation Areas (CAs)	Policy 25: Aerodrome Safeguarding

Policy 19: Restoration and Aftercare	Policy 26: Other Developments Requiring Importation of Materials
Policy 20: Biodiversity and Geodiversity	
Policy 23: Traffic, Highways and Rights of Way	

Key Diagram



*New allocations, and excluding already consented sites. See draft Policies Map for further details.

3. The Core Policies

Sustainable Development and Climate Change

3.1 The NPPF makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies can play an active role in guiding development towards sustainable solutions. It is also appropriate for Local Plans to include planning measures to address climate change mitigation and adaptation.

3.2 The NPPF also makes it clear that Local Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is also appropriate for Local Plans to support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts and avoid increased vulnerability to the range of impacts arising from climate change.

3.3 The Climate Change Act 2008 sets up a framework for the UK to achieve its long-term goals of reducing greenhouse gas emissions and to ensure steps are taken towards adapting to the impact of climate change. That Act also introduced section 19 (1A) into the Planning and Compulsory Purchase Act 2004, which requires local planning authorities to address climate change in preparing Local Plans.

3.4 In terms of vulnerability to climate change, the plan area includes large areas of low lying land which is potentially highly vulnerable to the effects of climate change, such as from flood risk and sea level rises. The high volume of protected habitats are also potentially vulnerable to the effects of climate change, as most of such protected habitats are low lying, and very sensitive to the water environment.

3.5 In addition, lowland peatlands represent one of the most carbon-rich ecosystems in the UK, and Cambridgeshire and Peterborough has extensive such lands. As a result of widespread modification and drainage (usually to support agriculture), they have been converted from natural carbon sinks into major carbon emitting sources, and are now amongst the largest sources of greenhouse gas (GHG) emissions from the UK land-use sector.

3.6 Minerals development especially can cause considerable loss of high quality agricultural land and / or peat land, and is an important consideration for proposals. However, restoration of mineral sites can also afford unique opportunities to create habitats which can act as living carbon sinks, and which may assist in reducing the erosion of, and thereby protecting, such valuable soils e.g. through the creation of lowland wet grassland. In the plan area there is potential to achieve this on a strategic and landscape scale, and to contribute at the same time towards achieving national biodiversity objectives.

3.7 A robust policy addressing all of the above matters is therefore required in this Local Plan, as set out below.

Policy 1: Sustainable Development and Climate Change

Minerals and waste management proposals will be assessed against the overarching principle of whether the proposal would play an active role in guiding development towards sustainable solutions. In undertaking that assessment, account will be taken of local circumstances such as the character, needs, constraints and opportunities of the plan area. Proposals which are not consistent with this principle will be refused.

Proposals should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Proposals which ensure the future resilience of communities and infrastructure to climate change impacts will be supported.

Proposals, including operational practices and restoration proposals, must take account of climate change for the lifetime of the development (including the lifetime of its restoration scheme, where applicable). This will be through measures to minimise greenhouse gas emissions, and measures to ensure adaptation to future climate changes.

Proposals should, to a degree proportionate with the scale and nature of the scheme, set out how this will be achieved, such as:

(a) demonstrating how the location, design, site operation and transportation related to the development will help to reduce greenhouse gas emissions (including through the adoption of emission reduction measures based on the principles of the energy hierarchy); and take into account any significant impacts on human health and air quality;
(b) where relevant, setting out how the proposal will make use of renewable energy including opportunities for generating energy from waste for use beyond the boundaries of the site itself, and the use of decentralised and renewable or low carbon energy;
(c) for proposals which involve the temporary or permanent removal of peat soils, measures to make long term sustainable use of such soils; and
(d) for waste management proposals, broadly quantifying the reduction in carbon dioxide and other relevant greenhouse gases e.g. methane, that should be achieved as part of the proposal, and how this will be monitored and addressed in future.

Proposals should also set out how they will be resilient to a changing climate, taking account of the latest available evidence on the impact of climate change, such as:

(e) avoiding proposals which could increase vulnerability to the range of impacts arising from climate change;
(f) incorporation of sustainable drainage schemes to minimise flood impacts, and potentially reduce current floodrisk;
(g) measures to manage water resources efficiently;
(h) measures to assist habitats and species to adapt to the potential effects of climate change; and
(i) measures to adapt to the potential impacts of excess heat and drought.

Providing for Mineral Extraction

3.8 Minerals are essential to support sustainable economic growth and our quality of life. This Plan sets out an overarching spatial strategy for minerals. This is important in order to guide not only allocations made in the Plan, but also proposals on non-allocated sites which may subsequently come forward as planning applications.

3.9 Within the plan area sand and gravel is the primary mineral in terms of commercial resource. Historically extraction has been located in the Nene and Ouse River Valleys but more recently the move has been away from these areas as they are now the focus of other national planning policies which seek to protect and enhance their biodiversity. Extraction has therefore shifted to fen edge deposits where there are significant reserves and, in some instances, give rise to the opportunity to enhance biodiversity through restoration on a landscape or a local scale.

3.10 Needingworth Quarry is a good example of this, where a nationally significant reedbed is being created. The spatial strategy for this Plan continues this approach, focusing extraction at fen edge deposits where restoration can contribute to international and national biodiversity objectives, as well as flood risk management gains.

3.11 For some minerals the spatial options are more constrained. The brickpits near Whittlesey for example involve the extraction of brickclay on an industrial scale. Other areas involve smaller scale extraction, such as the high quality industrial chalk at Steeple Morden. National policy requires Mineral Planning Authorities to make provision for industrial and local mineral needs, either through allocations, a criteria based policy or a mixture of the two.

3.12 Within the plan area, limestone is located in a small geographical area mainly to the north west of Peterborough. It is oolitic in nature, thereby limiting its value as a crushed rock aggregate, and it is also a diminishing resource. It was not possible to allocate any limestone sites through the previous Plan, and no sites came forward through its criteria based policy. Only one site was submitted for inclusion in this Plan but is not deemed suitable for allocation. This Plan therefore continues the same broad approach as the previous Plan, relying on a criteria based approach for limestone extraction.

3.13 Mineral for infrastructure projects such as major road improvements could come from existing or allocated mineral workings, or it could come from dedicated sites close to and specific to that project. These ‘borrowpits’, which would be temporary in nature, may reduce the impact of mineral working for those local communities on the routes from existing mineral sites and have a lower carbon impact (due to less mineral miles travelled). There could however also be an impact on local communities, the landscape or other matters from borrowpits, and permission of any such site must take account of the full planning balance.

3.14 Some minerals have particular characteristics which mean that they lend themselves to specialist uses. For example, chalk in the Steeple Morden area is used for a range of manufacturing processes, and clay in the Burwell area is used on a small scale for the manufacture of traditional handmade bricks and tiles. Such minerals need to be worked where they occur and provision needs to be made for such specialist uses to continue.

Mineral spatial strategy and meeting the need for minerals

3.15 This Plan follows national planning policy in planning for a steady supply of sand and gravel and limestone i.e. the main aggregates which occur in the plan area. This includes taking the advice of the East of England Aggregates Working Party (AWP) which, in November 2017, agreed that, in the absence of updated national guidelines on aggregate provision, the methodology contained in the NPPF and NPPG would form the basis of determining aggregate provision for Minerals Plans.

3.16 There are however many factors which inform the calculation of future mineral need. The key elements which this Plan has taken into account that inform the level of future provision for aggregates, and which are also indicators of the security of supply, are as follows:

- the average of the past 10 years of aggregate sales data;
- the average of the past 3 years of aggregate sales data;
- the landbanks and other information contained in the Cambridgeshire and Peterborough Local Aggregates Assessment (LAA);
- an assessment of other supply options e.g. the supply of secondary and recycled aggregates and marine dredged material;
- matters relating to mineral supply raised through the duty to cooperate with other Mineral Planning Authorities;
- knowledge of major current and planned infrastructure projects within the plan area and the wider region, including London; and
- the geological extent of mineral and its quality, plus other relevant factors related to its extraction (such as site specific constraints).

Sand and Gravel

3.17 Sand and gravel is the most significant resource in the plan area. NPPG requires Mineral Planning Authorities (MPAs) to maintain a stock of sand and gravel reserves (a landbank) equivalent to at least 7 years supply. The LAA (December 2018) records that Cambridgeshire and Peterborough, at the end of 2017, had permitted reserves of 41.43 million tonnes.

3.18 The 10 year average of sand and gravel sales is 2.36 million tonnes per annum (Mtpa). Annual sales have however increased in recent years, with the 3 year average being 2.89Mtpa. Part of this increase is attributed to construction of the A14 improvement scheme, however the general trend upwards needs to be recognised and reflected in the annual provision rate.

3.19 Taking account of these two metrics and the other measures highlighted from (a) to (g) above, the Councils have determined that an appropriate annual provision rate for the Plan is **2.6Mtpa**. This represents the mid-point between the 10 year sales average and the 3 year sales average, and is also a 10% increase on the 10 year sales average (10% often being used as a proxy for a buffer above the 10 year sales average in other Minerals and Waste Local Plans). At 2.6Mtpa, this would equate to a landbank of 15.9 years.

3.20 Moving forward, the spatial strategy of this Local Plan is for extraction of sand and gravel to take place in a broad corridor north to south through the centre of the plan area. Such extraction will take place from sites allocated for that purpose on the policies map. Such extraction will help to support three important objectives of this Local Plan:

- delivery of growth aspirations as set out in other development plans;
- creation, via the restoration of sites, of opportunities for substantial net gain in biodiversity of international and national importance; and
- creation, via restoration of site, of opportunities for substantial flood risk management gains of strategic importance.

3.21 Of the allocations, the largest is at Block Fen / Langwood Fen, which has the potential of not only delivering large volumes of sand and gravel but also to provide key habitat creation and sustainable flood management benefits. It is this combination of strategic benefits which justifies this large allocation as identified on the policies map.

3.22 ***Supplementary Note for this Further Draft Local Plan, but not for inclusion in the final plan for adoption:*** *It should be noted that the Block Fen / Langwood Fen site is allocated in the currently adopted Minerals and Waste Core Strategy, but has failed to deliver as quickly as expected, and consents are not fully in place. For example, a planning application was submitted to Cambridgeshire County Council for mineral extraction on a large part of the allocation, but was refused owing to it not being in accordance with the Core Strategy or the Block Fen / Langwood Fen Masterplan SPD. We are seeking reassurances on this matter from the landowner and operator, including via consultation on this draft Plan. If satisfactory assurances can not be reached prior to the next consultation stage of this Plan, in terms of a policy compliant scheme likely to come forward for the area, the Councils are presently minded to remove allocation M035 Block Fen / Langwood Fen East, Mepal from the Plan on the basis that it is an 'undeliverable' site (i.e. there is insufficient prospect of the site coming forward on a policy compliant basis).*

Limestone

3.23 The spatial strategy for limestone for aggregate purposes will be to continue extraction at existing consented sites which, as noted above, is limited to a small geographical area to the north west of Peterborough; and which is a diminishing resource. NPPG requires a stock of limestone reserves equivalent to at least 10 years supply. The LAA records only two limestone quarries which are currently active. Only one of these provides material for aggregate use, however the other has been included to enable the release of some statistics.

3.24 The permitted reserves for both these quarries at the end of 2017 is 2.53 million tonnes. The 10 year rolling average of sales is 0.3 Mtpa, resulting in an equivalent theoretical landbank of 8.4 years i.e. less than required. Through the call for sites process in May/June 2018, only one site was put forward, yet is not deemed suitable for allocation, therefore no new allocations are made in this Plan. Given this, it does not seem possible to maintain a national policy compliant supply of limestone, through the plan period, though this is a reflection of reality (i.e. lack of sites) rather than a strategic policy position. To assist any future additional limestone extraction to come forward, a criteria based approach is therefore set out in this Plan.

Brick Clay

3.25 The spatial strategy for brickclay extraction is to continue extraction at existing consented sites, broadly in an area to the south and east of Peterborough. Future extraction will take place at King's Delph, Whittlesey, a site allocated on the policies map. Localised specialist brick clay is also allocated at Burwell Brickpits.

3.26 National planning policy requires that a landbank of brick clay is maintained, in the order of 25 years of supply. The extensive reserves of brick clay in the plan area, close to the Whittlesey brickworks complex, should meet this requirement. To ensure the continuity of supply, land located in the Cambridgeshire side of the King's Delph area, which straddles the administrative boundaries of the two authorities, is allocated for future extraction, delivering an estimated 27 million tonnes of brick clay, which is over 60 years supply, in addition to existing permitted reserves on the Peterborough side.

3.27 **Other minerals**, such as chalk, building stone, and limestone for non-aggregate purposes, are a very limited resource in the plan area. The spatial strategy for such minerals is to continue extraction on a small scale to meet such specialist needs; which could occur via the working of existing consents, or via the provisions of Policy 2. No allocations are made for such 'other minerals'.

Policy 2: Providing for Mineral Extraction

Sand and Gravel, Limestone and Brickclay

The Mineral Planning Authorities (MPAs) will facilitate a steady and adequate supply of the following minerals over the plan period (2016-2036):

	Plan Period 2016-36 (million tonnes)	Provision Rate (million tonnes per annum)
Sand and Gravel	**54.6**	**2.6**
Limestone	**6.3**	**0.3***

*This figure is based on the 10 year average from the latest Local Aggregate Assessment, yet is dependent upon additional acceptable reserves coming forward over the plan period.

In principle, permissions will be granted so as to ensure the above provision can be secured. In order to meet the needs identified above for sand & gravel and brickclay, the following allocations are made and are defined as Mineral Allocation Areas (MAAs) on the Policies Map, with their broad locations shown on the Key Diagram.

Site Reference	Site Name	Mineral
M019	Bare Fen & West Fen, Willingham / Over	Sand & Gravel
M021	Mitchell Hill Farm South, Cottenham	Sand & Gravel
M022	Chear Fen, Cottenham	Sand & Gravel
M023	Burwell Brickpits, Burwell	Brickclay
M028	Kings Delph, Whittlesey	Sand & Gravel and Brickclay

M029	Gores Farm, Thorney	Sand & Gravel
M033	Land off Main Road, Maxey	Sand & Gravel
M034	Willow Hall Farm, Thorney	Sand & Gravel
M035	Block Fen / Langwood Fen East, Mepal	Sand & Gravel
M036	Block Fen / Langwood Fen West, Mepal	Sand & Gravel

Allocations M035 and M036 must be worked and restored in a phased manner in accordance with the Block Fen / Langwood Fen Master Plan set out in Appendix 1.

Permission for minerals extraction will only be granted:

(a) on MAAs or Mineral Development Areas (MDAs) as identified on the Policies Map for that purpose; or
(b) in other areas provided the proposal meets all of the following:
  (i) it does not conflict with the strategy for minerals as set out in this Plan;
  (ii) it is required to maintain a steady and adequate supply of mineral in accordance with the above provision rates and / or the maintenance of a landbank;
  (iii) it is required to meet a proven need with particular specifications that cannot reasonably or would not otherwise be met from permitted or allocated reserves; and
  (iv) it will maximise the recovery of the identified reserve.

Waste Management Needs

3.28 Most forms of development and activities create waste. In planning for sustainable communities it is important to ensure that these wastes are managed appropriately in order to avoid harm to human health and the environment, and maximise resource recovery.

Waste Arising in Cambridgeshire and Peterborough

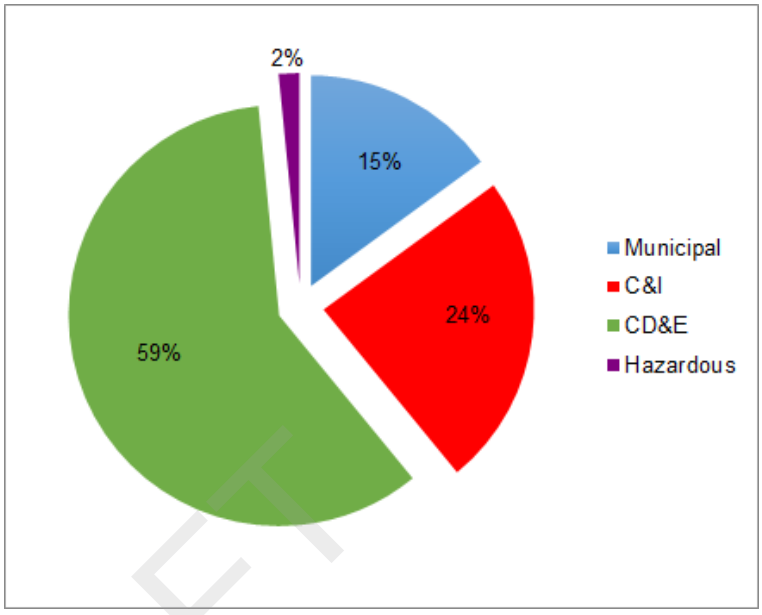
3.29 It is estimated that in 2017, waste arisings within the Plan area totalled around 2.778 million tonnes per annum (Mtpa) of various types of waste including municipal, commercial & industrial (C&I), construction, demolition & excavation (CD&E) and hazardous wastes (see figure below). The majority of this waste was recycled or otherwise recovered, with disposal to landfill (non-hazardous and inert) accounting for around a third.

3.30 Of the total arisings, around half a million tonnes was exported to other authorities for management with less than a tenth disposed of to landfill (non-hazardous[2] and inert). Waste forecasts indicate that waste arisings from within the Plan area could increase to 3.157Mtpa by the end of the plan period (2036). Low-level radioactive waste (LLW) from the nuclear industry is not produced from within the Plan area however a very small amount of LLW is produced from the non-nuclear industry.

[2] Includes stable non-reactive hazardous waste (SNRHW)

3.31 Waste is also imported into the Plan area from other Waste Planning Authority areas. In 2017 imports significantly outweighed exports (almost fourfold), with over half of waste imported from other authorities disposed of in landfill (non-hazardous[3] and inert). This indicates that overall the Plan area is a net importer of waste. It also demonstrates that landfill void space within the Plan area historically has served a wider area and has therefore been subject to external pressures.

Figure 4: Waste Arisings for the Plan area (2017)



3.32 Waste movements occur as a result of commercial, contractual and operational arrangements as well as geographical convenience. There is a national policy direction for Waste Planning Authorities (WPAs) to increase their waste management capacity to the extent of meeting the needs of their own area (i.e. moving towards net self-sufficiency). As such cross-border movements should reduce in the future although some movements will still occur. This is because it is not possible for all waste to be managed within the boundary of the WPA from which it arises due to economies of scale and operational requirements. Nevertheless, overall, the amount of net waste dealt with within a WPA area should be broadly equal to the amount of waste that area produces.

3.33 Accordingly, areas which presently have a net export of waste have, or are, moving to a position whereby they deal with more of their own waste. Likewise, areas that historically and presently have a net import of waste (such as the Cambridgeshire-Peterborough Plan area) should see such net import significantly reduced. In providing for waste management facilities the intention, therefore, of this Local Plan is to determine the likely waste arising that will occur, and set out the identified needs of the plan area as a whole in relation to waste management capacity in order to achieve net self-sufficiency, and at the same time drive waste up the waste hierarchy.

3.34 There is, however, one exception to the above net self-sufficiency 'rule'. National policy requires the Plan to consider the need for additional waste management capacity of more than local significance. The adopted London Plan identifies household and commercial & industrial waste to be exported, and the East of England is specifically listed as the main destination for this waste partly owing to its proximity. Whilst some of London's waste is received at waste treatment facilities within the plan area, at present the majority is disposed to non-hazardous (including SNRHW) landfill which is the matter with which the Plan is most concerned given the limited void space and pressures on such capacity.

[3] Includes SNRHW

3.35 The adopted London Plan sees household and commercial & industrial waste exports to the East of England gradually reducing from current rates (estimated at 3.449Mt in 2015) and ceasing completely in 2026[4]. In 2015 0.079Mt of household and commercial & industrial waste was received from London WPAs at non-hazardous (including SNRHW) landfill sites within the Plan area. Although London is moving towards net self-sufficiency in this respect, the intent of the adopted London Plan still needs to be taken into account. Therefore some provision for the landfill of some of London's household and commercial & industrial waste is made in the early plan period of this Local Plan (albeit that in reality this may be waste which is displaced from other counties in the East of England which are closer to London, with such counties being the likely actual destination for London's residual waste). Our waste needs assessment has factored in an appropriate amount of London's non-apportioned household and commercial & industrial waste continuing to be imported into the Plan area, and consequently has been factored into our calculations to determine the 'capacity gap' for each waste stream.

Waste Management Capacity

3.36 The Plan area benefits from an existing network of waste management facilities, with this management capacity[5] significantly contributing towards the identified future need. The difference between the existing capacity (including permitted sites yet to become operational) and identified need is referred to as the capacity gap, or future need. Overall, the Plan area is quite well placed in terms of moving towards achieving net self-sufficiency. Our evidence indicates that there is the potential need for hazardous recycling (recovery) and hazardous disposal capacity (see the Waste Needs Assessment, December 2018), however these wastes tend to be generated in lower quantities and are managed at a wider scale to account for economies of scale and operational requirements.

3.37 The existing non-hazardous (including SNRHW) landfill void space is sufficient to accommodate the plan area's disposal needs over the plan period with a small surplus potentially to accommodate some of London's non-apportioned household and commercial & industrial waste. Although disposal is the least desirable option there is likely to be an ongoing need for such facilities (e.g. disposal of residues from treatment processes that cannot otherwise be recovered) and so it is one that must be provided for, either within the Plan area or at a wider scale. Close monitoring of this situation will be key in determining timing and quantum of future need.

3.38 There is sufficient inert landfill and recovery void space to accommodate most of the Plan area's needs over the plan period. In addition, some committed and allocated mineral extraction sites are almost certain to require inert fill to achieve restoration outcomes and so such mineral sites will create more inert landfill/recovery void space. As such no additional inert landfill or recovery void space is needed over the plan period (except that needed in associated with restoration of permitted mineral extraction sites).

[4] Referred to as London's non-apportioned household and commercial & industrial waste

[5] Existing management capacity has been determined through the Waste Needs Assessment (December 2018) and only captures capacity of sites that have an extant planning permission. This includes capacity of recently permitted sites that are not yet implemented and/or operational (capacity for such sites has been incorporated over the plan period as per the information provided in the relevant application).

3.39 Given that the indicative future waste management needs of the plan area (to achieve net self-sufficiency) are comparatively low and relate to hazardous wastes, which are generally produced in lower quantities and managed at a wider scale, no site specific allocations for new waste management facilities have been identified in this Local Plan.

3.40 It is also important for the Plan to drive the development of a network of facilities with the aim of communities and businesses being more engaged with, and taking more responsibility for, their own waste. Government policy focuses the proximity principle more towards the disposal of waste and recovery of mixed municipal waste. For these, and other waste types, the intention is for the Plan to include the preference for waste development to support sustainable waste management principles, including the proximity principle. This also links through to supporting sustainable transport movements.

3.41 The Waste Needs Assessment (WNA) details the current estimated waste arisings, waste forecasts, existing capacity and other information from which the indicative capacity needs over the plan period were determined. The WNA is being consulted on alongside this Further Draft Plan, we welcome your views on the methodology applied and conclusions which arise.

Policy 3: Waste Management Needs

The Waste Planning Authorities will seek to achieve net self-sufficiency in relation to the management of wastes arising from within the Plan area, plus additional provision until 2026 in order to accommodate needs arising from London (specifically regarding non-apportioned household and commercial & industrial waste).

The following sets out the present capacity gap (indicated by a '-' figure) or surplus (indicated by a '+' figure):

			Indicative total waste management capacity needs					
			2016	**2017**	**2021**	**2026**	**2031**	**2036**
Non-hazardous waste management – Recovery (million tonnes per annum)								
Preparing for re-use and recycling	Materials recycling (Mixed - Municipal, C&I)	Forecast arisings	0.619	0.660	0.696	0.753	0.804	0.850
		Existing capacity	0.610	0.661	0.889	0.887	0.887	0.887
		Capacity gap	-0.009	+0.001	+0.194	+0.134	+0.083	+0.037
	Composting (Mixed - Municipal, C&I)	Forecast arisings	0.170	0.199	0.206	0.225	0.239	0.249
		Existing capacity	0.332	0.324	0.373	0.373	0.373	0.373
		Capacity gap	+0.162	+0.125	+0.167	+0.148	+0.134	+0.124
	Inert recycling (CD&E)	Forecast arisings	0.056	0.087	0.066	0.067	0.068	0.068
		Existing capacity	0.149	0.184	0.625	0.600	0.600	0.600
		Capacity gap	+0.093	+0.097	+0.560	+0.533	+0.532	+0.532
Other recovery	Treatment and energy recovery processes	Forecast arisings	0.157	0.160	0.225	0.312	0.392	0.415

	(Mixed - Municipal, C&I)	Existing capacity	0.295	0.327	0.989	0.994	0.999	1.002
		Capacity gap	+0.138	+0.167	+0.764	+0.682	+0.607	+0.587
	Soil treatment (CD&E)	Forecast arisings	0.084	0.112	0.095	0.097	0.099	0.099
		Existing capacity	0.147	0.278	0.315	0.315	0.315	0.315
		Capacity gap	+0.062	+0.166	+0.220	+0.217	+0.216	+0.216

			Indicative total waste management capacity needs						Total need (2016-2036)	Estimated void space (2016-2036)	Balance
			2016	2017	2021	2026	2031	2036			
Non-hazardous waste management – Deposit to land and disposal (million tonnes)											
Other recovery	CD&E	Inert recovery (fill)*	0.653	0.728	0.769	0.774	0.776	0.776	16.061	14.058	-2.003
Disposal	CD&E	Inert landfill*	0.269	0.262	0.176	0.175	0.174	0.174	3.856	1.932	-1.924
	Mixed - Municipal, C&I	Non-hazardous landfill (including SNRHW)	0.583	0.536	0.601	0.531	0.467	0.475	11.174	12.466	+1.292
		Non-hazardous landfill	0.572	0.507	0.580	0.514	0.452	0.460	10.804	8.525	-2.278
		Non-hazardous (SNRHW) landfill	0.011	0.028	0.021	0.017	0.014	0.015	0.370	3.940	+3.570

*Inert recovery and landfill have a total indicative need of 19.917Mt over the plan period, with estimated remaining void space of 15.99Mt (around 90% of which is associated with restoration of mineral extraction sites), leaving a deficit of 3.927Mt. This deficit is able to be accommodated however through void space created from mineral extraction operations that are or will be permitted over the plan period.

Where an indicative total waste management capacity gap is identified, then proposals will, in principle, be supported where it would assist in closing that gap, provided it is in accordance with Policy 4.

Providing for Waste Management

3.42 This Plan sets out an overarching spatial strategy for waste, together with appropriate criteria based policy. It is important to guide future waste management development to the most appropriate locations, particularly in the absence of site specific allocations to meet identified needs.

3.43 In developing that criteria based policy, the Councils consider it appropriate to direct most waste management facilities to the main settlements that exist in the plan area, these being the areas which generate the greater waste arisings, as well as having the greater infrastructure (e.g. main highways) to accommodate proposals. The Councils also believe it appropriate to identify existing and allocated employment land as a suitable location for many types of future waste management development, recognising that waste management development is now often located in buildings and can be indistinguishable from other industrial uses which operate alongside it.

3.44 However, there is no guarantee waste management facilities will come forward on employment land because of viability or other locationally specific reasons, or simply a lack of available land. Accordingly, other locations could be considered, via the criteria based policy below.

3.45 Like the previous Plan, this Local Plan also seeks to embed waste management facilities in new settlements. This can be temporary demolition and construction recycling being present through construction phases, and also permanent waste management facilities being located within new communities.

3.46 As well as strategic policy for waste management, the policy below also sets out specific policy for specialist types of waste management.

Policy 4: Providing for Waste Management

Across the plan area, existing and committed waste sites meet the majority of identified needs, with the capacity gap over the plan period being less than substantial. As such, the strategy of this plan is not to identify specific allocations for new waste sites. Instead this policy sets out a broad spatial strategy for the location of new waste management development; and criteria which will direct proposals to suitable sites, consistent with the spatial strategy.

Waste management proposals must demonstrably contribute towards sustainable waste management, by moving waste up the waste hierarchy; and proposals for disposal must demonstrate that the waste has been pre-treated and cannot practicably be recycled. Proposals which do not comply with this spatial strategy for waste management development must also demonstrate the quantitative and market need for the development.

Unless otherwise stated in this policy, new or extended waste management facilities should be located in the existing or planned main urban areas of: Cambourne, Cambridge, Chatteris, Ely, Huntingdon, Littleport, March, Northstowe, Peterborough, Ramsey, Soham, St. Ives, St. Neots, Waterbeach, Whittlesey and Wisbech.

Where the proposed use and operations are potentially suitable within an urban setting, then proposals should first consider the use of either:

(a) employment areas (as identified in other Development Plan Documents for B2 and/or B8 Uses) within the above identified urban areas; or
(b) any ‘strategic’ employment areas over 10ha (as identified in other Development Plan Documents for B2 and/or B8 Uses), which might not necessarily fall at one of the above

identified urban areas.

Where such sites are demonstrated not to be available or suitable, using a proportionate amount of evidence, then support will be given, in principle, to locating facilities on other suitable sites within the urban areas identified above; or on the edge of them where it is demonstrated that the development is compatible with surrounding uses (including the physical size and throughput of the proposed development); and where there is a clear relationship with the settlement by virtue of landscape, design of the facility, and highway access. In applying these provisions, substantial weight will also be given to the use of suitable brownfield land within the above identified urban areas.

Waste Management Facilities - New Strategic Development Areas:
New strategic development areas (i.e. 1,500 homes or more, or 10 ha or more for employment sites) must incorporate waste management facilities of a scale, use and accessibility to enable communities and businesses within that strategic development area to take some responsibility for their own waste.

Waste Management Facilities - Rural areas:
Only waste management facilities which are located on a farm holding, and where the proposal is to facilitate agricultural waste recycling or recovery generated by that farm holding will, in principle, be supported.

Waste Management Facilities - Medical or research sites:
Waste management facilities which are located on a medical or research site, and where the proposal is to facilitate the suitable management of waste generated by that site will, in principle, be supported.

Waste Management Facilities - Co-location:
Opportunities to co-locate waste management facilities together, or with complementary activities will, in principle, be supported. Particularly where relating to employment sites; industrial estates; mineral extraction and processing sites (for temporary proposals for aggregate and/or inert recycling facilities associated with extraction and processing); or planned integrated waste management development.

Waste Management Facilities – Non-Hazardous Waste Disposal:
Where the need for additional capacity for the disposal of non-hazardous waste is demonstrated such capacity must be provided through extension to existing disposal sites, unless it is demonstrated that a new standalone site would be more sustainable and better located to support the management of waste close to its source. It may also be supported where it is demonstrated that it is required for reasons of site stability or to address a potential pollution risk.

Waste Management Facilities – Inert Waste Disposal:
The deposit of inert waste to land will normally be permitted only within a Mineral Development Area (MDA) or Mineral Allocation Area (MAA). Proposals for the deposit of inert waste to land in other areas may only be permitted where:

(c) there are no MDAs or MAAs within the plan area which can accommodate the inert waste in a timely and sustainable manner; or

(d) there is clear and convincing evidence that an alternative site would be more suitable for receiving the inert waste.

Waste Management Facilities – Stable Non-Reactive Hazardous Waste Disposal (SNRHW):
Where the need for additional capacity for the disposal of SNRHW is demonstrated such capacity will only be permitted at, or through an extension to, existing disposal sites.

Waste Management Facilities – Hazardous Waste Disposal:
Proposals for the disposal of hazardous waste will only be supported in exceptional circumstances, and where it is demonstrated that there is a clear need for such a facility to be located in the plan area.

Waste Management Facilities – Landraising:
Landraising will only be permitted in exceptional circumstances where there is a need for a waste disposal facility to accommodate waste arising that cannot be accommodated by any other means.

4. Minerals Development Specific Policy

Mineral Safeguarding Areas (MSAs)

4.1 Mineral Safeguarding Areas (MSAs) are identified in order that known locations of specific mineral resources of local and/or national importance are not needlessly sterilised by non-mineral development. The purpose of MSAs is to make sure that mineral resources are adequately taken into account in all land use planning decisions. They do not automatically preclude other forms of development taking place, but flag up the presence of important mineral so that it is considered, and not unknowingly or needlessly sterilised.

4.2 MSAs are identified on the Policies Map. They constitute the extent of known reserves plus a 250m buffer. More detail regarding their identification can be found in the accompanying evidence report 'Methodology for Identifying MSAs (December 2018)'.

Policy 5: Mineral Safeguarding Areas (MSAs)

Mineral Safeguarding Areas (MSAs) are identified on the Policies Map for mineral resources of local and/or national importance. The Mineral Planning Authority (MPA) must be consulted on all development proposals in these areas except:

(a) development that falls within a settlement boundary*;
(b) development which is consistent with an allocation in an adopted Local Plan;
(c) minor householder development within the immediate curtilage of an existing residential building;
(d) demolition or replacement of residential buildings;
(e) temporary structures;
(f) advertisements;
(g) listed building consent; and
(h) works to trees or removal of hedgerows.

Development within MSAs which is not covered by the above exceptions will only be permitted where it has been demonstrated that:

(i) the mineral can be extracted where practicable prior to development taking place; or
(j) the mineral concerned is demonstrated to not be of current or future value; or
(k) the development will not prejudice future extraction of the mineral; or
(l) there is an overriding need for the development (where prior extraction is not feasible).

*a settlement boundary is that which is defined on the relevant policies map for the area (e.g. a village envelope or urban area boundary). If no such boundary is identified, it will constitute the edge of the built form of the settlement.

Mineral Development Areas (MDAs) and Mineral Allocation Areas (MAAs)

4.3 Mineral Development Areas (MDAs) are specific sites identified on the Policies Map. They consist of existing operational sites and committed sites (i.e. sites with planning permission but which are not yet operational). Areas not yet consented but allocated in this plan for the future extraction of minerals are identified as Mineral Allocation Areas (MAAs). These sites also include existing, planned and potential sites for:

- concrete batching, the manufacture of other coated materials, other concrete products; and
- the handling, processing and distribution of substitute, recycled and secondary aggregate material.

Policy 6: Mineral Development Areas (MDAs) and Mineral Allocation Areas (MAAs)

Mineral Development Areas (MDAs) and Mineral Allocation Areas (MAAs) are defined on the Policies Map. Within a MAA, only development for which it is allocated for (including, where relevant, its restoration) will be permitted.

Borrowpits

4.4 In construction and civil engineering, a borrowpit is an area where material (usually soil, gravel and/or sand, and clay) has been dug for use at another location nearby. Borrowpits can be found close to many major construction projects, and can be a suitable and more sustainable option compared with the alternative of sourcing material from a site considerably further away. However, a policy is necessary to both confirm the in principle support but also to ensure only appropriate borrowpits can come forward.

4.5 In demonstrating the need for a borrowpit for engineering clay regard must be had as to whether the material can be drawn more sustainably from existing mineral and landfill sites, for example through 'over-digging' an existing site to secure the clay, rather than a new greenfield borrowpit.

Policy 7: Borrowpits

Mineral extraction from a borrowpit will only be supported, in principle, where all of the following are met:

(a) there is a demonstrated need for the mineral to be extracted from the borrowpit;
(b) it will serve a named project only, and it is well related geographically* to that project;
(c) the site will be restored in accordance with Policy 19 Restoration and Aftercare and within the same timescale as the project to which it relates;

(d) material will not be imported to the borrowpit other than from the project itself, unless such material is required to achieve beneficial restoration; and
(e) the quantity of material and timescale for extraction from the borrowpit will not significantly harm existing operational quarries and local markets.

In demonstrating the need for a borrowpit for engineering clay, it will need to be demonstrated that the material could not be drawn more sustainably from existing mineral and landfill sites.

*in order to pass the 'well related geographically' test, the borrowpit must be significantly geographically better located, when taken as a whole, compared with all other relevant allocated or existing operational sites from which the mineral could otherwise be drawn. Factors taken into account to determine this will include, but not necessarily exhausted by, the following: lorry distance travelled and the associated carbon emission of such travel; amenity impact of lorries on local communities; and impact of lorries on the highway network more generally, such as increasing/decreasing congestion or safety. A borrowpit simply being physically nearer the named project, compared with an existing operational or allocated site, will not in itself necessarily pass the test.

Recycled and Secondary Aggregates, and Concrete Batching

4.6 The processing of secondary and recycled aggregates (including inert recycling) represents a potentially major source of materials for construction, helping to conserve primary materials and minimising waste. Sites for the handling, storage and processing of recycled and secondary aggregates (including recycled inert waste) are therefore required to ensure provision of 'alternative materials'.

4.7 A concrete batching plant is a device that combines various ingredients to form concrete. Some of these inputs include sand, water, aggregate (rocks, gravel, etc.), fly ash, potash and cement. Such plants are an essential part of the construction industry infrastructure, and can be found on construction sites or, in a more permanent form, off-site (including on mineral sites).

Policy 8: Recycled and Secondary Aggregates, and Concrete Batching

In principle, the authorities will support proposals which assist in the production and supply of recycled / secondary aggregates, particularly where it would assist in reducing the use of land won aggregates. Similarly, in principle, the authorities will support suitable concrete batching proposals.

Such proposals are likely to be suitable in the following locations:

(a) on operational, committed and allocated mineral sites (for the duration of the working life of the mineral site only, and where this is compatible with an agreed restoration scheme);
(b) on strategic development sites, such as major urban extensions and new settlements (throughout the construction phase); and
(c) on waste management sites, designated employment land and existing/disused railheads and wharves.

In addition to the above support in principle, all strategic development sites should include temporary inert and construction waste recycling facilities on site throughout all phases of construction, unless there is clear and convincing justification why this would be inappropriate or impractical.

Reservoirs and Other Incidental Mineral Extraction

4.8 Reservoirs and other forms of development can also give rise to incidental mineral extraction. In these cases the Mineral Planning Authorities will be the determining authority for a planning application if the proposal involves taking the extracted mineral off site. Applicants will be required to provide a sound justification for the proposal. When determining any of the above proposals the MPAs will be concerned to ensure that the mineral extracted is used in a sustainable manner. In the case of sand and gravel, for example, this could be achieved by processing the mineral on site or exporting it to a nearby processing plant. Clay, if extracted, could be used for nearby engineering projects.

4.9 It should be noted that Government is likely to introduce in 2019 a National Policy Statement (NPS) for Water Resources Infrastructure, including amending the definitions of nationally significant water resources infrastructure set out in the Planning Act to which the NPS will apply. Consequently, larger reservoirs may well be dealt with, through the planning system, in a different way to smaller reservoirs.

Policy 9: Reservoirs and Other Incidental Mineral Extraction

Proposals for new or extensions to existing reservoirs, or other development involving the incidental extraction and off site removal of mineral (such as lakes, boating marinas, agricultural reservoirs or commercial fish ponds), will be supported where it can be demonstrated that:

(a) there is a proven need and demonstrable sustainability benefits* for the proposal, or the proposal is identified in a water companies' water resource management plan;
(b) any mineral extracted will be used in a sustainable manner;
(c) where the proposal relates to a reservoir, the design, as far as is practical, minimises its surface area by maximising its depth;
(d) the minimum amount of mineral to be extracted is consistent with the purpose of the development; and
(e) the phasing and duration of development adequately reflects the importance of the early delivery of water resources or other approved development.

*sustainability benefits could include, but not necessarily limited to: water storage in order to reduce currently unsustainable groundwater extraction; significant biodiversity net gains or measures to help preserve or enhance designated biodiversity sites; and flood risk management benefits.

5. Waste Management Specific Policies

Waste Management Areas (WMAs)

5.1 Waste Management Areas (WMAs) are specific sites identified on the Policies Map for waste management facilities and consist of existing operational sites (which make a significant contribution to managing any waste stream) and committed sites (i.e. sites with planning permission but which are not yet operational). Policy 3 sets the policy framework for WMAs.

5.2 This Plan does not allocate any sites for future waste management development. The Waste Needs Assessment (December 2018) which accompanies this Further Draft Plan has not identified any capacity gaps which justify the allocation of sites. Proposals for any future waste management development can be dealt with through Policy 4: Providing for Waste Management and other policies in this document.

Policy 10: Waste Management Areas (WMAs)

Waste Management Areas (WMAs) are defined on the Policies Map. Within a WMA, development will not normally be permitted, other than that which meets Policy 4.

Water Recycling Areas (WRAs)

5.3 It is essential that adequate sewage and wastewater infrastructure is in place prior to the start of development taking place in order to avoid unacceptable impacts on the environment, such as sewage flooding residential or commercial properties, or the pollution of land and watercourses. It is also important that the operation of existing facilities can, as appropriate, be maintained, improved, extended and/or relocated. Whilst a wide range of plans, programmes and studies (such as Water Cycle Studies) are necessary to fully understand and achieve these requirements, this Local Plan can play an important part. As such, all existing and planned Water Recycling Centres (WRCs) are identified on the Policies Map as Water Recycling Areas (WRAs). Please note that Policy 16: Consultation Areas covers proposals which fall within 400m of a WRA. The following policy focuses on the development of WRCs themselves.

Policy 11: Water Recycling Areas (WRAs)

Water Recycling Centres (WRCs) are essential infrastructure, and are identified on the Policies Map as Water Recycling Areas (WRAs).

Proposals for new water recycling capacity or proposals required for operational efficiency, whether on WRAs or elsewhere (with such proposals including the improvement or extension to existing WRCs, relocation of WRCs, provision of supporting infrastructure (including renewable energy) or

the co-location of WRCs with other waste management facilities) will be supported in principle, particularly where it is required to meet wider growth proposals identified in the Development Plan. Proposals for such development must demonstrate that:

(a) there is a suitable water course to accept discharged treated water and there would be no unacceptable increase in the risk of flooding to others;
(b) there is a ready access to the sewer infrastructure or area to be served;
(c) if a new site, or an extension to an existing site, is less than 400 metres from existing buildings normally occupied by people, an odour assessment demonstrating that the proposal is acceptable will be required, together with appropriate mitigation measures;
(d) if a new site, or an extension to an existing site, it has avoided land within flood zone 3 unless there is clear and convincing justification to do so, and the proposal is supported by thorough evidence of need, options and risk management; relocating sites from flood zone 1 to flood zone 3 for primarily land value realisation reasons should not form any part of the justification for relocation to flood zone 3; and
(e) adequate mitigation measures will address any unacceptable adverse environmental and amenity issues raised by the proposal, which may include the enclosure of odorous processes.

If any new or presently unidentified WRCs exist, but are not specifically designated as a WRA on the Policies Map, then a proportionate application of the principles in this policy, and the supporting Policy 16: Consultation Areas, will apply.

Radioactive and Nuclear Waste

5.4 The relatively soft, sedimentary nature of the geology of the Plan area is not considered suitable to allow the construction of appropriate structures for the long term storage and disposal of intermediate and higher activity radioactive wastes.

5.5 Controlled disposal of low level radioactive waste takes place at authorised landfill sites where limitations are placed on the type of container, the maximum activity per waste container, and the depth of burial below earth or ordinary waste. Limited disposal also takes place at Addenbrookes Hospital via incineration.

Policy 12: Radioactive and Nuclear Waste

No sites are identified for such use in this Local Plan. Proposals for the treatment, storage or disposal of intermediate or higher activity radioactive and nuclear waste will not be permitted.

Where there is a demonstrated need for low level radioactive waste management facilities, such proposals will be considered on their merits, including demonstration that it represents the most appropriate management option.

Landfill Mining and Reclamation

5.6 The interest in landfill mining, as a concept, is growing across europe, in recognition of the around 500,000 landfill sites in existence (20,000 in the UK), and the potential for valuable resources (especially metals) which can be found in them. Landfill mining and reclamation may also be for other reasons, such as addressing an existing problem or to facilitate some other form of development upon or near that site.

5.7 In respect of commercial based proposals, the practical benefits and potential harm which can arise from landfill mining are at their infancy of research, and there is no national policy which supports such mining as a matter of principle. In particular, excavating a landfill site close to residential properties is unlikely to be acceptable owing to amenity issues. At the present time at least, therefore, the councils do not support commercial based landfill mining in the plan area.

Policy 13: Landfill Mining and Reclamation

The mining or excavation of landfill waste will only be supported where it can be demonstrated that:

(a) without the excavation of waste, the site is posing an unacceptable risk to human health, safety or to the environment; or
(b) removal is required to facilitate other development, provided such other development is in the public interest and the removal would not significantly adversely harm the amenities, temporarily or permanently, of nearby residents or other neighbours.

Irrespective of the motives for the mining, it must be demonstrated that any waste can be handled without posing additional risk to human health, safety or to the environment.

Waste Management Needs arising from Residential and Commercial Development

5.8 The councils will endeavour to ensure that the implications for waste management arising directly from non minerals and waste management development are adequately and appropriately addressed.

5.9 This approach has been taken forward through the Cambridgeshire and Peterborough Waste Partnership (RECAP), and has, since 2012, been assisted by a RECAP Waste Management Design Guide Supplementary Planning Document (SPD). This SPD sets out practical information on the provision of waste storage, waste collection and recycling in residential and commercial developments. It also includes a Toolkit which developers of such proposals are required to complete and submit as part of their planning application. The SPD will be periodically updated. For proposals in the Peterborough area, the Peterborough Local Plan (2019) provides the relevant policy requirements, and as such the following policy does not apply in the Peterborough area.

Policy 14: Waste Management Needs Arising from Residential and Commercial Development

Relevant residential and commercial planning applications in Cambridgeshire must be accompanied by a completed Waste Management Guide Toolkit, which forms part of the latest RECAP Waste Management Design Guide Supplementary Planning Document (or similar superseding document).

Where appropriate, and as determined through an assessment of the Toolkit submission, such new development may be required to contribute to the provision of bring sites and / or the Household Recycling Centre service (subject to any legislative requirements in relation to seeking developer contributions).

6. Policies for Minerals and Waste Management Proposals

Transport Infrastructure Areas (TIAs)

6.1 Certain types of transport infrastructure are essential in order to help facilitate more sustainable transportation of minerals and waste. Those of significance are identified on the Policies Map as Transport Infrastructure Areas (TIAs) and are defined for both existing and planned areas. Such areas may include railheads, wharves and ancillary facilities.

6.2 Please also see Policy 23 for wider transport and highway related policy requirements relating to matters such as traffic, highways, Heavy Commercial Vehicles (HCVs) and Public Rights of Way.

Policy 15: Transport Infrastructure Areas (TIAs)

Transport Infrastructure Areas (TIAs) are identified on the Policies Map. Development which would result in the loss of or reduced capacity of such infrastructure will not be permitted unless it can be demonstrated that either:

(a) the loss or reduced capacity will have no impact on the ability of minerals or waste to be transported by sustainable means, both now and for accommodating future planned growth; or
(b) alternative, suitable and sufficient capacity is to be developed elsewhere (and in which case the authorities are likely to require it to be implemented before the loss or reduced capacity has occurred).

New relevant transport infrastructure capacity (such as wharves, railheads, conveyor, pipeline and other forms of sustainable transport), whether on TIAs or elsewhere, including the improvement or extension to existing sites, will be supported in principle, particularly where it is required to meet wider growth proposals identified in a Development Plan.

Consultation Areas (CAs)

6.3 Consultation Areas (CAs) are buffers around Mineral Allocation Areas (MAAs), Mineral Development Areas (MDAs), Waste Management Areas (WMAs), Transport Infrastructure Areas (TIAs) and Water Recycling Areas (WRAs).

6.4 They are designated to ensure that such sites are protected from development that would prejudice operations within the area for which the buffer is identified, or to protect development that would be adversely affected by such operations (for example residential development being located close to a waste site and subsequently suffering amenity issues).

6.5 Buffers are typically 250m around the edge of a site (400m in the case of WRAs). In defining CAs, each site is considered individually, and if circumstances have suggested the typical buffer from the edge of any site should be varied (e.g. due to mitigation proposals) then this has been taken into account.

6.6 CAs are designed to alert prospective developers and decision takers to development (existing or future) within the CA to ensure adjacent new development constitutes an appropriate neighbouring use. New neighbouring development can impact on certain mineral and waste management development and associated infrastructure, making it problematical for them to continue to deliver their important function.

Policy 16: Consultation Areas (CAs)

Consultation Areas (CAs) are identified on the Policies Map, as a buffer around Mineral Allocation Areas (MAAs), Mineral Development Areas (MDAs), Waste Management Areas (WMAs), Transport Infrastructure Areas (TIAs) and Water Recycling Areas (WRAs). The Mineral & Waste Planning Authority must be consulted on all planning applications within CAs except:

(a) householder applications (minor development works relating to existing property); and
(b) advertisements.

Development within a CA will only be permitted where it is demonstrated that the development will:

(c) not prejudice the existing or future use of the area for which the CA has been designated; and
(d) not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated*.

Within a CA which surrounds a WRA, and unless convincing evidence to the contrary is provided via an odour assessment report, there is a presumption against allowing development which would:

(e) be buildings regularly occupied by people; or
(f) be land which is set aside for regular community use (such as open space facilities designed to attract recreational users, but excluding, for example, habitat creation which is not designed to attract recreational users).

In instances where new minerals development, waste management, transport infrastructure or water recycling facilities of significance are approved (i.e. of such a scale that had they existed at the time of writing this Plan it could reasonably be assumed that they would have been identified as a MDA, WMA, TIA or WRA), the policy principle of a CA around such a facility is deemed to automatically apply, despite such a CA for it not being identified on the Policies Map.

*Where development is proposed within a CA which is associated with a WRA, the application must be accompanied by a satisfactory odour assessment report. The assessment must consider existing odour emissions of the WRC at different times of the year and in a range of different weather conditions.

Design

6.7 The following policy is primarily associated with waste management facilities, because such facilities normally include an element of permanent new build development. Such development must be of a high quality design. Minerals related proposals often do not include new development, or at least not development which is intended to be of permanent use. Nevertheless, should a minerals proposal include some form of built development, then the following policy would apply.

6.8 Appendix 2: The Location and Design of Waste Management Facilities provides specific guidance on the design of waste management facilities, and should be used to inform the design of waste management facilities in the plan area.

Policy 17: Design

All waste management development, and where relevant minerals development, should secure high quality design. The design of built development and the restoration of sites should, where appropriate, complement and enhance local distinctiveness, and the character and quality of the area in which it is located. Permission will be refused for development of poor design that fails to take the opportunities available to achieve this.

New minerals and waste management development should, where appropriate:

(a) make effective and efficient use of land and buildings, through the design, layout and orientation of buildings on site and through the prioritising of previously developed land;
(b) be durable, flexible and adaptable over its planned lifespan, taking into account potential future social, economic, technological and environmental needs through the structure, layout and design of buildings and places;
(c) provide a high standard of amenity for users of new buildings and maintain or enhance the existing amenity of neighbours;
(d) be designed to reduce crime, minimise fire risk, create safe environments, and provide satisfactory access for emergency vehicles;
(e) create visual richness through building type, height, layout, scale, form, density, massing, materials and colour and through landscape design;
(f) retain or enhance important features and assets within the landscape, treescape or townscape and conserve or create key views;
(g) provide well designed boundary treatments (including security features) that reflect the function and character of the development and its surroundings;
(h) take account of any relevant landscape character assessments and be supported by a landscape enhancement scheme; and
(i) provide attractive, accessible and integrated vehicle and cycle parking which also satisfies any parking standard in adopted Local Plans and incorporates facilities for electric plug-in and other ultra-low emission vehicles.

For waste management proposals, detailed design guidance can be found in Appendix 2: The Location and Design of Waste Management Facilities. This guidance provides a framework for

creating distinctive places, with a consistent and high quality standard of design. Whilst the guidance provides a degree of flexibility, it will be used to assist in determining whether a proposal is consistent with the approach set out in this policy.

Amenity Considerations

6.9 Minerals and waste management development can have the capacity to adversely impact on the amenity of local residents, businesses and other users of land. This could be in the immediate vicinity of the development, or for example along transportation routes associated with the development.

6.10 Development should aim to ensure that a high standard of amenity is retained and, where possible, enhanced, for all existing and future users of land and buildings which may be affected.

Policy 18: Amenity Considerations

New development must not result in unacceptable adverse impacts on the amenity of existing occupiers of any land or property, including:

(a) harm to human health or safety;
(b) ability of the neighbouring use (or planned neighbouring use) to remain an ongoing operation;
(c) privacy for the occupiers of any nearby property;
(d) noise and/or vibration levels resulting in disturbance to the occupiers or users of any nearby property or land;
(e) loss of light to and/or overshadowing of any nearby property;
(f) air quality from odour, fumes, dust, smoke or other sources;
(g) light pollution from artificial light or glare;
(h) increase in litter; and
(i) increase in flies, vermin and birds.

Where there is the potential for any of the above impacts to occur, an assessment appropriate to the nature of that potential impact should be carried out, and submitted as part of the proposal, in order to establish, where appropriate, the need for, and deliverability of, any mitigation.

Restoration and Aftercare

6.11 Most mineral development is of a temporary nature, as is some waste development, notably that related to landfill. Development that is temporary in nature should always have an approved scheme for restoration and an end date by which this will have been implemented.

6.12 Achieving the satisfactory restoration of minerals sites and former waste management sites is of paramount importance. Restoration of minerals and waste sites must be done

progressively, with sections of the site worked and then restored at the earliest opportunity. It is acknowledged however that the particular after-use of a site should be a matter for discussion on a case by case basis.

Policy 19: Restoration and Aftercare

All minerals extraction related proposals, and all waste management proposals which are likely temporary in nature, must be accompanied by a restoration and aftercare scheme proposal.

Such a proposal must, where appropriate:

(a) set out a phasing schedule so as to restore available parts of the site to a beneficial afteruse as soon as is reasonably practicable to do so, and to restore the whole of the site within an agreed timeframe. Only in exceptional circumstances, such as very small sites where phasing is not practical, will a non-phased scheme be approved;
(b) reflect strategic and local objectives for countryside enhancement and green infrastructure, including those set out in relevant Local Plans and Green Infrastructure Strategies;
(c) contribute to identified flood risk management and water storage needs (including helping to reduce the risk of flooding elsewhere) and / or water supply objectives and incorporate these within the restoration scheme;
(d) demonstrate net biodiversity gain through the promotion, preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets;
(e) protect geodiversity and improve educational opportunities by incorporating this element within the restoration scheme, by leaving important geological faces exposed and retaining access to them;
(f) incorporate within the restoration scheme amenity uses, such as formal and informal sport, navigation, and recreation uses; and
(g) only restore the land (including best and most versatile) back to agricultural use if it is clearly demonstrated that this offers greater sustainability benefits than (a) to (f) above. Where it is determined that restoring the land to agricultural land is the most suitable option (in whole or part), then the land must be restored to the same or better agricultural land quality as it was pre-development.

In the case of mineral workings, restoration schemes which will contribute to addressing or adapting to climate change will, in principle, be supported e.g. through flood water storage, and biodiversity proposals which create habitats which enhance ecological networks and living carbon sinks.

Any site specific restoration and after-care requirements are set out in the site allocation section of this Local Plan. Where there is conflict between what the above policy states, and what a site specific policy states, then the provisions of the site specific policy take precedence.

Agreed restoration schemes and aftercare arrangements will be secured, if necessary, by legal agreement.

Biodiversity and Geodiversity

6.13 Cambridgeshire and Peterborough have a range of sites recognised for their environmental quality, a number of which have international status. It is considered appropriate to include a comprehensive policy within this Local Plan which reflects the councils' approach to biodiversity and geodiversity. Through the development management processes, management agreements and other positive initiatives, the councils will, therefore:

- aid the management, protection, enhancement and creation of priority habitats (including lowland calcareous grasslands, woodlands and hedgerows, rivers, lowland meadows and floodplain grazing marsh) and populations of protected species, with the overall aim to achieve a net gain in biodiversity;
- promote the creation of an effective, resilient, functioning ecological network throughout the plan area, consisting of core sites, buffers, wildlife corridors and stepping stones that link to each other and to wider green infrastructure across the plan area (or potentially in adjoining local authority areas) and to respond to and adapt to climate change;
- safeguard the value of previously developed land where it is of significant importance for biodiversity and/or geodiversity; and
- work with developers and Natural England to identify a strategic approach to great crested newt mitigation, where this is required, on major sites and other areas of key significance for this species.

Policy 20: Biodiversity and Geodiversity

International Sites
The highest level of protection will be afforded to international sites designated for their nature conservation or geological importance. Proposals having an adverse impact on the integrity of such areas, that cannot be avoided or adequately mitigated to remove any adverse effect, will not be permitted other than in exceptional circumstances. These circumstances will only apply where:

(a) there are no suitable alternatives;
(b) there are imperative reasons of overriding public interest; and
(c) necessary compensatory provision can be secured.

Development proposals that are likely to have an adverse effect, either alone or in-combination, on European designated sites must satisfy the requirements of the Habitats Regulations, including determining site specific impacts and avoiding or mitigating against impacts where identified.

National Sites
Development proposals within or outside a Site of Special Scientific Interest (SSSI), or likely to have an adverse effect on a SSSI (either individually or in combination with other developments), will not normally be permitted unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of SSSIs.

Local Sites
Development likely to have an adverse effect on locally designated sites, their features or their function as part of the ecological network, including County Wildlife Sites and Local Geological Sites, will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained.

Habitats and Species of Local and Principal Importance
Where adverse impacts are likely on the protection and recovery of priority species and habitats, development will only be permitted where the need for and benefits of the development clearly outweigh these impacts. Where adverse impacts are likely on other locally important habitats and species as identified by the Cambridgeshire and Peterborough Biodiversity Partnership, the benefits of development must outweigh these impacts. In both cases, appropriate mitigation and/or compensatory measures will be required.

Biodiversity and Geodiversity in Development
All development proposals should:

(d) conserve and enhance the network of geodiversity, habitats, species and sites (both statutory and non-statutory) of international, national and local importance commensurate with their status and give appropriate weight to their importance;
(e) avoid negative impacts on biodiversity and geodiversity;
(f) deliver a net gain in biodiversity, proportionate to the scale of development proposed, by creating, restoring and enhancing habitats and enhancing them for the benefit of species;
(g) where necessary, protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat. For riverside development, this includes the need to consider options for riverbank naturalisation. In all cases regard should be had to the Cambridgeshire Flood and Water SPD or Peterborough Flood and Water SPD (or their successors); and
(h) for minerals extraction proposals, enable periodic temporary access in order to record, sample and document the geodiversity.

Minerals and Waste Management proposals must be accompanied by a completed biodiversity checklist (see respective planning authority website for details) and must identify features of value on and adjoining the site and to provide an audit of losses and gains in existing and proposed habitat. Where there is the potential for the presence of protected species and/or habitats, a relevant ecological survey(s) must be undertaken by a suitably qualified ecologist. The development proposals must be informed by the results of both the checklist and survey.

Mitigation of Potential Adverse Impacts of Development
Development should avoid adverse impact on existing biodiversity and geodiversity features as a first principle. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort where there is no alternative.

The Historic Environment

6.14 The Minerals and Waste Planning Authorities recognise that the historic environment plays an important role in the quality of life experienced by local communities and the proposed approach is to protect, conserve and seek opportunities to enhance the local area's rich and diverse heritage assets and their settings, for the enjoyment of current and future generations.

6.15 Nationally designated heritage assets within the plan area include Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens. The designation of heritage assets has largely focused on more tangible or visible interest, and as such there are many areas of archaeological interest which are of national importance that are not scheduled. Designated sites receive statutory protection under heritage protection legislation. However, others that are considered locally significant (such as ridge and furrow) or, that may not yet be identified (such as in the case of archaeological interests), do not. Such assets may present an important resource in terms of place-making and developing an understanding of our history, which if not addressed early may be lost.

6.16 It is acknowledged that both minerals and waste development has the potential to affect different types of heritage assets and their setting. However, minerals development, more so than waste, is generally quite an intensive activity in relation to potential impacts on the historic environment owing to its extractive nature. As such, any necessary Heritage Statement should also consider potential for archaeology at depth. To do so it is likely to require a deposit model looking at the characteristics and distribution of deposits and natural landforms across the site and their likely potential for archaeology of all periods.

6.17 In addition to helping assess Palaeolithic potential, a deposit model would also pick up features such as palaeochannels, islands and extensive peat deposits, of potential for prehistoric and later periods. It might be based on existing Geotechnical site investigation information and/or involve the drilling of purposive boreholes, test pits and deep-penetration geophysics transects (ERT and EMI). Lidar information could also be useful. Also, the assessment might need to consider dewatering impacts and changes in water flow patterns. Where, for example, the minerals extraction sites lie on floodplains buried archaeological remains are likely to be waterlogged. Therefore the likely impact of the minerals extraction on the water table and water flow patterns both during extraction and following reinstatement should be investigated in tandem with the assessment and evaluation of archaeological potential. There may be impacts on the archaeology of areas downstream of the extraction site and on any archaeology 'preserved in situ' remaining in unquarried areas within the site itself.

6.18 For all the above reasons, it is important that adequate information and evidence is available to inform the decision making process, ensuring that the potential impact of the proposal on the historic environment and the significance of heritage assets (including non-designated assets) and their setting is understood. In the case of archaeology, such interests are often not identified until the process of assessment or evaluation has begun. Where there is thought to be a risk of such interests being present a phased approach for assessing the significance of heritage assets involving desk-based assessments and / or field evaluations may be required.

Policy 21: The Historic Environment

The Councils recognise: the desirability of sustaining and enhancing the significance of heritage assets (and their setting); the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and the opportunities to draw on the contribution made by the historic environment to the character of a place.

As such, all minerals and waste management proposals will be subject to the policy requirements set out in the NPPF.

To assist decision makers, all development proposals that would directly affect any heritage asset and/or its setting (whether designated or non-designated), will need to be accompanied by a Heritage Statement which, as a minimum, should:

(a) describe and assess the significance of the asset and/or its setting to determine its architectural, historic, artistic or archaeological interest;
(b) identify the impact of the development on the special character of the asset (including any cumulative impacts); and
(c) provide clear and convincing justification for any harm to, or loss of, the significance of a heritage asset (from its alteration or destruction, or from development within its setting).

The level of detail in the Statement should be proportionate to the asset's significance and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Where appropriate, and particularly for minerals development proposals, the Statement must also consider:

(d) the hydrological management of the site and the potential effects that variations in the water table or water flow patterns may have on known or potential archaeological remains. This assessment may be required to address an area beyond the planning application boundary; and
(e) the potential for palaeolithic or later archaeology at depth, possibly making use of, where appropriate, a deposit model looking at the characteristics and distribution of deposits and natural landforms across the site and the likely potential for archaeology of all periods.

Water Resources

6.19 Cambridgeshire and Peterborough are identified as being within an area of serious water stress. Adopted and emerging district local plans are all introducing the optional water efficiency standard for new homes, reflecting such evidence. Increasing demands for water arising from growth, and potential impacts from, in particular, minerals workings could serve to have a detrimental impact upon the quantity or quality of surface or groundwater resources. That said, minerals development (normally in the form of the restoration scheme) can also have a net benefit on the water environment, through, for example, flood alleviation and winter water storage. Please note that the Cambridgeshire Flood and Water SPD referred in the

policy below was not formally adopted by the County Council but rather by each individual district council within Cambridgeshire. The County Council has, however, endorsed its contents.

Policy 22: Water Resources

Minerals and waste management development will only be permitted where it can be demonstrated (potentially through a detailed hydrogeological assessment) that there would be no significant adverse impact on:

(a) the quantity or quality of surface or groundwater resources;
(b) the quantity or quality of water abstraction currently enjoyed by abstractors unless acceptable alternative provision is made;
(c) the flow of groundwater at or in the vicinity of the site; and
(d) increased flood risk, both on-site and off-site.

All proposed development will be required to incorporate adequate water pollution control and monitoring measures.

Proposals should also have due regard to the latest policies and guidance in the Cambridgeshire Flood and Water SPD and the Peterborough Flood and Water Management SPD (or their successors).

Traffic, Highways and Rights of Way

6.20 Cambridgeshire and Peterborough's road network is heavily used, with a high proportion of Heavy Commercial Vehicles (HCVs) (i.e. heavy goods vehicles, plus a wide range of farm related vehicles which use the road network). Minerals and waste management operations can add significantly to this congested network, and primarily means even further increase in HCV usage.

6.21 Much of the road network is also historic, and often goes through the middle of settlements, which themselves are ill designed to cope with the volume and type of traffic, especially HCVs. Cambridgeshire County Council has adopted a HCV route which can be found at cambridgeshire.gov.uk/freight-map.

6.22 Section 9 of the NPPF (2018) sets out detailed national policy on transport related matters, but further local policy is necessary, in the following policy.

6.23 In addition to the policy below, site specific policies found in the site allocations of this plan set out any specific Traffic, Highways and Rights of Way matters that will need to be addressed for that particular site.

Policy 23: Traffic, Highways and Rights of Way

Mineral and waste management development will only be permitted if:

(a) appropriate opportunities to promote sustainable transport modes can be, or have been, taken up, to the degree reasonably available given the type of development and its location;
(b) safe and suitable access to the site can be achieved for all users of the subsequent development;
(c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree;
(d) any associated increase in traffic or highway improvements would not cause unacceptable harm to the environment, road safety or residential amenity, and would not cause severe residual cumulative impacts on the road network; and
(e) binding agreements covering lorry backloading, routing arrangements and/or Heavy Commercial Vehicle (HCV) signage for mineral and waste traffic are agreed, if any such agreements are necessary and reasonable to make a development acceptable.

Use of HCV Route Network
Where minerals and/or waste is to be taken on or off a site by the highway network, then all proposals must demonstrate how the latest identified HCV Route Network is, where reasonable and practical to do so, to be utilised . If necessary, arrangements ensuring that the use of the HCV Route Network takes place may need to be secured through an appropriate and enforceable agreement. Any non-allocated minerals and waste management facility in Cambridgeshire which would require significant use of the highway must be well related to the HCV Route Network.

Public Rights of Way
Proposals must make provision for the enhancement of the public rights of way network where practicable, with a view to providing new routes and links between existing routes. Priority should be given to meeting the objectives of any Rights of Way Improvement Plans. Where development would adversely affect the permanent use of public rights of way (including temporary diversions) planning permission will only be granted where alternative routes are provided that are of equivalent convenience, quality and interest.

Sustainable Use of Soils

6.24 Agricultural land is an important national esource, and together Cambridgeshire and Peterborough have a larger proportion of high quality agricultural land than any other area in England.

Policy 24: Sustainable Use of Soils

Minerals or waste development which adversely affects agricultural land categorised as 'best and most versatile' will only be permitted where it can be shown that:

(a) it incorporates proposals for the sustainable use of soils (whether that be off-site or as part of an agreed restoration scheme); and
(b) (for non-allocated sites) there is a need for the development and an absence of suitable alternative sites using lower grade land has been demonstrated.

Aerodrome Safeguarding

6.25 For mineral and waste management developments located close to airports, aerodromes or their flight paths, one of the main hazards is from bird strike. Whilst it would be impossible for all proposals to demonstrate no increase in hazard to air traffic, the word significant in the policy should be interpreted carefully, and it may mean only a slight potential increase in the hazard would constitute a 'significant' occurrence, owing to the consequence of the hazard should it materialise.

Policy 25: Aerodrome Safeguarding

Mineral and waste management development within aerodrome safeguarding areas will only be permitted where it can be clearly demonstrated that the development would not constitute a significant hazard to air traffic. Where it cannot be demonstrated, or where the significance of any hazard is uncertain, the proposal will be refused. The preparation and implementation of an approved Bird Management Plan may be required.

Other Developments Requiring Importation of Materials

6.26 Some forms of development might not be primarily minerals and waste management related, but may result in the importation of minerals or inert waste as part of the proposals. As with all policies, it is important that the following policy is read in conjunction with other policies that will equally apply, such as policies on amenity and transport.

Policy 26: Other Developments Requiring Importation of Materials

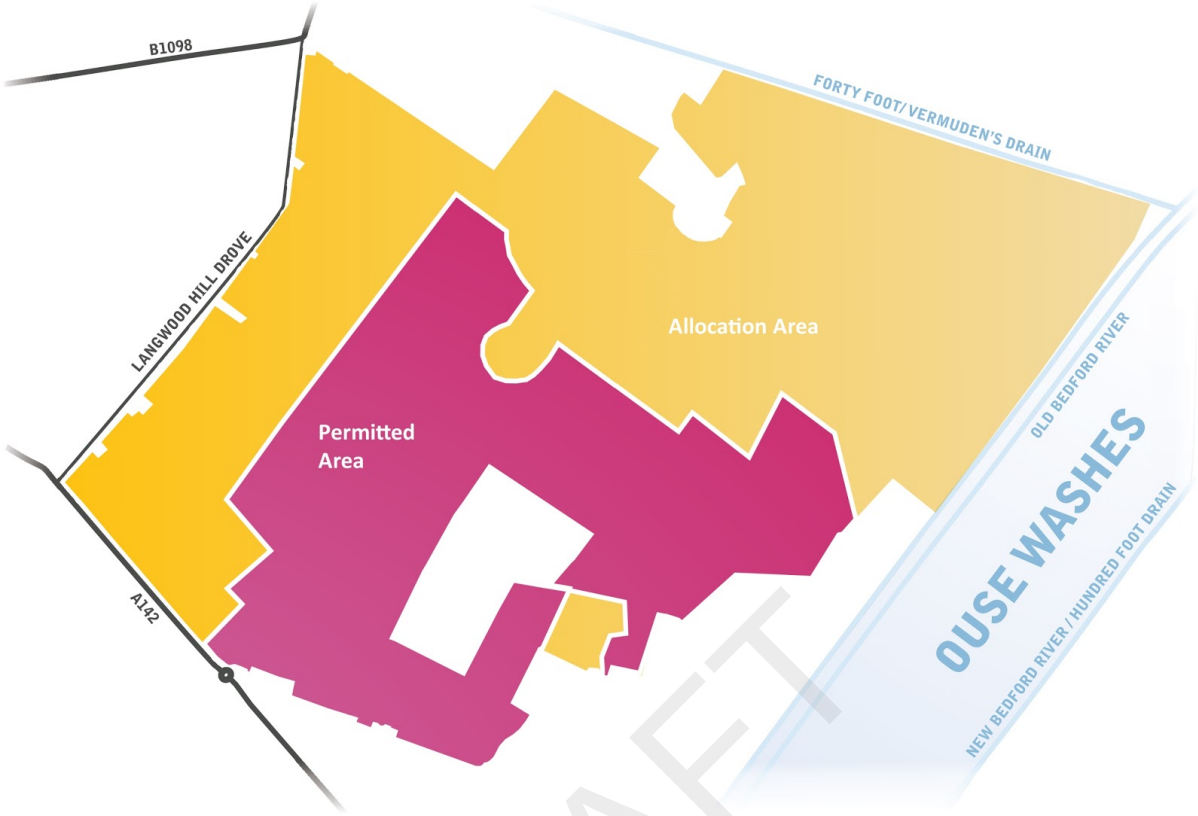
Proposals for developments (including golf courses and any other significant outdoor recreation facilities) which require the importation of significant quantities of minerals and/or inert waste, will only be permitted where it can be demonstrated that:

(a) the proposal does not prejudice the restoration of mineral extraction sites;
(b) there is a proven need for the material to be imported;
(c) any mineral or waste imported will be used in a sustainable manner; and
(d) the minimum amount of material is imported, consistent with the purpose of the development.

The determination of planning applications will have regard to the objectives of the mineral and waste spatial strategies in this Plan.

List of Acronyms

AWP - Aggregate Working Party
C&I Waste - Commercial & Industrial
CA - Consultation Area
CD&E - Construction, Demolition & Excavation
DPD - Development Plan Document
DtC - Duty to Cooperate
HRC - Household Recycling Centre
LAA - Local Aggregates Assessment
LDS - Local Development Scheme
LLW - Low-level Radioactive Waste
MAA - Mineral Allocation Area
MDA - Mineral Development Areas
MPA - Mineral Planning Authority
MSA - Minerals Safeguarding Area
Mtpa - Million tonnes per annum
MWLP - Minerals and Waste Local Plan
NPPF - National Planning Policy Framework
NPPG - National Planning Practice Guidance
NPPW - National Planning Policy for Waste
RECAP - Cambridgeshire and Peterborough Waste Partnership
SA - Sustainability Appraisal
SCG - Statement of Common Ground
SCI - Statement of Community Involvement
SPD - Supplementary Planning Document
SSSI - Site of Special Scientific Interest
TIA - Transport Infrastructure Area
WMA - Waste Management Area
WNA - Waste Needs Assessment
WPA - Waste Planning Authority
WRA - Water Recycling Area
WRC - Water Recycling Centre
WTAB - Waste Technical Advisory Body



Cambridgeshire County Council and Peterborough City Council

Appendix 1 - BLOCK FEN / LANGWOOD FEN MASTER PLAN

Contents

Context - Block Fen / Langwood Fen Master Plan

A Block Fen / Langwood Fen Master Plan Supplementary Planning Document (SPD) was adopted in 2011. It set out the vision for the Block Fen area to be created through minerals extraction. The contents of that SPD has been updated and brought into the Cambridgeshire and Peterborough Minerals and Waste Local Plan. The 2011 SPD ceases to have any weight on adoption of the Local Plan.

Changes since the 2011 SPD

The content of this Appendix remains largely unchanged from the 2011 SPD . However, the timescales have been altered to be more flexible in the delivery of the Master Plan. This alteration has been made in response to the reduced levels of production that occured (likely owing to the 2008 economic downturn).

A number of other minor alterations to the text were also made, but these have not affected the direction of the Plan.

Status of this appendix

This appendix forms part of Cambridgeshire and Peterborough Minerals and Waste Local Plan. Its contents are considered to be supporting text, to assist interpretation and implementation of relevant policies in the Local Plan. If any text in this Appendix conflicts in any way with the provisions of the Policies set out in this Local Plan or any other Development Plan Document, then the contents of those policies prevail .

Withdrawal of Block Fen / Langwood Fen Master Plan Supplementary Planning Document (2011)

On adoption of the Cambridgeshire and Peterborough Minerals and Waste Local Plan the Block Fen / Langwood Fen Master Plan Supplementary Planning Document (2011) is withdrawn.

1. Introduction

Purpose of the Master Plan

1.1. This Master Plan provides a detailed land use planning framework for mineral and waste activity in the Earith / Mepal area. It conforms to and builds upon the proposals set out in the Cambridgeshire and Peterborough Minerals and Waste Plan Local Plan.

Background

1.2. The Cambridgeshire and Peterborough Minerals and Waste Local Plan identifies the Earith / Mepal area as a strategic area for sand and gravel extraction and construction / demolition waste management until 2036 and beyond. This area has extensive reserves of good quality sand and gravel needed to supply the construction industry, which will help build the new housing, employment, schools and other development planned for Cambridge, and the wider area. The area will also help to recycle and dispose of construction soils and sub-soils arising from development.

1.3. The Earith / Mepal area is one of high quality agricultural land, and is primarily in this use. However, Block Fen, Langwood Fen and adjacent areas have established sites for sand and gravel extraction, and some already contribute to the management of soils and waste construction and demolition materials.

1.4. In considering the further development of the area significant new opportunities have been identified which could be delivered through additional mineral extraction and quarry restoration. These have largely been shaped by the location of the area next to the Ouse Washes, which is one of the few remaining fragments of wetland habitats within the Fens. It is of international importance for its wintering waterfowl and for a suite of breeding birds, including snipe and black-tailed godwit.

1.5. The Ouse Washes area is in an 'unfavourable' condition. The Ouse Washes is designated as a wetland of international importance (Ramsar site) under the Ramsar convention, and, in 2000, was formally listed on the Montreux Record as a site undergoing ecological change. The main cause of the deterioration of the nature conservation interests is changing patterns of flooding with unseasonal summer flooding and longer deeper winter flooding.

1.6. Mineral extraction followed by appropriate restoration offers the opportunity to deliver three equally important strategic objectives. Firstly, it can provide strategic water storage bodies which can help to intercept water before it goes into the Counter Drain, and also take some of the water from the Counter Drain which would otherwise be pumped into the Ouse Washes, thereby managing flood risk in a more sustainable way. In addition, quarry restoration using inert construction and demolition waste soils can create a significant amount of new lowland wet grassland, providing new breeding areas for birds such as the black-tailed godwit, snipe, redshank and lapwing. Thirdly, the water bodies created after restoration from gravel workings, and the new lowland wet grassland, can provide a focus for

recreational opportunities for those living in, or visiting the area; as well providing water for agriculture for irrigation purposes.


Left: Redshank (Courtesy of RSPB); Right: Yellow Wagtail (Courtesy of RSPB).

1.7. The framework for future sand and gravel extraction and the management of construction and demolition waste in this area is set out in Cambridgeshire and Peterborough Minerals and Waste Local Plan which covers the overarching land use policy. This Master Plan sets the more detailed proposals for this area.

The Block Fen / Langwood Fen Area

1.8. The Block Fen / Langwood Fen area lies to the west of the Ouse Washes, north of the A142 and south of the Forty Foot (Vermuyden's) Drain. The western boundary is a line running north south down Langwood Hill Drove to the A142. The Master Plan area lies in the parishes of Mepal and Chatteris.

1.9. The area is characterised by open low lying high quality agricultural land, drained by a series of man made drains and pumps operated by the Sutton and Mepal Internal Drainage Board. Other than the drains there are relatively few other landmarks. The area is relatively sparsely populated, principally by farms or scattered dwellings, linked by small droves and byways.

Nature Conservation

1.10. The area lies adjacent to the Ouse Washes which is a wetland of national, European and international importance. At the national level it is notified as a Site of Special Scientific Interest (SSSI) for its wet grassland, breeding and wintering waders and wildfowl along with aquatic flora and fauna largely associated with the ditches and drains.

1.11. At the European level, the Ouse washes is designated as a Special Protection Area (SPA) for the number and variety of breeding and wintering waders and wildfowl, along with the wintering population of hen harrier. The two parallel linear water courses known as the Counter Drain / Old Bedford (outer river) and the Old Bedford / Delph (inner river) are also designated at the European level for a population of Spined Loach, one of four known main localities for this fish species.

1.12. The Ouse Washes is one of the largest areas of seasonally flooded washland in Britain which, when floodwaters permit, is managed using traditional agricultural methods of summer grazing and hay cutting. The washlands regularly host impressively large numbers of

wintering waterbirds, which qualifies it as a Wetland of International Importance under the Ramsar Convention.

Land Drainage and Water Storage

1.13. Immediately east of the Master Plan area is the Counter Drain, east of this is the River Delph and the Hundred Foot / New Bedford River Ouse. These watercourses supports the artificial drainage of a large part of mid Cambridgeshire, up through Bedfordshire to the river source in Northamptonshire.

1.14. The Ouse Washes lie between the River Delph and the parallel bank of the Hundred Foot / New Bedford River and play a major land drainage role as a flood water storage and conveyancing area. As a result the washland is thus subject to flooding.

1.15. A winter storage agricultural irrigation reservoir lies at North Fen, Sutton Gault (south of the Block Fen / Langwood Fen area). This has been extended through additional mineral extraction. Planning permission has also been granted for the reservoir to be used for the storage of potable water.

1.16. There are also a number of smaller winter storage reservoirs in the wider Earith / Mepal area serving the irrigation needs of specific areas of agricultural cultivation.

Cultural and Historic Interest

1.17. In terms of cultural and historic interest the area contains isolated listed buildings and schedule monuments along the roads, waterways and fields of the Block Fen / Langwood Fen area. One such listed building is Fortrey's Hall, which is located alongside the Old Bedford River. The area also lies in proximity to towns and villages such as Chatteris, which contain numerous listed buildings and designated conservation areas. The area is of high archaeological importance and includes a number of Scheduled Monuments. It is known to contain prehistoric remains and there are extensive remains of Bronze Age, Iron Age and Roman Settlements in the area, some of which may prove to be of national importance.

Access

1.18. The main traffic corridor is the A142 Ely - Chatteris Road, which bridges the Ouse Washes. The area is also crossed by Bury Lane leading from Sutton to Long North Fen Drove towards Chatteris. This route crosses the Washes by way of a causeway and is frequently obstructed by floodwater in the winter months.

1.19. The other roads in the area are minor lanes (droves) linking farms and byways. There are a limited number of public footpaths the most important of which from a recreation point of view are the linear paths which follow the banks of the Ouse Washes.

Existing Minerals and Waste Operations

1.20. The area is known to contain significant sand and gravel deposits having been the subject of some earlier extraction, and is currently the subject of active and planned mineral workings on a significant scale.

1.21. North of the A142 is Block Fen. This is a large area, already permitted for sand and gravel extraction, and currently operated as 2 quarries, a third is due to commence development in the short term. Access to Block Fen is via a roundabout off the A142. Current restoration proposals are for reinstatement to an agricultural use, at existing (using inert waste fill) or low level, with the incorporation of a few small water bodies and wetland habitats to complement the existing County Wildlife Site.

1.22. South of the A142 extraction has also been permitted for a smaller area at Sutton Gault. This was originally associated with the creation of a winter storage agricultural irrigation reservoir at North Fen. The original reservoir has been extended through subsequent planning permissions and extraction and construction works are taking place. Planning permission has also been granted for part of the reservoir capacity to be used for potable water supply.

1.23. Further south is extraction associated with the Bridge Farm and Colne Fen Quarries.

The Earith / Mepal Stakeholder Group

1.24. The first edition of the Master Plan was developed through a number of stakeholder workshops. These sessions were vital in determining the nature of the proposals which have come forward, and in providing technical supporting information and advice.

1.25. In addition a number of supporting studies were undertaken which addressed:

- hydrology;
- sustainable use of soils;
- ecology; and
- traffic.

1.26. Participants included the minerals and waste industry, the Environment Agency, the Middle Level Commission, the Sutton and Mepal Internal Drainage Board, the Royal Society for the Protection of Birds (RSPB), The Wildfowl and Wetlands Trust (WWT), Officers from the District Councils, and Natural England.

2. The Vision

2.1. The vision for Block Fen / Langwood Fen area is:

- to undertake development in a planned and sustainable way, ensuring there is no adverse impact on the integrity of the Ouse Washes, taking into account the need to address climate change by incorporating into the proposals for this area such measures as recycling of waste to encourage the use of secondary materials, water storage and transfer to address nature conservation, sustainable flood risk management, and water supply issues across the wider area, including the creation of new habitat which will enhance the Ouse Washes and will assist in conserving for the long term high quality peat soils, and active traffic management designed to influence lorry and other traffic movements to use appropriate routes;
- a continuation in the role of the area as a major producer of sand and gravel, to 2036 and beyond. The sand and gravel being used largely to supply the construction industry in the delivery of planned growth i.e. houses, employment, schools, roads, and other supporting infrastructure in the Cambridge, and wider Cambridgeshire area. The focus for this development would be the Block Fen / Langwood Fen area, with operations at Bridge Farm and and Somersham closing when current consents are worked;
- the development of Block Fen and Langwood Fen as a strategic resource for the recycling of construction waste and for the disposal of inert waste that cannot be recycled. The latter largely comprising soils and subsoils arising from the planned development in Cambridgeshire;
- an area with its close links to the neighbouring internationally important Ouse Washes being positively strengthened over the Plan period and beyond. Owing to inappropriate water levels and water quality issues the Ouse Washes is currently in 'unfavourable' condition. The restoration of mineral void to high quality wet grassland adjacent to the Washes will provide enhancement habitat for the nationally and internationally important breeding and wintering bird populations currently using the Washes. Potentially this will be of particular value for breeding waders whose habitat might be flooded in the spring, and for some species of wintering duck who find water levels too deep, and flooding too extensive, for feeding purposes. This will be achieved by the disposal of inert waste in containment engineering with soils replaced to bring land back to original levels, and the sustainable use of peat soils to create lowland wet grassland. The new habitat will require active management in the long term, and this will be secured through planning obligations with the land being placed under the control of a suitably experienced and responsible conservation body. The Block Fen / Langwood Fen area will continue to be an important buffer area for the Ouse Washes, with the maintenance of a landscape which has few trees and hedges which could harbour predators;
- an area which will make a growing contribution to the management of water in the Fenland area and which has a key role to play in the delivery of the Environment Agency's Cranbrook / Counter Drain Strategy, which seeks to secure sustainable flood

risk management in this area. This will be achieved through the creation of a number of water storage bodies following mineral extraction. These water storage bodies will be used to store flood water, which would normally be pumped into the Ouse Washes. The water will be stored and used to supply the Middle Level and Sutton and Mepal Internal Drainage Board area with irrigation water, providing a significant water resource to farmers in a catchment area where there is a shortfall of water for summer irrigation of crops. The new flood storage areas will require active management in the long term, and this will be secured through planning obligations with the flood storage areas being under the control of a suitably experienced and responsible body. An assessment will need to be made on whether the storage areas would need to be managed in accordance with the Reservoir Act. If they do, then appropriate guidance would need to be followed: https://www.gov.uk/guidance/reservoirs-owner-and-operator-requirements;

- an area which will become an important recreational resource for this and a wider area, with the new water bodies contributing to formal recreation provision, with informal recreation opportunities associated with the new lowland wet grassland habitat, supported by a local visitor centre. Coupled with the following objective, this will increase access to the countryside, tourism and supplement the local economy; and
- an area with improved local navigation, specifically in relation to the Forty Foot where the provision of a clay wall will result in reduced water seepage out of the drain. Potential for restoration of enhanced navigation in this area will contribute to wider objectives such as those in the Fenland Waterways Link.

Objectives

2.2. The objectives for Block Fen / Langwood Fen area are to:

- enable the supply of an average of 1.1 million tonnes of sand and gravel per annum from Block Fen / Langwood Fen from 2016 onwards to 2036, with a reserve of 18.3mt to be worked post 2036;
- establish at least 3 long term construction waste recycling facilities, capable of recycling up to 50%, increasing up to 70%, of construction waste by 2036;
- enable the disposal of a total of around 7 million cubic metres of inert waste over the period to 2036;
- ensure there is no adverse impact to the Ouse Washes through the extraction, landfill and restoration of the Block Fen / Langwood Fen area, through well planned, designed and controlled working and restoration;
- create around 480 hectares of lowland wet grassland providing enhancement habitat to complement the Ouse Washes, using inert waste and peat soils to create the wet grassland;
- provide for the long term management of the enhancement habitat adjacent to the Ouse Washes;

- create flood storage with the capacity of at least 10 million m3 and an ambition to achieve nearer 16.5 million m3 of storage. The higher storage ambition is to mitigate climate change using the latest guidance on climate change allowance;
- use the water storage bodies for water supply, including agricultural irrigation and water to maintain the wet grassland enhancement habitat; and set out a mechanism for the long term management of the water resource created;
- provide for new and enhanced recreational opportunities, including a local visitor centre;
- secure, through the creation of lowland wet grassland and the disposal of inert waste, the 'sealing' with clay of the southern boundary of the Forty Foot, enabling the restoration of navigation;
- secure the sustainable use of soils as a resource for the future; and
- address traffic management in the area i.e. movements associated with the use of land for mineral extraction and waste management, and long term uses such as recreation.

Delivering the Vision

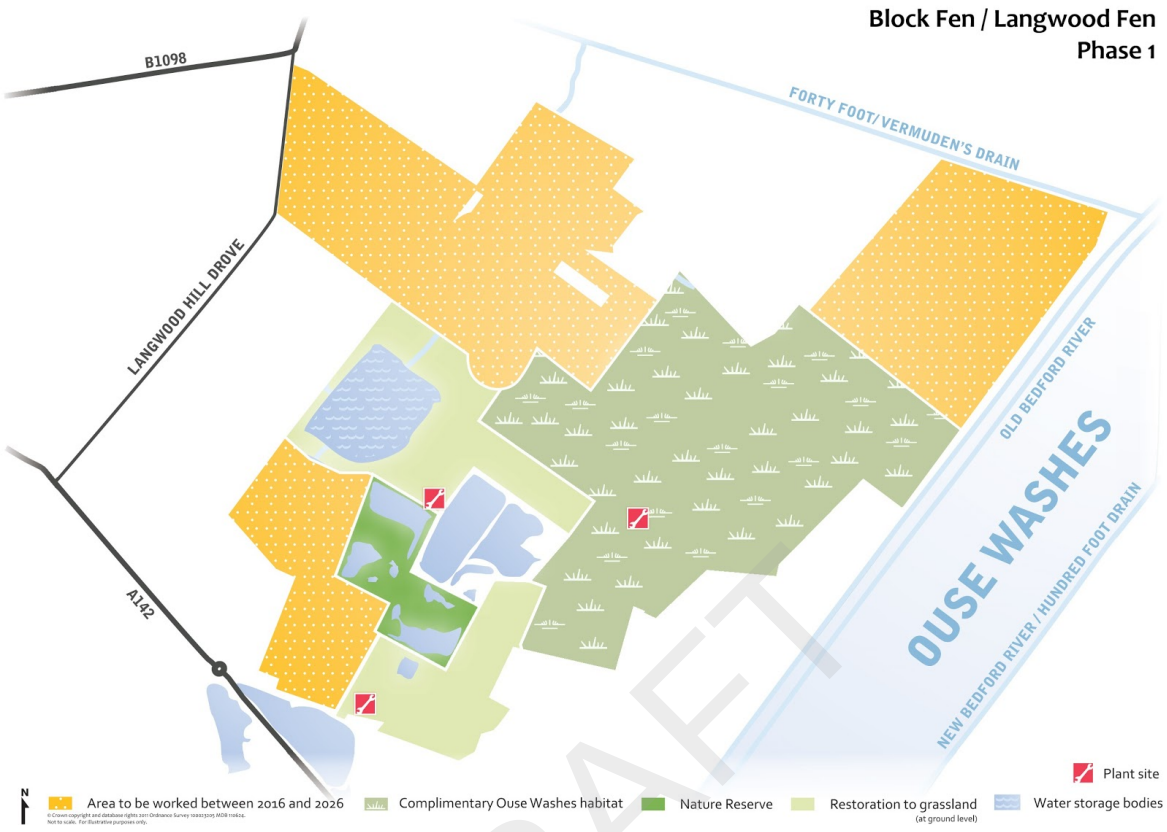
2.3. Delivering the proposals of this Master Plan will require the cooperation of a number of parties, ranging from landowners and minerals and waste operators, to the 'responsible bodies' which will take over the long term management of restoration areas such as the new lowland wet grassland and the water storage bodies.

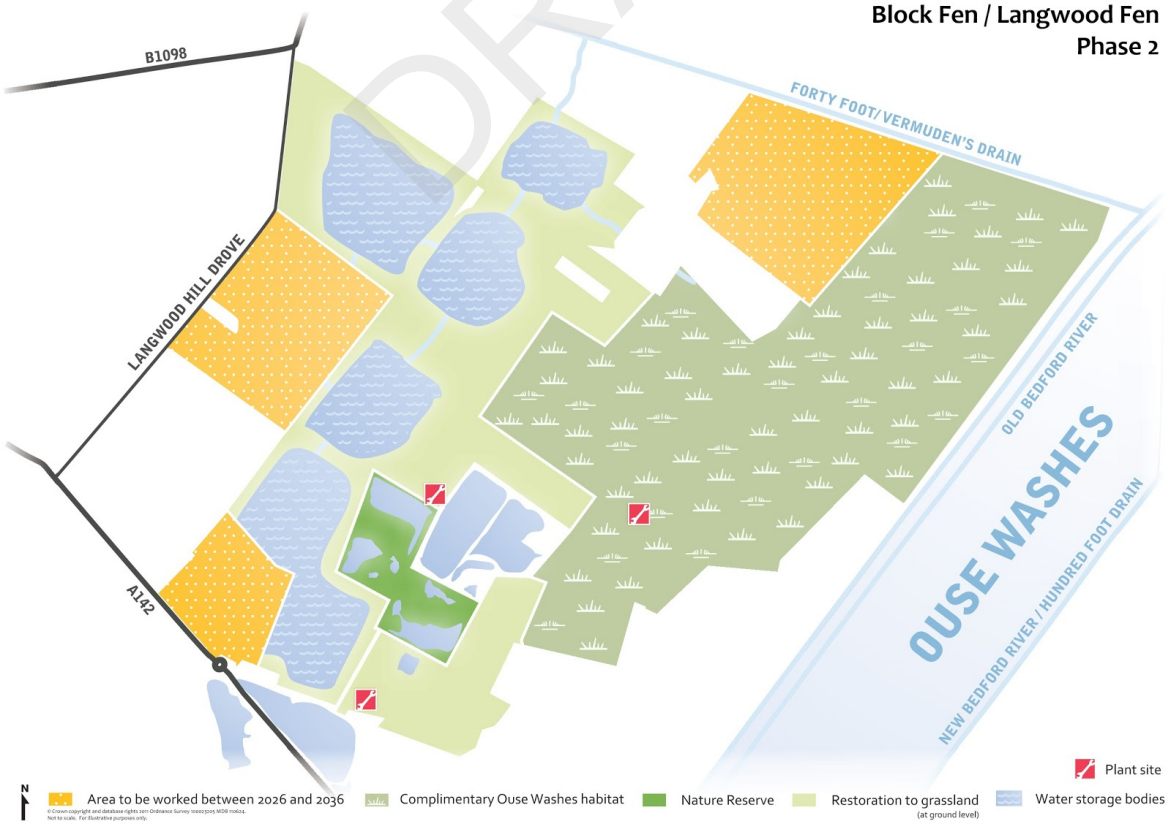
2.4. Stakeholders have already shown a high level of co-operation through their participation in the development of this Master Plan, and on a more practical level on the ground, through the joint delivery of the new Block Fen roundabout to serve new quarries.

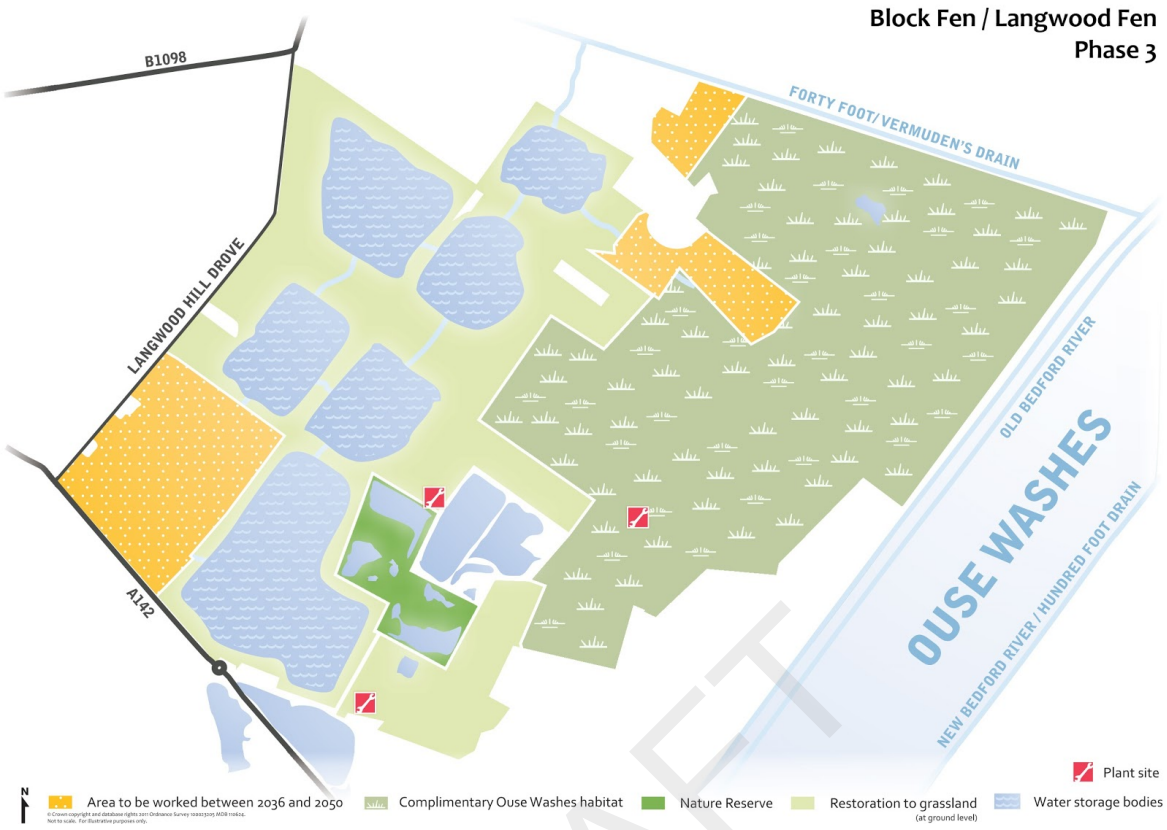
2.5. This Master Plan sets the parameters for the delivery that will be required, and this will be achieved through a variety of more formal means such as the development management system (which determines planning applications), and associated legal agreements which can cover such matters as long term management arrangements and funding, which cannot be addressed through planning conditions.

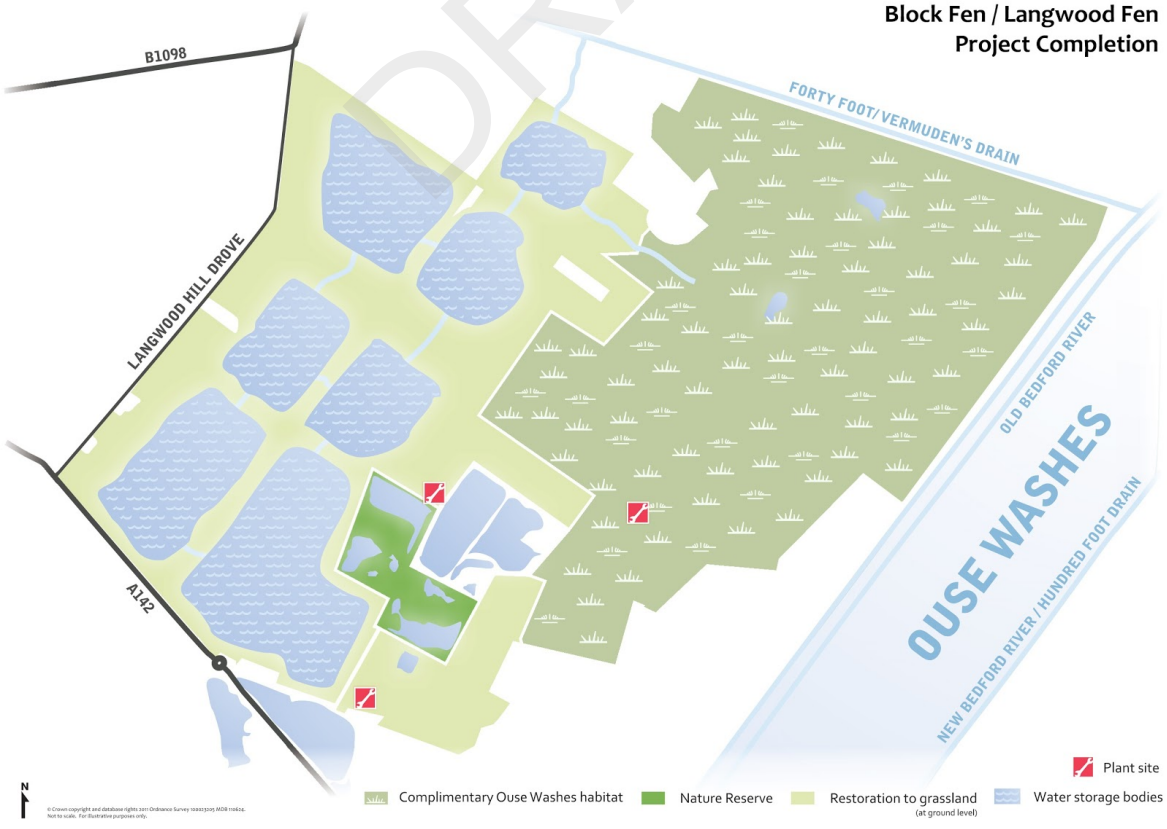
2.6. The vision for the development of the Block Fen / Langwood Fen area over the coming years is shown in the following four indicative aps, with 'snap shots' of the development shown for the different phases of the project. It is currently anticipated that minerals extraction will be completed by around 2057.

Figure 1: Indicative Phasing Plans






Block Fen / Langwood Fen
Phase 3
B1098
LANGWOOD HILL DROVE
A142
FORTY FOOT/ VERMUDEN'S DRAIN
OLD BEDFORD RIVER
OUSE WASHES
NEW BEDFORD RIVER / HUNDRED FOOT DRAIN
Plant site
Area to be worked between 2036 and 2050
Complimentary Ouse Washes habitat
Nature Reserve
Restoration to grassland
(at ground level)
Water storage bodies


Block Fen / Langwood Fen
Project Completion
B1098
LANGWOOD HILL DROVE
A142
FORTY FOOT/ VERMUDEN'S DRAIN
OLD BEDFORD RIVER
OUSE WASHES
NEW BEDFORD RIVER / HUNDRED FOOT DRAIN
Plant site
Complimentary Ouse Washes habitat
Nature Reserve
Restoration to grassland
(at ground level)
Water storage bodies

3. Phasing and Working of Reserves

The Need for Sand and Gravel

3.1. Substantial housing and employment, and supporting development is planned for Cambridgeshire and Peterborough over the coming years. In addition major transport development will be taking place.

3.2. All this new development requires raw materials. On average a house requires 60 tonnes of sand and gravel, and one kilometre of new dual carriageway requires 200,000 tonnes of sand and gravel.

3.3. When this Master Plan was first written the Government had set out the amount of sand and gravel that must be supplied by the East of England Region. This amount was shared between all the mineral planning authorities in the Region. Cambridgeshire and Peterborough, who prepare their land use plans together, had to provide a minimum of 2.8 million tonnes of sand and gravel each year. To provide some flexibility the Authorities planned on the basis of 3.0 million tonnes per year until 2026. Cumulatively this added up to 60 million tonnes.

3.4. In addition Cambridgeshire and Peterborough were faced with a number of 'older' quarries in their area coming to the end of the reserves they were allowed to extract, and closing down. This posed a problem in terms of the loss of production units. It had been estimated that by 2013 there would have been shortfall of 'production capacity' which, if the Plan had not been in place, would have risen to around half a million tonnes per annum by 2016 increasing to 1.8 million tonnes per annum by 2026 and beyond.

3.5. In order to meet the forecast shortfall in supply, some new sites, but primarily extensions to existing sites, were identified in this area for the future extraction of sand and gravel in the Minerals and Waste Core Strategy. This new Local Plan continues to identify the need for future extraction of sand and gravel.

The Location of Sand and Gravel Extraction

3.6. Block Fen and Langwood Fen is an area which has significant reserves of sand and gravel. Two quarries are already established and working, and a further quarry will in the short term. In 2009 there was permission to extract around 20 million tonnes of sand and gravel from this area.

3.7. Previous proposals required the area to be restored to an agricultural after use, to existing ground level following infilling, or to a lower level with secure arrangements for the pumping of surface water from sumps.

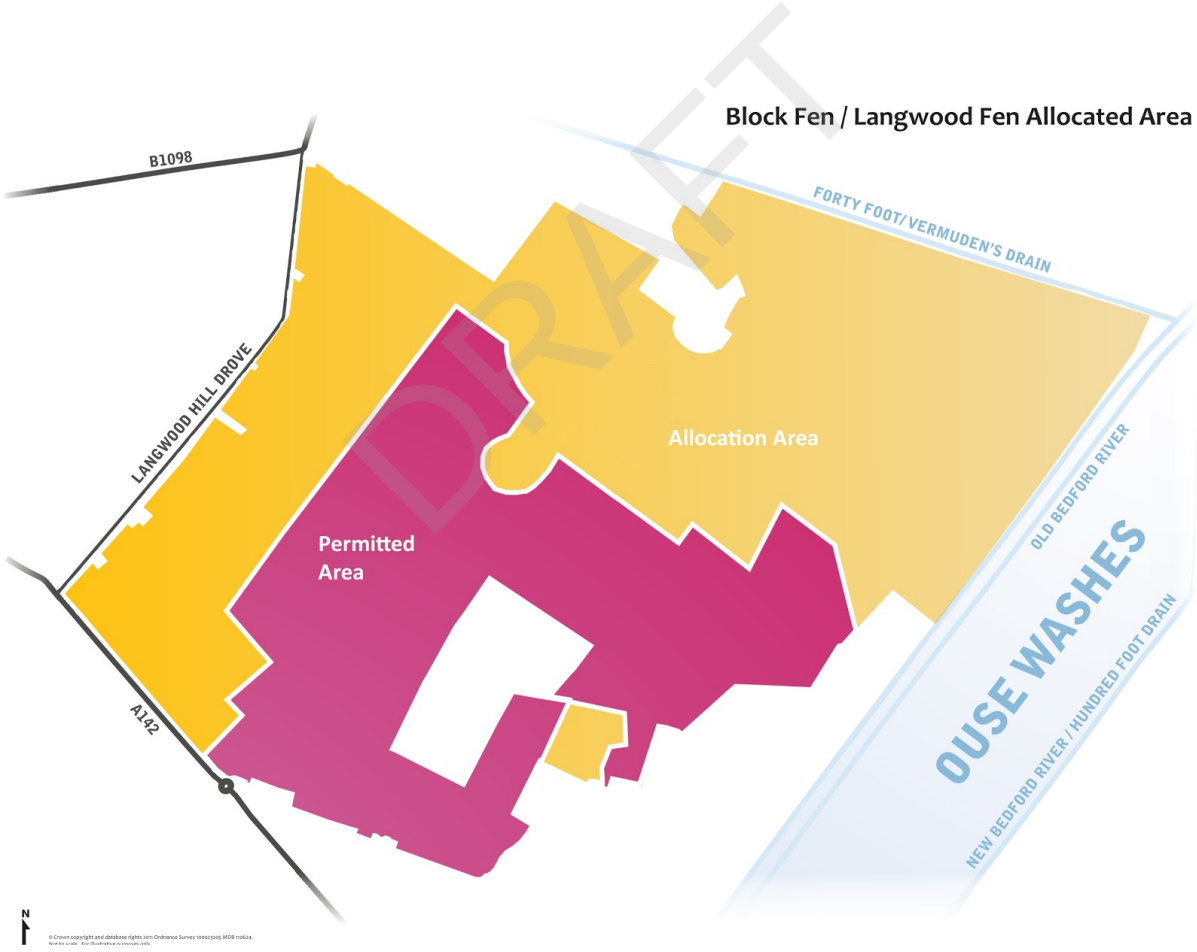
3.8. The previous Cambridgeshire and Peterborough Minerals and Waste Core Strategy identified that the Block Fen / Langwood Fen area should be extended further to provide a strategic long term resource for the extraction of sand and gravel. The Core Strategy therefore allocated a further area of around 856 ha, with estimated reserves of 24 million tonnes. The

Core Strategy also set a revised framework for restoring the area. The previous Core Strategy allocation, and its restoration principles, has been retained in this Minerals and Waste Local Plan.

3.9. The map below (Figure 2) shows indicatively the areas of existing quarries, and the areas which are being allocated. In practice a buffer (within which mineral extraction will not take place) will be required from the edge of the Ouse Washes, Forty Foot, and A142 to support such engineering structures. This will be in the order of 150 metres from the toe of the bank.

3.10. In addition there are known archaeological interests in the allocated area, including ring ditch remains of Bronze Age burial mounds, remains of an Iron Age settlement, and undated crop marks of probable prehistoric origin. Full archaeological evaluations will be required to accompany any planning application. The most important area of archeological interest is on the western edge of the site, adjacent Langwood Fen Drove. The results of the archaeological investigations will determine what mitigation measures may be required and if the detailed extraction area needs to be modified.

Figure 2: Block Fen / Langwood Fen Allocation Areas



Phasing and Working of Reserves

3.11. In order to help provide the required supply of sand and gravel, the Block Fen / Langwood Fen area needs to produce an annual average of 1.1 million tonnes of sand and gravel from 2016 to 2036 with a remaining reserve of 18.3 mt to be worked post 2036.

3.12. The allocation that was made by the Minerals and Waste Plan Core Strategy and has been retained in this Minerals and Waste Local Plan has been shaped by a number of considerations, including the unique proposed after uses. This comprehensive approach has led to a significant area being allocated, one which will help to provide for our sand and gravel needs to 2036 and beyond.

3.13. The extraction of this sand and gravel must be managed carefully so as to husband this important resource. This will be achieved through 'phasing' i.e. the planned gradual working of reserves. Phasing will ensure that material is not released unnecessarily, but that there is a continuous supply to meet our needs, whilst securing the progressive restoration of the worked out areas.The total reserve for the new allocations in the Block Fen / Langwood Fen area is estimated at just over 21.4 million tonnes.

3.14. It is acknowledged that allocations of this magnitude are not common, particularly where a substantial amount of the provision is being made for the post plan period. This situation has come about through recognition of the unique contribution that quarry restoration in this area can make i.e. in the creation of enhancement habitat for the Ouse Washes and more sustainable flood risk management for the Cranbrook / Counter Drain catchment. Together these can play a significant role in enhancing the Ouse Washes SSSI as is required of the County Council under duties in the Countryside and Rights of Way Act 2000 and delivery of the Environment Agency's adopted Cranbrook / Counter Drain Strategy. In order to deliver these important wider objectives a comprehensive and long term approach has to be taken.

3.15. It is also necessary to provide the minerals industry and land owners with a clear long term strategy, with greater certainty regarding the development of the area, especially given the need to change the agreed restoration proposals of existing quarries.

3.16. The reserves in the Block Fen / Langwood Fen area are known to be of good quality, and in terms of depth vary from around 4 metres in the eastern side of the site, to around 8 metres in the west. This fits in well with restoration proposals where the deeper void created by extraction in western side of the site will be used for water storage, and the shallower eastern area will be used for the creation of extensive lowland wet grassland habitat to complement the Ouse Washes.

3.17. In order to help to control the release of the sand and gravel three 'production areas' have been defined, each with a production unit. These in part reflect the location of the existing quarry operations, but also have had regard to the following:

- three production units / production areas are sufficient to meet the forecast need for sand and gravel from the Earith / Mepal area;
- the need to consider the deliverability of proposals by taking into account known land ownership and land options;

- that all access must be taken from the existing Block Fen roundabout; and
- the need to reconsider and change existing restoration proposals in the context of the wider proposals of the Minerals and Waste Local Plan.

3.18. The map (Figure 3) below shows the two Production Areas, which are based on the final restoration of flood water storage and lowland wet grassland respectively. A breakdown for the working of the current and allocated reserves is set out in the table below:

	Working of reserves from 2016 to 2036	Working of reserves post 2036
Permitted reserves	13.9mt	2.9mt
Allocated	7.5mt	15.4mt
Total	21.4mt	18.3mt

Table 1: Phasing for Working of Reserves (Million of Tonnes)

3.19. The working of each production area must reflect the phasing shown in Figure 1 for the working of reserves. Planning applications must provide a detailed phasing diagram showing how the mineral will be worked and how the site will be progressively restored to the planned after uses. Block Fen / Langwood Fen acts as a buffer for the Ouse Washes because it supports very few potential predators which may harm ground nesting birds, any phasing and restoration proposals will need to recognise this and ensure that the role of the area in this respect is not compromised.

3.20. The forecast production capacity of these areas confirms that the Block Fen / Langwood Fen area will be producing an average of around 1.1 million tonnes per annum from 2011 to 2036.

Hydrogeology

3.21. When the site is worked dewatering is likely to be necessary during the extraction phase, and construction of the inert landfill. When dewatering is licenced, and an application for a dewatering licence will be required, this will need to demonstrate that there are minimal off-site impacts to other water users and the environment, or that these impacts are mitigated.

3.22. As part of the site restoration a large impermeable barrier to flow will be created in the aquifer (associated with the water storage bodies and the creation of new enhancement habitat). Groundwater monitoring should be undertaken by the mineral operator prior to development to characterise the existing flow pattern within the aquifer. Once this is established, full details should be given of the measures which will be put in place to minimise long-term changes in groundwater flow patterns. Ditches in hydraulic continuity with the groundwater in the sand and gravel aquifer are likely to be one of the main mitigation measures, but a full description of how these will function will be needed.

Figure 3: Block Fen / Langwood Fen Production Areas

4. Waste Recycling and Disposal

The Need for Waste Recycling and Disposal

4.1. Over the coming years the construction of new housing and other development is going to give rise to a significant amount of material such as soils, sub soils, bricks, concrete, and other construction and demolition waste. These materials are often called 'inert' materials, which mean that they do not readily decompose or rot when disposed of. Although they are called 'waste' because they are not needed at the place where the development is taking place, these materials are actually a valuable resource which needs to be managed in a sustainable way.

4.2. It is possible to recycle construction and demolition materials by separating, crushing, grading and sometimes washing them, so they can be re-used for new construction purposes. There are also opportunities to blend materials to meet specific requirements. This reduces the amount of virgin sand and gravel and other materials that are required, helping to conserve a valuable resource.

4.3. In Cambridgeshire and Peterborough it has been forecast that just over 34 million tonnes of construction, demolition and excavation (CD&E) waste will need to be managed over the plan period (between 2016 and 2036). Targets for CD&E waste (excluding EWC170504) include recovery of 90% and a maximum of 10% disposal to landfill by 2030. Forecast arisings and management methods for CD&E waste up to 2036 are set out in the table below.

Table 2: CD&E waste forecast by management method up to 2036 (million tonnes)

		2017	2021	2026	2031	2036
Total CD&E waste arisings		**1.649**	**1.649**	**1.647**	**1.641**	**1.637**
Preparing for reuse and recycling	Materials recycling	0.177	0.175	0.181	0.184	0.184
	Compost	0.039	0.028	0.029	0.030	0.029
	Inert recycling	0.075	0.054	0.055	0.056	0.056
Other recovery	Soil treatment	0.112	0.095	0.097	0.099	0.099
	Inert recovery*	0.715	0.755	0.758	0.759	0.757
Total recovery		***1.118***	***1.106***	***1.120***	***1.128***	***1.126***

Disposal (landfill)	Inert	0.262	0.176	0.175	0.174	0.174
	Non-hazardous (including SNRHW)	0.268	0.365	0.350	0.337	0.337
	Non-hazardous	*0.247*	*0.350*	*0.338*	*0.327*	*0.326*
	Non-hazardous (SNRHW)	*0.022*	*0.015*	*0.013*	*0.010*	*0.010*

** Inert recovery includes beneficial deposit of inert waste to land associated with the restoration of mineral extraction sites with extant permission.*

4.4. The remaining CD&E waste that is not recycled for aggregate or other uses, will primarily be used for quarry restoration proposals or disposal to inert landfill sites. It has been calculated that in order to accommodate this material, provision will need to be made for 19.917million tonnes of inert recovery and landfill voidspace across the Plan area between 2016 and 2036. The Block Fen/Langwood Fen Master Plan area will need CD&E waste to facilitate delivery of the identified restoration outcomes. It is estimated that the sites allocated in the Plan that form part of the Block Fen/Langwood Fen area could accommodate 7 million cubic metres (around 12 million tonnes) of inert fill until the end of 2036. Some of the material sent to recycling facilities will turn out not to be inert material (less than 12%), this will require other forms of treatment or disposal to non-hazardous landfill sites.

4.5. In order to achieve our recycling rates we need more recycling facilities. Inert recycling facilities are often located at quarries and landfill sites because they can normally be accommodated without detriment to the environment or local communities. In addition there are opportunities to build upon synergies between the different activities on site e.g. landfill sites offer a place to dispose of the materials that cannot be recycled, virgin and recycled materials can be blended as necessary, and traffic movements can be reduced by 'backloading' lorries, so they bring in one type of material and take out another.

4.6. The need for places to dispose of the inert waste that cannot be recycled is also pressing. There is already a shortage of sites and the situation has been made tighter as a result of changes to national policy, which now requires landfill sites to be in areas where there is no risk of prejudicing any underground water resources i.e. aquifers. Aquifers providing drinking water cover extensive areas of land in South Cambridgeshire and thus landfill sites will be harder to find in the future. Areas having underlying clay are likely to be more favourable locations for landfill disposal sites.

The Location and Level of Inert Recycling

4.7. Mineral extraction areas will contribute to inert waste recycling by incorporating a facility for this purpose. Capacity to recycle around 240,000 tonnes per year will be created. The life of the inert recycling facilities will be limited to the life of the mineral operation and the associated restoration proposals.

The Location and Level of Waste Disposal

4.8. The amount of space that will be created for the disposal of construction waste (principally inert waste) is linked to the location and depth of the sand and gravel extraction that will take place in the sub areas, and the restoration proposals to return the land to new lowland wet grassland adjacent to the Ouse Washes, or to agricultural grassland around the water storage areas. The lowland wet grassland and the agricultural grassland surrounding the water storage bodies will be restored to ground level using construction waste.

4.9. The methodology for the creation of new lowland wet grassland uses inert materials to fill the void created by mineral extraction, and to return it back to its previous level (see Section 5. Enhancement Habitat).

4.10. In total around 480 hectares of land will be returned to lowland wet grassland and land around the water storage bodies will be returned to ground level, both creating capacity for the disposal of construction waste. It is estimated that around 13 million cubic metres of void will be created. This will make a significant contribution to addressing the need outlined above.

Phasing	2016 to 2036	Post 2036	Total
Waste Disposal Capacity	7 million m3 of voidspace	6.3 million m3 voidspace	13.3 million m3 of voidspace

Table 3. Provision for disposal of construction waste

5. Enhancement Habitat

Enhancement Habitat for the Ouse Washes

5.1. The Block Fen / Langwood Fen area lies immediately adjacent to the Ouse Washes. The nature conservation importance of this extensive area of seasonally flooded washland and wet grassland has been recognised by national (SSSI), European (SPA and SAC), and international (Ramsar site) protective designations.

5.2. The Washes plays host to important populations of breeding and wintering birds, including nationally important numbers of the Western European / West African breeding population of black-tailed godwit along with other breeding wader species such as snipe and redshank. Since the 1970's there has been a deterioration in the quality and quantity of wet grassland habitat, mirrored by declines in numbers of breeding waders and some winter duck species such as wigeon. This deterioration has been largely attributed to an increase in the frequency of spring and summer flooding events along with increased depth and duration of floods, although nutrient enrichment from the water entering the site is also a contributory factor. The site is therefore in an 'Unfavourable' condition and has been entered on the Montreux Record as a 'failing' Ramsar.

Left: Black Tailed Godwit (Courtesy of RSPB); Right: Lapwing (Courtesy of RSPB)

5.3. Through European legislation, the UK Government has a responsibility to address the deterioration on the Ouse Washes. As a result, it set up the Ouse Washes Steering Group comprising members from Defra, Natural England (then English Nature), the Environment Agency, and the RSPB to consider solutions to address the problems. Such solutions included considerations of water quality, improving drainage of water exiting the Washes and the option of creating replacement habitat off-site.

5.4. As a result, the Ouse Washes Habitat Replacement Project was born and is led by the Environment Agency. The aim of the Project was to create 1008 hectares of high quality lowland wet grassland near to the Ouse Washes by 2014.

5.5. Whilst the habitat creation at Block Fen / Langwood Fen lies outside the timescales for the Ouse Washes Habitat Creation project, the creation of lowland wet grassland in this vicinity will be directly linked to the special interests of the Ouse Washes and will complement the

habitat created by this scheme, and vice versa. In particular the creation of new wet grassland habitat following mineral extraction will provide alternative suitable habitat for breeding ground nesting waders and wintering wigeon to use when water levels are too deep or flooding too extensive on the Ouse Washes.

5.6. In order for any new enhancement habitat to be successful in attracting the species of birds which would normally nest on the Ouse Washes, it needs to be as close as possible, and ideally be immediately adjacent to the Ouse Washes. This requirement limits the geographical area that could potentially host new lowland wet grassland, and helps to make the Block Fen / Langwood Fen area a prime location.

5.7. At a national level broad targets are included within the Government's Biodiversity 2020: A strategy for England's wildlife and ecosystem services. These filter down to County level and the local Biodiversity Action Plan, which details targets and actions for more specific wetland habitats such as lowland wet grassland.

5.8. Mineral and waste planning authorities including Cambridgeshire and Peterborough also have obligations to further the conservation and enhancement of national Sites of Special Scientific Interest, which includes the Ouse Washes.

5.9. Over the longer term, the storage water bodies may have the potential to address some of the water level problems on the Washes by storing water that would otherwise be pumped into the Ouse Washes. The creation of lowland wet grassland habitat in this vicinity will undoubtedly be of enhancement value to the Ouse Washes and is directly linked to the special interest features of the site. It will contribute significantly to other regional and local targets, including regional and local Biodiversity Action Plan targets. It will also complement the development of the Great Ouse Wetland which recognises that within a mix of ownerships, a major wetland complex extending over 2000 hectares and 22 miles alongside the Great Ouse already exists. Additional land will provide new access and promotional opportunities.

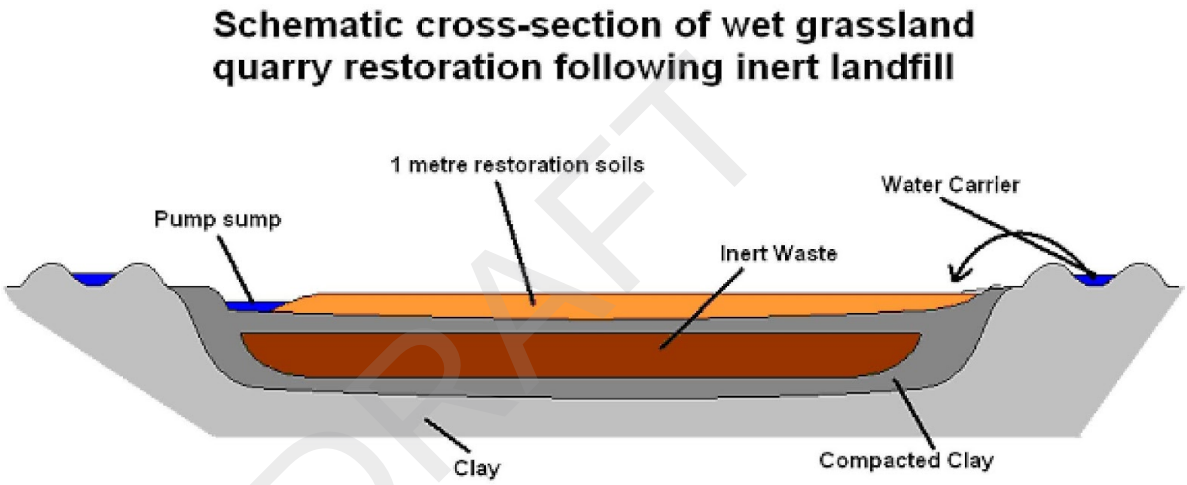
The Location of the Enhancement Habitat

5.10. As already noted any enhancement habitat must be located close to, and ideally immediately adjacent, to the Ouse Washes. When the creation of such habitat is being delivered through sand and gravel extraction its possible location is also influenced by the distribution of sand and gravel reserves. Fortunately in the Block Fen / Langwood Fen area economic sand and gravel reserves abut the Ouse Washes, which means the site offers a perfect location for the creation of new lowland wet grassland. The Block Fen / Langwood Fen site is also directly opposite Coveney which is a priority area for the Environment Agency's Habitat Creation Project. If both these areas were to be developed, they would complement each other and provide significant added value through the increased area of contiguous wetland.

5.11. The area where wet grassland will be created following mineral extraction is shown on Figure 1 Indicative Phasing in section 2. The Vision. This totals around 480 hectares in the east and north east sector of the Block Fen / Langwood Fen area.

Methodology for Creating Enhancement Habitat

5.12. A methodology for the creation of lowland wet grassland has been drawn up and is set out in Annex 2. However, in brief, following the extraction of the sand and gravel the base and sides of the void will be lined with compacted clay to an agreed specification, and filled with inert waste which will raise the land towards to its previous level. The inert waste will then be sealed in also using compacted clay. A 'cell' containing the waste will thus be formed. Subsoils will be placed on top of this cell, with peat forming the top layer to return to original contours. These soils will support the lowland wet grassland which will be created, and the water levels will be controlled by water carrying channels at the edge of the cell and a sump. This will enable the environment to be controlled and the grassland to be wetted and drained as required. A schematic cross section of a wet grassland area is provided Figure 4 Schematic cross-section of wet grassland quarry restoration following inert landfill, shown below:



5.13. As mineral extraction is taking place over a long period of time the extraction of sand and gravel and the creation of lowland wet grassland will be done on a phased basis. There will therefore be a number of wet grassland cells created. Any planning application will be required to set out details of phasing and the location and extent of cells and arrangements for water supply and removal. Given the amount of inert waste that is arising in the future, and the difficulty of finding suitable places for its disposal, the formation of the lowland wet grassland is unlikely to be limited by the availability of the fill material.

5.14. The habitat that will be created will require careful management in terms of the flows and availability of water. The waders for which the wet grassland will be created feed on invertebrates below the soil surface by probing the soil which needs to be kept moist through the spring until early June. High water tables also increase the number of invertebrates near the soil surface.

5.15. The wet grassland features, which are made up of surface scrapes, foot drains and furrows will therefore need a supply of water to replenish them during the winter period, so optimum water levels can be reached by the end of March or earlier if required. Water levels

will then need to be maintained in these ground features during the early part of the breeding season, and allowed to fall towards the end of the season.

5.16. In order to achieve the particular conditions needed by the lowland wet grassland and its birds, a dedicated water supply will be required so the water environment can be managed. This water will be provided by two existing irrigation reservoirs in the Block Fen area, and supplemented if required by water from the larger water storage bodies that will be formed elsewhere on the site (see Figure 1). This will need to be reflected in the restoration proposals. It is estimated that the supplementary water needs of the wet grassland are between 590,000 m3 in an average year, and the site will need to have the capacity to deliver up to 810,000 m3 in a drier year. These figures will also need to take account of climate change predictions.

5.17. The methodology for the grassland cells also includes the creation of sumps for pumping water off the grassland area should this be necessary.

Block Fen Pilot Project

5.18. A trial restoration has been undertaken following an agreed methodology, creating about 10 hectares of lowland wet grassland. Whilst this area is too small to attract significant populations of nesting bird populations, it provided a valuable opportunity to inform the methodology in terms of its design, implementation (including hydrological characteristics), and management needs of the habitat.

5.19. Following gravel extraction, inert fill and clay capping, the stockpiled subsoil and topsoils were placed to bring the finished site level back to the original field level. A specialist grass seed mix suitable for wet grassland habitat was sown, with good germination being achieved. Specialist machinery created "Dutch polder style surface furrows" along with a shallow pool scrape. Water control infrastructure has been installed along with dipwells, to monitor water levels. Lessons have been learned, all of which can be implemented on the next phase of works, these include using more accurate methods to level soils and minimising compaction of the subsoil. The vegetation structure is developing and grazing has been introduced, and invertebrate populations are being monitored and will develop as the wetland becomes established. The early conclusions are encouraging and show that conditions suitable for breeding wading birds are being created.

Long Term Management of the Enhancement Habitat

5.20. The creation of the new substantial area of lowland wet grassland is a vital part of the Block Fen / Langwood Fen vision, and one which acts on the excellent opportunity to provide enhancement opportunities for the special interest features of the Ouse Washes, which will supplement other work being undertaken by the Environment Agency and others. Over the long term, it may play a part in achieving and maintaining favourable condition on the Washes. Securing appropriate long term management of the area by a competent body is critical, and will form an essential part of planning obligations associated with any grant of planning permission.

Above: Ouse Washes (Courtesy of RSPB)

5.21. The lowland wet grassland will therefore be passed to an appropriate body with experience of managing such special grassland, and this body will take over the long term management and regular monitoring of the land. Given that the extraction of sand and gravel in this part of the site and its restoration to lowland wet grassland will not be complete until around 2048, this will be done on a phased basis.

5.22. The details of this arrangement will be secured through a legal agreement between the relevant parties involved, including the mineral and waste operators, land owners, and relevant competent bodies (drainage and nature conservation). This agreement must be in place before any planning permission will be granted.

6. Water Storage

The Need for Irrigation Water

6.1. The Block Fen / Langwood Fen area lies in the 'Middle Level' area which extends to around 70,000 hectares, much of which lies below sea level. The area is largely fenland, and being reclaimed land has a long history of being artificially controlled through man made drainage schemes. The most extensive of which is the Old and New Bedford Rivers between Earith and Denver, constructed by the Dutch engineer Cornelius Vermuyden.

6.2. The Middle Level Commissioners are now responsible for land drainage in the area which lies between the River Nene to the north west and the Great Ouse (Old Bedford River) to the east, and which is bounded by low clay hills to the south and west and by the marine silts of

Marshland to the north. The area is divided into 39 Internal Drainage Districts and is served by a large number of pumping stations.

6.3. With the area having some of the highest quality soils in the Country, the main use of land is for agricultural purposes. The Fens produce a wide range of flowers, fruit and vegetables, including potatoes, carrots, sugar beet and salad vegetables.

6.4. National planning policy promotes adaptation to climate change and the management of flood risk. Part of this involves the sustainable use of water resources including the development of winter water storage schemes. These schemes involve water being caught and stored in the winter, and used in the summer as spray irrigation water. The advantage of such a water supply is two fold. Firstly it enables the continued production of good quality crops, and secondly it helps to prevent the erosion of the peaty soils by keeping them moist and stopping them from becoming dried out and being 'blown away' by the wind.

6.5. The use of water for irrigation purposes is regulated by the Environment Agency through abstraction licenses, these allow farmers to use a certain amount of water for irrigation purposes. The peak period of demand for water extends from around mid June and through July, which often coincides with 'drought' conditions. In the Middle Level area licenses are in place, which allow the abstraction of water. If available licenses permit up to 140,000 m3 of water per day can enter the Middle Level area from the River Nene at Stanground.

6.6. However, there are also times during the summer when, despite abstraction licenses and other measure being in place, abstraction of water is restricted e.g. to night time, or 4 days a week, and there is a shortfall of available water for agricultural irrigation purposes.

The Need for Flood Water Storage

6.7. In addition to the irrigation needs off site, there will also be a need for water to maintain the wet grassland enhancement habitat that will be created (see Section 5). This should be the priority, and when required water should be drawn from the water storage areas.

6.8. Climate change is increasing river flows and giving rise to the potential for more frequent flooding. Water storage areas are vitally important as they offer the capacity to hold floodwater and release it when river levels have dropped. However, where circumstances allow the water can also be used for other purposes including water supply for summer irrigation.

6.9. The Environment Agency in their approved Cranbrook Drain / Counter Drain (Welches Dam) Strategy Study, has considered the long term management of the Cranbrook / Counter Drain catchment, which is an area lying west of the Counter Drain. As part of this review they have suggested that their preferred option is the creation of flood storage capacity through one or more water bodies. These would store flood water which would otherwise be pumped into the Ouse Washes, thereby helping to secure a more sustainable way to manage flood risk.

6.10. The creation of water storage bodies could also provide a significant contribution in finding a solution to addressing the future of the Welches Dam pumping station which is in need of replacement in the future.

6.11. To manage the risk of flooding and mitigate climate change the Environment Agency is looking to maintain a flood risk of 1 in 25 years, so is looking for water storage to

accommodate 16.5 million m3. The Block Fen / Langwood Fen area could contribute significantly to this scheme. Water from the Counter Drain could be transferred into the reservoirs either via the Forty Foot or by a parallel channel. If water transfer was to be achieved via the Forty Foot these leakage control measures would be required which could be addressed through quarry engineering.

The Location and Creation of Water Storage Bodies

6.12. The location of the water body is important. Having a large expanse of water too close to the Ouse Washes will attract predatory birds such as Herring and Lesser Black-backed gulls, which will eat the eggs and chicks of the ground nesting birds that breed on the Ouse Washes. Yet too far away and the costs and feasibility of removing flood water from the Counter Drain become impractical. Equally the water storage body needs to be well placed to capture winter water for irrigation and to feed it into the wider carrier drainage system for farmers to use in the summer.

6.13. The extraction of sand and gravel in the Block Fen / Langwood Fen area will create voidspace which offers the opportunity for the creation of water storage bodies. The deepest sand and gravel on the site lies in the western side, reaching a depth of around 8 metres. The sand and gravel is underlain by stiff blue clay, which provides a suitable material for lining the void and 'sealing' the new water bodies from the hydrology of the surrounding area.

6.14. Fortunately the western side of the site also meets the criteria for a good location for the water bodies:

- it is far enough away from the ground nesting birds on the Ouse Washes;
- it is close enough to enable water transfer from the Counter Drain to the water storage body during times of unseasonal flooding;
- it is well placed to intercept water which would normally enter the Counter Drain via the Mepal Pumping Station, and close to the Horseway Lock on the Forty Foot so water can be transferred into the Middle Level at its highest point, enabling it to supply the whole catchment area with irrigation water; and
- it is well placed to manage the interface between the water bodies and the new lowland wet grassland habitat

6.15. The amount of water storage space that will be created is influenced by the form and number of the lakes that will be created. It is possible to form one very large water body, but whilst this may provide more storage capacity in the long term it also poses problems in terms of delivery, as different landowners and mineral operators are involved, and they will be extracting over different timescales. Equally in terms of design a large water body may be more prone to wave erosion and will require additional maintenance. Having this in mind the water storage will be provided by a number of smaller lakes. Whilst these may appear to be separate, these will be engineered so they are hydrologically linked, enabling water storage to undertaken in a strategic way.

6.16. It is proposed that six or more smaller water bodies will be formed, with the aim of achieving a minimum of 10 million m3, but ideally 16.5 million m3 of water storage capacity. These water bodies will be created in a phased way, corresponding to the timing for mineral

extraction, with progressive restoration taking place. This should give rise, as a minimum to the following capacity:

	2016-2036	Post 2036	Project completion
Cumulative water storage capacity million m3	5.5m m3	4.5m m3	10.0m m3

Table 4: Creation of Water Storage / Supply Capacity

6.17. The above table reflects the total minimum capacity of the water storage bodies, but to safeguard the engineering some water will need to be kept in them at all times, and there will be a 'rest level'. If there is a rest level of between 0.5 to 1.0 metres, the volume available for storing external water is between 6 million m3 in an average year, increasing to 7 million m3 in a dry year.

6.18. The water that would be transferred to the water storage bodies would largely be from the Counter Drain. However, the water storage bodies could also intercept and capture some of the water that which would normally go to the Mepal Pumping Station, and then into the Counter Drain system. The records of the Mepal Pumping Station show that it would normally pump around 7.5 million m3 in a wet year, and around 5.5 million m3 in a drier year. Intercepting water before it reaches the pumping station would reduce pumping requirements, and associated costs.

6.19. In addition water would be captured by the water storage bodies through direct rainfall and any excess water coming from natural habitats. This could be in the order of between 1 and 2 million m3 per year.

6.20. After taking into account the water requirements of the natural habitats that will be on site, it is estimated that the water storage bodies could supply around 6.25 million m3 of water to the external area in a dry year, and 6.75 million m3 in an average year. This would make a significant contribution towards meeting the irrigation needs in the immediate and wider area, and can reduce the amount of water that enters the Ouse Washes system when they have capacity to accommodate it.

6.21. An alternative to the current proposed land restoration plans, which has potential to be a more sustainable restoration approach to Flood Risk Management within the Counter Drain system should also be considered.

6.22. The alternative approach would be to return finished ground levels following extraction to match the lowest areas of the adjacent IDB district. The purpose of this final restoration level is to link the drainage of the flood storage area to the IDB drainage network to reduce, or if possible eliminate, the requirement for pumping systems to maintain suitable drainage conditions for continued afteruse and for evacuating stored flood waters. Linking groundwater levels within the storage area with the surrounding IDB system may also reduce or eliminate the requirement for clay lining, or other similar impermeable barrier, of the storage area.

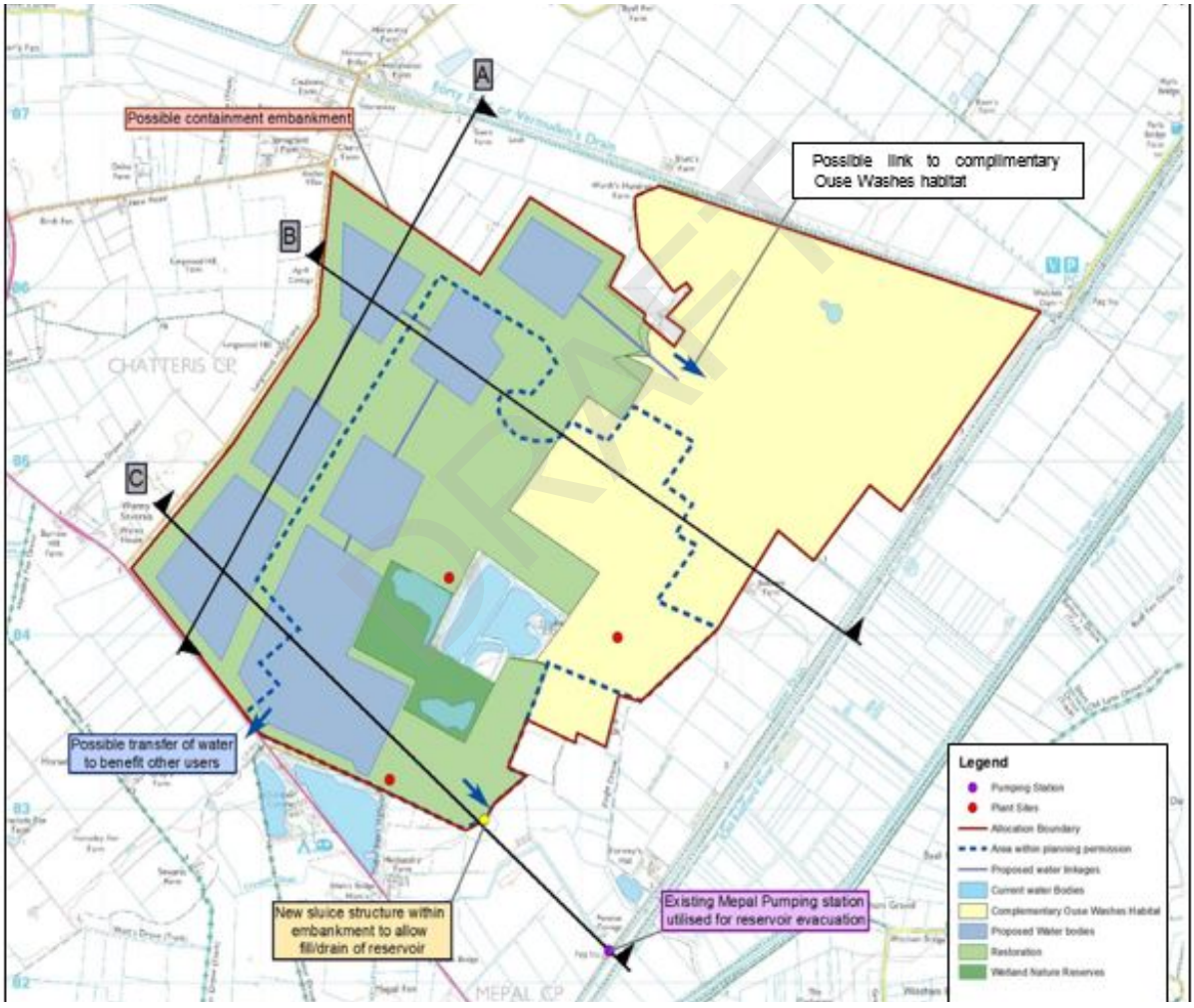
6.23. The Environment Agency would also seek to include a number of lakes within the restoration of the site. These lakes would again be maintained in continuity with the IDB system to provide a storage volume for flood events. The purpose of this would be to contain more

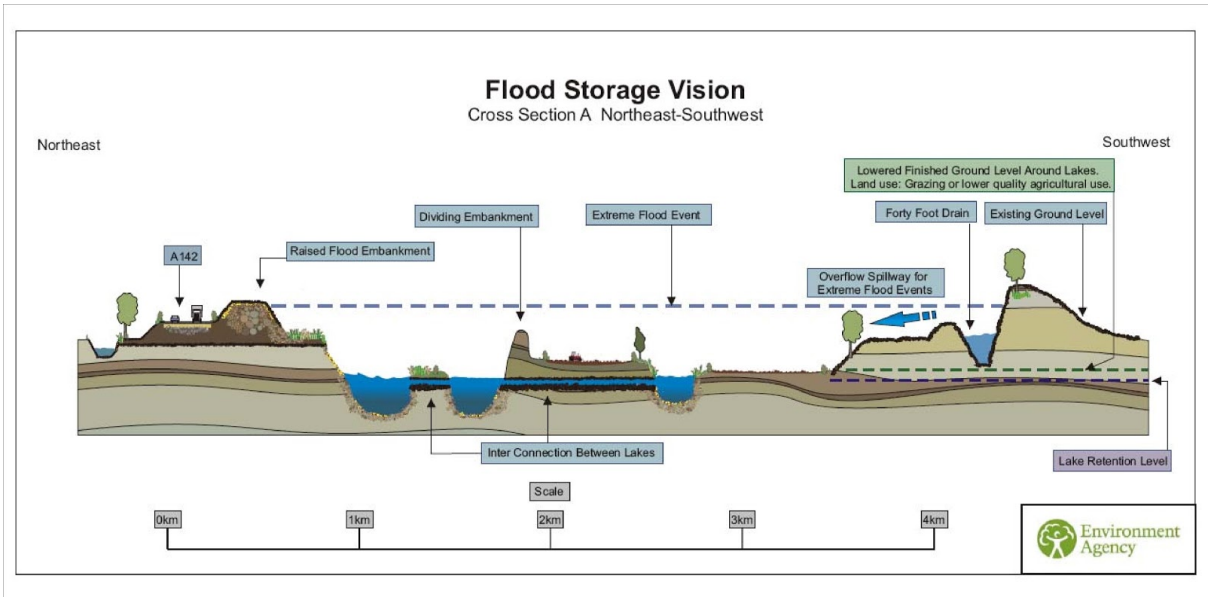
frequent flood events, for example 1 in 5 year to 1 in 10 year flood return periods, within the lakes. For the less frequent events there would be some over topping of the lakes within a defined and contained area. However, owing to the infrequency of these events it is expected that the remaining land can have other uses i.e. complementary grassland.

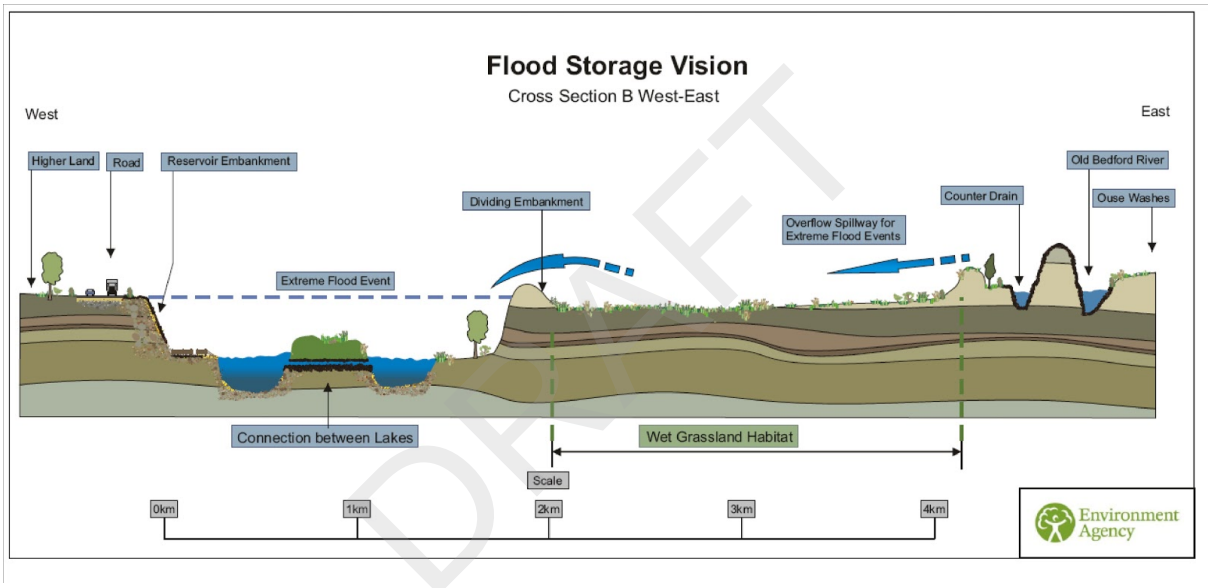
6.24. During the larger, less frequent events there may be a requirement for containment embankments to provide the additional storage above existing ground level.

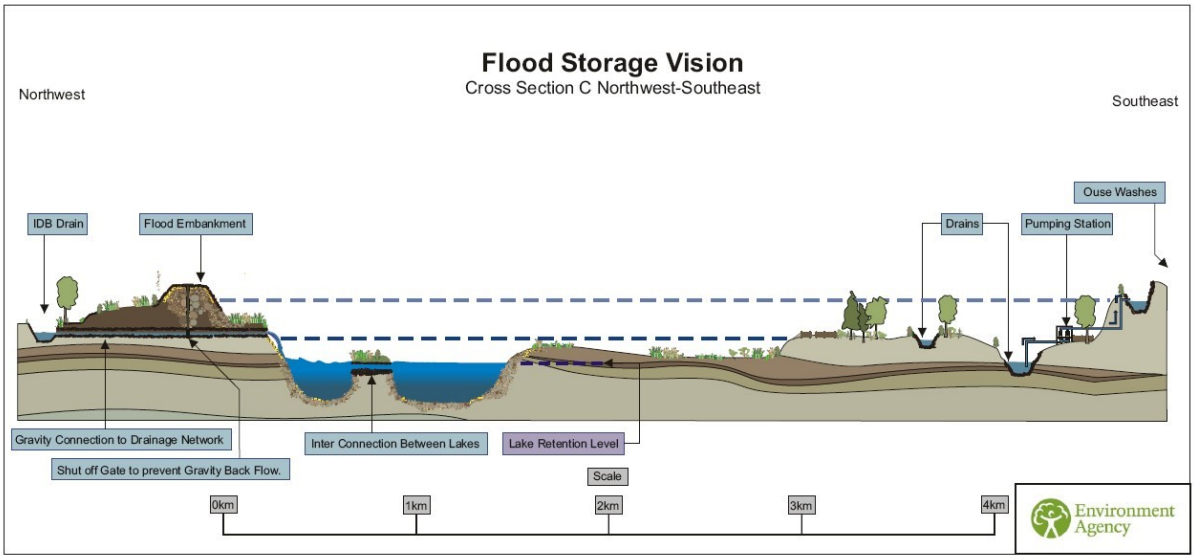
6.25. The details included in Figure 5 show the Environment Agency's flood storage concept, including a series of schematic cross sections to provide an overview on how the flood storage area might look.

Figure 4: Environment Agency's Flood Water Storage Concept and Schematic Cross Section




Flood Storage Vision
Cross Section A Northeast-Southwest
Northeast
Southwest
Lowered Finished Ground Level Around Lakes. Land use: Grazing or lower quality agricultural use.
Dividing Embankment
Extreme Flood Event
Forty Foot Drain
Existing Ground Level
A142
Raised Flood Embankment
Overflow Spillway for Extreme Flood Events
Inter Connection Between Lakes
Lake Retention Level
Scale
0km
1km
2km
3km
4km
Environment Agency


Flood Storage Vision
Cross Section B West-East
West
East
Higher Land
Road
Reservoir Embankment
Old Bedford River
Dividing Embankment
Counter Drain
Ouse Washes
Overflow Spillway for Extreme Flood Events
Extreme Flood Event
Connection between Lakes
Wet Grassland Habitat
Scale
0km
1km
2km
3km
4km
Environment Agency


Flood Storage Vision
Cross Section C Northwest-Southeast
Northwest
Southeast
Ouse Washes
IDB Drain
Flood Embankment
Drains
Pumping Station
Gravity Connection to Drainage Network
Inter Connection Between Lakes
Lake Retention Level
Shut off Gate to prevent Gravity Back Flow.
Scale
0km
1km
2km
3km
4km
Environment Agency

6.26. A detailed study is to be undertaken by the appropriate bodies to help determine the most suitable option for flood management and to set operating rules for the flood storage area. The design and operating rules will consider how to optimise flood storage whilst minimising adverse impacts to others.

6.27. As each storage area will potentially be a Large Raised Reservoir as defined under the Reservoir Act, legal guidance on how to register, appoint a panel engineer, produce a flood plan and report an incident should be followed https://www.gov.uk/guidance/reservoirs-owner-and-operator-requirements. In particular, a construction panel engineer should be appointed to oversee the project at the earliest opportunity (at least by the start of the design stage) in order to ensure compliance with the Reservoir Act. Further guidance can be obtained by emailing the Environment Agency reservoir safety team reservoirs@environment-agency.gov.uk, or by post: Reservoir Safety Team, Environment Agency, Manley House, Kestrel Way, Exeter, Devon, EX2 7LQ.

Landscaping

6.28. The form of the landscaping for the margins of the water storage areas is important. The margins of the lakes will fall within the buffer area of the lowland wet grassland and therefore must be complementary in its nature. The long term management regime must be appropriate, and should preferably be dry grazed grassland.

6.29. The land must also retain its open character, with minimal trees and hedges. Such features can host predators such as corvids and foxes which would eat the ground nesting birds (and their eggs) occupying both the Ouse Washes, and the newly created lowland wet grassland.

6.30. Managing the area in the way set out above will preserve the existing open landscape character of the Fens, and will increase the ecological value of the new lowland wet grassland.

Long Term Management of the Water Storage Bodies

6.31. Securing appropriate long term management of the water bodies and their margins by one or more competent bodies is critical, and this will form an essential part of planning obligations associated with any grant of planning permission.

6.32. The long term management and monitoring of this area will therefore be passed to appropriate bodies with experience of managing the storage and supply of water, and specialised habitat. Given that it will take over forty years to complete the extraction of sand and gravel in this part of the site and to complete restoration to these uses, this will be done on a phased basis.

6.33. A competent body will be identified to maintain and manage the site in accordance with the design and operating rules. As each storage area will potentially be a Large Raised Reservoir as defined under the Reservoir Act, each individual reservoir may need to be registered before construction and may need a legal operator in perpetuity. These operators would be legally responsible for operating and maintaining the reservoirs under the Reservoirs Act and would need to appoint a registered panel engineer at all stages in the design, construction and operation of the reservoirs. As noted previously, the following website provides guidance on the Reservoir Act: https://www.gov.uk/guidance/reservoirs-owner-and-operator-requirements. Alternatively,

contact the Environment Agency reservoir safety team by email: reservoirs@environment-agency.gov.uk, or by post: Reservoir Safety Team, Environment Agency, Manley House, Kestrel Way, Exeter, Devon, EX2 7LQ for further guidance.

6.34. As already noted above, the details of any arrangements will be secured through a legal agreements between the relevant parties involved, including the Environment Agency, Internal Drainage Board, mineral and waste operators, landowners and other relevant competent bodies (i.e. nature conservation). Agreements must be in opace before any planning permission will be granted.

7. Recreation and Leisure

Navigation

7.1. The River Great Ouse and its tributaries, the Rivers Cam, Lark, Little Ouse and Wissey, comprise the major navigation in the Fens and East Anglia, providing about 240 km (150 miles) of navigable waterway. These rivers flow through some of the most unspoilt water environments in the Country.

Above: River Cam

7.2. The lower reaches (Old West River and then the Ely Ouse) take boaters through the fenland landscape. The Bedford Rivers, also known as the Hundred Foot Drain (which is tidal) and Old Bedford River, were constructed as drains and run from Earith area in the south towards the Denver Sluice area in the north. The Counter Drain is also navigable from Welches Dam Lock to the Old Bedford Sluice, although in practice this is problematical owing to the condition of the Lock, leakage of water from the Forty Foot, and the small window available when tidal levels are favourable at the Bedford Sluice.

7.3. The Environment Agency and the Middle Level Commissioners are navigation authorities, and have statutory duties in respect to maintaining navigation routes. The Environment Agency is the navigation authority, but the Middle Level Commission also has statutory duties in respect of maintaining navigation routes. Many improvements have been made which has contributed to the rise in the leisure use of the Fens. The Environment Agency and partners are working on developing a Fen Waterways Link which will connect the cathedral cities of Lincoln, Peterborough and Ely. This is a 20 year project which seeks to enhance the existing waterways, opening up 240 km of waterway including 80 km of new waterway for navigation. It will create a new circular waterway for recreation, tourism and the

environment, through the Fens, and provide a focus for economic regeneration in the area. Indeed, it is estimated that The Link in total will potentially generate over 100,000 extra boat movements annually, contribute around £8 million per annum to the local economy, and provide over 500 permanent jobs. There will also be additional scope for increased unpowered craft and paddlesport activity.

7.4. In order to achieve the above objectives there is likely to be a need for more active water management to ensure navigation is serviced and maintained. The void left following mineral extraction within the Block Fen / Langwood Fen area will provide additional water storage capacity as part of the final restoration.

7.5. There is a clear opportunity to address the issue of the Forty Foot Drain, which is currently navigable only part of the year, owing to low water levels. Permitting mineral extraction south of the Forty Foot will enable the land along the length of the Forty Foot adjoining the Block Fen / Langwood Fen site to be 'sealed' on its southern side through quarry engineering, perhaps in advance of mineral extraction. This will help to stop the current migration of water out of the Drain, and will help address the lack of water in this stretch of the Forty Foot Drain, helping to maintain adequate water levels to allow navigation at any time.

7.6. This will contribute to the proposed new navigable link between the Forty Foot (Vermuyden's) Drain and the Counter Drain (Old Bedford River).

Recreation

7.7. At present informal public access into the Block Fen / Langwood Fen area is limited, focused on a limited number of public footpaths, and the linear paths which follow the banks of the Low Bank (west of the Counter Drain) and the Ouse Washes.

7.8. More formal recreational activities have previously been offered by the Mepal Outdoor Centre which lies south of the A142. Whilst it has been closed for the past two years, it is hoped to reopen in 2019. The Centre is set on the shores of a lake, enabling it to offer a wide range of water and land based activities for families, school and youth groups and corporate clients. Two other water bodies, provided through earlier sand and gravel extraction are used for fishing and jet skiing.

7.9. National planning policy encourages local authorities and others to make clear strategies for improving informal recreation, for both local residents and visitors. This is being taken forward by local policies and strategies, which seek to enhance recreation.

7.10. Through the creation of water bodies and new lowland wet grassland recreational activities in the Block Fen / Langwood Fen area will be increased. Although it will not be possible to provide for recreation in areas where active mineral extraction and restoration is taking place, as development progresses and restoration is completed, recreational provision will come on stream.

7.11. With regard to the lowland wet grassland area, it is envisaged that will be completed by the beginning of Phase 3. Access should be possible to this area throughout the year, although at certain times of the year direct access onto the wet grassland may have to be restricted as this would disturb ground nesting birds, but at other times more general access would be allowed for informal low key activities such as walking and bird watching.

7.12. Equally as the water storage bodies are completed other activities such as fishing, water sports, and walking could be extended into these areas. Considerable scope exists for the full range of water related activities, but coarse angling is a key component of informal recreation in the region. Stillwaters, perhaps more so than rivers, are particularly popular for fishery development, providing a focus for anglers of all abilities, generally accessible all year round and capable of significant economic benefit.

Above: Ouse Footpath

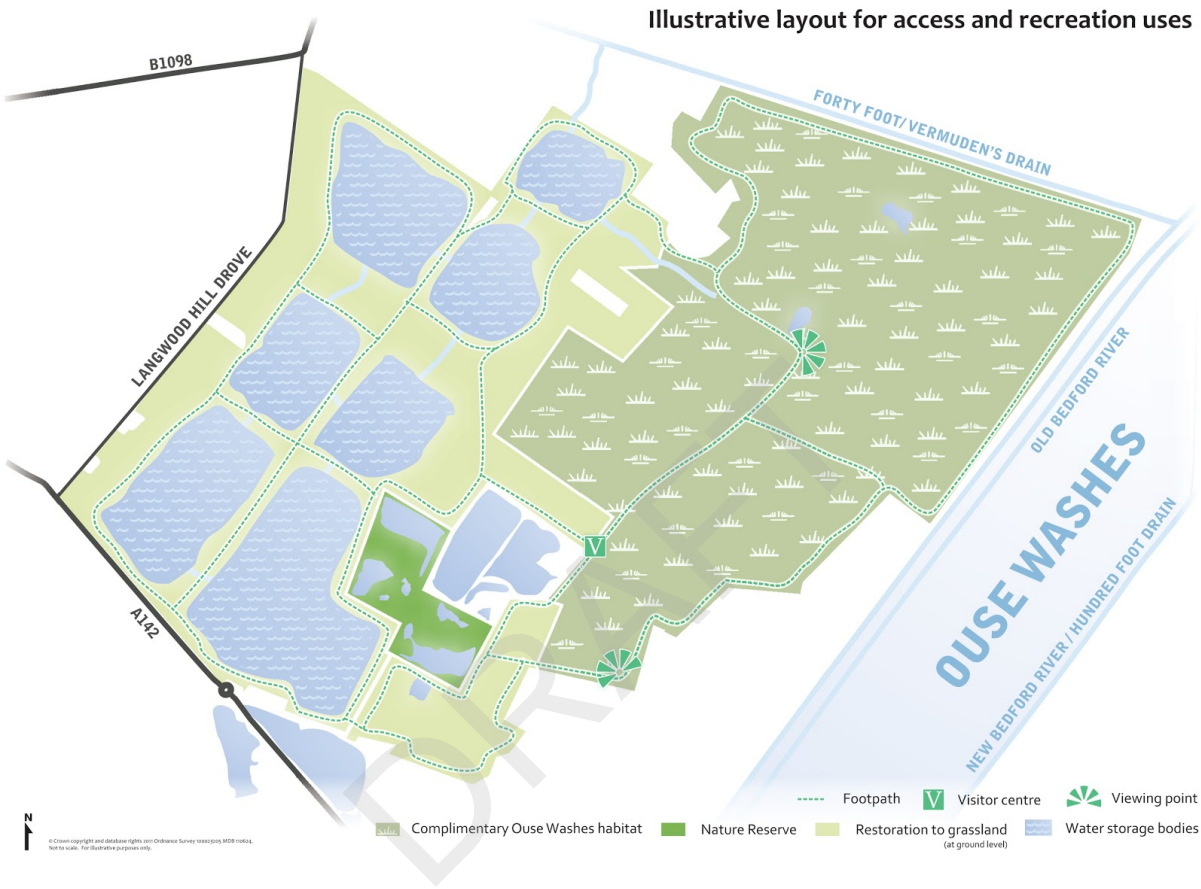
7.13. A network of paths will be provided with viewing points (some of which may be raised), with at appropriate places outdoor interpretation boards. An illustrative layout is provided in Figure 6 below. In the Block Fen / Langwood Fen area footpaths are often linear. If opportunities exist to create links with other footpaths, and / or to create circular walks, these should be investigated.

7.14. In due course a visitor centre will be provided, this will provide a focus for people visiting the area. The visitor centre will be located near to the existing lakes at Block Fen. As the development of the area will be phased, the visitor centre should also be approached in this way, starting with a limited car park and low key interpretation facilities. However, as the area expands this should be developed too, to provide a car park of around 150 spaces, a building around 500 m2 providing a tearoom, toilet and a multifunctional space. Flexibility to provide an educational function, and to extend the visitor centre and car parking in the future should also be retained. This is based on an assumed visitor level of 60,000 visitors per year, with a shared use of the centre between those wishing to use the nature reserve and / or the lakes for recreational purposes.

7.15. Ultimately this area will provide an important green space for the populations of nearby towns and villages, providing part of a wider strategic recreational strategy between Fenland, East Cambridgeshire and beyond.

7.16. In order to reduce the impact of traffic movements and assist in addressing climate change, access to the site for recreation purposes via public transport or cycling will be encouraged. Whilst initially this may be mainly via bus, the navigational improvements should also mean that access via the water would be increased in the longer term.

Figure 6: Illustrative layout for access and recreation use



8. Traffic

8.1. The location of sand and gravel reserves dictate where extraction will take place, and the traffic movements associated with this have to be managed to minimise adverse effects on the local communities and the highway network.

8.2. The existing mineral and waste disposal operations in the Earith / Mepal area, including those at Block Fen / Langwood Fen, Earith and Bridge Farm already give rise to lorry movements in the area. Over the short to medium term the main focus of and gravel extraction will move more towards the Block Fen / Langwood Fen area. Mineral extraction at Colne Fen for example will come an end in the short term; and capacity provided by the Colne Fen Quarry will effectively be replaced through the implementation of an existing planning permission for a new quarry at Block Fen / Langwood Fen.

8.3. With the development of waste recycling and disposal operations in this area, additional lorry movements will be generated.

Traffic Movement

8.4. WIthin Phase 1 the focus of mineral extraction in the Earith / Mepal area will be primarily on Block Fen / Langwood Fen. In the short to medium term some quarries will be active, but these will then be replaced by existing and allocated sites in the Block Fen / Langwood Fen area coming on line. In terms of lorry movements the pattern will therefore gradually change, and there will be a significant increase in the overall current level of movements associated with Block Fen.

8.5. Lorry movements will also be generated by the movements of construction waste to the Block Fen / Langwood Fen area for recycling and then for disposal (and use in the creation of the lowland wet grassland).

8.6. A survey was been undertaken on existing traffic movement (September 2007), and this was used to estimate potential traffic movements arising from the proposed uses at Block Fen. The results are set out below.

	Minerals	Waste	Total
Max Permitted vehicle movements (with planning permission)	435	18	453
Vehicles recorded on survey date 12/09/07	116	69	185
Anticipated vehicle movements 2010-2026	384	248	632

Table 5. Estimated Daily Quarry and Waste Management Goods Vehicle Movements

8.7. As mineral extraction ceases in the area of the new lowland wet grassland, the number of vehicle movements associated with mineral and waste management will decline significantly and remain at a much lower level until the site is fully worked and restored.

Sustainable Transport

8.8. Consideration has been given as to the feasibility of encouraging the use of more sustainable models of transport for the bulk movement of minerals and waste associated with operations at Block Fen.

Water

8.9. The Fortyfoot river lies along the northern boundary of the site . At present the navigability of the section between Horseway Lock is affected by problems associated with retention of water levels for river craft caused by seepage. Whilst proposed extraction of minerals may provide opportunities to address this problem generally the size of waterways and lock infrastructure are focussed on leisure traffic and not designed to accommodate barges for the transport of aggregates/waste. Also the navigable sections of waterway do not facilitate easy access to the future major growth areas (demand for aggregates and generation of waste) of Cambridgeshire. It has thus been concluded that transport of minerals/waste to and from is not feasible and therefore deliverable.

Rail

8.10. The Block Fen mineral deposits are not located close to rail infrastructure. The nearest locations to the area are at Manea (existing rail line) or Chatteris (old railway formation).

8.11. In respect of the latter the former railway alignment south of Chatteris to Somersham, St.Ives and Cambridge has been largely compromised by a number of new developments including industrial development, infilling of cutting with waste, mineral extraction, new road construction and the Cambridge-St.Ives Busway. It has therefore been concluded that the use of this old formation to relay a railway to supply the Cambridge area with aggregates from Block fen is not feasible or deliverable.

8.12. The existing railway at Manea links to Ely and Cambridge. One siding exists at Manea station but vehicular access for any transhipment traffic from Block Fen would have to be gained through the village. The siding is also close to existing housing. The impacts associated with using any existing siding capacity at Manea would have local amenity implications which are considered undesirable.

8.13. Block Fen is located 5 km from the March to Ely railway. Notwithstanding the high cost likely to be associated with the construction of a new junction and branch line the following are also relevant considerations, namely:

- The market for sand and gravel is local with generally over 85% being sold within 25 miles of a quarry;
- No mineral users / waste generators in Cambridgeshire have facilities to receive sand and gravel by rail/dispose of waste by rail. Many customers already located close to major roads;

- Mineral and waste rail movements need to be in bulk (circa 1000 tonne loads) to be economic;
- The optimum break-even distance for rail distribution is between 100-150 miles (which would only facilitate out of county movements);
- High cost of establishing rail / road transhipment facilities (circa £3m);
- High capital investment costs in annual train and wagon hire; and
- Costs of rail are 5 times more expensive than road alternative.

8.14. On the basis of the above it has been concluded that rail transport of sand and gravel / construction waste associated with the Block Fen / Langwood fen area to meet the needs within Cambridgeshire and Peterborough is not economically viable and is therefore undeliverable.

Traffic Management

8.15. The significant growth agenda in Cambridgeshire and Peterborough will bring an increase in traffic movements. A part of this, as outlined above, will be attributable to mineral and waste management activities supporting new and existing communities. This issue will require careful consideration in its entirety by the relevant organisations involved, including the Local Planning Authorities, the Highways Agency and Local Highway Authorities.

8.16. Other policies in this Local Plan set out requirements in respect of traffic and highways. The Block Fen / Langwood Fen area is to be accessed via the existing purpose built roundabout junction on the A142 Ely to Chatteris road, which is the principal highway within the Master Plan area. This roundabout is considered to have more than adequate capacity to accommodate the traffic likely to be generated by the proposed mineral extraction and construction waste recycling and disposal activities, and the Highway Authority has advised that this should be the sole means of access to the site.

8.17. Within the site the main ‘internal’ road is Block Fen Drove. This passes adjacent properties and is narrow at certain points. In the light of continued and increased lorry movements further consideration may have to be given to the Droves maintenance, and if necessary this would involve widening or off line improvements. The grant of further planning consents will be conditional on a contribution to secure the satisfactory improvement of this Drove.

8.18. With regard to minerals and waste management traffic, in the future the average payload of vehicles is likely to increase, whilst the total number of movements can be reduced by the 'backloading' of lorries where they bring in one type of load, and take out another. Mineral and waste operations lend themselves to this as new sand and gravel or recycled aggregates can be taken to the development site, and waste materials removed at the same time and brought back for recycling or disposal. The principal waste operator in this area has indicated that up to 50% of lorry movements could be 'backloaded', and that this may increase over time. Other initiatives may also include off-peak deliveries, the use of mineral transfer stations and private haul roads.

Recreational Traffic

8.19. Proposals have been set out for the provision of recreational facilities which will be provided in a phased manner, as the nature conservation and recreational uses of the site develop. These proposals have been based on an assumed visitor rate of 60,000 visitors per annum once the site is complete. There is an expectation that visitors may visit using a variety of means e.g. cycle, car, bus; and that visitor numbers will be highest at weekends through the spring and summer periods.

9. Sustainable Use of Soils

9.1. The Earith / Mepal area is known to contain some of the best and most versatile soils in the Country, and this is reflected by part of the land being graded under the Agricultural Land Classification Scheme as Grades 1 and 2.

9.2. National planning policy seeks to protect high quality land and prevent its loss, and where it is going to be developed for an alternative use, it requires a scheme for the sustainable use of soils for the longer term.

9.3. A package for the sustainable use of soils can encompass a range of different aspects. This can include for example:

- ensuring land can be put back into agricultural use if required;
- relating restoration proposals to the soils resource;
- considering the wider benefits of proposals on the soil resource;
- securing appropriate long term management of the restored land and associated soils; and
- using surplus soils to improve areas of poor soils in the area.

9.4. A survey has been undertaken in order to obtain soils information to inform the preparation of this Master Plan. It has been established that the range of soils across the site is complex, with significant variation in texture both laterally over short distances, but also vertically down the soil profile.

9.5. In terms of topsoils these can be divided into three main groups, namely peaty / organic mineral mainly found in the north of the site area, loamy soils which form the main topsoil type, and a smaller area of clayey soils towards the west of the site.

9.6. Subsoils can be grouped into two main categories, being a complex loamy and clayey soils which occur over the majority of the site, and a small area to the west of the site which has clayey soils. A particularly feature of these soils is their permeability which has been established through a well developed soil structure which will contribute significantly to the flexibility of the use of the land.

9.7. Very few areas of deeper peats were identified, but where found these were towards the south of the site. The pH varies across the site, but very few samples were recorded below 5, and the majority of top and sub soils were in the 6-7 range.

9.8. It has been confirmed that soils on the active mineral sites have generally been handled with care, and stored recognising their different characteristics.

9.9. One of the main issues to be addressed with regard to soils within any restoration strategy, is to achieve a balance between the depth and permeability. It will be important to retain the topsoils together with the structure and depth of subsoils. Increased soils depth and consistency would be beneficial to the long term sustainability of the land, and the survey that has been undertaken indicates that with the soils on site this should be a readily achievable objective.

9.10. In considering a sustainable soils restoration package regard also needs to be had to the function the soil, as existing and proposed under restoration plans. Approaching restoration from the perspective of the soil function enables a wider consideration of how soils can be used in a sustainable way. The table below sets out information on the range of issues relevant to soil function, and the proposed afteruses of the site.

Soil Function	Food and Fibre Production	Platform for construction	Environmental Interaction	Source of Raw Materials	Protection of Cultural Heritage	Support for Habitats and Biodiversity	Comments
Existing Use-Agriculture	✔	✔	✔	✔	✔	✔	Main function is food and fibre production with the others as potential or latent functions.
Proposed Afteruse:							
Agriculture	✔	✔	✔	✔	?	✔	Main function food and fibre but with positive measures to secure habitat and biodiversity gains increased soil depth and consistency will be a positive benefit.
Nature Conservation	✔	✔	✔	✔		✔	Assume cultural heritage in soils layers has been assessed and either preserved or recorded prior to working.
Water Storage			✔			✔	Indirect impacts on food and fibre production through irrigation. Permeability of the subsoil is a particular attribute of the site and should be retained in any restoration strategy.
Recreation	✔	✔	✔	✔	✔	✔	Potential for all functions to be utilised.

Table 6: Main Soil Functions

9.11. Table 6 above identifies six main soils functions, those that are particularly relevant to Block Fen / Langwood Fen are:

- the effect of development on the range of soils functions;
- the loss of existing soil function or the creation of a beneficial function through proposed land use;
- the potential for the reduction of impact or the increase of benefit; and
- the possibility to compensate and mitigate for impacts.

9.12. The following are therefore matters which will need to be addressed in any restoration strategy:

- depth and consistency of soils in terms of restoration objectives, especially the use of surplus soil arising from the proposed land uses to achieve a deeper and more consistent soil profile across the site;
- the avoidance of soil organic matter loss. Although the extent of peat soils across the site is not as extensive as first envisaged, measures should be put in place to ensure that the organic soils remaining are best utilised and maintained. The range of land uses proposed allows this issue to approached with greater flexibility and with a long term perspective;
- handling and movement of soils to retain inherent characteristics especially the permeability of the soils and to avoid losses through wind and water erosion; and
- soil water regime to ensure the effective drainage of the site and / or ground water control for the range of land uses.

9.13. To achieve the full potential of the site in terms of sustainable use of soil, a comprehensive approach will have to be taken which may involve the co-operation of landowners and the minerals and waste industry.

9.14. With regard to achieving the above some opportunities to meet sustainable soil objectives have already been identified. The methodology for the creation of lowland wet grassland would allow the land to revert back to an arable agricultural use should this be required in the long term.

9.15. There are also opportunities to relate the soil resource to the restoration uses of the site. For example, if an area which is to be developed for the water bodies proves to have good peaty soil capable of proving a good basis for lowland wet grassland, this soil can be carefully removed, stored and placed in another area of the site being used for habitat creation. Relocating and using the soil in this way ensures it will be not be lost, but will be managed for the longer term.

9.16. The wider benefits on the soils of the area are also becoming evident and represent an important resource which must be used sustainably. The creation of the water bodies on the site will displace high quality soils from this area, which will not be put back in place. This can be compensated for by their use in the creation of the enhancement habitat as described above, or they could be removed to address soil management problems in another area i.e. to augment depleted peat derived soils off site. In addition, the creation of the water storage bodies, and the transfer of water into the Middle Level area will compensate for the

displacement of soils by supplying water to irrigate the much wider area, enabling the soils in this area to be kept moist (preventing their erosion by the wind), whilst enhancing their productivity for crops.

9.17. Also, it is not enough just to use the soils in a sustainable way; in order to keep them in the 'carbon store' it is necessary to secure their long term future management. Arable production on peat soils causes the release of carbon dioxide held in the peat as it oxidises after ploughing. Grassland is a land use that helps protect the peat resource and reduces the release of carbon dioxide. Restoring the Block Fen / Langwood Fen to wet grassland is a practical action to reduce emissions in line with the County Council's commitment to addressing the challenge of climate change.

9.18. The management of the land and soils uses that will be created is already being addressed, and the arrangements for the enhancement habitat and water storage areas are addressed more fully in Sections 5 and 9 .

9.19. More detailed survey work will be required at planning application stage, and this will be needed to inform detailed proposals addressing phasing, restoration and the sustainable use of soils. Appropriate arrangements would be secured by planning condition or planning obligations through any planning permissions granted.

10. Conclusions

10.1. The Block Fen / Langwood Fen area is unique, not only in terms of its location and characteristics, but also in terms of the opportunities it offers. This Appendix to the Local Plan, in the form of a 'Master Plan' for the area, seeks to address the challenges that exist in taking forward this area for sand and gravel extraction and waste recycling and disposal in support of the construction industry, and at the same time determine a sustainable way of restoring the site which will contribute to addressing national and international issues such as climate change, create enhancement habitat for the internationally important Ouse Washes, help deliver more sustainable flood risk management, and address the need for water storage and supply in the Fens.

10.2. The vision and objectives set out in this Master Plan are deliverable through the co-operation and commitment of a number of parties, and formal mechanisms such as legal agreements and planning conditions which can be implemented through the land use planning system. Prior experience has shown this can be achieved. The key stakeholders have already worked together to deliver the existing access to the permitted quarries, and to help define the future strategy for the Block Fen / Langwood Fen area through the development of this Master Plan.

11. Annex 1 - Planning Applications

11.1. Applicants should review the information available on the County Council's planning applications webpage and are advised to contact Cambridgeshire County Council's Minerals and Waste planning team to arrange for pre-application discussions. Pre-application discussion (which are chargeable) should also cover archaeological and historic environment matters, and if necessary an additional discussion with the County Archaeological Team should be arranged.

11.2. The Environment Agency has advised that any hydro-geological impact assessment should include:

- a survey of existing on-site ground levels and flow patterns, including any previous monitoring on areas with planning permission;
- a water features survey, including all abstractors and potentially affected surface water features;
- an assessment of the impact of dewatering operations and any mitigation needed;
- the short and long term impact of blocking flow in the aquifer with impermeable barriers. There is potential for groundwater levels to rise on the upstream side and fall on the downstream side;
- proposals for dealing with any areas of higher permeability material discovered within the underlying Ampthill clay, and proposals for sealing off large watercourses such as the Forty Foot Drain; and
- details of how flow patterns will be re-established following restoration.

11.3. In relation to the creation of wet grassland habitat details will be required on how the water levels are to be achieved and how the hydrology of the site might deliver the habitat. Applicants are advised to refer to the Environment Agency's Eco-hydrological Guidelines for Lowland Wetland Plant Communities published in 2004. This provides background for the water requirements of the created habitat.

11.4. As part of any planning application for this site a Flood Risk Assessment (FRA) will need to be produced to address the risk of flooding to the site, and to address any potential increase in surface water generated by new hard standing and / or changes in soil types / landforms. Any FRA would need to be prepared and undertaken to the satisfaction of the Environment Agency, Lead Local Flood Authority and the Middle Level Commissioners.

11.5. Applicants will be required to prepare a scheme of measures for dust suppression to avoid direct and indirect dust deposition having adverse effects on the Ouse Washes.

11.6. Applicants will be required to prepare a scheme of noise suppression to avoid noise having adverse effects on the Ouse Washes environment.

11.7. Any habitat created should consider the requirements of protected species found, or likely to be found, in the area. Protected species including water voles and otters are known to be

present near to the proposed development site. Any waste used to fill the site will have to be shown to have no adverse impact on the nearby Ouse Washes SSSI, SPA, SAC and Ramsar site.

11.8. An ecological survey will be required prior to the development of detailed plans, to enable an assessment of the level of risk posed by the development. The detailed design, construction, mitigation and compensation measures should be based on the results of a survey carried out at an appropriate time of year by a suitably experienced surveyor using recognised survey methodology.

11.9. The survey and risk assessment should:

- identify any rare, declining, protected or otherwise important flora, fauna or habitats within the site include water voles and otters;
- assess the importance of the above features at a local, regional and national level;
- identify the impacts of the scheme on those features;
- demonstrate how the development will avoid adverse impacts propose mitigation for any adverse ecological impacts or compensation for loss; and
- propose wildlife/habitat enhancement measures.

12. Annex 2 - Methodology for the Creation of Enhancement Habitat

Wet Grassland Features

12.1. It is proposed that the wet grassland features will comprise of surface scrapes and foot drains / wet furrows. Furrow spacing will be chosen to provide if possible moist surface conditions between the furrows. The wet features will be replenished with water during the winter period to provide optimum water levels by the end of March or earlier if desired. Water levels will be maintained in the features during the earlier part of the breeding season and then allowed to fall towards the end of the breeding season.

Soil conditions and suitability for wet grassland development

12.2. The soil profile to be developed will comprise of a 500 mm depth of clay cap on top of the inert fill, followed by 650 mm depth of subsoil, with a 250 mm depth of peat on the surface. The depth of usable soil profile will, therefore, be a minimum of 900 mm. If possible a depth of 1.2 metres would be preferred, formed by having a greater depth of peat, which would increase the effectiveness of the wet grassland.

12.3. The peat topsoil will have a high water holding capacity and be ideal for water transmission, grass establishment and bird probing, but its depth is rather limited. In developing the features every effort needs to be taken to maintain as much peat in the surface layer as possible.

12.4. Of the 3 samples of subsoil taken, 2 were a gravely sandy clay loam (southern storage area) and the third a gravely loamy sand (northern storage area). The gravely nature of these sandy and loamy soils are likely to have a moderate to high hydraulic conductivity providing they are not significantly compacted during placement.

12.5. Owing to the anticipated hydraulic conductivity of the subsoil and the overall profile depth (900 mm), there is a good chance that with appropriate furrow spacings and water levels, it should be possible to maintain moist surface conditions between the foot drains.

Critical requirements in soil placement

12.6. To obtain optimum soil conditions during soil placement, every effort must be taken to achieve the following:

- maximise the depth of peat in the surface layers; and
- avoid excessive compaction when placing the subsoil.

12.7. To achieve these desired conditions attention must be paid to the following:

- ensure the surface of the clay cap is level before subsoil placement; and
- initiate the main wetland features within the subsoil layer before placing the peat topsoil.

12.8. Discussions are needed with the contractor to devise a placement method with the equipment available or obtainable, which will produce a consolidated soil condition without excess compaction.

12.9. If possible, running large heavy dump trucks over the subsoil during placement should be avoided, as this is likely to cause considerable compaction. If such operations are unavoidable and serious compaction occurs, it will be necessary to subsoil after subsoil placement before the peat layer is spread.

12.10. A much more satisfactory way of using large dump trucks is for them to be confined to the clay cap. However, this should only be contemplated when there is a significant thickness of soil in place to avoid damage to the engineered containment of waste. They can then dump their soil at the edge of the advancing subsoil laying zone and the dumped soil spread, leveled and consolidated by a lighter tracked dozer.

12.11. The peat layer will have to be spread on a compaction vulnerable subsoil, hence relatively small light tracked dumpers and light tracked dozers would be ideal for this operation.

Other site requirements

Retention of water within the grassland cell

12.12. To retain water within the wet grassland cell, it will be necessary to ensure that the current compacted clay layer around the cell boundary extends upwards to an elevation above the final soil surface, with some additional allowance to allow for some surface water ponding.

Reservoir

12.13. A reservoir will be required to store water for water supplementation during the breeding season. This could be above ground storage, allowing gravity feed into the wetland or below ground, possibly in an existing borrow pit from which water would have to be pumped into the reserve. The choice will be dependent upon the water source, the type of power supply available for pumping and the costs.

12.14. If an above ground reservoir is to be constructed, consideration could be given to the possibility of its capacity also meeting the requirements of additional cells in the future.

Drainage

12.15. The winter rainfall input will exceed the water storage capacity of the wetland features in most years, hence there will be a need for a drainage outlet from the enclosed basin to prevent unwanted flooding. Providing a control on this drain outlet would also provide a means of lowering water levels within the features as required during wet spring / summer periods.

Supplemental water requirements

12.16. The moisture deficit values (mm) at the end of June for this area as follows:

	Dry Grassland	Wet Grassland	Open Water
Dry Year (Higher Quartile)	104	166	200
Median Year	86	122	150
Wet Year (Lower Quartile)	68	86	110

Table 7: Moisture Deficit Values

12.17. Assuming some 20% of the area will be open water held within the scrapes and furrows, and that the whole grassland surface can be kept moist, the dry year water losses through evapo-transpiration through to the end of June will be 1700 m3 / ha.

12.18. Allowing the open water levels to fall during the period to the end of June, the dry year supplementary water requirement will be as follows:

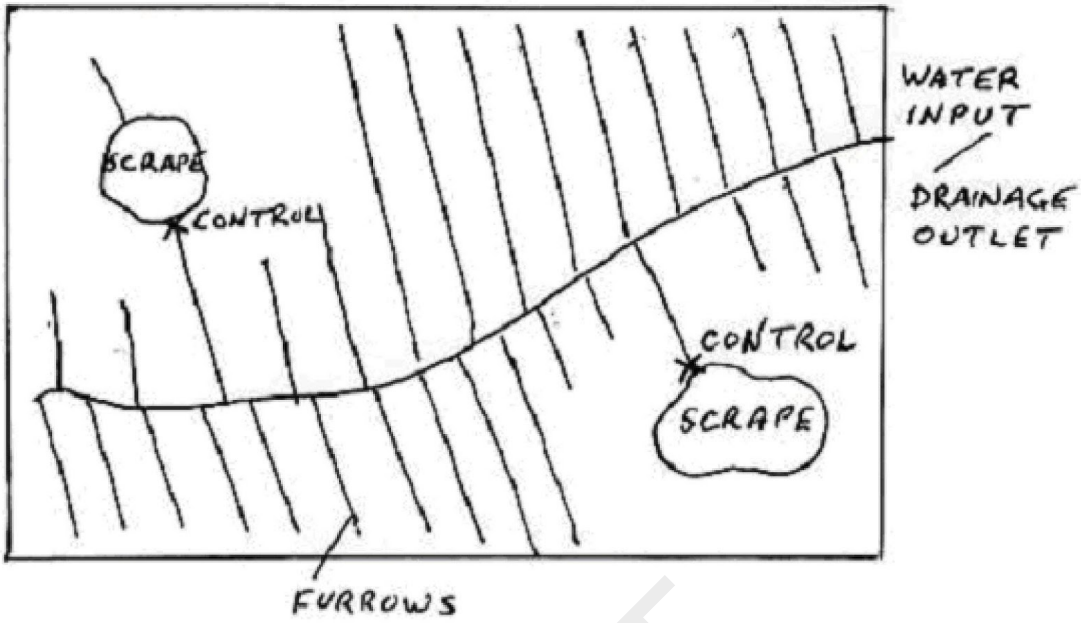
Water Level Fall	Supplementary Water Requirement
20cm	1300 m3/ha
25cm	1200 m3/ha

Table 8

Water management options

12.19. The uniformity of the site will restrict the options available for water management within the different features. Whilst it may be advantageous at times to manage water levels in the scrapes differently to those within the foot drains / furrows, this will be more difficult owing to the hydraulic connection within the subsoil. Cutting off the water supply to the scrape with a control structure in the supply channel will stop direct water inputs, but there will still be some seepage inflow through the subsoil. This seepage inflow can be minimised by extending the distance between the nearest furrows and the scrape, so increasing the seepage distance and hence reducing the amount of water inflow, see rough schematic layout below. The other alternative would be to install a seepage cutoff curtain around the scrape.

Figure 7: Wetland Grassland Features



Above: Wet Grassland Features

12.20. The maximum depths of the features could be varied, allowing different areas to dry up or be wetted at different times. The side slopes of the scrapes can also be chosen so that the desired amount of muddy margin is exposed for a given fall in water level.

12.21. A pilot area of lowland wet grassland, in the order of 10 ha, has been created. Whilst this may be too small to make a wholly satisfactory bird assessment, it will provide valuable information on the hydrological aspects of developing wetland conditions in these circumstances. Dipwell information will allow the hydrological characteristics of the restored soil to be assessed. In addition, the project area may provide information applicable to future situations where peat may be in short supply.

12.22. In the current absence of quantitative hydraulic conductivity data, it is suggested that the foot drains / furrows be installed at a spacing of some 20 – 25 m. However, if hydraulic conductivity data comes to hand before soil placement, adjustments should be made if necessary to this spacing. Optimum spacings, if different to those at installation, could be determined from subsequent field monitoring.

Cambridgeshire County Council and Peterborough City Council

CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE LOCAL PLAN APPENDIX 2: THE LOCATION AND DESIGN OF WASTE MANAGEMENT FACILITIES

March 2019

1. Introduction

1.1. The Cambridgeshire and Peterborough Minerals and Waste Local Plan (MWLP) contains a suite of policies that require waste management facilities to be built in suitable locations, and to achieve a high quality in their design. This Appendix expands on those policies by providing further guidance.

1.2. Waste management facilities segregate, recover, recycle, treat or transfer the types and volumes of waste that would otherwise go to landfill. These facilities will deal with municipal (mainly household) waste, commercial and industrial waste, inert waste including sustainable construction waste, agricultural, and some hazardous waste e.g. clinical and bio medical waste.

1.3. The most common types of facilities are summarised in section 4. However, it should be noted that waste management is an area of rapid change and it is likely that, as technology evolves, new types of facilities will develop. Each of these facilities has its own characteristics and relevant locational and design criteria; some of which are unique to the facility whilst others are shared in common with other facilities.

1.4. This guidance is not intended to be rigid or prescriptive but to provide a framework for developing high quality solutions. Applicants and developers should use this guide to inform their choice of site location and the design of their facility. The choice of location and design should be clearly explained in the documentation supporting any planning application.

1.5. Submission of a waste management licence at the same time as a planning application is also encouraged, so that the design and site management issues and operational issues can be considered holistically.

Scope of this Appendix

1.6. This Appendix focuses on waste management facility development. Landfill sites and very local facilities such as bottle banks are not addressed by this Appendix.

1.7. Matters which fall under the regulatory regime of other authorities are not directly covered by this Appendix. However, the requirements of these other regulatory bodies will need to be met through the design of the facility.

Status of this Appendix

1.8. This Appendix forms part of the explanatory text of the MWLP. On adoption of the MWLP the Location and Design Guide Supplementary Planning Document (Adopted July 2011) is revoked and superseded by this appendix. It is important to note that if any text in this appendix conflicts in any way with the provisions of the Policies set out in this Local Plan or any other Development Plan Document, then the contents of those policies prevail.

2. Locational Criteria

2.1. The Locational Criteria below cover a range of matters which should be addressed in the site selection for waste management facilities. Some of the issues may only apply to certain types of facility, whilst others will apply to all. Choices should be clearly explained in the documentation supporting any planning application, whilst being proportionate to the size of the proposal.

Siting

2.2. The type of facility and processes will influence the size of the site and the location of any building. The following principles apply to all types of facility:

Siting General Principles

- Facilities should aim to be developed on previously developed land, enabling positive re-use and avoiding the need to develop greenfield land. However, it is recognised that within the plan area, there is a limited supply of previously developed land and it is not always in the most appropriate or sustainable location. Some greenfield development may be necessary, especially where it is co-located with other waste uses.
- The site location will need to have the capacity to accommodate the associated traffic movements.
- Waste management facilities giving rise to large traffic flows must be located close to the primary road network and roads suitable for use by HCVs.
- Consideration should be given to transport by rail or water when these options are practical.
- Opportunities for siting that maximise the use of sustainable forms of transport (public transport, cycling and walking) for staff are encouraged.
- Access arrangements should be designed to minimise impact on the environment and nearby surrounding uses, including residential property.
- There are benefits arising from co-location with other waste processing facilities, which arise when haulage distances can be reduced, and where waste reception and processing are located together.
- Preference is given to development in less environmentally sensitive locations.
- Some facilities are acceptable within residential or mixed use areas, including new development areas, providing transport and amenity impacts such as noise and litter are controlled and design issues carefully considered.

- Sites will be located to prevent pollution, address the risk of flooding and must avoid affecting designated habitats or protected species and must consider the effects on rights of way.
- Siting should not be harmful to the character, appearance, and setting of the historic environment and specific historic assets.

Rural Location Plan

Rural Locations

2.3. Rural locations on or close to the main road or rail networks are potentially appropriate for a range of waste management facilities. In rural locations the design of the facilities should reflect the scale and design of agricultural buildings, though there may be instances where more innovative design would be appropriate. Local distinctiveness, in terms of landscape character, and architectural design, will be an important consideration. Opportunities may also exist to re-use existing buildings. Local Landscape Character Assessments, The Cambridgeshire Landscape Guidelines and Town and Village Design Guides are useful sources of information on local distinctiveness. Landscape and boundary treatment is particularly important to screen low level activity around the facility to reduce visibility and to enhance biodiversity value.

2.4. Rural settings should provide the opportunity for significant landscape proposals. Areas for any external storage of baled materials, gatehouses and weighbridges should also be screened, to avoid an 'industrial' appearance. Windrow composting is likely to require a rural location. All access roads should be hard surfaced to avoid access and local roads becoming dirty, dusty or contaminated and to facilitate the use of mechanised cleaning machines.

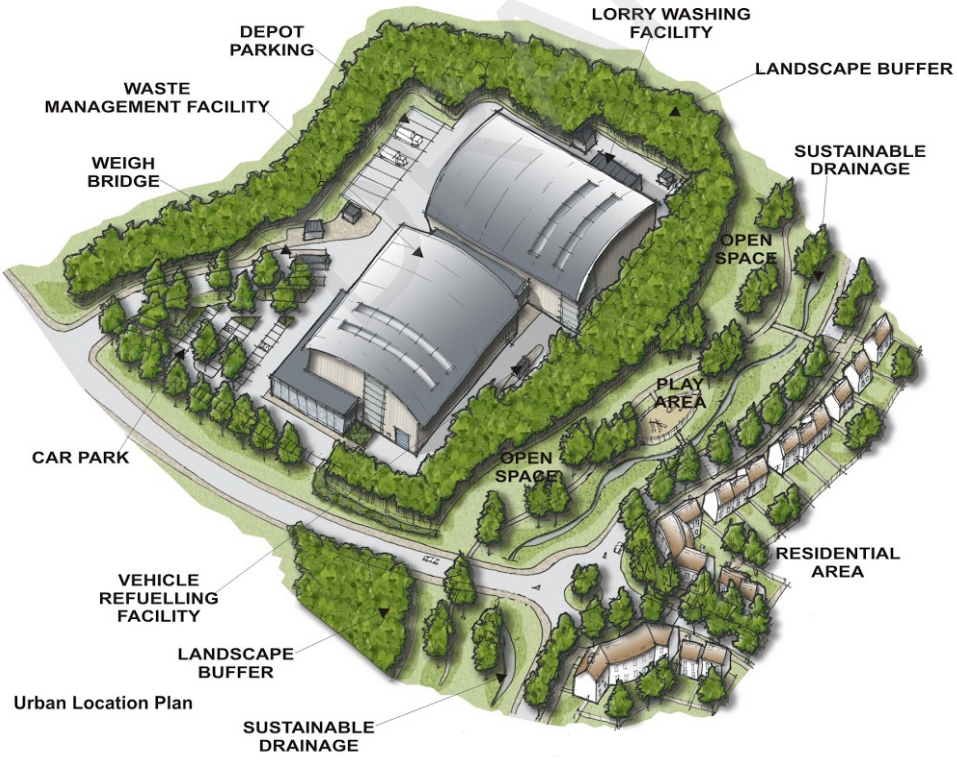
2.5. In open rural areas where additional planting may not be appropriate given local landscape characteristics, greater attention will have to be given to building form and construction materials, particularly the external appearance where quality and colour are important. It may be possible to locate the facility at lower levels through excavation, flood management permitting, or utilise a mineral excavation site. With innovative design the natural physical features of the site and its setting could offer an opportunity to assimilate the proposed development without reliance on planting. There will be occasion in environmentally sensitive areas where it will not be possible to site a facility without being harmful to the character, appearance and setting of a site, in such cases development should be avoided.

Rural Location Principles

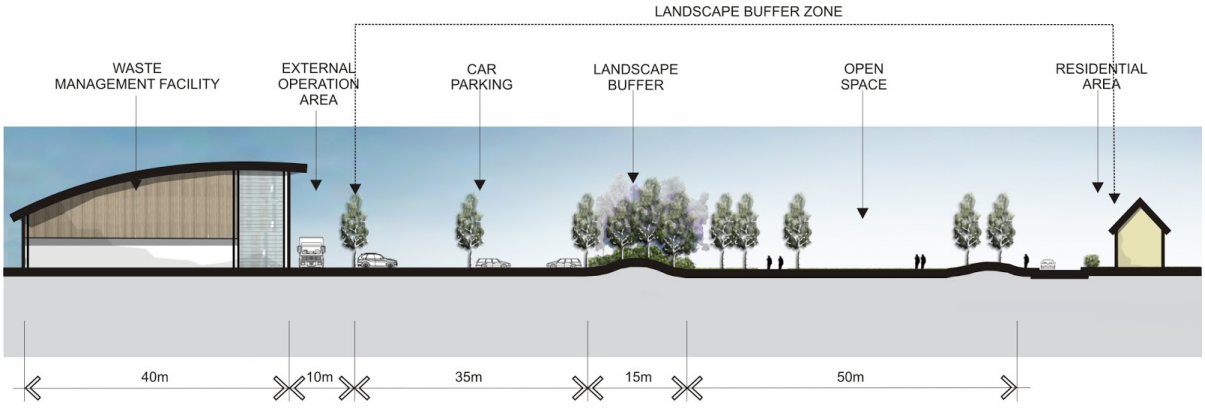
- Buildings could reflect agricultural built form or re use redundant farm buildings, if appropriate, or designs may be innovative.
- Designs should be in sympathy with local landscape character and distinctiveness. Site locations should allow sufficient space for quality landscape treatment.
- Site design should minimise views to operational areas, particularly external storage and parking, and any other elements that present a more 'industrial' appearance.
- Security gatehouses/weighbridges should be located away from immediate public view. Designs should take account of existing rights of way and any views from them, conserving important environmental features, such as water

bodies and habitat areas. All new landscape or buffer areas should enhance biodiversity.

- Easy access to main road networks suitable for HCVs.
- Opportunities for new planting should be created and, where possible, buffer planting should be linked to existing woodland.
- The proximity of rail networks and waterways should be considered when choosing site locations to promote alternative sustainable forms of transport.
- Proposals, including planting, should not be harmful to the character, appearance, and setting of the historic environment and specific historic assets.
- The location should be selected to ensure that larger vehicles accessing the facility do not have to be routed through residential areas**.**



Urban Location Plan



Urban Location Indicative Section

Urban Locations

2.6. Urban locations are appropriate for a range of waste management facilities, particularly those operations which take place inside a building. These can be located within established commercial / industrial areas, or planned into new developments. Opportunities may also exist for the re-use of buildings, such as warehouses, factories or former airfield buildings.The design should respond to the context, with a high quality urban design. Facilities should be located on or close to the main road network, avoiding the need for HCVs to travel through any residential areas.

2.7. Sites should be located in areas with good access to public transport. Cycle provision for employees should also be included.

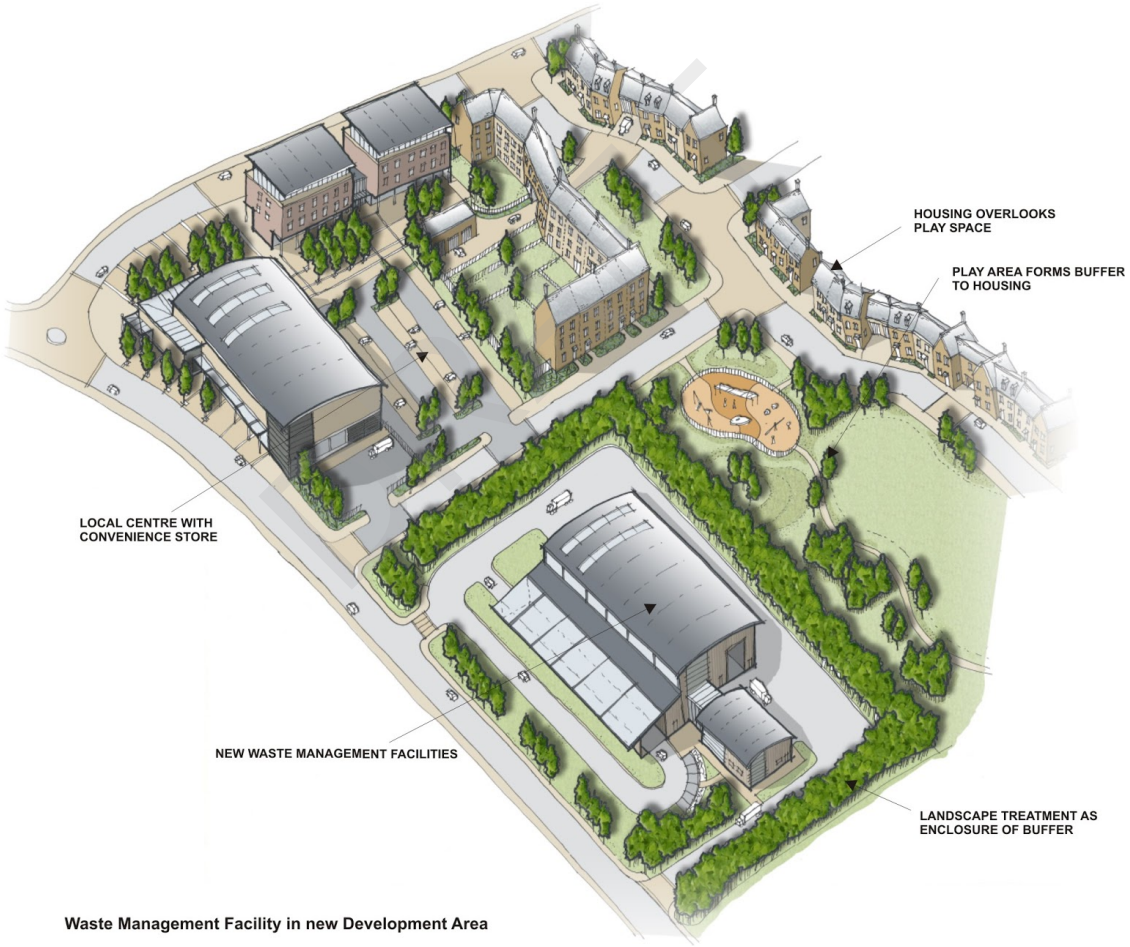
2.8. Appropriate buffer areas should be provided between the facility and any adjacent residential areas. These areas could include other employment land uses, or a buffer zone including uses such as car and cycle parking, landscape planting or open space. Waste management facilities can also act as a buffer between sensitive land uses and other forms of development such as between residential areas and main roads, railways, and Water Recycling Centres. The actual size and treatment of the buffer would depend on the location and facility proposed.

2.9. WIthin urban areas there may also be potential for the integration of renewable energy and / or with district heating networks.

Urban Location Principles

- The location and design of buildings should complement the existing or planned scale and built form of the local area.
- The location should be selected to minimise vehicular conflict.
- Locations for new waste management facilities should be selected to maximise opportunities for buffers to more sensitive land uses. Buffer areas can include a wide variety of uses from employment use to landscape areas.

- Easy access to the main road network.
- Opportunities for new planting should be created and where possible buffer planting should be integrated with features including linkages to woodland.
- Proposals, including planting, should not be harmful to the character, appearance, and setting of the historic environment and specific historic assets.
- Proposals should seek to maximise the potential for renewable energy and / or in areas that could allow for the development of district energy networks.



Waste Management Facility in new Development Area

Urban Edge / New Development Sites

2.10. Urban edge and major new development sites provide good opportunities for waste management facilities, where they can be designed as part of the development from the outset, and are also close to where the waste is generated. Sites within new development areas should incorporate temporary waste management facilities to service needs through the development phase. In appropriate cases these could then provide permanent facilities when the development becomes established.

2.11. Major new development areas are likely to include a range of land uses, including residential development, some employment land, open space and possibly local community facilities. Land use planning, including the of use Master Plans, can determine appropriate locations for waste management facilities. This may be within traditional areas such as employment land, or through a more imaginative approach, waste management can be successfully integrated with other forms of planned land uses. The needs of the existing communities living and working adjacent to major development areas or in urban fringe areas must also be taken into account when considering where to locate a new waste facility.

2.12. Buffers between waste facilities and residential areas could comprise employment land uses, car parking and landscape areas. Locations close to local facilities such as shops and community halls could be appropriate and may minimise travel. The actual design of the facilities and buffers that may be appropriate, would depend on the context, with the plan above showing a possible arrangement. The detailed design within a new development area should be carefully considered and include appropriate buffers created by different land uses or landscape treatments, supplemented by high quality design. Access to a good road network is important and facilities should be located to avoid HCVs having to travel through residential areas.

2.13. New development proposals will require the use of sustainable technologies, particularly to address the challenges of climate change. Possible technologies include combined heat and power, and bioreactors, using waste as fuel to generate heat and power. In the case of locating heat and power facilities consideration would need to be given to the location of the waste management facility, but also to potential users of the energy generated, and the means of transfer for the heat/power.

Urban Edge / New Development Principles

- Facilities should ideally form part of the initial masterplan.
- The location and design of buildings should complement the planned scale and built form of the local area and new development areas.
- The location should be selected to minimise vehicular conflict avoiding access through residential areas.
- The development should maximise opportunities for buffers to more sensitive land uses. Buffer areas can include a wide variety of landscape, tree belts, open spaces, parking, ponds, and nature conservation areas.

- Facilities could form buffers themselves, between sensitive land uses such as residential areas, and major roads, railways or Water Recycling Centres.
- Easy access to the main road network should be provided.
- Opportunities for new planting should be created and where possible buffer planting should be integrated with existing landscape/woodland features.
- Proposals, including planting, should not be harmful to the character, appearance, and setting of the historic environment and specific historic assets.
- The needs of existing communities must be taken into account.

Co Location of Facilities

2.14. Co-location of waste management facilities can offer significant benefits in reducing the need for transport of waste and the treated product in operational terms and is encouraged. There are synergies in different collection and treatment methods, and bringing more than one facility together can maximise the amount of resource recovery that can take place and provide a more sustainable waste management solution.

2.15. Co-location also makes for an efficient use of land which may also offer benefits in reducing the transport of waste. Some facilities may be co-located at landfill sites where the ancillary use would be tied to the life of existing time limited operations. However, any proposal for a range of facilities must address the cumulative effects of the proposal, to ensure that overall environmental effects are acceptable.

Temporary Facilities

2.16. Major construction sites or development areas should provide temporary waste management facilities to separate and recycle construction and demolition waste. The on-site facilities would encourage re-use of recycled material, minimise the transport of waste materials from the site and reduce the need for importation of new materials, thereby reducing the overall impact on the surrounding road network.

2.17. Temporary facilities should have the ability to recycle or reuse building materials including brick, concrete, plasterboard, metals, glass, wood and soils. Although temporary, some of these facilities would be in place throughout the construction period (this may become years in the case of new development areas) and should be in place from the commencement of development. The nature of major development may mean that the facility may need to be moved within the site to reflect the approved development phasing plans. Temporary screening can be used to minimise impacts on completed parts of the development.

3. Design Criteria

3.1. The design criteria below cover a range of design topics to be addressed in the design of facilities. Some of the issues may only apply to certain types of facility, while others will apply to all. Design choices should be clearly explained in the documentation supporting a planning application whilst being proportionate to the size of the proposal.

Built Form

3.2. Different approaches to built form would be appropriate depending on whether it is an urban or rural location. In rural locations it could be appropriate to follow a form reflecting agricultural buildings. Simple portal frame buildings, with metal or timber cladding would be appropriate, although more imaginative schemes should also be considered.

3.3. Consideration should be given to the scale of the setting and the massing of the built form. It may be possible to vary the size and height of different parts of the building to provide visual interest. The overall size of the building footprint, and associated built works, should be minimised to avoid potential adverse impacts on landscape.

3.4. As part of an overall approach to sustainability the use of green and brown roofs should be considered together with provision for the enhancement of biodiversity. Colour treatment should be simple. Green, brown and grey coloured cladding is likely to be most appropriate.

3.5. The built form in an urban setting and urban edge setting provides more opportunity for an imaginative bold design approach. The buildings by their nature are likely to be fairly large in scale, and can comprise metal frame struts with cladding. However, there is still scope for more innovative design and use of alternative materials where this is appropriate. The roofs need not be simple portal frames but could be curved, monopitch or a combination of approaches.

3.6. Details need to be considered as an important part of the building and not as an add-on. Particular care should be given to corners, roof lines and how the building meets the ground. These have a significant effect on the overall impression of a building.

3.7. Any security buildings at the entrance should be considered as part of the overall design, and in a complementary architectural treatment to the main facilities.

3.8. The cladding of buildings could be profiled metal or metal panels. Office facilities could be incorporated into the main building facility, maintaining a simple ‘low-key’ external appearance, or could be stand-alone. If separate, the scale, height and massing of the different built forms should be carefully considered.

3.9. Any ventilation or extractor grills and any service pipes should be incorporated into the design of the facades, and not added insensitively as an afterthought. A broader range of colour treatments would be appropriate, depending on the individual settings. Space

should also be provided for the internal storage of materials including unprocessed waste and processed waste.

3.10. Further information can be found in national Planning Practice Guidance - Design[1]

Built Form Principles

- In both rural and urban locations built form should reflect local distinctiveness and be sympathetic in design, although where appropriate, design may also be imaginative. Roof design should be carefully considered. Utilitarian portal frame buildings are unlikely to be of high enough design quality for urban locations.
- Cladding materials could include profiled metal or proprietary metal panelled systems, used in an imaginative way. Various colour treatments may be appropriate. Colour treatment and the design of the elevations should be of a scale and type with the surrounding townscape.
- Any vents, chimneys or service infrastructure should be designed positively as part of the scheme, and not added as an afterthought.
- Any security kiosks and weighbridges should be considered as part of the overall built form. Efficient use should be made of energy and resources.
- Space for the internal storage of waste should be provided.
- Consideration should be given to the massing of the buildings, in order to reduce the bulk of the proposals overall.
- Sustainable drainage systems should be used to control the flows and discharge rates of water.

Local Distinctiveness

3.11. All proposals should address local distinctiveness and, where appropriate, can be imaginative in their design. Local distinctiveness should be addressed through building form, colour treatment or materials and in appropriate cases urban art forms. Within new major development areas, local distinctiveness should be addressed by embracing the development vision for the area.

3.12. Further national information is available at: Planning Practice Guidance: Design[2]

Transport, Access, Parking and Circulation

3.13. The site should be accessible by sustainable forms of transport. Access, circulation and parking should be integral to the design of the site, and safe access for all users must be provided. Site layout should allow the early separation of cars and pedestrians/cyclists from HCVs. HCVs must be able to circulate efficiently, without

[1] https://www.gov.uk/guidance/design
[2] https://www.gov.uk/guidance/design

unnecessary reversing. Access for disabled employees and visitors should be integral to the design.

3.14. Operational areas should be located to minimise their noise and visual impact, for example, at the rear of the buildings or behind appropriate landscape areas. Car and cycle parking should be located away from the external working areas. In general the provision of car parking should be minimised, and cycle parking should be maximised. Showers and lockers should be provided for employees to encourage cycling. Landscaped parking areas could be used to form a buffer to more sensitive neighbouring uses. Covered cycle storage should be provided.

3.15. At Household Recycling Centres, and other facilities where the public will visit in addition to the operational staff, circulation and signage is particularly important.

3.16. Further national information: Planning Practice Guidance - Design - Assess and Inclusion; Planning Practice Guidance - Travel Plans, Transport Assessments and Statement

Transport, Access, Parking and Circulation Principles

- Clear, safe circulation for HCVs, cars, cyclists and pedestrians.
- Operational areas well screened by buildings, landscape or less sensitive neighbouring uses.
- Safe access for the public on sites where public access is possible.
- Covered cycle storage, showers and lockers for staff.
- Potential use of energy-efficient low-emission fuels.
- Separate access for cyclists/pedestrians from cars.

Lighting

3.17. Lighting is an integral part of design. Exterior service areas must be lit to meet health and safety requirements. The building orientation should be designed so that highly lit areas around the building are located on the less sensitive aspects. The building itself may be able to screen the highly lit areas. Lighting equipment that minimises the upward spread of light above the horizontal should be used. Luminaires should reduce light spill and glare to a minimum. Glare should be kept to a minimum by ensuring the main beam angle of all lights directed towards any potential observer is kept below 70 degrees. Higher mounting heights allow lower main beam angles, which reduces glare. A balance may have to be struck between the daytime impact of tall mountings, against the nighttime impacts of reduced glare.

3.18. The Institute of Lighting Engineers has produced Guidance Notes for the reduction of Light Pollution (see below). This includes guidance and good practice in relation to the provision of lighting appropriate to the setting of the development.

3.19. Developers should also take into account the sensitivities of biodiversity, in particular protected species which are sensitive to lighting, such as bats.

3.20. Further national Guidance: Planning Practice Guidance: Light Pollution[3]; Institute of Lighting Engineers' Guidance Notes for the Reduction of Obtrusive Light GN01:2011[4]

Lighting Principles

- Provision of a lighting scheme and supporting information to demonstrate the scheme is compliant with relevant guidance.
- Minimisation of light pollution and efficient use of energy.
- Potential use of solar panels on rooftops and / or other forms of micro generation of power to reduce energy cost and environmental impact.

Landscape and Boundary Treatments

3.21. The starting point for any landscape or boundary treatment should be the local landscape character, and ecological and landscape surveys. The landscape proposals should make use of existing features, protect existing habitats and features of value, and help assimilate the project into its surroundings, reinforcing the essential characteristics of the local landscape or townscape. Information on landscape character is available nationally and locally. All landscape proposals must be in accordance with local landscape character and should reflect information on native species appropriate to each character area.

3.22. The key principles include:

- Sufficient space should be allowed for a quality landscape treatment, and planting between roads and buildings.
- Native species should be used, appropriate to the locality.
- Proposals should enhance biodiversity and mitigate for any unavoidable losses.

3.23. Most facilities will require secure boundary treatments. The design of the boundaries should be considered as part of the overall design. Secure boundaries typically 2.4m high may be required. They should be visually sympathetic as well as practical. Galvanised palisade fencing would rarely be acceptable, either in an urban or rural setting.

3.24. Acceptable boundary treatment may include colour-coated palisade fencing (typically dark green or black), or coloured mesh panel fencing. Chainlink fencing is unlikely to be acceptable.

[3] https://www.gov.uk/guidance/light-pollution
[4] https://www.theilp.org.uk/documents/obtrusive-light/

3.25. All gates should match the adjacent fencing, and be appropriately colour coated.

3.26. Mounding is another potential boundary treatment. However, this would only be acceptable where it is in keeping with the surrounding landscape character. Steeply sloping mounds also tend to dry out rapidly, making it difficult to successfully establish landscape planting on them. Nevertheless, in some instances, carefully considered land modelling could help to reduce low level visual and noise impacts of new facilities. When this is the case the slopes should not normally exceed 1 in 5, and should allow for plants to establish. If space is restricted the combined use of retaining structures and earth modelling could be considered. Gabion baskets with aggregate provision could provide a suitable solution and can create useful habitat, by providing potential refuge for reptiles and amphibians.

3.27. 'Offsite' landscape planting can be useful in some places, providing visual screening close to potential viewpoints.

3.28. High quality landscaped areas should be incorporated into the design at an early stage. Suitable management arrangements should be in place to ensure that the landscaping scheme is well maintained.

3.29. Further Information: Cambridgeshire Landscape Guidelines[5]; national: Planning Practice Guidance - Design - Local Character[6]

Landscape and Boundary Treatment Principles

- Use of high quality materials (not galvanised palisade fencing or chainlink).
- Sensitive combination of planting with secure boundary treatment.
- Appropriate use of earth modelling, using gentle slopes, with sufficient space and with no effects on local land drainage and flood defences.
- Use of thorn hedging for both screening and re-enforcing boundary treatment.

Noise

3.30. Facilities have the potential to cause noise nuisance. Mitigation can be achieved through sensitive location and sympathetic design as well as best practical means to control noise (noise abatement measures). Some facilities can be located inside buildings which allows much greater control over noise effects along with careful selection of processing plant. Detailed landscape treatment, including careful consideration of levels and any landscape buffers, can also help with noise mitigation. Developers should use 'Smart' or 'white noise' reversing bleepers or equivalent on all on-site vehicles, and for road going delivery vehicles. These bleepers reduce the potential nuisance caused by vehicles reversing whilst still assisting safe site

[5] https://www.cambridgeshire.gov.uk/residents/libraries-leisure-&-culture/arts-green-spaces-&-activities/protecting-and-providing-green-space/
[6] https://www.gov.uk/guidance/design#local-character

operations, other technology may achieve similar effects. Limiting the hours of working can also provide a form of mitigation.

3.31. Where noise may be a potential issue developers may be required to carry out a background noise level survey, and to evaluate the impact of the development against it. The noise report should indicate the types of activity and predicted noise levels, details of traffic movement and hours of operation, along with appropriate mitigation and noise level monitoring and reporting. The purpose of a noise survey is to assess noise impact locally, characterise the existing noise climate at noise sensitive premises, and to help ensure that the best practical means is used to mitigate any adverse noise when taken on a cumulative basis. The latter may include noise monitoring at agreed points / sensitive receptors which could be off site. In such circumstances the Councils may require that noise monitoring and reporting arrangements be secured through a legal agreement. Noise generated through construction should also be a consideration.

3.32. Further national information: Planning Practice Guidance - Noise[7]

Noise Principles

- Use of good insulation of buildings to reduce noise level.
- Provision of a noise report, demonstrating compliance with agreed noise limits.
- Mitigation measures should be built into the evolving design to achieve the required level of attenuation.
- Use of 'Smart' reversing bleepers, or smart alarms.
- Monitoring arrangements to ensure compliance with agreed noise limits.
- Use of sensitive location and sympathetic design.
- Consideration of landscape areas within and bordering the site.
- Use of battery powered vehicles to reduce noise levels.

Air Quality

3.33. Air quality issues may arise from on and off site dust, this may come from different sources for example, traffic, and from the on site operations of the facility. Emissions from most Energy from Waste facilities will be monitored and regulated by the Environment Agency through their environmental permitting regime. Particulate concentrations are particularly high in parts of Cambridgeshire and Peterborough, and the contribution of any waste management could be relevant to attainment of local air quality objectives.

[7] https://www.gov.uk/guidance/noise--2

3.34. Mitigation could include enclosing processes in buildings with controls on emissions, and the use of energy efficient low emission fuels. Dust can arise from the movement of waste materials during processing, such as tipping and external stocking. A number of systems are available to minimise problems. These include maintaining negative air pressure in waste reception halls, to draw any dust or emissions into the building, rather than letting them escape through the doors. Filters can be used to control emissions to air.

3.35. Fixed and mobile spray systems can also be utilised to minimise dust by damping down. Careful building design can allow natural cleansing by rainwater to maintain and clean building elevations.

3.36. The Environment Agency monitors emissions from waste management developments and developers should seek their advice at an early stage.

3.37. Proposals should include mitigation measures to maintain and improve air quality by the management of dust and odour.

3.38. Further information: Planning Practice Guidance - Air Quality[8]; Cambridgeshire Insight - Air Quality[9].

Air Quality Principles

- Measures to control air quality, dust and odour.
- Potential use of energy efficient low emission fuels.
- Locating waste management facilities downwind from sensitive receptors.

Water

3.39. All schemes should include measures to ensure water quality and the efficient use of water. Pollution control measures should be incorporated to ensure that any water that leaves the site is to an acceptable quality standard. For facilities such as composting sites, any water collected could be captured, recirculated and reused to aid the composting process. Facilities should also include measure to minimise water usage. Any landscape treatment should be designed to minimise any requirements for irrigation.

3.40. Sustainable drainage systems (SuDS) should be used to manage surface water run-off and maintain water quality. SuDS may include such methods as swales, lagoons, reedbeds, retention ponds, filter strips, infiltration and permeable paving to minimise the run-off and the amount of water entering watercourses. Any SuDS measures should be fully integrated with the landscaping proposals, with an

[8] https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/surface-water-and-sustainable-drainage-systems-suds-planning/
[9] https://cambridgeshireinsight.org.uk/environment/airquality/

appropriate overarching management regime.Careful consideration should be given to the adoption and long-term management of such systems.

3.41. Further information: Cambridgeshire County Council - Surface water and sustainable drainage systems (SuDS) planning[10]

Pest / Vermin / Bird Control

3.42. Schemes should include measures to prevent pests and vermin as appropriate. Such matters are regulated by the Environment Agency who should be approached for advice in design. Examples of mitigation include site management practices, vermin proof vents and rapid closing doors.

Security

3.43. Safety and security should be considered for each of the design elements, whether building construction, boundary treatments or landscape design. The principles in 'Secured by Design'[11] published by the Association of Chief Police Officers (ACPO) should be followed. Waste management facilities should be planned in a way that makes sure the blocks overlook their surrounding spaces, such as cycle routes and footpaths to increase surveillance. Where possible, windows and doors opening onto public roads and footpaths can provide greater security for users of the waste management facilities. Blank walls should be avoided if possible. If the incorporation of fenestration is not possible for technical reasons, these walls should be enhanced by the introduction of additional building materials and/or patterned brickwork to add architectural interests. Vulnerable areas should be well lit.

3.44. Further national Information: Planning Practice Guidance: Design - Security Measures; Secured By Design[12]

Energy Efficiency and Sustainable Construction

3.45. Sustainable construction techniques take account of ways to reduce waste, flood risk and pollution, minimise energy requirements, and use local and renewable materials and sources, during the construction, occupation and demolition of development.

3.46. Developers should seek to use re-used or recycled materials. Local supply options should be used to minimise travel distances. Opportunities to use standard sizes and accurate estimates of materials to minimise off-cuts and waste should be followed. The use of PVC should be minimised. Construction materials should be low maintenance and durable. Consideration should also be given to eventual decommissioning of facilities, re-use, recycling and / or disposal of materials.

3.47. The ozone depletion potential and global warming potential of all materials should be considered and the use of unsustainable materials minimised.

[10] https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/surface-water-and-sustainable-drainage-systems-suds-planning/
[11] http://www.securedbydesign.com/
[12] https://www.gov.uk/guidance/design#security-measures

3.48. Buildings should be designed to minimise carbon emissions and energy use throughout the life of the building. Designs should maximise the use of controlled daylight, and the opportunity to control solar gain. The use of heat recovery systems should be investigated and high levels of insulation should be provided. Other aspects to consider include the feasibility of the generation of renewable energy and/or use of green electricity and heating. Roofs may also be appropriate for solar panels which help reduce energy costs.

3.49. The proposals should be designed to reduce energy consumption and to minimise heat loss. Proposals should also include the use of renewable energy sources where possible such as solar, ground source heat, wind.

3.50. Construction materials should generally be those achieving an 'A' summary rating in the BRE publication, the 'Green Guide to Specification'[13]. Development proposals should seek to achieve a sustainability rating that results in high levels of performance against BREEAM[14] that standards that are prescribed nationally at the time or alternatively in accordance with local planning authority standards where these are more stringent.

3.51. Further advice on sustainable construction is available from the Building Research Establishment (BRE)[15], who provide advice and consultancy.

Energy Efficiency and Sustainable Construction Principles

- Consider the site's context and function within its wider setting; the opportunity to improve connectivity by foot, cycle, public and private transport to and from neighbouring uses and features.
- Where possible, extend the life of buildings by renovation and refurbishment.
- Use whole-life thinking and design for flexibility, to extend building lifetimes, to encourage future re-use and recycling of products and materials, during construction, occupancy and demolition phases of the development.
- Incorporate resource efficiency measures, which aim to minimise demand for water, energy or other natural resources.
- Design to minimise operational environmental impacts.

[13] http://www.bre.co.uk/greenguide/
[14] https://www.breeam.com/
[15] http://www.bre.co.uk/

4. Facility Guidelines

4.1. This section provides further detail on how the guidance can be related to individual facilities. This section is not exhaustive as new technologies will evolve. Planning conditions will ensure that mitigation measures are delivered. These measures can protect compatibility with the environment and surrounding land uses, and can be required, monitored and enforced. The key issues and recommendations for mitigation and management are outlined in the following section.

Summary of Common Issues

	Traffic / Access	Air / Dust	Odour	Noise	Litter	Flies, vermin and birds	Water Resources	Landscape and visual Impact
Material Recovery Facility	●	●		●	●		●	●
Windrow Composting	●	●	●	●			●	●
In-vessel Composting	●	●	●	●		●	●	●
Anaerobic Digestion	●	●	●	●	●	●	●	●
Inert Waste Processing	●	●		●				●
Energy from Waste	●	●	●	●	●	●	●	●
Household Recycling Centres	●	●		●	●	●	●	●
Transfer / Bulking up Facilities	●	●	●	●	●	●	●	●
Mechanical Biological Treatment	●	●	●	●	●	●	●	●
Pyrolysis / Gasification	●	●	●	●	●	●	●	●
Water Recycling Centres	●		●				●	●

Indication of Suitable Locations & Common Built Forms

	Urban Areas	Urban Fringes	Rural Locations		Indoor / Building	Outdoor (with structures)	Stack
Material Recovery Facility	●	●	●		●		
Windrow Composting			●			●	
In-vessel Composting		●	●			●	
Anaerobic Digestion		●	●		●	●	
Inert Waste Processing	●	●	●		●	●	
Energy from Waste	●	●	●		●		●

Household Recycling Centres	●	●				●	
Transfer / Bulking up Facilities	●	●	●		●	●	
Mechanical Biological Treatment	●	●	●		●		
Pyrolysis / Gasification	●	●	●		●		●
Water Recycling Centres	●	●	●			●	

Examples of Potential Mitigation

Issue	**Potential mitigation**
Traffic / Access	● Design internal roads for ease of access and vehicle routing and manoeuvring. ● Encourage use of sustainable transport and provision of cycle parking for visitors and staff, and adequate parking for staff. ● Locate near good road or rail access. ● Route traffic away from inappropriate roads, residential areas and schools. ● Use traffic routing agreement. ● Separation of public and operational traffic.
Air / Dust	● Dust suppression systems. ● Landscaping, including soil bunds. ● Negative pressure ventilation systems. ● Operational management practices. ● Mounding and planting. ● Wheel cleaning facilities.
Odour	● Odour suppression incorporated into dust suppression system. ● Operational managements practices. ● Use of biofilters and deodorisers to treat exhaust air.
Noise	● Acoustic fencing. ● Appropriate orientation of building. ● Careful positioning of machinery / plant. ● Design of building with acoustic features, e.g sound proofing. ● Fit silencers to plant and machinery. ● Hard landscaping including soil bunds. ● Use of "smart" or 'white noise' reversing bleepers.
Litter	● Appropriate storage. ● Litter fences. ● Operational management practices including litter picking.
Flies, Vermin & Birds	● Ventilation and ducts fitted with bird cages. ● Drainage system to be fitted with grates. ● Operational management practices. ● Rapid shutting doors. ● Vermin proof design.
Water Resources	● On site wastewater treatment. ● Engineered containment. ● Minimise water use and re-circulate used water. ● Provision of sealed drainage system. ● Separate collection of roof water.
Landscape visual impact	● Careful consideration of design, positioning and colour of boundary treatment. ● Design of building and stack that is responsive to local context, taking an appropriate form, massing and size using appropriate materials,

	colours and detailing. ● Tree and hedgerow planting.

Guidelines for Specific Facilities

Material Recovery Facilities

4.2. These facilities receive source separated, co-mingled, commercial and municipal waste such as paper, card, glass, plastics, steel or aluminium. Waste is mechanically sorted further, separated, bulked and sold for recycling. MRFs and their associated fixed machinery are located within buildings, with measures to minimise noise, dust and odour issues. Large doors are required to allow access to vehicles tipping waste materials and for it's subsequent collection. Sufficient space is required, ideally within the building itself, for the storage of bulked up waste materials, prior to collection. These operate at different scales though the annual throughput is generally between 50,000 and 100,000 tonnes. MRFs typically require a site between 0.5Ha and 3Ha in size.

4.3. Facilities are likely to generate traffic, particularly HCVs, and should be located close to the main road or rail network. Many nuisance issues associated with putrescible wastes do not apply to MRFs as these mainly deal with paper, cardboard, plastics, cans etc; but there are potential amenity issues such as odour (where materials such as plastics are not washed), noise and litter. An urban or rural location could be appropriate, and facilities could be located within major development areas. A buffer is likely to be required between facilities and residential areas. Facilities will be located within buildings, and with good quality design and mitigation, facilities may require a buffer / stand off distance from sensitive receptors. Each proposal will be subject to detailed assessment, including consideration of mitigation measures, which may mean this distance can vary.

4.4. **Common Issues:** Traffic / Access; Some Odour, Noise; Litter; Water Resources, Landscape & Visual Impact.

Windrow Composting

4.5. Composting is a biological process in which micro organisms convert biodegradable matter into a stabilised residue known as compost. The majority of waste composted in the UK is garden type waste. The biodegradable waste is shredded into finer particle sizes to speed up the composting process. The shredded waste is then commonly formed into windrows of 1.5 to 3m in height for composting. The process typically takes 8 to 14 weeks. The windrows are usually turned mechanically or aerated by fans. The process can take place outdoors, or in covered simple buildings. Facilities can vary in size, but are typically between 1 Ha and 4 Ha in size.

4.6. Traditional windrow composting is appropriate in rural locations and would not normally be appropriate in an urban situation. Facilities should have good access to the primary road or rail network.

4.7. **Common Issues:** Traffic / Access, Air / Dust, Odour, Noise, Water Resources, Landscape and Visual Impact.

In Vessel Composting

4.8. This involves the composting process inside a vessel where conditions are optimised for breakdown of materials. After the initial enclosed process the compost is matured in a part open area process. The process is quicker than windrow composting and allows a higher degree of process control. Facilities usually include a waste reception hall and the vessels themselves, which could comprise: silos, containers, agitated bags, tunnels and enclosed halls. Facilities can again vary in size, but are typically between 1 Ha and 4Ha in size.

4.9. Facilities are likely to generate traffic, particularly HCVs, and should be located close to the main road network. In Vessel enclosed facilities can be located in urban or rural locations, or within new major development areas. Facilities may require a stand off / buffer distance from sensitive receptors. . This would however be dependant on the precise type of operation and levels of control that can be achieved. With good levels of control such as carrying out operations in buildings with biofilters, a smaller buffer may be appropriate.

4.10. **Common Issues:** Traffic / Access, Air / Dust, Odour, Noise, Pests / Vermin / Birds, Water Resources, Landscape and Visual Impact

Anaerobic Digestion

4.11. This is the biological treatment of biodegradable organic waste within a vessel, in the absence of oxygen, using microbial activity to break down the waste in a controlled environment. Anaerobic Digestion results in the generation of:

- Biogas rich in methane and can be used to generate heat and/or electricity,
- Fibre potentially used as a soil conditioner,
- Liquor potentially used as a liquid fertiliser.

4.12. For the treatment of household waste, specialist facilities are required. Facilities are typically up to 1 Ha in size.

4.13. Facilities are likely to generate traffic, particularly HCVs, and should be located close to the main road network. An urban or rural location could be appropriate for facilities located within buildings. Facilities may require a stand off / buffer distance from sensitive receptors. Each proposal will be individually assessed, taking into account mitigation measured, and an appropriate distance will be determined. Co-location with composting facilities can aid disposal of the solid and liquid residues, and a rural location maybe most appropriate for this.

4.14. **Common Issues:** Traffic / Access, Air / Dust, Odour, Noise, Litter, Pests / Vermin / Birds, Water Resources, Landscape and Visual Impact.

Inert Waste Processing Facilities

4.15. These recover waste materials such as soils, concrete, rubble, construction and demolition waste through a combination of crushing and mechanical screening operations . Facilities are often open air, but screening equipment can be installed in buildings to minimise environmental impact particularly in relation to dust generation. Facilities can vary significantly, but are typically between 1 Ha and 3 Ha in size.

4.16. Facilities are likely to generate traffic, particularly HCVs, and should be located close to the main road or rail network. There is the potential for amenity issues relating to noise and dust. An urban or rural location could be appropriate, and temporary facilities could be located within major development areas, and on quarries and landfill sites. A buffer is likely to be required between facilities and residential areas. Facilities may require a stand off / buffer distance from sensitive receptors. Each proposal will be individually assessed, taking into account mitigation measures, and an appropriate buffer distance will be determined.

4.17. **Common Issues:** Traffic / Access, Air / Dust, Noise, Landscape and Visual Impact.

Energy From Waste

4.18. Energy from waste facilities are typically characterised by large buildings, which are designed to handle high volumes of mixed waste, and / or secondary fuels such as refuse derived fuels, shredded tyres and waste solvent fuels. These facilities are designed to burn waste under controlled conditions at high temperatures; heat is received from the process to generate electricity or heat water as part of a wider utilisation scheme. Input waste volumes are typically reduced by 90%. Facilities include receptor halls, cement kilns, furnaces, heat recovery facilities and control rooms. The buildings are typically large in scale with tall chimneys. Energy from Waste facilities can also include an educational function informing people about recycling generally and the role of energy from waste facilities in terms of energy generation. Where such a function s to be provided it needs to be considered as an integral part of the design and operation of such facilities. Typical facilities require sites in the range of 2 Ha to 5 Ha in size.

4.19. Facilities are likely to general high volumes of traffic, particularly HCVs, and should be located close to the main road or rail network. Facilities are likely to be large in scale and need sizeable sites to accommodate the plant and associated site works. An urban or rural location could be appropriate. With good quality design and mitigation, facilities could be located up to 250m from sensitive receptors. Each proposal will be individually assessed, taking into account mitigation measures, and an appropriate buffer distance will be determined. Facilities are likely to include tall structures with chimneys, and consultation with the Civil Aviation Authority or Ministry of Defence may be necessary when located with airfields in the vicinity.

4.20. **Common Issues**: Traffic / Access, Air / Dust, Odour, Noise, Litter, Pests / Vermin / Birds, Water Resources, Landscape and Visual Impact.

Household Recycling Facilities

4.21. Household Recycling Centres (HRC) provide a centralised collection facility to which householders can bring their waste, predominantly for recycling and reuse. These facilities vary from other waste management facilities in that they are provided for the use by the public.

4.22. A HRC must be accessible to members of the public. The public are responsible for transferring waste from their vehicles to the correct collection bay. When the containers within the bays are full, they will be sheeted prior to usually being removed from the site and replaced with an empty container. Busy periods tend to be at weekends, evenings and public holidays. New facilities are required in order to manage traffic effectively and maximise the space to increase recycling opportunities. Co-location with other waste management facilities maybe appropriate for new facilities minimising transport of the waste.

4.23. Public areas should be segregated from the service vehicles collecting the full containers. Modern facilities should be split level. Facilities need to be close to where the waste is generated.

4.24. The handling capacity of a HRC will depend on the design and size of the site. Sites tend to be minimally 1.2 hectares and can handle between 10,000 tpa and 25,000 tpa.

4.25. A key planning constraint with respect to HRC's will be traffic and access. Careful transport planning is required to minimise queueing. There also needs to be easy accessibility to the different waste stream deposit areas by the public, but minimal conflict with those driving through once they have deposited their waste.

4.26. Facilities are likely to generate traffic at off peak times and should be located close to the main road or rail network. Access to good public transport and footpath network would also be beneficial for users and employees. Facilities have the potential to cause nuisance from litter and odour. An urban location would be appropriate, close to the waste source. Facilities could be located within major development areas providing an adequate buffer is provided.

4.27. **Common Issues:** Traffic / Access, Air / Dust, Noise, Litter, Pests / Vermin / Birds, Water Resources, Landscape and Visual Impact.

Transfer/ Bulking up Facilities

4.28. These facilities receive waste from kerbside collections or commercial sources and bulk them up for onward transfer and processing. Facilities can be located within buildings depending on the types of waste being managed. Facilities vary in size and are are sometimes co-located with household recycling centres or processing facilities to maximise synergies and minimise travel.

4.29. Facilities are likely to generate traffic, particularly HCVs, and should be located close to the main road or rail networks. As the facilities operate by collecting waste from a more local area, before bulking up to move on to more strategic sites for processing, facilities are more likely to be located in smaller towns or settlements or near strategic infrastructure such as railheads.

4.30. At facilities accepting a putrescible waste there is the potential for litter odour and leachate. An urban or rural location could be appropriate, or they could be located with a major development area providing an adequate buffer is provided.

4.31. **Common Issues:** Traffic / Access, Air / Dust, Odour, Noise, Litter, Pests / Vermin / Birds, Water Resources, Landscape and Visual Impact.

Mechanical and Biological Treatment

4.32. This is a term that covers a range of technologies where waste is treated using biological and mechanical processes. The mechanical stage has two main roles. In many (but not all) technologies the waste is broken down into smaller parts, such as by shredding. Some recyclable material is then removed. In the biological stage the waste is compacted or digested, usually in an enclosed system. If an anaerobic system is used methane can be produced which can be used to produce energy. The site of plants can vary but would typically be between 1 Ha and 3 Ha in size.

4.33. Facilities are likely to generate traffic, particularly HCVs, and should be located close to the main road or rail network. Mixed household waste processing has the potential to cause additional nuisance from litter odours and leachate compared to MRFs. Facilities will be located within a building. An urban or rural location could however be appropriate, and facilities could be located within major development areas providing an adequate buffer is provided.

4.34. **Common Issues:** Traffic / Access, Air / Dust, Odour, Noise, Litter, Pests / Vermin / Birds, Water Resources, Landscape and Visual Impact.

Pyrolysis and Gasification Facilities

4.35. This is the treatment with heat of mixed waste within a vessel, in the absence or limited use of oxygen. Using this technique to breakdown the waste in a controlled environment results in the generation of:

- Biogas that can be used as a fuel or to general electricity; and
- Stable granules that can be further processed or recycled.

4.36. Specialist facilities are required. Facilities can vary in size.

4.37. Facilities can generate traffic, particularly HCVs, and should be located close to the main road network. An urban or rural location could be appropriate. Each proposal will be individually assessed, taking into account mitigation measured, and an appropriate distance will be determined.

4.38. **Common Issues:** Traffic / Access, Air / Dust, Odour, Noise, Litter, Pests / Vermin / Birds, Water Resources, Landscape and Visual Impact.

Waste Recycling Centres

4.39. Facilities for the recycling of waste water, including sewage and commercial effluents. Facilities include a range of mechanical and biological treatments, which increasingly

include apparatus and techniques for generating fuels / recovering energy from sewage treatment.

4.40. Facilities can generate traffic, particularly HCVs, and should be located close to the main road or rail network. There are potential amenity issues such as odour and air quality and a buffer is likely to be required between facilities and residential areas.

4.41. **Common Issues:** Traffic / Access, Odour, Water Resources, Landscape and Visual Impact.

Glossary

Air Pollution Control - A term used to describe the combination of techniques which together clean air emissions from processes prior to discharge to the atmosphere.

Anaerobic - In the absence of oxygen.

Anaerobic Digestion - Anaerobic Digestion is a process in which biodegradable material is encouraged to breakdown in the absence of oxygen. Waste is broken down in an enclosed vessel under controlled conditions, resulting in the production of digestate biogas.

Biodegradable - Capable of being broken down by plants and animals. Biodegradable municipal waste includes food and garden waste, paper and card.

Biodiversity - The relative abundance and variety of plant and animal species and Ecosystems within particular habitats.

Biogas - Gas resulting from the fermentation of waste in the absence of air.

Combined Heat and Power (CHP) - A highly fuel efficient technology which produces electricity and heat from a single facility.

Commercial Waste - Waste arising from premises which are used wholly or mainly for trade, business, sport, recreation or entertainment, excluding municipal and industrial waste.

Compost - A bulk reduced, stabilised residue resulting from the aerobic degradation of organic waste.

Energy from Waste - Facilities that burn waste. Heat is received that can generate electricity or heat water.

Feedstock - Raw material required for a process.

Gasification - A process where hydrocarbons are broken down by carefully controlling the oxygen present in a vessel.

Green and Brown Roof - Green roofs and brown roofs are constructed ecosystems located on top of building or structures, contributing to local biodiversity. The roof of a building is partially or completely covered in plants, which is generally believed to assist in reducing surface water run off from buildings, provide biodiversity habitat, reduce the visual impact of a building and effect the heat retention of a building.

Green Waste - Vegetation and plant matter from household gardens, parks, and commercial landscapes.

HCV - Heavy Commercial Vehicle.

Household Recycling Centre (HRC) - A facility where the public can dispose of bulky household and garden waste.

Incineration - The controlled thermal treatment of waste by burning, either to reduce its volume or its toxicity.

Industrial Waste - Waste from any factory or any premises occupied by an industry.

Inert Waste - Waste which will not or is slow to biodegrade or decompose e.g. soils, concrete rubbles, and construction and demolition waste.

In-vessel Composting - The aerobic decomposition of organic waste within an enclosed container, where the control systems for material degradation are fully automated. Moisture, temperature and odour can be regulated, and a stable compost can be produced much more quickly than outdoor windrow composting.

Landfill - Landfill is the controlled deposit of waste to land.

Leachate - Leachate is the term given to water which has come into contact with waste materials and which has drawn pollutants out of those materials into solution, thereby contaminating the water.

Leachate Treatment - Leachate treatment is a process to reduce the pollution potential of leachate.

Material Recovery Facility (MRF) - A facility to receive source separated waste, to sort it further and bulk it up for recycling.

Mechanical & Biological Treatment (MBT) - A range of technologies, for dealing with mixed waste, that can include shredding and separation and treatment of the organic element by digestion.

Mixed Waste Processing - Mixed waste processing is designed to recover valuable components from unsorted municipal solid waste for recycling and deliver a stabilised residue for final landfilling.

Municipal Solid Waste (MSW) - This involves household waste and any other wastes collected by the Waste Collection Authority or its agents, such as municipal parks and garden waste, and commercial or industrial waste.

Pyrolysis - Thermal breaking down of waste in a vessel in the absence of air producing bases that can be used a fuel and solid by products.

Sensitive Receptor - Physical or natural resource, special interest or viewer group that will experience an impact.

Transfer/Building up Facilities - Facilities for receiving waste from kerbside collection, to bulk them up for transfer for recycling or processing.

Waste Recycling Centres - Facilities to treat sewerage or commercial effluent. Waste water undergoing a variety of treatment, before release back into the water course or licenced discharge points.

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Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036

Further Consultation Draft Policies Map

Map Key

MAA – Mineral Allocation Area

MDA – Mineral Development Area

WMA – Waste Management Area

TIA – Transport Infrastructure Area

WRA – Water Recycling Area

CA – Consultation Area (MAA, MDA)

CA – Consultation Area (WMA)

CA – Consultation Area (TIA)

CA – Consultation Area (WRA)

Settlement Boundary

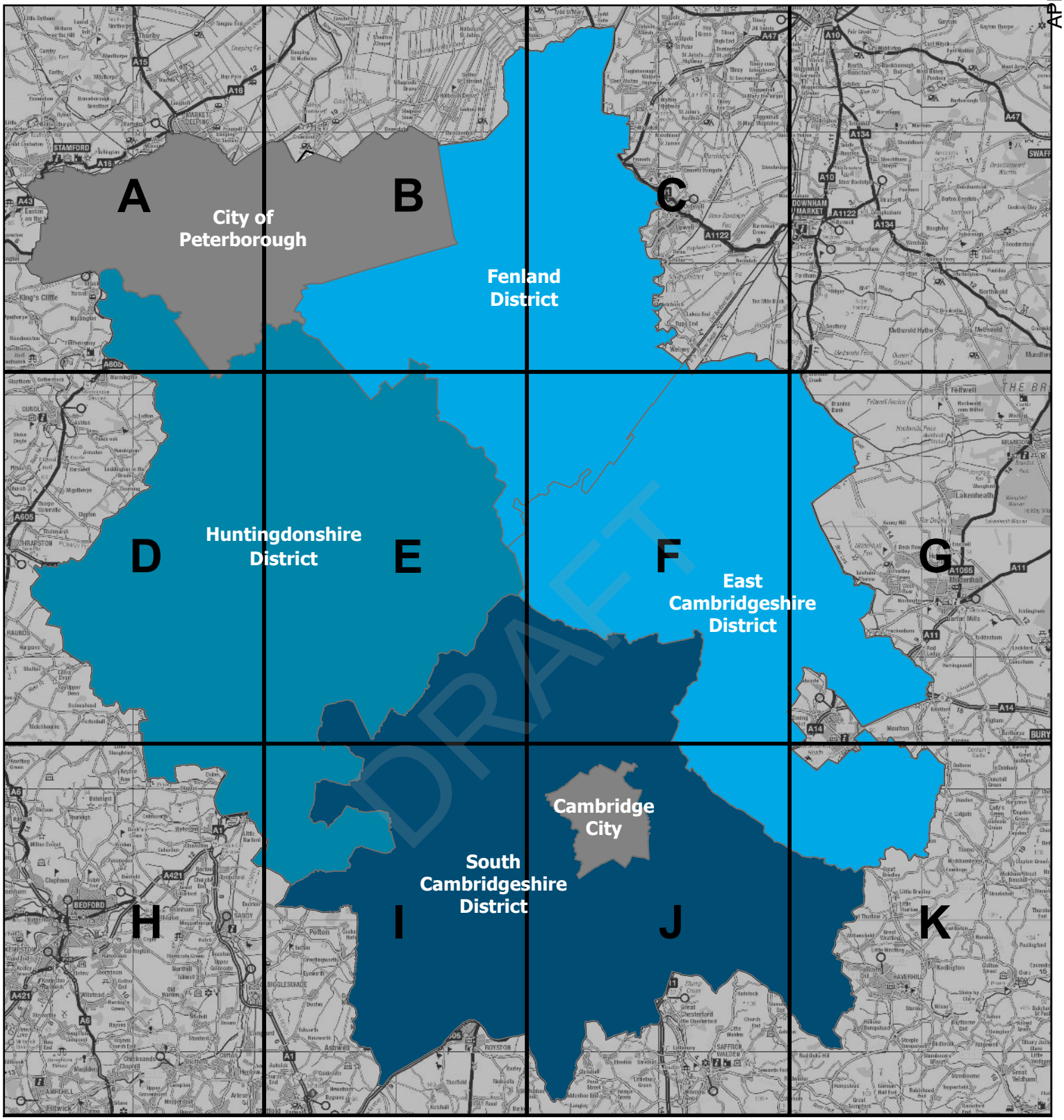
MSA – Mineral Safeguarding Area (Brickclay)

MSA – Mineral Safeguarding Area (Chalk)

MSA – Mineral Safeguarding Area (Limestone)

MSA – Mineral Safeguarding Area (Sand and Gravel)

Plan Area Boundary



Grid Plan

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Further Draft

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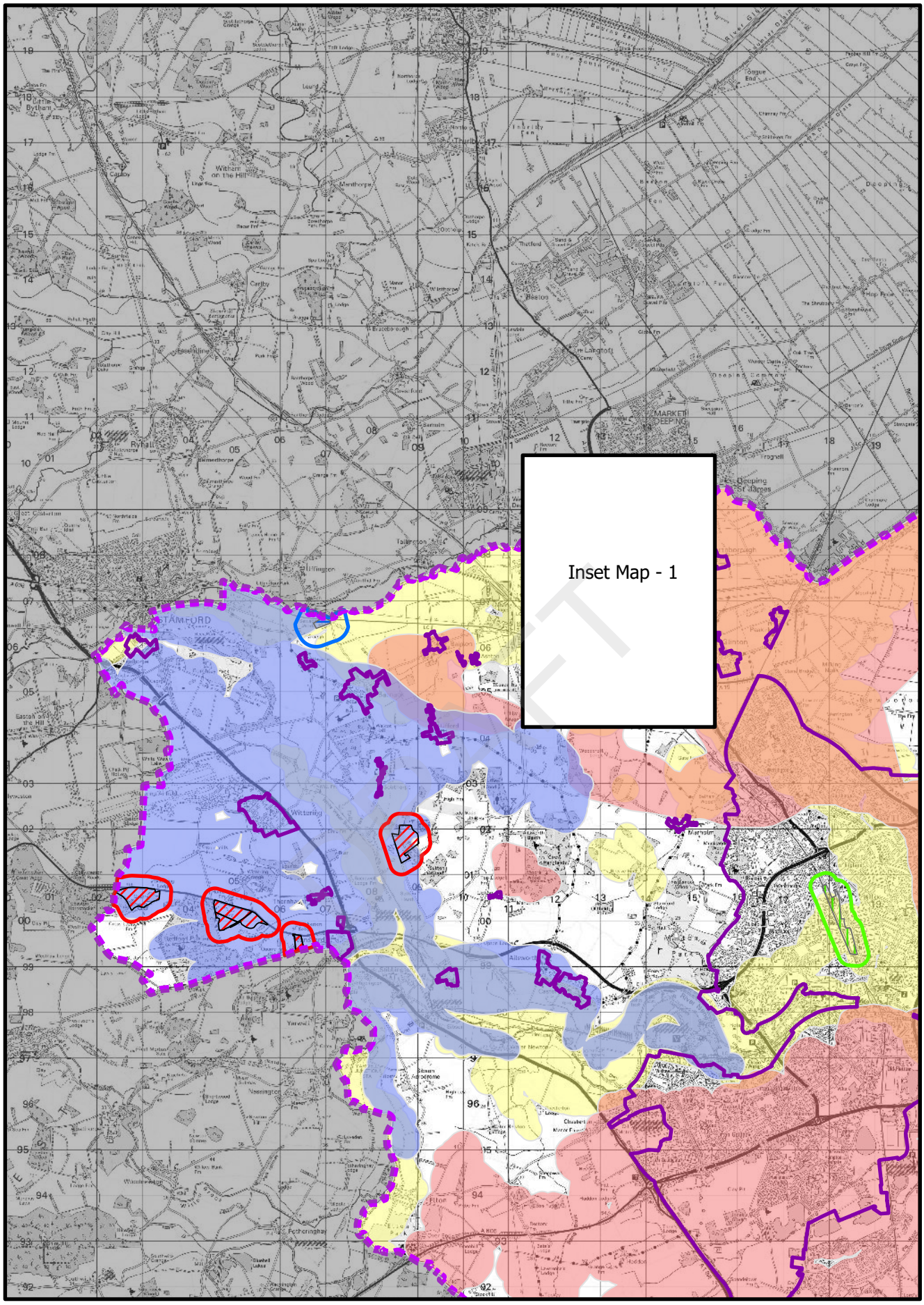

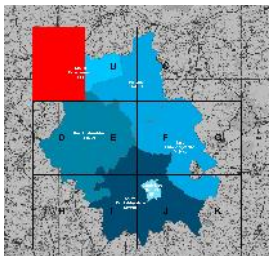

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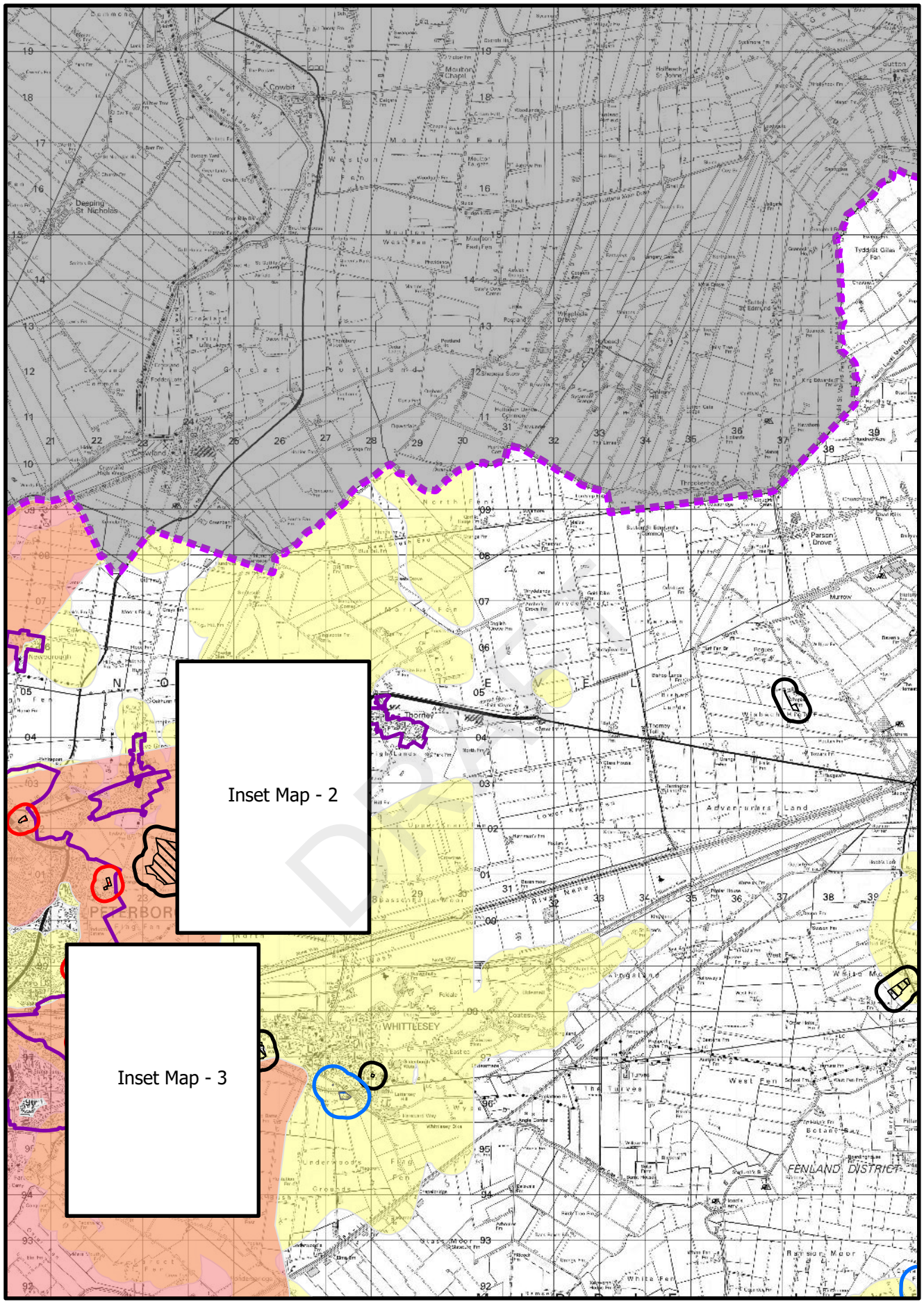
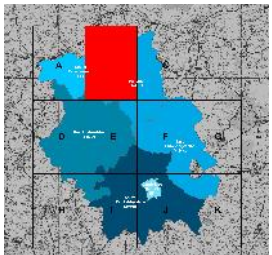
Overview Map - A

Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft





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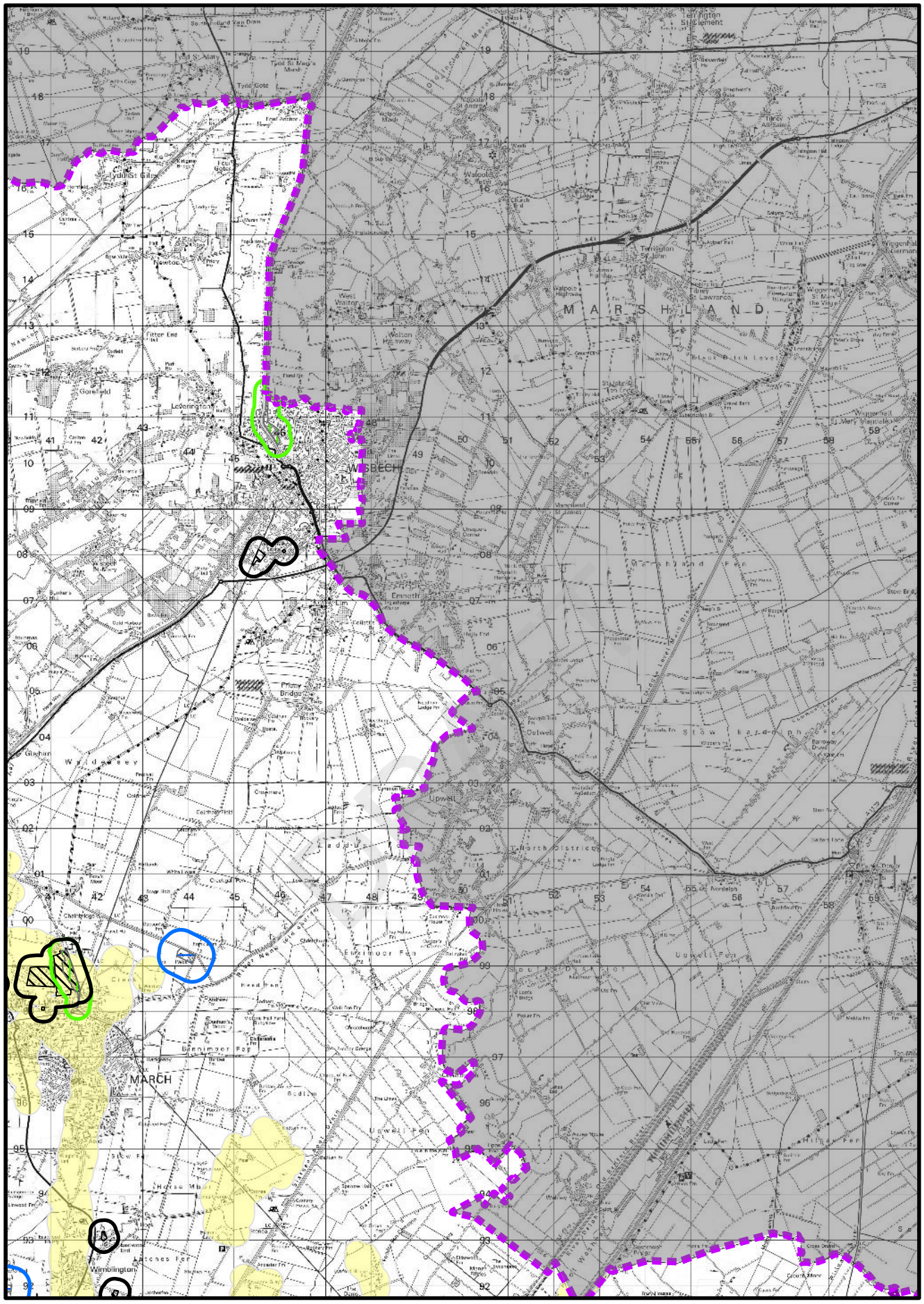
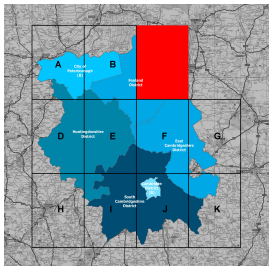
Overview Map - B

Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft





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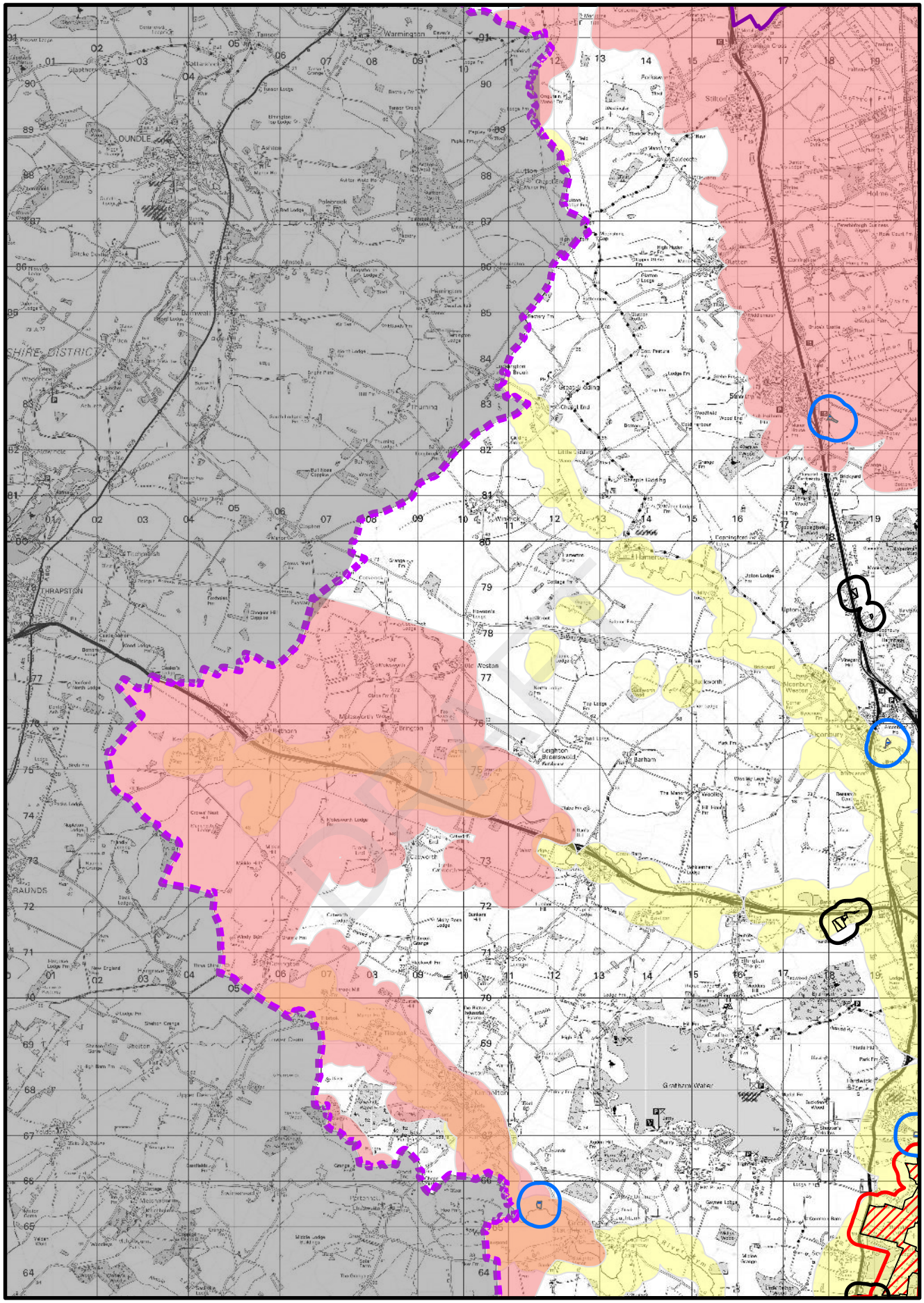
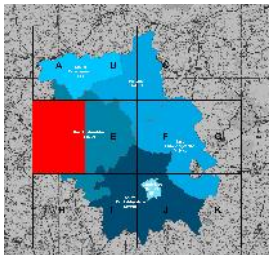
Overview Map - C

Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft

PETERBOROUGH CITY COUNCIL

Cambridgeshire County Council





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Overview Map - D

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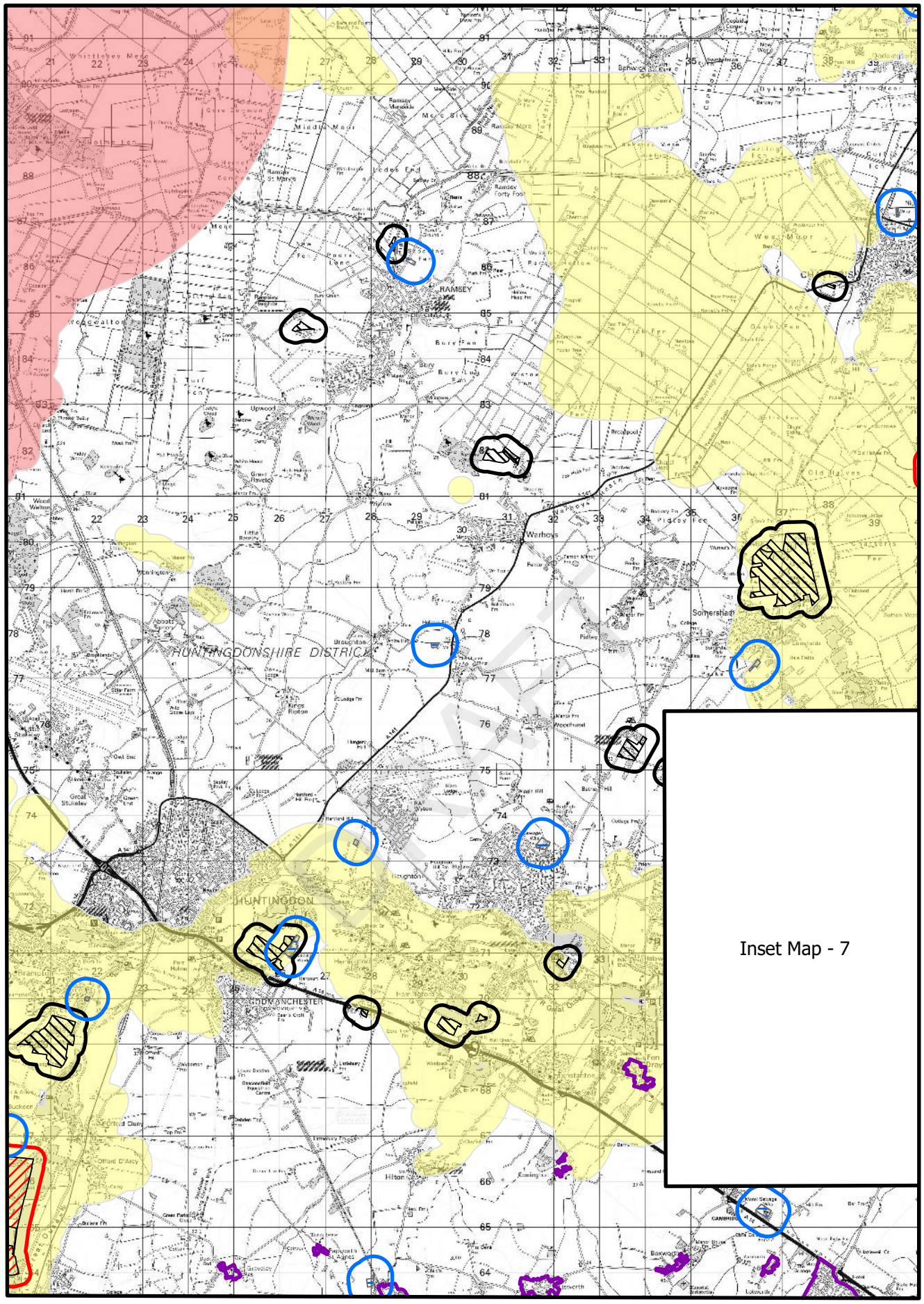
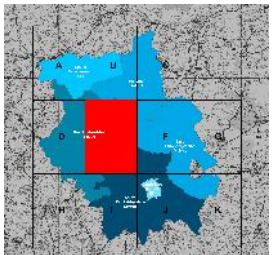
Minerals & Waste Local Plan: Further Draft





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Overview Map - E

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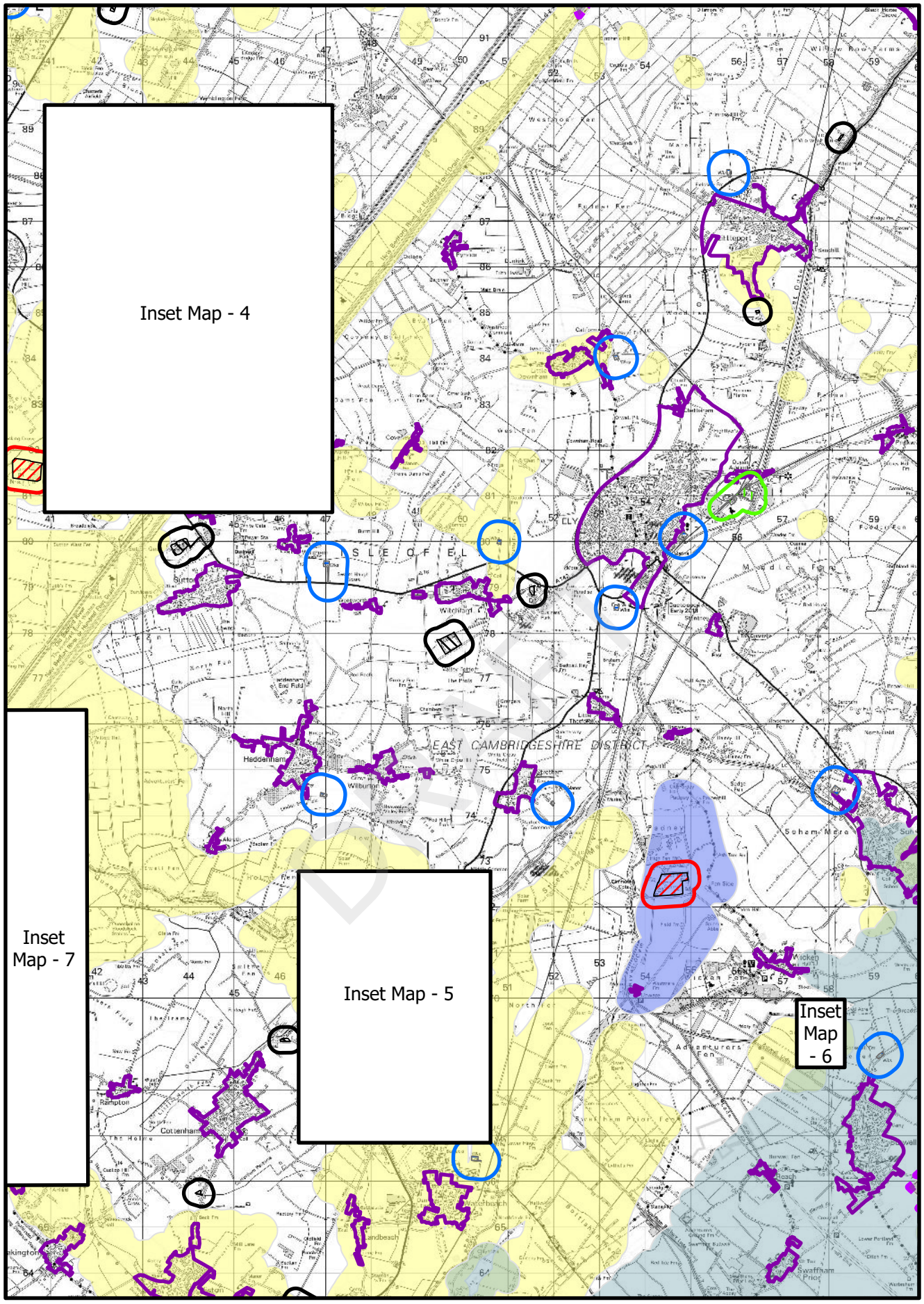
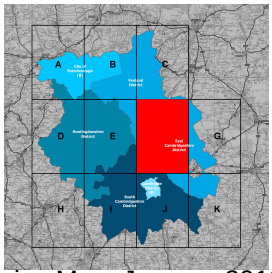
Minerals & Waste Local Plan: Further Draft





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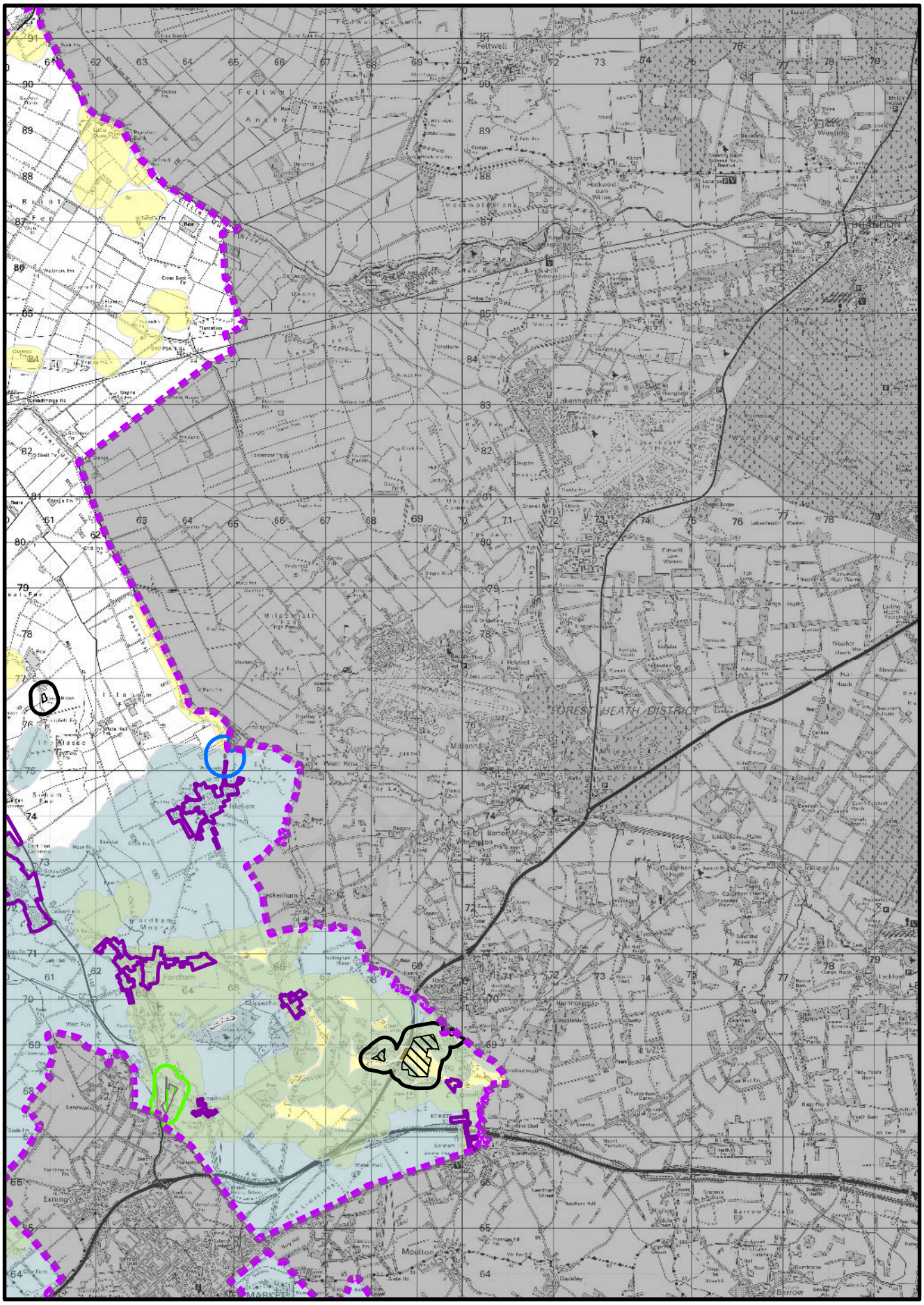
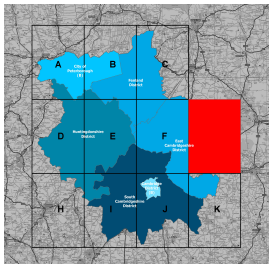
Overview Map - F

Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft





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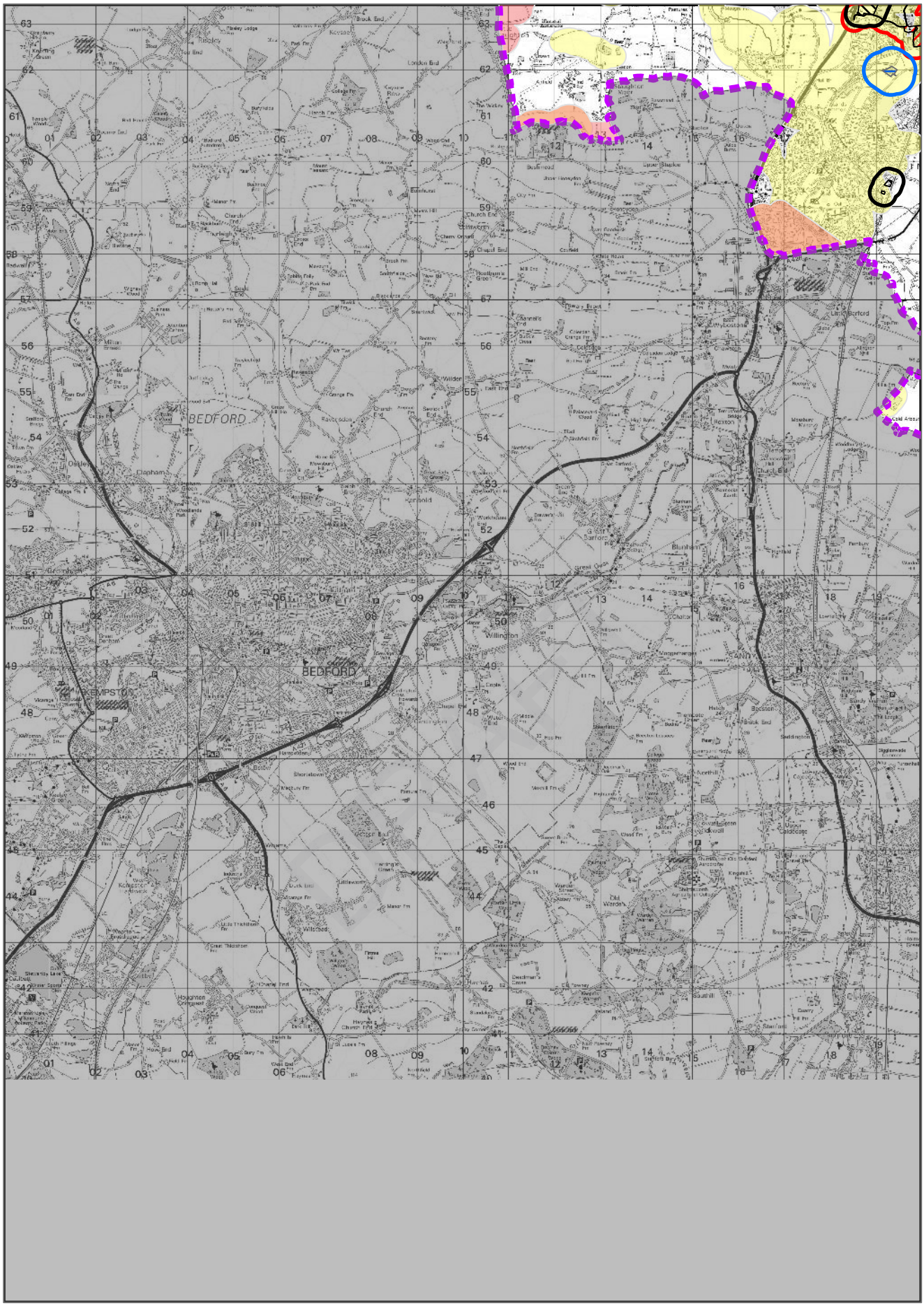
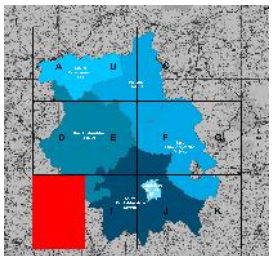
Overview Map - G

Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft

PETERBOROUGH CITY COUNCIL

Cambridgeshire County Council





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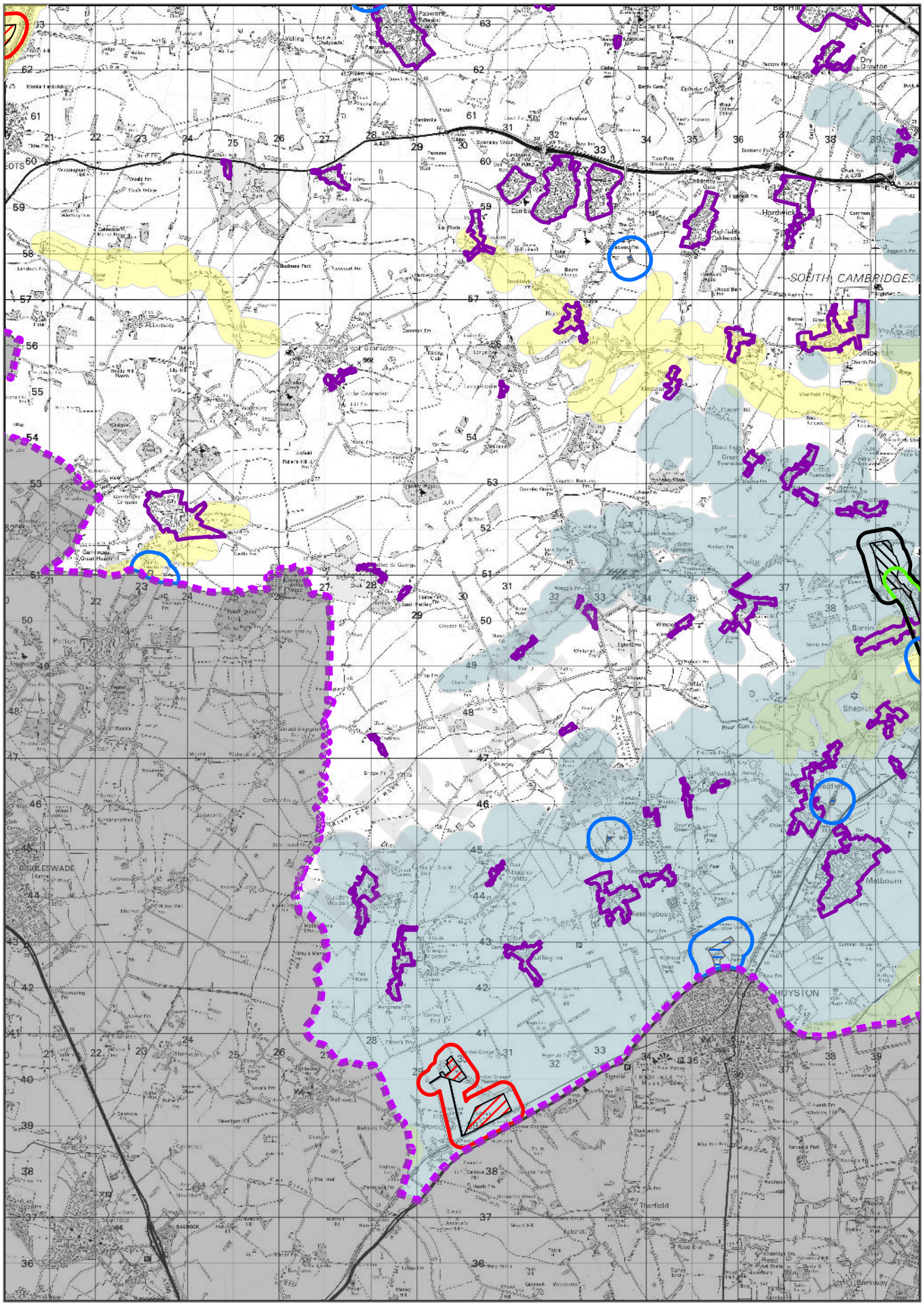
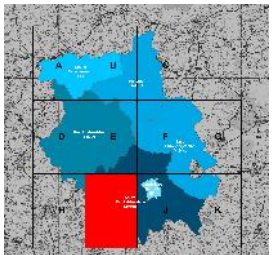
Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft





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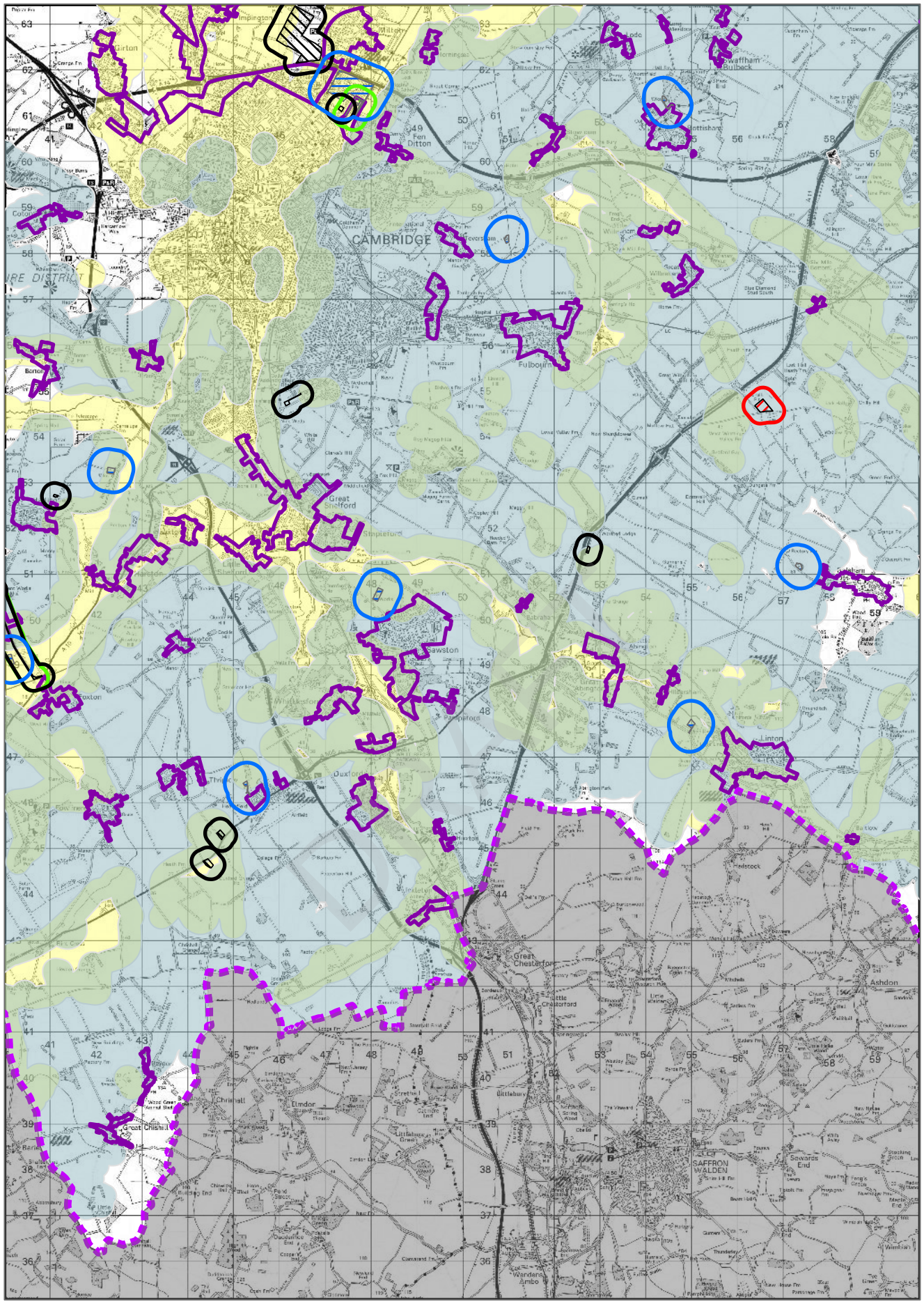
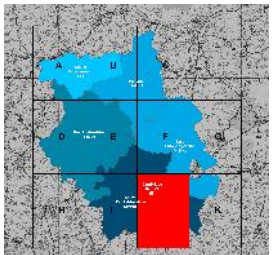
Overview Map - I

Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft





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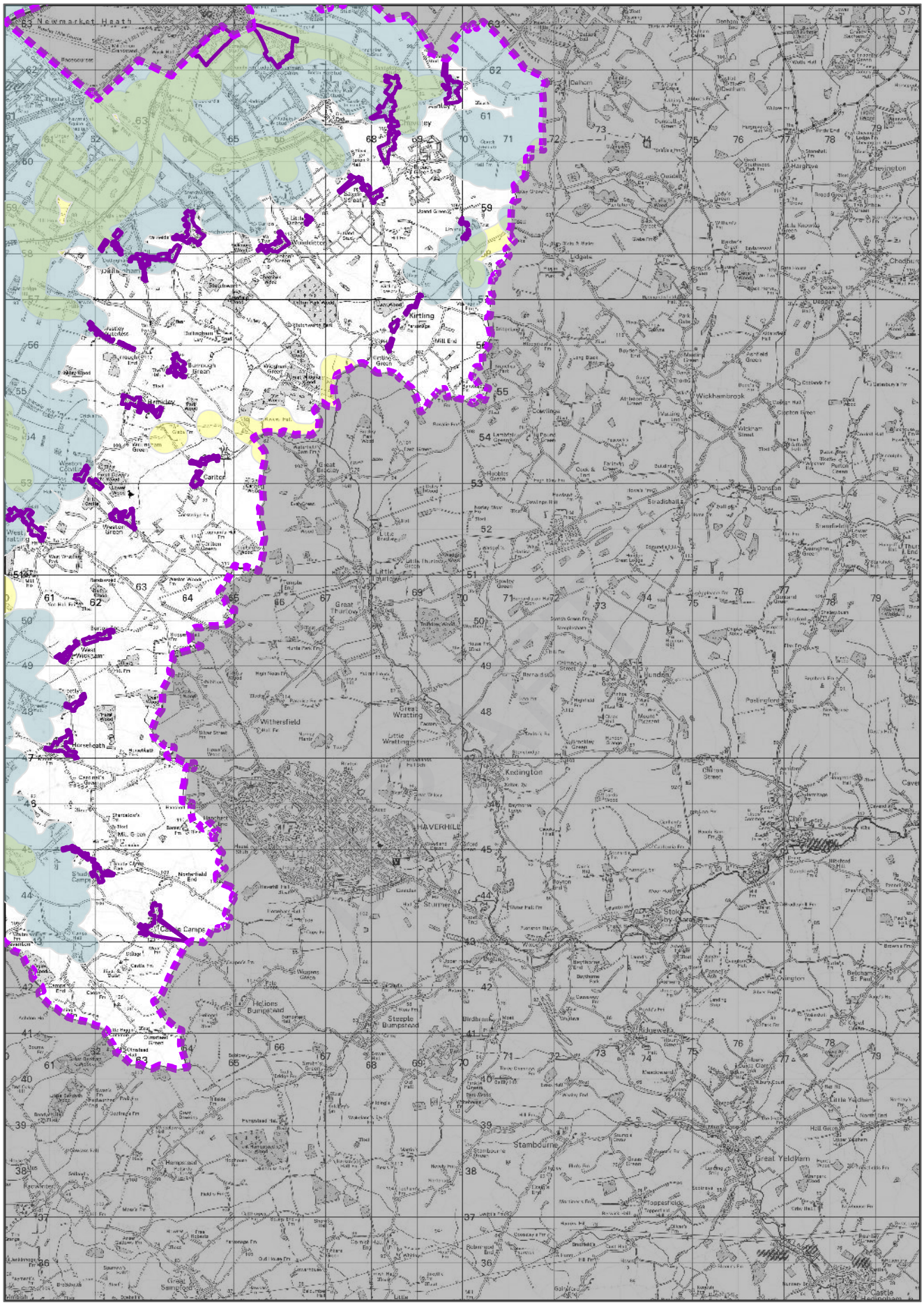

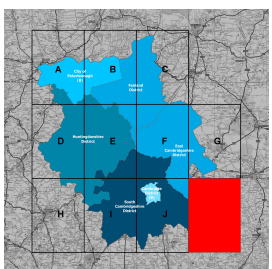

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Overview Map - K

Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft

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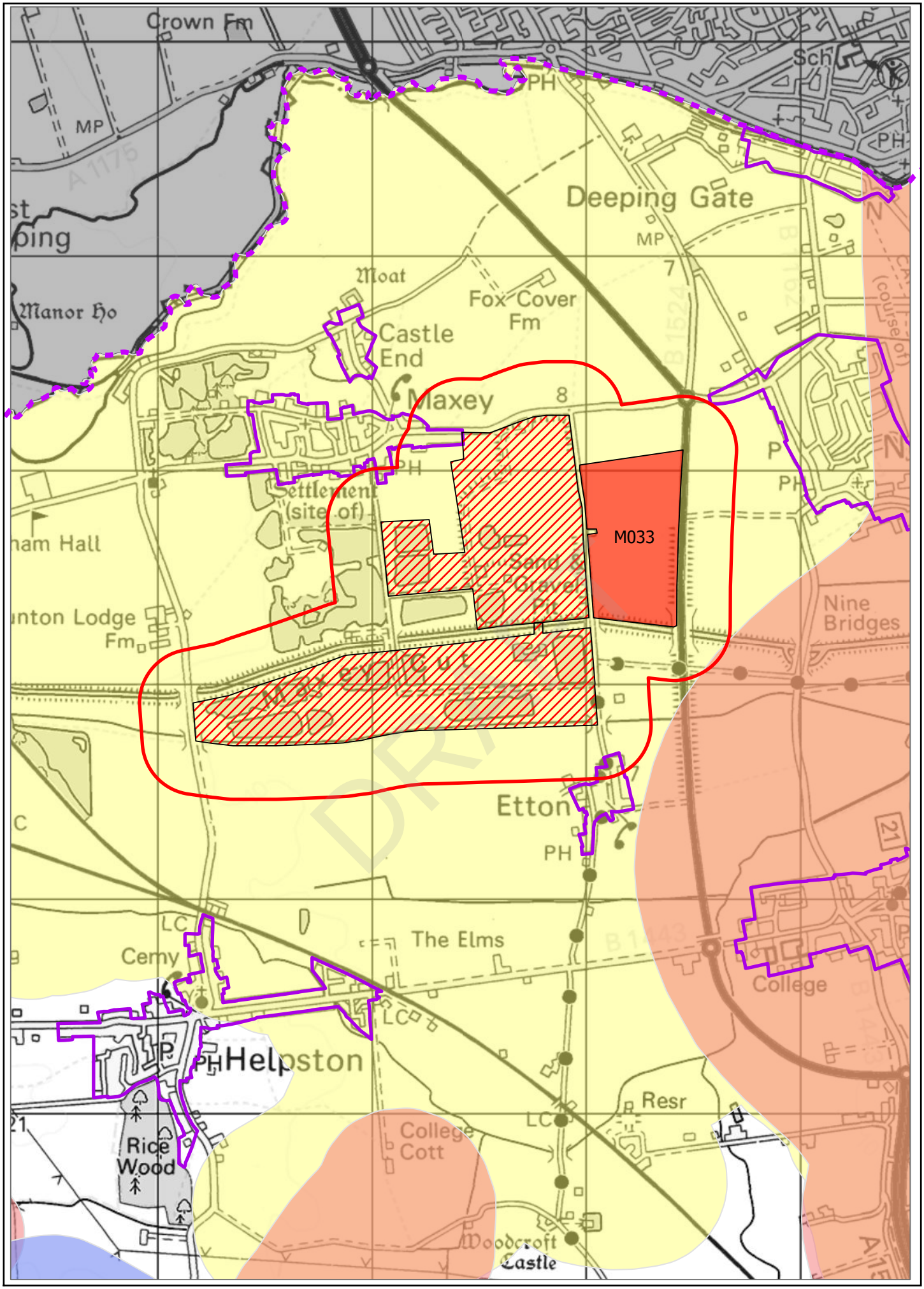
Cambridgeshire County Council



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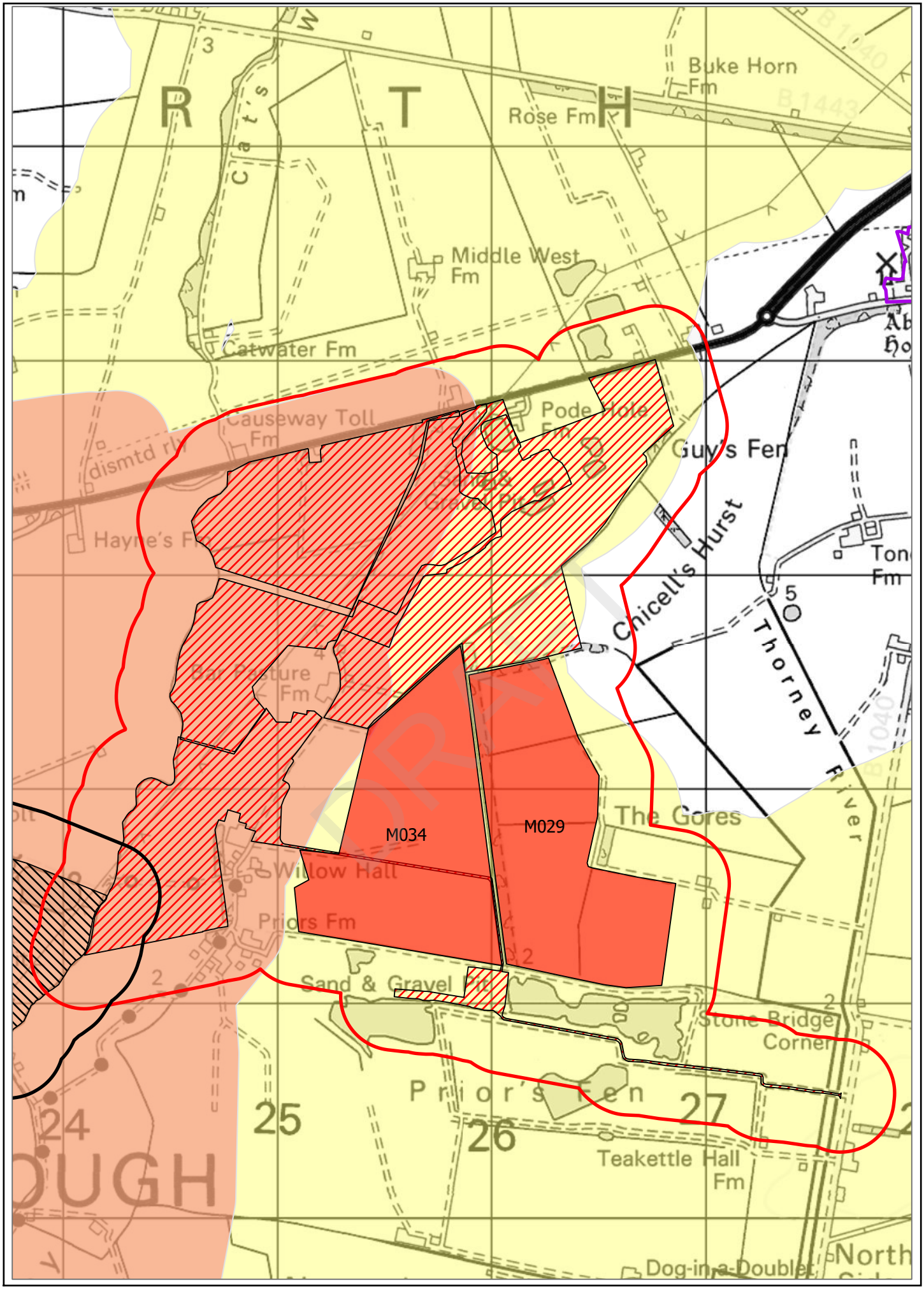
Draft Policies Map: January 2019



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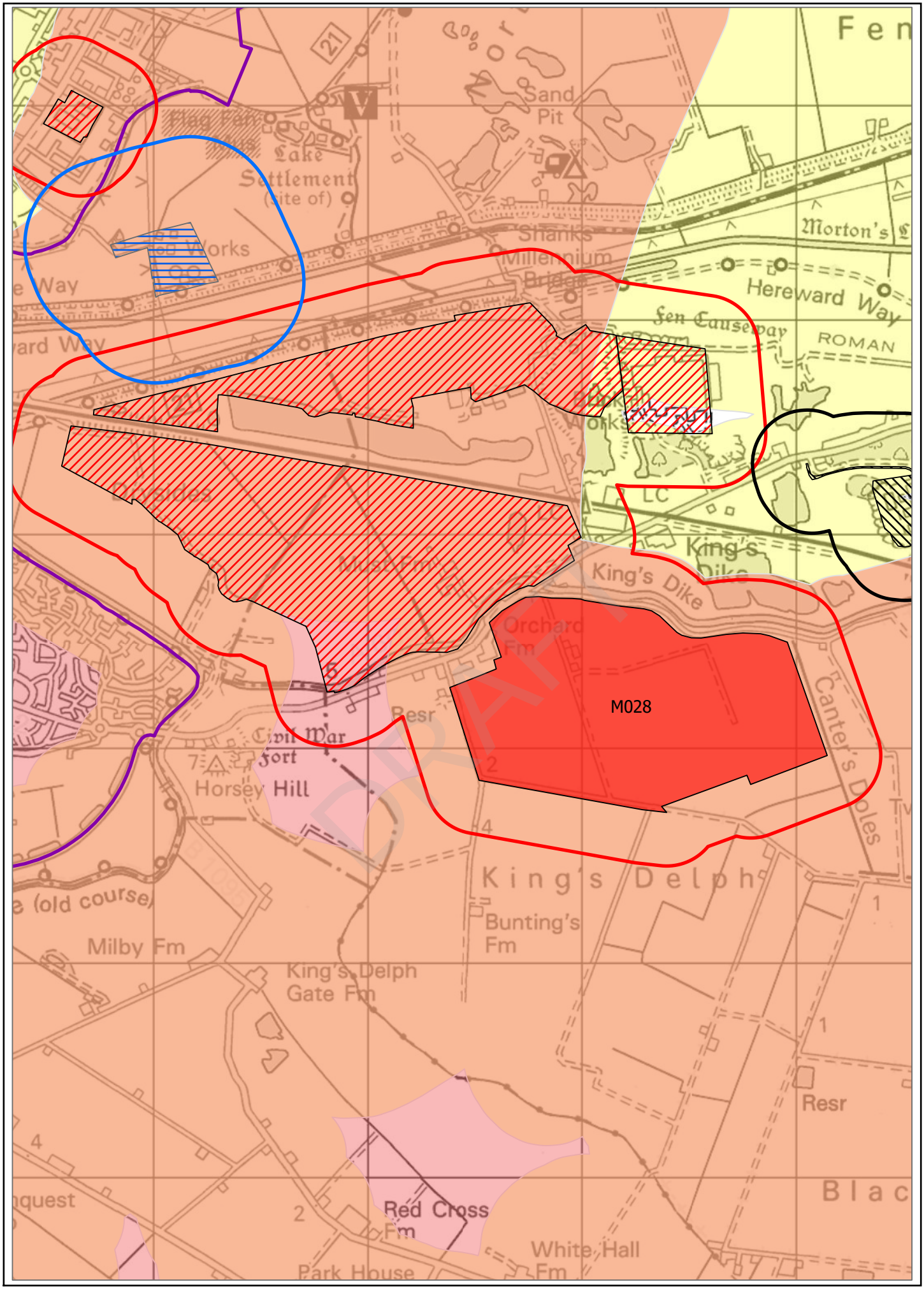

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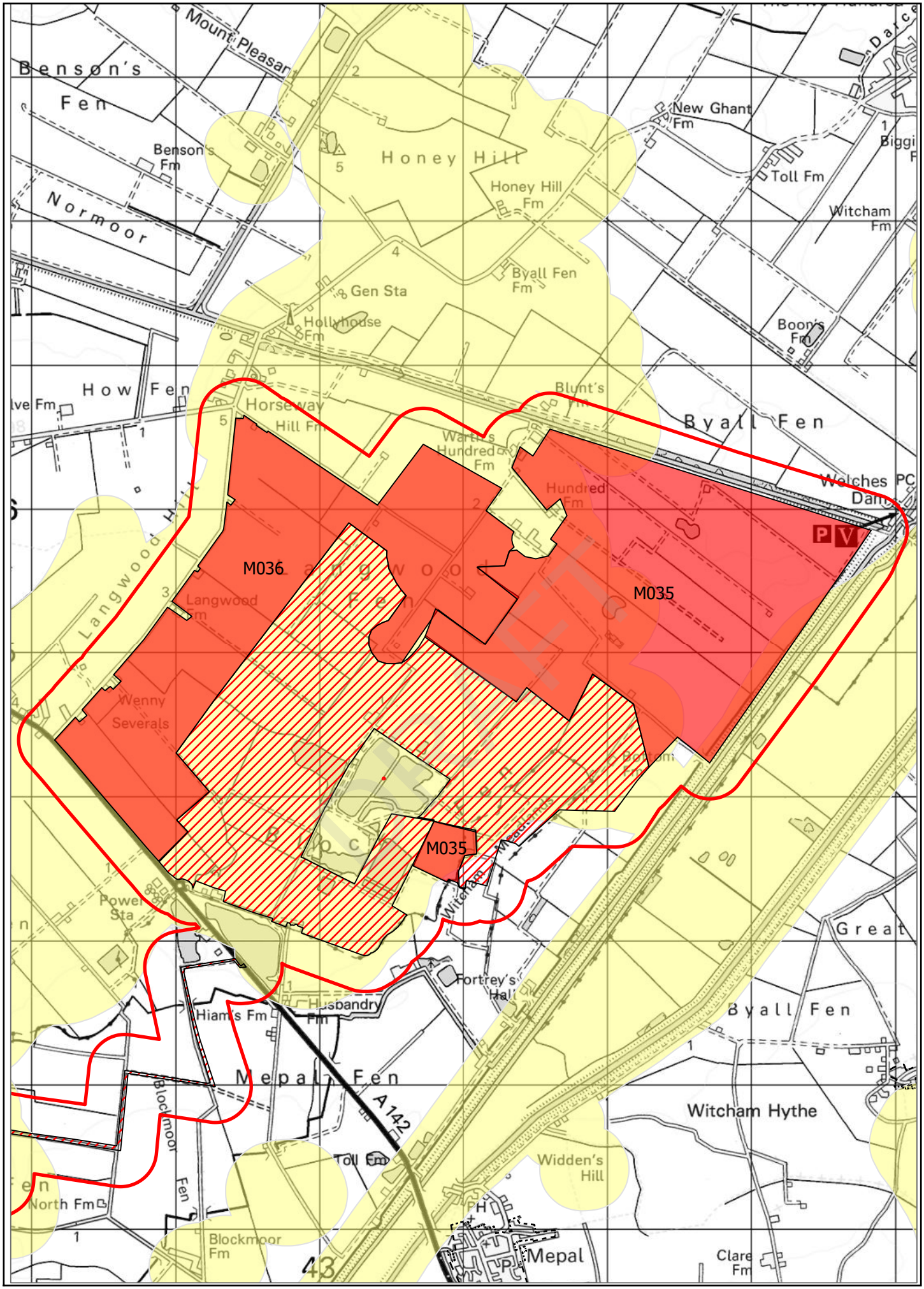
Draft Policies Map: January 2019



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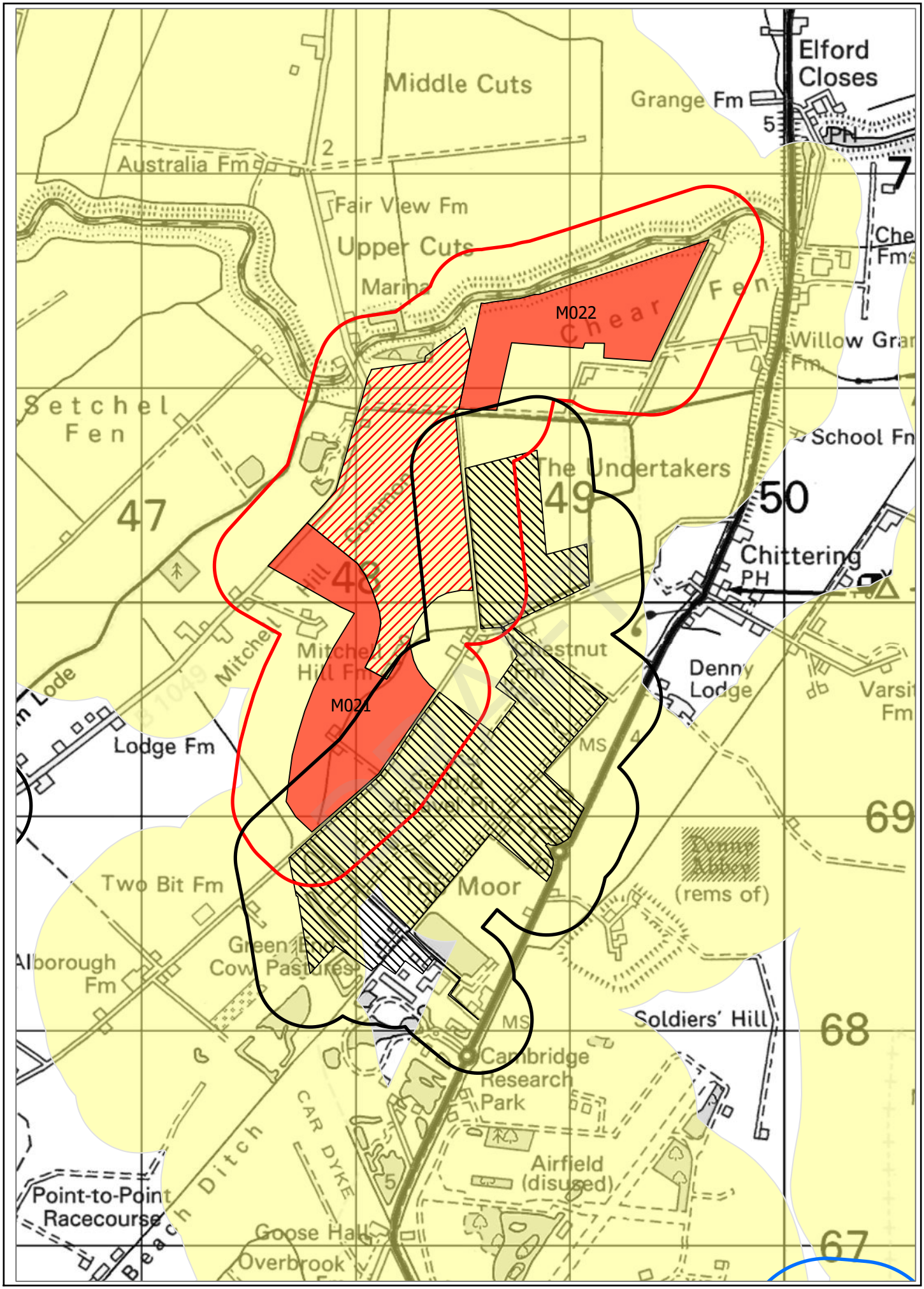
Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft



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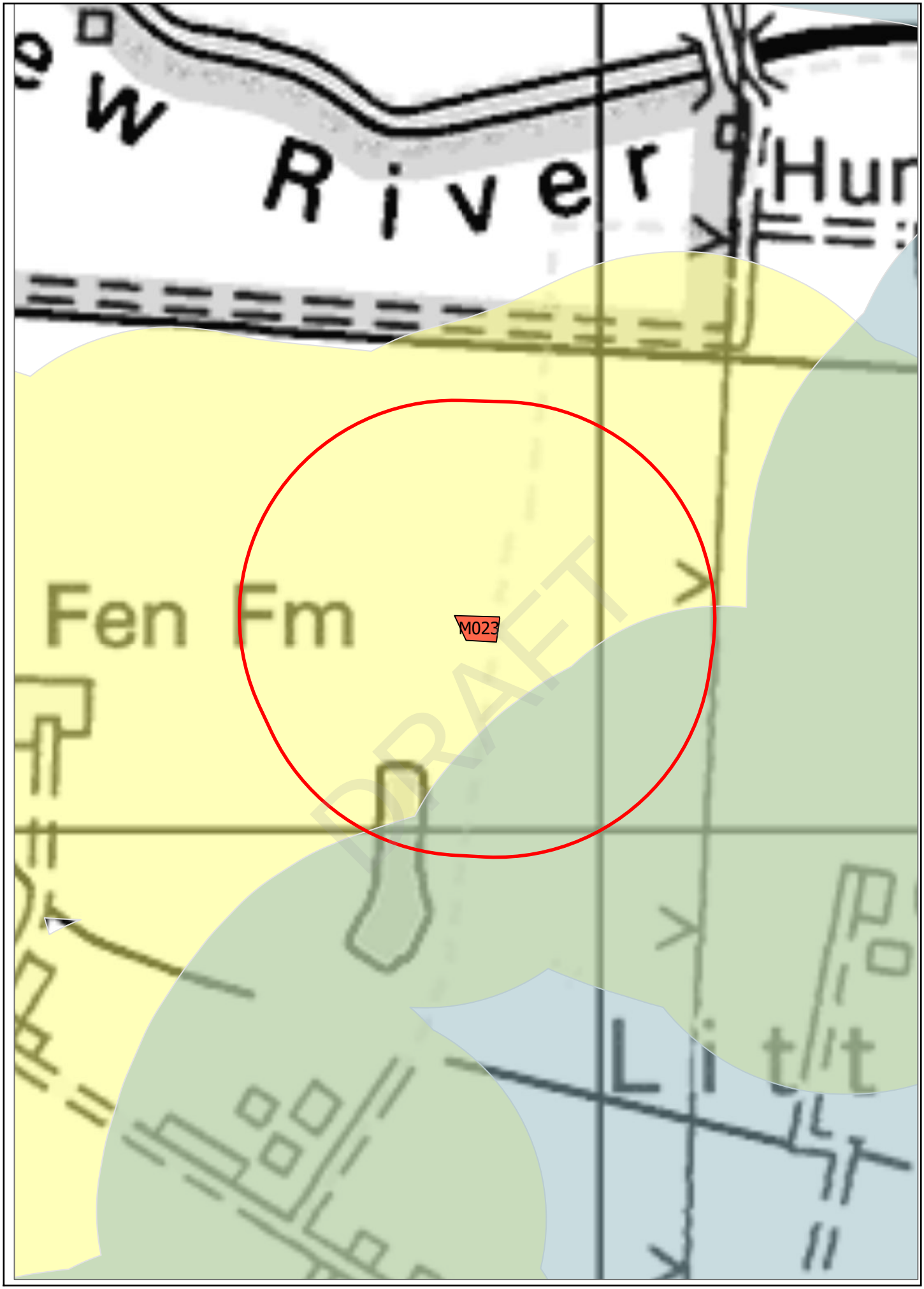
Cambridgeshire and Peterborough Minerals & Waste Local Plan: Further Draft



Cambridgeshire County Council

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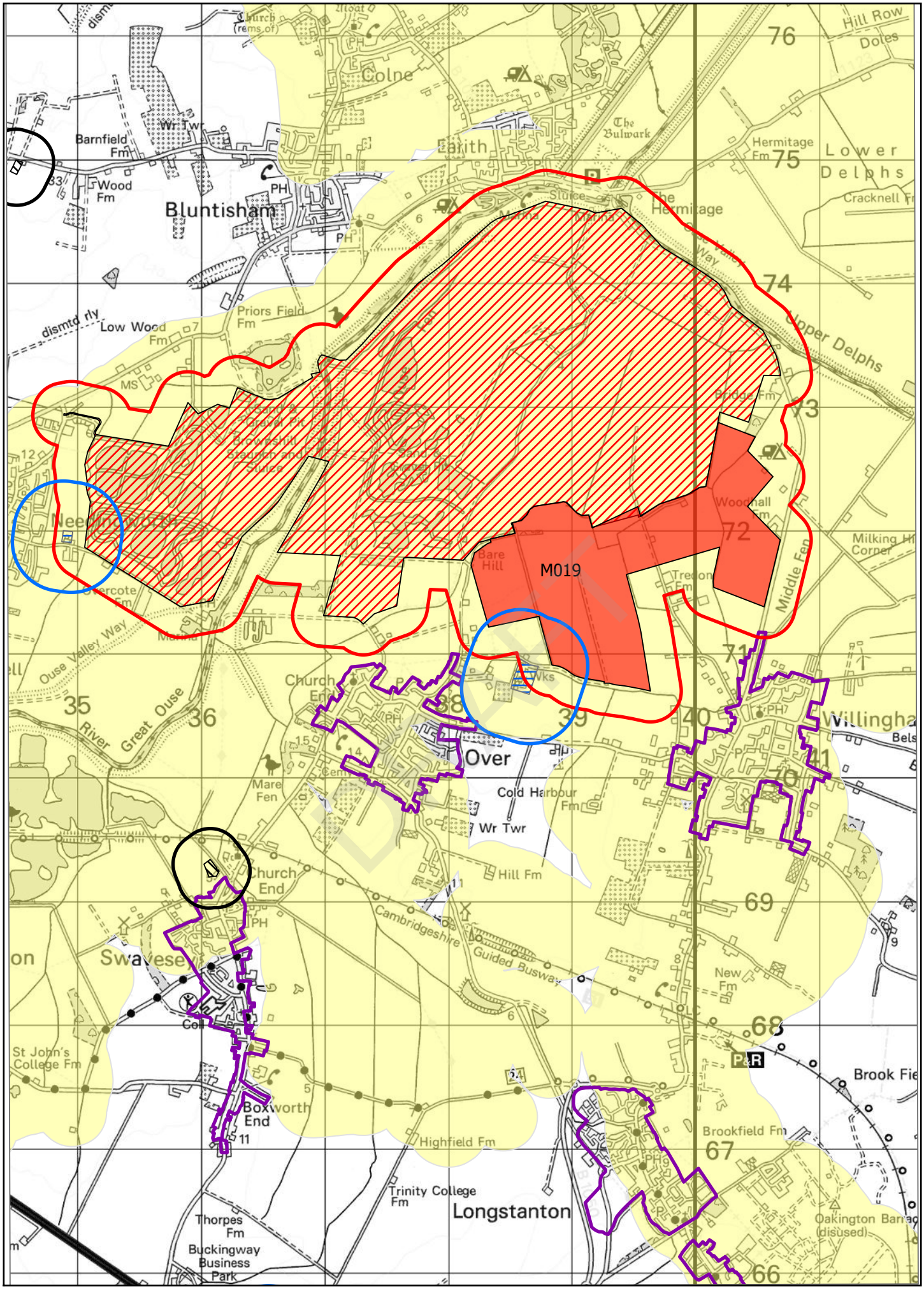
Cambridgeshire and Peterborough
Minerals & Waste Local Plan: Further Draft



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Cambridgeshire and Peterborough Minerals & Waste Local Plan: Further Draft

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Committee Location Plan-18/01901/FUL - 333 Thorpe Road PE3 6LU

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Print Date: 03/01/2019

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PETERBOROUGH CITY COUNCIL

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Item No. 1

Planning and EP Committee

Application Ref:	18/01901/FUL
Proposal:	Conversion of annex to separate dwelling
Site:	333 Thorpe Road, Peterborough, PE3 6LU,
Applicant:	Mr Cereste
Agent:	ARC Survey & Design Consultants Ltd
Site visit:	12.12.2018
Case officer:	Mr M A Thomson
Telephone No.	01733 453478
E-Mail:	matt.thomson@peterborough.gov.uk
Recommendation:	**GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description
The application site comprises a large detached outbuilding with walls constructed out of coursed rubble and a pantile roof, situated within the grounds of Longville Tower and Tower House, both of which are Grade 1 listed buildings. The ground floor of the outbuilding is mainly used as a billiards room with w/c and downstairs study / bedroom, and the first floor is used as a bedroom with a bathroom. The outbuilding is for all intents and purposes a self-contained annex serving Tower House.

The annex has two north facing dormer windows and a single south facing dormer window serving a first floor bedroom. The northern dormers are non-openable; there is no glazing and the external shutters are for decoration only. The southern dormer is fitted with obscure glazing. There is a south facing roof light and a window serving the first floor bathroom, which looks towards Tower House.

To the immediate south of the annex is an open air swimming pool also serving Tower House, with a large detached thatched cottage beyond (325 Thorpe Road). To the west and north is a detached two storey (335 Thorpe Road) and single storey dwelling (333 Thorpe Road). There is a linear garden that runs between these two properties. This linear piece of garden land has vehicle access onto Thorpe Road via a shared access and turning area with No's 335 and 337 Thorpe Road.

The application site is within the Longthorpe Conservation Area.

Proposal
The Applicant seeks planning permission for the conversion of the annex to form a separate 1-bed dwelling.

There would be no external changes to the annex. The swimming pool to the south would be filled in and become garden land. A new boundary would be installed between the annex and Tower House, and the linear garden area would form the parking area and vehicle access to serve the dwelling.

A separate application for Listed Building Consent (LBC) has been submitted and is running in parallel to this application (App Ref: 18/01902/LBC).

2 Planning History

Reference	Proposal	Decision	Date
09/00762/FUL	Formation of dormer windows in billiard block	Permitted	14/09/2009
09/00384/LBC	Formation of dormer windows in billiard block (renewal)	Permitted	14/09/2009
99/00149/LBC	Formation of dormer windows in billiard block	Permitted	12/07/1999
18/01902/LBC	Conversion of annex to separate dwelling.	Pending Consideration	

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

Section 66 - General duty as respects listed buildings in exercise of planning functions
The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

Section 72 - General duty as respects conservation areas in exercise of planning functions.
The Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside
The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

CS02 - Spatial Strategy for the Location of Residential Development
Provision will be made for an additional 25 500 dwellings from April 2009 to March 2026 in strategic areas/allocations.

CS16 - Urban Design and the Public Realm
Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment
Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

PP16 - The Landscaping and Biodiversity Implications of Development
Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets
Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development
Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

PP02 - Design Quality
Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development
Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP04 - Amenity Provision in New Residential Development
Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

PP12 - The Transport Implications of Development
Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards
Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development
Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets
Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

Peterborough Local Plan 2016 to 2036 (Submission)
This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this Proposed Submission version of the Local Plan took place in January and February 2018. The Local Plan was submitted to the Secretary of State on 26 March 2018. A Planning Inspector has been appointed and the Local Plan is going through the Examination stage to establish whether it is 'sound', taking all the representations into consideration.

Paragraph 48 of the National Planning Policy Framework states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given)
- the extent to which there are unresolved objections to the policies
- the degree of consistency between emerging polices and the framework.

The policies can be used alongside adopted policies in the decision making progress, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At this final stage the weight to be given to the emerging plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

LP02 - The Settle Hierarchy and the Countryside
The location/scale of new development should accord with the settlement hierarchy. Proposals within village envelopes will be supported in principle, subject to them being of an appropriate scale. Development in the open countryside will be permitted only where key criteria are met.

LP13 - Transport
LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm
Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision
LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP19 - The Historic Environment
Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

4 Consultations/Representations

Historic England (23.11.18)
No objection

PCC Conservation Officer (27.11.18)
No objection - The structure is already converted into an annexe and the plans show that little alteration would be required to the main fabric of the building.

The main change within the curtilage will arise from the wish to erect boundary treatment either side of the east gable end. A wall that was a good match in material to the main barn (reclaimed stone and lime mortar) would have the least impact on the setting of the listed site and would likely be supported.

Whilst it is rarely considered acceptable to split the curtilage of a listed building, due to impact on historic fabric and the setting of the listed building, the limited change that would ensue by way of this proposal is considered to have little perceptible impact on historic significance or setting. This is on the basis that agreement can be made for stone walls rather than timber fencing.

The west part of the site that this curtilage listed building is located is already rather contrived, due to a house being built to the north of it in the late C20. The annexe is sited in a small rectangular offshoot to the plot with the aforementioned modern house to the north and the curtilage of another listed building close by to the south.

PCC Peterborough Highways Services (29.11.18)
Object - Splitting off an annex to become a separate dwelling would mean an intensification of use of the existing sub-standard access from Thorpe Road. The Local Highway Authority requires shared accesses to be 5.5m wide at the highway boundary - the existing access is 3.9m narrowing to less than 3.4m at the position of the gates. Clearly the available dimensions are well below our requirements.

A total of 4 dwellings would be served by this narrow access which is unacceptable given the likely increase in vehicle movements in and out of the access as a result of this proposal.

The wheelie bins would have to be dragged 52m from the position indicated on the drawings to the kerbside. This is significantly in excess of the maximum distance contained in the RECAP Waste Management Design Guide SPD (2012).

Archaeological Officer (26.11.18)
No objection

PCC Tree Officer (27.11.18)
No objection - The site is within Longthorpe Conservation Area. However, the plans do not indicate any areas where trees may be affected i.e. pruned or removed. On the basis that there appears to be no impact on trees with high amenity there is no objection to the proposal.

Local Residents/Interested Parties

Initial consultations: 9
Total number of responses: 3
Total number of objections: 3
Total number in support: 0

Three letters of representation have been received raising the following concerns;

- the property is not suitable as a separate dwelling due to inadequate layout;
- it would not be provided with suitable land to comply with building regulations

- concerns of overlooking if windows are opened up;
- the access from Thorpe Road would result in a loss of privacy and would be inadequate;
- this access was only gained as a secondary access;
- concerns of future occupiers using the access, there is insufficient turning on site;
- cars reversing onto neighbouring land is illegal;
- this proposal would result in an intensification of the access, it is only used to pick up a skip several times a year; and
- Lack of public consultation

5 Assessment of the planning issues

The Principle of Development
The application site is situated within the urban area of the City therefore the principle of creating a self-contained dwelling can be considered in principle, subject to satisfactory assessment against the following matters.

Historic Significance, Design and Layout
Historic England and the Council's Conservation Officer have raised no objection to the proposal, or the subdivision of the curtilage serving the Grade 1 listed Tower House. The Council's Conservation Officer has only requested that the boundary to be installed between the House and the application site be constructed out of local cropped limestone walling, to match that of the outbuilding as best as possible.

Subject to securing a suitable boundary treatment by condition the proposed subdivision of the curtilage of these Grade 1 listed buildings would not unacceptably harm the setting or significance of these heritage assets, and is accepted in this instance.

The existing swimming pool would be infilled and become a patio to serve the proposed dwelling, and a new parking area would be created. There are no external changes proposed, and the works to infill the swimming pool and form a parking area would not harm the setting of these heritage assets.

As such conditions shall be attached with respect to ensuring the boundary wall be constructed out of cropped limestone, and the parking area utilises a suitable hard standing material (not gravel).

The immediate area is characterised by backland development, and given that the principle of subdividing the site has been accepted by Historic England and the Council's Conservation Officer, in this instance the change of use and associated subdivision would not unacceptably harm the setting of the Grade 1 listed building, the Longthorpe Conservation Area, or the immediate character of the area, and would accord with Policies CS16 and CS17 of the Peterborough Policies DPD (2012) and PP2 and PP17 of the Peterborough Policies DPD (2012).

Access and Parking
The Local Highway Authority (LHA) have objected to the proposal on the basis that the access width is insufficient for use by more than a single dwelling and, whilst currently used by two dwellings, the proposal would represent an unacceptable intensification of a substandard access. As such, the LHA consider that it would constitute a highway safety hazard.

Whilst this is noted, it is Officers professional opinion that the degree of harm posed by intensifying the use of this access is minimal. The proposal would not result in a substantial increase in the number of additional trips and the point of insufficient width is set a sufficient distance from the back edge of the highway to allow a vehicle to pull clear of the carriageway in the event it needed to wait whilst another exits.

Letters of representation have raised concerns with respect to future occupiers using their vehicle access and turning area, however the land is included within the redline boundary of the application and it is understood that there is a legal right of way across the land. Whilst this may

have been used sporadically for maintenance over the years, Officers understand that it is possible to gain access to the application site, and allow for vehicles to enter and leave in a forward gear.

The Local Highway Authority have also raised an objection with respect to drag distances for bins from the application site to the highway on collection days. Whilst this would exceed the maximum drag distance of 25 metres set out within RECAP guidance, this application is for the conversation of a historic building. Typically such a situation would be resisted for a new build development, however this is the conversion of an existing building and therefore it is not considered a refusal on this sole basis could be sustained, and the drag distances would be a case of buyer beware.

Subject to conditions being attached with respect to securing off-street parking the development would accord with Policies PP12 and PP13 of the Peterborough Policies DPD (2012).

Existing and Future Occupier Amenity
There would be no external changes proposed to the existing dormer layout, therefore no new material matters would arise with respect to concerns of overlooking or loss of privacy. It is noted that additional activity would arise as a result of the new access and parking area, however it is not considered the levels of activity, or persons coming and going from their home, would give rise to unacceptable levels of noise or disturbance to neighbouring properties.

As set out above there are no external changes proposed. Further to the Case Officer visiting the site, in particular the first floor bedroom, the only outlook is from an existing roof light on the southern elevation This rooflight is positioned over a spiral staircase, and whilst it looks onto the end of the thatched cottage (325 Thorpe Road) it does provide a wider viewpoint to the south-west. Natural light to this space is also gained from an obscurely glazed dormer window on the southern elevation, and if the bathroom door was open, from a window facing Tower House. To confirm the obscurely glazed dormer window is situated 8m from the shared boundary with 325 Thorpe Road.

Officers are mindful that this has been used as an annex for a number of years, and whilst this may have been ancillary or for temporary periods for a family member, the bedroom is large and spacious, and considered to have good levels of amenity for future occupiers. The main ground floor would be provided with a number of windows on the north and south elevations and would be provided with good levels of natural light. The existing swimming pool would be filled in to form a patio, the patio and associated land of which is considered to be commensurate in size and scale to serve a 1-bed dwelling.

Therefore given the historic use of the annex and the presence of a number of existing openings, albeit one of them obscure glazed, it is considered in this instance the property would be provided with satisfactory levels of amenity for future occupiers.

A condition shall be attached with respect to restricting permitted development rights with respect to extensions, roof and opening alterations, porches and outbuildings to ensure satisfactory garden is retained to serve the development, to protect the setting of the adjacent listed building and the amenity of neighbouring properties. With respect to openings this would be consistent with Condition 4 of the original 2009 application which prevented the permitted dormer windows from being opened up.

Subject to conditions withdrawing permitted development rights, satisfactory boundary treatment being provided and the swimming pool to be filled in prior to occupation, the development would provide satisfactory amenity for future occupiers and would not result in an unacceptable adverse impact to neighbouring amenity, in accordance with Policies CS16 of the Peterborough Policies DPD (2012) and PP3 and PP4 of the Peterborough Policies DPD (2012).

Other Matters
The following matters have also been raised within letters of representation;

- It would not be provided with suitable land to comply with building regulations.

Officer Response: There is nothing to suggest that the development would not comply with building regulations, and it is noted that as the annex is not proposed to be altered the change of use being applied for as part of this planning application would not require building regulations.

- This access is a secondary access only, it is only used to collect a skip several times a year, and cars reversing onto neighbouring land is illegal;

Officer Response: Officers understand that the Applicant has a legal right of way across the land. Whether it is a primary or secondary access, this is a civil matter between the two parties. As the redline of the application connects to the highway, there is no reason to refuse planning permission on matters of access or turning.

- Lack of public consultation
Officer Response: Neighbouring properties have been consulted in accordance with the Town and Country Planning (Development Management Procedures Order) (England) 2015 (as amended) and in accordance with the Councils policy on consultation set out in the Statement of Community Involvement.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The proposed dwelling would be located within the urban area of the city, and the proposed change of use and works would not unacceptably harm the setting or significance of the adjacent Grade 1 listed buildings, the Longthorpe Conservation Area, or the character or appearance of the immediate area. As such the proposal would accord with Policies CS1, CS2, CS16 and CS17 of the Peterborough Core Strategy DPD (2011), and PP1, PP2 and PP17 of the Peterborough Policies DPD (2012);
- The proposed change of use to a self-contained dwelling would not result in any unacceptable harm to the amenity of adjoining neighbours, and a satisfactory level of residential amenity would be provided for future residents, in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2012) and PP3 and PP4 of the Peterborough Policies DPD (2012); and
- The proposed change of use to a self-contained dwelling would not constitute a highway safety danger and sufficient car parking would be available in the nearby car park, in accordance with Policy PP12 and PP13 of the Peterborough Policies DPD (2012).

7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), planning permission will be required for extensions, outbuildings, openings and dormer windows, porches, chimneys, flues or soil and vent pipes.

Reason: In order to protect the amenity of the area, neighbouring amenity and the setting of the adjacent Grade 1 listed building, in accordance with Policies CS16 and CS17 of the

Peterborough Core Strategy DPD (2011) and PP2, PP3 and PP17 of the Peterborough Policies DPD (2012).

C 3 Prior to the first occupation of development hereby approved space shall be laid for the parking and turning of two vehicles in accordance with drawings 1753 E001A (Location Plan), 1753 E002 (Existing Site Plan) and 1753 E005 (Proposed Site Plan). The parking area shall utilise a solid bound material and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the use of the dwelling hereby approved.

Reason: To ensure the development is provided with satisfactory parking, in accordance with Policy PP13 of the Peterborough Policies DPD (2012).

C 4 Prior to the occupation of the dwelling hereby approved details of the boundary treatment separating the dwelling from Tower House shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the boundary wall shall be constructed out of cropped limestone.

Thereafter the boundary wall shall be implemented in accordance with the approved details and retained and maintained as such in perpetuity.

Reason: In the interest of providing a satisfactory boundary treatment to serve the development and to protect the setting and significance of the adjacent Grade 1 listed buildings, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and PP2, PP3, PP4 and PP17 of Peterborough Policies DPD (2012).

C 5 Prior to the occupation of the dwelling hereby approved the swimming pool shall be infilled in accordance with Drawing 1753 E005 (Proposed Site Plan), and shall thereafter be retained for the purposes of garden / patio serving the dwelling hereby approved.

Reason: In the interest or providing a satisfactory garden to serve the dwelling in accordance with Policy PP4 of the Peterborough Policies DPD (2012).

C 6 The development hereby approved shall be carried out in accordance with the following approved plans:

- 1753 E001A - Location Plan
- 1753 E002 - Existing Site Plan
- 1753 E003 - Existing and Proposed Elevations
- 1753 E004 - Existing and Proposed Plans
- 1753 E005 - Proposed Site Plan

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting approval.

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Committee Location Plan-18/01902/LBC- 333 Thorpe Road PE3 6LU

Scale 1:2,500

Print Date: 03/01/2019

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PETERBOROUGH CITY COUNCIL

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Item No. 2

Planning and EP Committee

Application Ref:	18/01902/LBC
Proposal:	The subdivision of the curtilage of a listed building and the conversion of an annex to form a separate dwelling, erection of a boundary wall and the infilling of an outdoor swimming pool.
Site:	333 Thorpe Road, Peterborough, PE3 6LU,
Applicant:	Mr Cereste
Reason for call-in:	**Cllr Cereste is a Ward Councillor.**
Agent:	ARC Survey & Design Consultants Ltd
Site visit:	12.12.2018
Case officer:	Mr M A Thomson
Telephone No.	01733 453478
E-Mail:	matt.thomson@peterborough.gov.uk
Recommendation:	**GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description
The application site comprises a large detached outbuilding with walls constructed out of coursed rubble and a pantile roof, situated within the grounds of Longville Tower and Tower House, both of which are Grade 1 listed buildings. The ground floor of the outbuilding is mainly used as a billiards room with w/c and downstairs study / bedroom, and the first floor is used as a bedroom with a bathroom. The outbuilding is for all intents and purposes a self-contained annex serving Tower House.

The annex has two north facing dormer windows and a single south facing dormer window serving a first floor bedroom. The northern dormers are non-openable; there is no glazing and the external shutters are for decoration only. The southern dormer is fitted with obscure glazing. There is a south facing roof light and a window serving the first floor bathroom, which looks towards Tower House.

To the immediate south of the annex is an open air swimming pool also serving Tower House, with a large detached thatched cottage beyond (325 Thorpe Road). To the west and north is a detached two storey (335 Thorpe Road) and single storey dwelling (333 Thorpe Road). There is a linear garden that runs between these two properties. This linear piece of garden land has vehicle access onto Thorpe Road via a shared access and turning area with No's 335 and 337 Thorpe Road.

The application site is within the Longthorpe Conservation Area.

Proposal
The Applicant seeks planning permission for the conversion of the annex to form a separate 1-bed dwelling.

This listed building consent seeks the following;

- Subdivision of the curtilage of the listed building;

- Erection of a boundary wall; and
- Infilling of the swimming pool.

The change of use of the building in itself would not require listed building consent.

There would be no external changes to the annex. The swimming pool to the south would be filled in and become curtilage. A new boundary would be installed between the annex and Tower House, and the linear garden area would form the parking area and vehicle access to serve the dwelling.

A separate application for planning permission has been submitted and is running in parallel to this application (App Ref: 18/01901/FUL).

2 Planning History

Reference	Proposal	Decision	Date
18/01901/FUL	Conversion of annex to separate dwelling	Pending Considerati on	

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

Section 66 - General duty as respects listed buildings in exercise of planning functions
The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

Section 72 - General duty as respects conservation areas in exercise of planning functions.
The Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm
Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment
Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality
Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP17 - Heritage Assets
Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

PP20 - Development on Land affected by Contamination
Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

Peterborough Local Plan 2016 to 2036 (Submission)
This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this Proposed Submission version of the Local Plan took place in January and February 2018. The Local Plan was submitted to the Secretary of State on 26 March 2018. A Planning Inspector has been appointed and the Local Plan is going through the Examination stage to establish whether it is 'sound', taking all the representations into consideration.

Paragraph 48 of the National Planning Policy Framework states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given)
- the extent to which there are unresolved objections to the policies
- the degree of consistency between emerging polices and the framework.

The policies can be used alongside adopted policies in the decision making progress, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At this final stage the weight to be given to the emerging plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

LP16 - Urban Design and the Public Realm
Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP19 - The Historic Environment
Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

Planning (Listed Buildings and Conservation Areas) Act 1990
The Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

4 Consultations/Representations

Historic England (23.11.18)
No objection

PCC Conservation Officer (27.11.18)
No objection - The structure is already converted into an annexe and the plans show that little alteration would be required to the main fabric of the building.

The main change within the curtilage will arise from the wish to erect boundary treatment either side of the east gable end. A wall that was a good match in material to the main barn (reclaimed stone and lime mortar) would have the least impact on the setting of the listed site and would likely be supported.

Whilst it is rarely considered acceptable to split the curtilage of a listed building, due to impact on historic fabric and the setting of the listed building, the limited change that would ensue by way of this proposal is considered to have little perceptible impact on historic significance or setting. This is on the basis that agreement can be made for stone walls rather than timber fencing.

The west part of the site that this curtilage listed building is located is already rather contrived, due to a house being built to the north of it in the late C20. The annexe is sited in a small rectangular offshoot to the plot with the aforementioned modern house to the north and the curtilage of another listed building close by to the south.

Archaeological Officer (26.11.18)
No objection

PCC Environmental Health (10.01.19)
No objection - There are no proposed building works other than installing a fence and infilling the swimming pool. As such a condition is sought with respect to uncovering unsuspected contaminated land, and an informative with respect to hours of working construction.

Local Residents/Interested Parties

Initial consultations: 9
Total number of responses: 3
Total number of objections: 3
Total number in support: 0

Three letters of representation have been received raising the following concerns;

- the property is not suitable as a separate dwelling due to inadequate layout;
- it would not be provided with suitable land to comply with building regulations
- concerns of overlooking if windows are opened up;
- the access from Thorpe Road would result in a loss of privacy and would be inadequate;
- this access was only gained as a secondary access;
- concerns of future occupiers using the access, there is insufficient turning on site;
- cars reversing onto neighbouring land is illegal;
- this proposal would result in an intensification of the access, it is only used to pick up a skip several times a year; and
- Lack of public consultation

5 Assessment of the planning issues

Historic Significance, Design and Layout
Historic England and the Council's Conservation Officer have raised no objection to the proposal, or the subdivision of the curtilage serving the Grade 1 listed Tower House. The Council's Conservation Officer has only requested that the boundary to be installed between the House and the application site be constructed out of local cropped limestone walling, to match that of the outbuilding as best as possible.

Subject to securing a suitable boundary treatment by condition the proposed subdivision of the

curtilage of these Grade 1 listed buildings would not unacceptably harm the setting or significance of these heritage assets, and is accepted in this instance.

The existing swimming pool would be infilled and become a patio to serve the proposed dwelling, and a new parking area would be created. There are no external changes proposed, and the works to infill the swimming pool and form a parking area would not harm the setting of these heritage assets.

The principle of subdividing the site has been accepted by Historic England and the Council's Conservation Officer, in this instance the change of use and associated subdivision would not unacceptably harm the setting of the Grade 1 listed building, the Longthorpe Conservation Area, or the immediate character of the building or area, and would accord with Policies CS16 and CS17 of the Peterborough Policies DPD (2012) and PP2 and PP17 of the Peterborough Policies DPD (2012).

Other Matters
The matters raised as part of the consultation process, listed under Section 4 are covered within the FUL plans report (App Ref: 18/01901/FUL).

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The proposed change of use and works would not unacceptably harm the character or appearance of the host building or immediate area nor would unacceptably harm the significance or setting of the adjacent Grade 1 listed buildings, the proposal would therefore accord with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP17 of the Peterborough Policies DPD (2012).

7 Recommendation

The case officer recommends that Listed Building Consent is **GRANTED** subject to the following conditions:

C 1 Works to which this consent relates shall be begun no later than the expiration of three years beginning with the date of the decision notice.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

C 2 Prior to the occupation of the dwelling hereby approved details of the boundary treatment separating the dwelling from Tower House shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the boundary wall shall be constructed out of cropped limestone.

Thereafter the boundary wall shall be implemented in accordance with the approved details and retained and maintained as such in perpetuity.

Reason: In the interest of providing a satisfactory boundary treatment to serve the development and to protect the setting and significance of the adjacent Grade 1 listed buildings, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and PP2 and PP17 of Peterborough Policies DPD (2012).

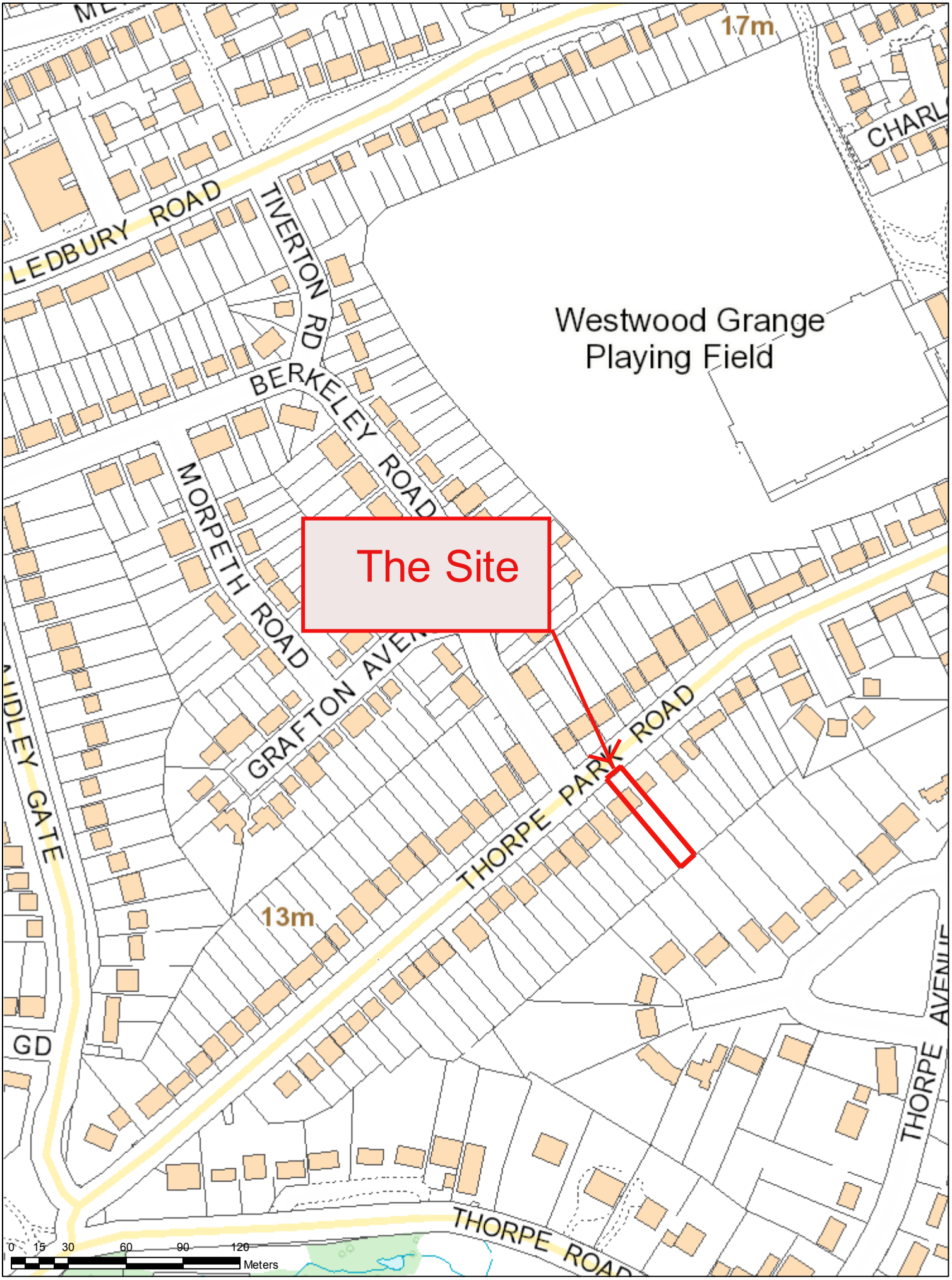
C 3 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with Paragraphs 178 - 180 of the NPPF (2018) and Policy PP20 of the Peterborough Planning Policies DPD (2012).

C 4 The development hereby approved shall be carried out in accordance with the following approved plans:

1753 E001A - Location Plan
1753 E002 - Existing Site Plan
1753 E003 - Existing and Proposed Elevations
1753 E004 - Existing and Proposed Plans
1753 E005 - Proposed Site Plan

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting approval.



Committee Location Plan-18/00926/HHFUL- 17 Thorpe Park Road PE3 6LG

Scale 1:2,500

Print Date: 03/01/2019

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Item No. 3

Planning and EP Committee 29 January 2019

Application Ref:	18/00926/HHFUL
Proposal:	Front porch, two storey side and rear, single storey side and rear extensions, and outbuilding at the rear
Site:	17 Thorpe Park Road, Peterborough, PE3 6LG,
Applicant:	Mrs R Kausar
Agent:	Mr Mohammed Iqbal M A Iqbal Architecture
Referred by:	Councillor Smith
Reason:	The proposal would unacceptably impact upon the character of No. 19 Thorpe Park Road and would adversely affect the amenity of this neighbour property through unacceptable impacts of overbearing, overshadowing and loss of privacy.
Site visit:	22.06.2018
Case officer:	Mr Jack Gandy
Telephone No.	01733 452595
E-Mail:	jack.gandy@peterborough.gov.uk
Recommendation:	**GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings
The application site comprises a two storey, semi-detached property located within a predominantly residential area. The dwelling is set back approximately 11 metres from the public footway, which allows for on-site car parking provision to the front of the dwelling. The property is also served by a sizeable rear garden, which measures 39 metres in length. Dwellings within the surrounding area comprise predominantly of detached and semi-detached two storey dwellings, set back from the public highway as well.

Proposal
Permission is sought for the construction of a two storey side and rear extension, single storey side and rear extensions, an outbuilding to the rear of site and a porch to the front of the property.

i) Two storey side and rear extension - This extension would project 3.2 metres out from the north-east facing side elevation of the dwellinghouse and would be 8.4 metres in depth. The extension would wrap around to the rear elevation of the property. The proposed rear extension would project 4 metres in depth and would measure 6.7 metres wide. The roof would be hipped, with the ridge to measure 6.8 metres above ground level and the eaves to measure 5.7 metres above ground level.

ii) Single storey side and rear extensions
a) Rear extension - This would project 4 metres in depth from the original rear elevation of the property and would measure 2.8 metres wide. The extension would infill the space between the boundary shared with No. 19 Thorpe Park Road and the proposed two storey rear extension. A mono-pitched roof is proposed, with the ridge to measure 3.6 metres above ground level and the eaves to measure 2.5 metres above ground level.

b) Rear extension - A further single storey extension is proposed, to project 2 metres in depth from the proposed two storey rear extension. This would measure 5.4 metres in width and would also include a mono-pitched roof. The proposed ridge to this roof would measure 3.6 metres above ground level and the eaves would measure 2.6 metres above ground level.

c) Side extension - Against the existing side elevation of the property and forward of the proposed two storey side extension, a 5.5 metre long extension is proposed, projecting 3.2 metres from the existing side elevation. The proposed roof would be hipped, with the ridge to be approximately 3.5 metres high from ground level and the proposed eaves would measure 2.6 metres above ground level.

iii) Outbuilding - The proposed outbuilding would be positioned approximately 28 metres from the proposed rear elevation of the dwellinghouse. The outbuilding would have a footprint that measure 8 metres in width by 6 metres in length (48 square metres) and would also have a dual-pitched roof. The proposed ridge to this roof would measure 4 metres high above ground level, with the eaves proposed at 2.7 metres above ground level. A store area, gym, play area and shower room are proposed within this outbuilding.

iv) Porch - Finally, to the front elevation, a porch is proposed. This would project 1.5 metres forward of the existing front elevation. The proposed porch would measure 2.5 metres in width, but would connect to the proposed front lounge, which would produce an overall width 5.8 metres. The highest point of the roof from ground level would be 3.2 metres high, with the eaves to be 2.6 metres high above ground level.

Amendments
- The proposed single storey rear extension has been reduced from 6 metres to 4 metres in depth given Officer concerns about the overbearing impact from the original plans to the rear of No. 19 Thorpe Park Road. Neighbouring dwellings were subsequently re-consulted on this revised plan (Revision A).
- Following the matter that the two storey side extension originally proposed was considered to be unacceptable by Officers (as described below under 'Background Information'), further revised plans (Revision B) were submitted to the Council, showing a reduction in depth at first floor level of the two storey side extension. Neighbouring dwellings were subsequently re-consulted on this revised plan
- As a result of the reduction in depth of the single storey extension, this has resulted in two separate single storey rear extensions being proposed. The proposal's description has been updated to reflect this and provide further clarity.

Background Information
- It should be noted that the initial submission and Revision A of the proposed plans were considered to be unacceptable, on the basis of the harmful impact of the two storey side extension (originally proposed) to the character and appearance of the surrounding area.

At the request of the applicants and the agent, a meeting was held with Officers which also included Councillor Iqbal speaking in support of the application. However, this meeting produced no agreement between all parties. A second meeting occurred with Group Manager Lee Collins at the request of Councillors Iqbal and Nadeem. Following this meeting, the agent submitted Revision B of the proposal, reducing the depth of the first floor extension to the side of the property.

- Finally, the occupiers to No. 19 Thorpe Park Road have changed since the application was first submitted. Following knowledge of this, a standard 21 day consultation was issued, along with a meeting with the occupiers at No. 19 Thorpe Park Road about the proposed works.

2 Planning History

Reference	Proposal	Decision	Date
P0020/81	Erection of carport	Permitted	03/02/1981

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm
Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality
Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development
Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP13 - Parking Standards
Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development
Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

Peterborough Local Plan 2016 to 2036 (Submission)
This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this Proposed Submission version of the Local Plan took place in January and February 2018. The Local Plan was submitted to the Secretary of State on 26 March 2018. A Planning Inspector has been appointed and the Local Plan is going through the Examination stage to establish whether it is 'sound', taking all the representations into consideration.

Paragraph 48 of the National Planning Policy Framework states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given)
- the extent to which there are unresolved objections to the policies
- the degree of consistency between emerging polices and the framework.

The policies can be used alongside adopted policies in the decision making progress, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At this final stage the weight to be given to the emerging

plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

LP13 - Transport
LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP16 - Urban Design and the Public Realm
Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision
LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP29 - Trees and Woodland
Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered. Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

4 Consultations/Representations

PCC Tree Officer (07.01.19)
No objections: The site is not within a conservation area and there are no Tree Preservation Orders in the immediate vicinity.

There is vegetation within the curtilage of the property and immediately offsite which is not considered a constraint to development (no trees merit protection by serving a Tree Preservation Order). There is a Cherry close to the boundary of nos. 15/17 Thorpe Park Road. It is unlikely that this tree will be implicated by the proposal although it is noted that the applicants have the common law right to prune both branches and roots back to the boundary line if they wish (whilst offering back the arisings).

Recommendations

Given that there is no impact to high amenity trees there is no objection to the proposal. No formal tree protection measures are recommended although an informative could be included in any positive decision that states:

It is recommended that Heras fencing is situated 1 metre outside the crown spread of any retained tree/shrub to protect from accidental direct damage and indirect damage through soil compaction.

Local Residents/Interested Parties

Initial consultations: 8
Total number of responses: 4
Total number of objections: 3
Total number in support: 1

Four letters of representation have been received with regards to the proposal. Two letters of representation have been received from local residents, along with a further representation from Councillor Smith, whom object to the proposal. Councillor Nadeem has written in support of the proposal.

The matters raised the local residents who object to the proposal are as follows:

- The ground floor area of the property, including the outbuilding, would increase by 275%. The proposed re-development of the property is in fact over-development, which will have a detrimental effect of the characters of No. 17 and No. 19 Thorpe Park Road.
- The proposed rear extensions will adversely overshadow the seating area and party wall to the rear of No. 19 Thorpe Park Road.
- The proposed rear elevation is out of keeping, with less than 25% of the original elevation being retained.
- The proposed floor plan of the outbuilding provides an area capable for independent living.
- Noise and disturbance from the outbuilding is likely to be beyond what you would expect in a residential garden.
- The proposed extensions are oversized and the two storey side extension is significantly close to the boundary line.
- The gap between No. 15 and No. 17 Thorpe Park Road would be closed, which will reduce the character of No. 15 Thorpe Park Road and will increase noise levels which would be heard between the two dwellings.
- The loss of the gap will ruin the configuration in the area.
- Evening light into the rear garden will be lost.
- The proposed porch will potentially cause a loss of parking for two to three vehicles, increasing the vehicles parked on Thorpe Park Road.
- The proposed extensions may impact upon the cherry tree to No. 15 Thorpe Park Road.

Councillor Sam Smith

- The proposed development (Revision B) is overbearing in its nature and is a fundamental upsizing of the floor size of the property. The current property is semi-detached and therefore the proposal works to the rear are not in keeping.
- The impact to the character of No. 19 Thorpe Park Road would be detrimentally affected.
- The proposed rear extensions would cause a tunnelling effect to the rear amenity area of No. 19 Thorpe Park Road which would also be overshadowed.
- The rear living room would be negatively impacted by a loss of natural daylight.
- The outbuilding will face towards the rear of No. 19 Thorpe Park Road, to its kitchen, living room, bathroom and bedroom and therefore will suffer a loss of privacy.
- The proposed outbuilding itself would not retain a level of privacy.
- The proposed outbuilding could be used for independent living.
- The garden space to No. 17 Thorpe Park Road would be heavily reduced.

Councillor Nadeem has also written to the Council, advising that he fully supports the application and requests Members of Planning Committee to do the same.

5 Assessment of the planning issues

The main considerations are:
- Design and impact to the character and appearance of the site and the surrounding area
- Neighbour amenity
- Parking provision
- Impacts to trees

a) Design and impact to the character and appearance of the site and the surrounding area

i) No. 17 Thorpe Park Road

The proposed extension and outbuilding to the rear of site would be constructed in materials that match to the existing dwelling. Based on the revised drawings, the proposal is considered on balance to be subservient against the existing proposal. This is considered to have been achieved through a number of factors, including the width of the two storey side extension being less than half the width of the existing dwellinghouse; the highest part of the roof is approximately 1.2 metres less in height than the property's existing roof line and the eaves being level.

With its roof height to be less in height than the existing dwelling's ridge and that the proposed width to be less than the width of the dwelling house, the proposed first floor rear extension

The single storey extensions are considered to be subordinate against No. 17 Thorpe Park Road as a result of their single storey scale and associated proportions.

The proposed outbuilding needs planning permission because its height is greater than the 2.5 metres height allowed under permitted development. The height of the proposed outbuilding is is 4 metres. It is considered that the outbuilding's single storey form and its distance from the rear elevation of the two storey dwelling house would have a limited impact upon the site's character. The additional 1.5 metres compared to what could be built under permitted development does not cause any significant harm in terms of site's character and appearance. A sizeable garden would remain and the uses proposed to the outbuilding are considered to be incidental to the enjoyment of the dwellinghouse. To ensure that the outbuilding is only used for incidental purposes, a planning condition is recommended to avoid any inappropriate uses, such as habitable accommodation independent of the dwellinghouse.

ii) Impact to the surrounding area

Some of the proposed works would be visible with the surrounding street scene, including the front porch, single storey side extension and the proposed two storey extension. Within the surrounding area, there is a characteristic whereby there are 'gaps' between dwellings, which help to avoid a terracing effect between properties. Given that Officers consider the proposed porch and single storey side extension as subservient additions to the property, it is not considered that the proposal would, on balance, adversely impact upon the visual character and appearance of the site and the surrounding area. With regards to the proposed and revised first floor side extension, it is considered that the set back nature is acceptable on balance to retain the gap and therefore avoid an incongruous terracing effect within the street scene.

On the basis of the above, Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and Policy LP16 of the Peterborough Local Plan (Submission Stage) (2018).

b) Neighbour amenity

No. 17 Thorpe Park Road shares its boundaries with three neighbours. These are No. 15 Thorpe Park Road, No. 19 Thorpe Park Road and No. 27 Thorpe Avenue.

i) No. 15 Thorpe Park Road

No. 15 Thorpe Park Road is the adjacent neighbour to the north-east. This neighbouring dwelling has been extensively extended previously, with the side elevation of the detached property situated right on the boundary.

The proposed two storey side extension would leave approximately 1 metre between itself and the neighbouring dwelling. There are no side elevation windows to No. 15 Thorpe Park Road and therefore it is not considered that the proposal would result in adverse overbearing to this neighbour. The proposed extension could be viewed from the neighbouring conservatory, but given the unusually large size of this conservatory, it is not considered that the proposal would unacceptably impact upon its use. Given the location of the proposed extensions, the neighbouring dwelling would be shadowed from the proposed two storey side extension. However, as there are no window openings to the side elevation and that the rear openings to the property are south-east facing, it is considered that the harm to the neighbouring primary habitable room would not be adverse.

Two ground floor windows are proposed to the side elevation to serve a utility room and wet room. As there are no windows to the side elevation and that there is 1.8 metre high close board fencing separating the neighbouring garden spaces, it is not considered that the proposed dwelling extensions will impact upon the privacy of No. 15 Thorpe Park Road. With the proposed outbuilding to be approximately 24 metres from the rear-most feature of the neighbouring dwellinghouse, it is not considered that this will unduly impact upon the privacy of the neighbouring dwelling either.

ii) No. 19 Thorpe Park Road

No. 19 Thorpe Park Road is the adjoining semi-detached neighbour. This property is served by a flat roof single storey extension to its rear elevation, alongside a pair of glazed doors on the original rear elevation that serve a lounge.

The proposed single storey rear extension would project from the original rear elevation would abut to the shared boundary, extending approximately four metres in depth. The proposed first floor extension would extend by the same depth, but would be set back approximately 2.8 metres form the shared boundary. Given this separation distance, it is considered that an unacceptable overbearing impact would be avoided. The proposed single storey rear extension adjacent to the shared boundary is 1 metre longer than single storey rear extension that could be constructed under permitted development. With the roof to this extension to be mono-pitched away from the boundary, it is considered on balance that an adverse overbearing impact from the proposed extensions would be avoided.

Furthermore, the neighbouring rear elevation faces south-eastwards. Alongside the matter that the neighbour's rear extension has a flat roof, it is considered an acceptable level of light and outlook would still be able to benefit this room and the outdoor seating area because shadows resulting from the proposed rear extensions would be restricted to early morning periods. As such, the limited timeframe of shadowing to No. 19 Thorpe Park Road is not considered to be unacceptable.

The impacts from the outbuilding would be restricted to the rear most part of the garden. The close board fencing along the boundary is considered to be sufficient to avoid a loss of privacy into the neighbour rear garden and ground floor rooms. With regards to the neighbouring first floor rooms, there would be approximately 30 metres of separation between the proposed outbuilding and the rear-most elevation of No. 19 Thorpe Park Road. This separation distance is considered to be adequate to ensure no clear views to either party can be gained. With no windows proposed from the side elevations of the proposed rear extensions, Officers consider on balance that the proposal would not unacceptably impact upon the amenity of No. 19 Thorpe Park Road.

iii) No. 27 Thorpe Avenue

This dwelling is to the south east of the site, where the garden boundaries of each property abut to each other. The rear garden of this neighbouring dwelling measures approximately measures 38 metres in length. With the additional depth of the garden serving No. 17 Thorpe Park Road, it is not considered that the proposed extensions to the dwellinghouse would unacceptably impact upon the amenity of No. 27 Thorpe Avenue. The proposed outbuilding would be positioned approximately 1.4 metres from the boundary, however, the impacts are not considered to be adverse. No windows are proposed on the rear elevation, thereby ensuring the neighbour's privacy and with the outbuilding to be positioned north-west of the neighbours' gardens, it is not considered that unacceptable levels of overshadowing would result. The existing leylandii would also provide additional screening to protect the amenity of No. 27 Thorpe Avenue.

On the basis of the above, the proposal is considered on balance to be in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the Peterborough Local Plan (Submission Stage) (2018).

c) Parking provision

The property is set back approximately 11 metres from the public highway. The space inbetween is used for on-site vehicular parking. The property is currently served by three bedrooms, however, this would increase to four bedrooms if the proposed extensions are built out.

Under adopted parking standards, the increase in the number of bedrooms would not require the applicant to provide additional parking on site. Furthermore, there would be approximately 9.5 metres of separation between the front elevation of the proposed porch and the public highway. The reduction in separation is considered to be acceptable as two vehicles would still be able to acceptably park on-site without encroachment onto the public highway.

On the basis of the above, the proposal is considered to be in accordance with Policy PP13 of the Peterborough Planning Policies DPD (2012) and Policy LP13 of the emerging Peterborough Local Plan (Examination Stage) (2018).

d) Impact to trees

To the rear garden of No. 15 Thorpe Park Road is a cherry tree, which sits adjacent to the boundary between No. 15 Thorpe Park Road and No. 17 Thorpe Park Road. Whilst the proposed rear extensions would move the built form of No. 17 Thorpe Park Road nearer to this tree, the Tree Officer considers it unlikely that the proposal would adversely impact upon this tree, which is not protected by a Tree Preservation Order or situated within a Conservation Area. The Tree Officer advises that an informative relating to heras fencing should be attached to the Decision Notice. This is agreed to ensure that the tree is protected during construction of the works.

In light of the above, the proposal is considered to be in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012) and Policy LP29 of the emerging Peterborough Local Plan (Examination Stage) (2018).

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:
- The proposed development would not unacceptably impact upon the character and appearance of the site and the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and Policy LP16 of the Peterborough Local Plan (Submission Stage) (2018).
- The amenity of neighbouring properties around the site would not be adversely impacted upon by the proposal, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011),

Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the Peterborough Local Plan (Submission Stage) (2018).
- Parking provision to serve No. 17 Thorpe Park Road and its extensions would be acceptable, in accordance with Policy PP13 of the Peterborough Planning Policies DPD (2012) and Policy LP13 of the emerging Peterborough Local Plan (Examination Stage) (2018).
- The proposal would not unacceptably impact upon nearby trees, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012) and Policy LP29 of the emerging Peterborough Local Plan (Examination Stage) (2018).

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan 1:1250
- Existing and Proposed Block Plan (Drawing number 001 Revision B)
- Existing Elevations and Floor Plan (Dwellinghouse) (Drawing number 002)
- Proposed Floor Plan (Dwellinghouse) (Drawing number 003 Revision B)
- Proposed Elevations (Dwellinghouse) (Drawing number 004 Revision B)
- Proposed Elevations and Floor Plan (Outbuilding) (Drawing number 005)

Reason: For the avoidance of doubt and in the interests of proper planning.

C 3 The materials to be used in the construction of the external surfaces of the two storey side and rear extension, single storey rear extensions, front porch and outbuilding; hereby permitted shall match those used in the existing building.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

C 4 The outbuilding to the rear garden hereby permitted shall not be occupied or used at any time other than for purposes ancillary to the residential use of the dwelling known as No. 17 Thorpe Park Road, and shall not be occupied , leased or rented as a separate dwelling.

Reason: The site is not adequate to support a separate dwelling because of its design, scale, facilities and position and therefore this development is only acceptable as ancillary accommodation in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP4 of the Peterborough Planning Policies DPD (2012).

Copies to Ward Councillors Murphy, Nawaz and Smith

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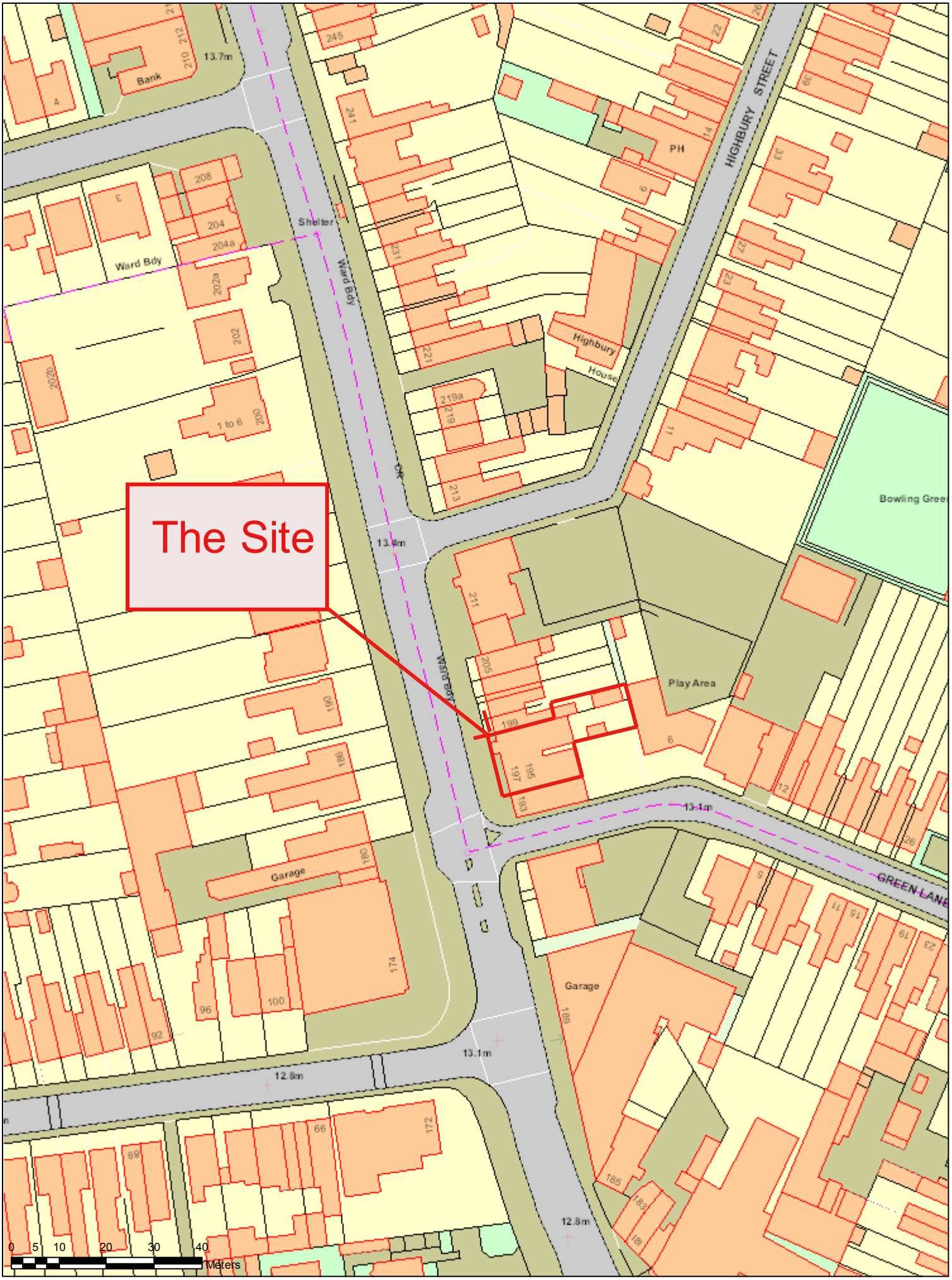

Committee Location Plan-18/01852/FUL- 195-197 Lincoln Road PE1 2PL

Scale 1:1,000

Print Date: 03/01/2019

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PETERBOROUGH CITY COUNCIL

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Item No. 4

Planning and EP Committee 29th January 2019

Application Ref:	18/01852/FUL
Proposal:	Proposed continued use of shisha lounge at rear of existing restaurant (retrospective) - Revised
Site:	195 - 197 Lincoln Road, Peterborough, PE1 2PL,
Applicant:	Mr H Hamad
Agent:	Mr N P Branston Branston Assoc.
Referred by:	
Reason:	
Site visit:	30.11.2018
Case officer:	Mr D Jolley
Telephone No.	01733 453414
E-Mail:	david.jolley@peterborough.gov.uk
Recommendation:	**REFUSE**

1 Description of the site and surroundings and Summary of the proposal

Site and surroundings
The application site is the rear yard area of a restaurant located towards the southern end of Lincoln Road and located within the Taverners Road/Lincoln Road Local Centre. The site has a block of flats to the rear and has shops/offices adjacent.

Proposal
Part retrospective permission is sought for the construction of a covered smoking area to the rear of the restaurant, within the rear yard.

N.B. This application is a resubmission of refused application 18/01277/FUL. This application has removed some of the roof coverings of the smoking area.

2 Planning History

Reference	Proposal	Decision	Date
18/01277/FUL	Shisha lounge at rear of existing restaurant (Retrospective)	Refused	14/09/2018

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm
Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality
Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development
Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

Peterborough Local Plan 2016 to 2036 (Submission)
This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this Proposed Submission version of the Local Plan took place in January and February 2018. The Local Plan was submitted to the Secretary of State on 26 March 2018. A Planning Inspector has been appointed and the Local Plan is going through the Examination stage to establish whether it is 'sound', taking all the representations into consideration.

Paragraph 48 of the National Planning Policy Framework states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given)
- the extent to which there are unresolved objections to the policies
- the degree of consistency between emerging polices and the framework.

The policies can be used alongside adopted policies in the decision making progress, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At this final stage the weight to be given to the emerging plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

LP17 - Amenity Provision
LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

4 Consultations/Representations

PCC Peterborough Highways Services (03.11.18)
No comments.

PCC Enforcement Team
No comments received

Millfield & New England Residents Planning Sub Group
No comments received

Victoria Park Residents Association
No comments received

PCC Pollution Team (09.11.18)
In September 2017 a complaint relating to noise from loud music was received by this department. The complaint was closed as no log sheets were returned.

Due to the proximity of the Shisha bar to local residents, and potential for issues of smoke/odour nuisance and noise issues, along with the difficulty in conditioning appropriate measures to mitigate loss of amenity, this department would suggest, if the planning department is minded to grant permission, that permission is temporary. This would enable the impact of the proposal to be assessed. Conditions to limit hours of use would be recommended.

Local Residents/Interested Parties

Initial consultations: 16
Total number of responses: 0
Total number of objections: 0
Total number in support: 0

No representations have been received in relation to the proposal.

5 Assessment of the planning issues

The main considerations are;

- The impact of the proposal on the character of the area
- The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

N.B. This application is subsequent to application 16/01248/FUL which was permitted by planning committee and approved a temporary consent for a shisha area to the rear of 195-197 Lincoln Road. The consent contained a condition requiring the installation of acoustic equipment prior to the first use of the area, however this was not undertaken.

The applicant was required to discontinue the use by 10th September 2017 and remove the structures 10th December 2017. This has not been undertaken and the use has continued on the basis that a revised application was submitted. Application 18/01277/FUL was subsequently refused. Use continued in anticipation of submission of this latest application.

Therefore this application is considered to be retrospective in respect of the structure.

The impact of the proposal on the character of the area
The shisha area is located to the rear of the site and is clearly visible from the public realm across the car park of the unit to the south. The collection of varied building materials used to construct the shelter is incongruous and at odds with the character of the surrounding area. The structure has no cohesive form and is considered to be unacceptably prominent and unattractive. The Structure causes significant harm to the visual character and appearance of the area.

The area applied for is now significantly larger than previously approved under the 2016 application, expanding northwards to form a shisha store and covered storage area and store of approximately 35sqm. The shisha area now completely fills the rear curtilage of two separate units and as such is contrary to the established character.

It is therefore considered that the structure covering the shisha area is contrary to policy PP2 of the Peterborough Planning Policy (DPD) 2012 and policy CS16 of the Peterborough Core Strategy (DPD) 2011.

The impact of the proposal on the amenity of the occupiers of neighbouring dwellings
The acoustic mitigation specified on the approval for application 16/01248/FUL has not been implemented. A complaint regarding noise has been made to the Environmental Health Department in relation to the premises and as such the LPA are satisfied that the operation of the structure results in harm to the amenity of the occupiers of the adjacent flats. There are windows within 10 metres of the Shisha Area, it is considered that an open smoking area in such close proximity to residential premises will inevitably result in unacceptable noise and potential smoke nuisance to the occupiers of these dwelling, impact which cannot be adequately controlled or mitigated by planning condition.

The Environmental Health Department have stated that due to the proximity of the Shisha bar to local residents, and potential for issues of smoke/odour nuisance and noise issues, along with the difficulty in conditioning appropriate measures to mitigate loss of amenity, and if the planning department is minded to accept the application, that a temporary permission be continued due to the complaint to continue to establish the effect of the bar. In this circumstance, conditions to limit hours of use would be recommended. Given that the site was previously given temporary consent it is not good practice to again grant temporary consent. Subsequent applications should be given permanent consent or refused. It is the opinion of the LPA that the applicant has failed to operate the smoking shelter in the manner stipulated by planning committee and as such the application should be refused.

Notwithstanding this it was and still is the opinion of the Local Planning Authority that the noise mitigation proposed by the applicant was not sufficient as the structure must be open to comply with smoking legislation and that the area causes unacceptable harm to the amenity of the occupiers of neighbouring dwellings and business premises, by way of noise and smoke nuisance, which cannot be reasonably controlled by condition

6 Conclusions

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **REFUSED**

R 1 The covered area, by way of its form, appearance, materials and location, constitutes an unattractive, incongruous addition that is an unwelcome focal point in wider views to the detriment of the character of the area. This is contrary to policy PP3 of the Peterborough Planning Policies (DPD) 2012 and policy CS16 of the Peterborough Core Strategy (DPD) 2012.

R 2 The proposed covered area by way of its proximity to residential dwellings and other businesses and the open sided form results in unacceptable harm to the amenity of the occupiers of neighbouring dwellings through noise and smoke nuisance. This is contrary to policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policy PP3 of the Peterborough Planning Policies (DPD) 2012.

Item No. 7

Planning and EP Committee 29 January 2019

Reference:	18/00004/TPO
Proposal:	Confirmation of Tree Preservation Order 18/00004/TPO
Site:	460 Oundle Road, Peterborough, PE2 7DE
Site visit:	07.12.2018
Case officer:	Mr Bryan Clary
Telephone No.	01733 453465
E-Mail:	bryan.clary@peterborough.gov.uk
Recommendation:	**CONFIRM** Tree Preservation Order 18/00004/TPO

1 Description of the site and surroundings and Summary of the proposal

Purpose of Report

A provisional Tree Preservation Order (TPO) 18/00004/TPO 460-474 Oundle Road, Peterborough, PE2 7DE has been served following concerns that one of the five trees was under threat of removal. The provisional TPO (see **Appendix 3**) has been the subject of public consultation and as an objection was received regarding the confirmation of T4 Lime and T5 Beech. The Committee are therefore required to determine the application in accordance with para 2.6.2.2 (f) of the Council's Constitution.

The main considerations are:

- Are the trees subject to the objection worthy of inclusion into a TPO in terms of public visual amenity value?
- Is the proposal reasonable and justified having regard to the objections raised?

The acting Director of Growth and Regeneration recommends that the TPO is CONFIRMED with the modification that T4 Lime is NOT CONFIRMED

Site and Description of the TPO

The provisional TPO consisted of five trees in the front gardens or to the front of the properties of 460 to 474 Oundle Road:

There have been no objections received regarding T1 Lime, T2 Horse Chestnut or T3 Lime. The objection received only relates to T4 Lime and T5 Beech:

- T4 lime is located close to Oundle Road within the curtilage of 262 Oundle Road but close the boundary with 460 Oundle Road.

- T5 Beech is located on the front boundary of Oundle Road within the curtilage of 460 Oundle Road.

Description of T4 Lime and T5 Beech

T4 Lime

Mature. Pollarded at around 7-8m with a full crown resulting from the previously pruned pollard heads.
A recent inspection of T4 Lime out of leaf has identified decay at the point of previous pruning in the upper crown. Substantial tree surgery is required in the future to maintain the structural integrity of the tree i.e. reducing the height of the pollarded tree, thereby, it's public amenity would be irreparably compromise this tree.

It is therefore recommended that this tree be excluded from any confirmed Tree Preservation Order.

T5 Beech

Mature albeit it with further growth potential. There is a low brick wall immediately adjacent to the tree which is bowed close to the main stem. The main stem forks at around 3.-4m with a relatively upright crown. No discernible defects were noted therefore the tree has a long life expectancy (conservatively 80+ years).

2 Planning History

Not applicable.

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise:

- Town and Country Planning Act 1990, Section 198 states

198.— Power to make tree preservation orders
(1) If it appears to a local planning authority that **it is expedient in the interests of amenity** to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.

- The Town and Country Planning (Tree Preservation) (England) Regulations 2012

4 Consultations/Representations

Objection to T4 Lime and T5 Beech

An objection to the TPO dated 14 October from the resident of 460 Oundle Road by letter. The objection refers to only to T4 Lime and T5 Beech. A letter responding to the objection points was sent by the LPA dated 10 December 2018 (please see **Appendix 1** for these letters).

As outlined in Section 2 it is agreed that T4 Lime should be removed from any confirmed Order. Therefore this report limits responses to those elements pertaining to T5 Beech only.

Objection 1: A large proportion of the garden is tree covered and this will increase as the tree grows

PCC Response 1: T5 Beech still has growth potential, however, its size or potential size is not out of place with regard to other large trees along the Oundle Road corridor. The Beech is located to the north of the dwelling therefore issues relating to shading are unlikely to be considerable. Located at the front of the property any loss of light is not considered a dis-benefit to justify the trees removal.

Objection 2: **Falling branches**

PCC Response 2: Except during severe weather or where the tree is defective it is uncommon for branches to fall from trees without a reason. It is the landowner's duty to ensure that their trees are safe. It is advised that trees are inspected regularly to identify unsafe branches. It should be noted that no permission is required to remove deadwood branches from protected trees which is the most common kind of branch to fall from a tree. Equally consent will not normally be withheld for the removal of branches that are proven to be structurally unsound.

Objection 3: **Seasonal nuisances i.e. bird droppings, leaves, honeydew and other tree debris**

PCC Response 3: Seasonal nuisances are common to all trees to varying degrees and are considered a reasonable 'nuisance' given the benefits trees provide. As per PCCs Tree and Woodland strategy and industry best practice seasonal nuisances are not sufficient reasons to severely prune or remove trees that are subject to, or have sufficient amenity, quality and longevity to merit a TPO.

Objection 4: **The right to maintain the tree(s) as per the owner's wishes**

PCC Response 4: The presence of a TPO does not prevent the appropriate management of trees. If the requested tree works are justified/appropriate and to best industry practice and/or to the British Standard then it is unlikely trees works would be refused.

Objection 5: **Damage to the boundary wall brickwork**

PCC Response 5: This point was not covered in the objection letter response from the PCC which was an oversight. This historic damage to the wall may be attributed to the tree, however not proven. Irrespective of the presence of the tree it likely that the wall will need to be repaired/replaced. The wall is of no historic value and does not provide a significant contribution within the street scene. The boundary wall is assumed to offer no security to the property (as it is a low wall only) and serves the purpose of delineating the boundary of the property. The Local Planning Authority would raise not objection to the loss of the wall (its removal would not need planning permission) or its rebuild with simple modification to tolerate the future growth potential of the tree. Alternatively other materials to brick may wish to be considered that allow greater tolerance of the tree at reduced cost.

5 Assessment of the planning issues

Assessment of T5 Beech

Local Authorities within the best practice guidance 'Tree Preservation Orders – A Guide to the Law and Good Practice' are encouraged to develop systems to appropriately assess trees to ensure that the serving of TPOs is transparent and open to scrutiny. At PCC an assessment criteria has been developed which in its first section assesses the public amenity and the value a tree holds and later assesses the quality of the tree.

An evaluation of T5 Beech was made and the tree is assessed as having high amenity value as it is on the roadside boundary of Oundle Road and therefore is highly prominent. The tree is healthy has a life expectancy and likely contribution exceeding that of the minimum of at least 20 years by at least three or four times. Mr Lartty has requested to *'retain the right …. In the future to significantly cut back the growth or remove T5'*. Detrimental significant pruning or the loss of the tree or would have had a negative impact on the immediate landscape therefore the expediency of the TPO is justified.

Objections from 460 Oundle Road

The objections are concise and logical. However, the objections outlined above do not detract from the fact that T5 Beech has high amenity value, is in good condition, has a long projected lifespan and meets the criteria to merit protection of a TPO.

T5 Beech has the potential to be under threat in the future and could be detrimentally pruned or felled if the TPO is not confirmed.

The issues with regards to the nuisances that T5 Beech create are noted but these are no more than other protected trees within the City. With regard to the proximity of the tree to the wall and the damage caused it is noted that the wall arguably requires removal or repairing regardless of the outcome in respect of the provisional TPO. Repairs are possible and roots could be bridged to make a longer lasting structure or a different material such as a wooden fence could be used to provide a property boundary. Finally, the presence of a TPO will not prevent reasonable and appropriate tree management.

Overall, the objections and their implications do not balance the detrimental impact to the landscape with inappropriate pruning or felling.

6 Conclusions

T1 Lime, T2 Horse Chestnut and T3 Lime are not under objection and there is no reason forwarded to why these trees should not be within a confirmed TPO.

T4 Lime should be removed from the confirmed TPO.

T5 Beech is highly prominent, has a long life expectancy and has no obvious structural defects. The tree makes positive contribution to the amenity value of the area.

The objections outlined and primarily those regarding safety, shading and seasonal nuisances these are no more than to be expected by any other tree subject to a TPO. The resident will be able to apply for tree works thereby preventing inappropriate pruning or tree removal.

7 Recommendation

The Director of Growth and Regeneration recommends that Tree Preservation Order 18/00004/TPO is confirmed with the modification that T4 Lime is removed.


Site Location Plan: Objection to 18/00004/TPO
Botolph Green
Botolph Green
Botolph Green
A605
Oundle Rd
T5 Beech
T4 Lime
460 Oundle Road
A605
Gordon Way

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T5 Beech

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T5 Beech

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T5 Beech
T4 Lime

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Planning Services
Sand Martin House
Bittern Way
Fletton Quays
Peterborough
PE2 8TY

17 OCT 2018

[redacted]
460, Oundle road
Orton Longueville
Peterborough
PE2 7DE

14 October 2017

Tree Preservation Order 18/00004/TPO

Dear Sir/Madam

I am writing to raise an objection to elements of the above Tree Preservation Order. My objection relates to the following:

T4	Lime	E517306 N297103
T5	Beech, Copper	E517370 N297142

Tree reference T5 is within my own property. T4 is in the neighbouring property.

In respect of T5. this is very attractive tree and I fully understand the desire to preserve it. However, in the 25 years we have lived in the property it has grown (and continues to grow) enormously, to the point of where it is considerably affecting our use and enjoyment of the property. The trunk has already caused substantial distortion damage to the front wall brickwork.

The spread of the tree is such that combined with T4, a very large proportion of the front driveway/garden is under tree cover, much to the detriment of our vehicles parked below.

Our cars are permanently covered in bird droppings, leaves and other tree debris which have caused their drainage holes to block - which on one occasion so far, has resulted in the interior carpets becoming soaked. Sap deposits are like wax to which dust sticks and acts as an abrasive. It is impossible for us to have clean cars beyond a few hours of their being washed.

Furthermore, in high winds substantial branches are now being blown down which have hit the cars – there is much potential for serious damage as a result of this.

Although T4 is within a neighbouring property, much of its growth crosses the boundary into our property. This tree in particular deposits a very large amount of very sticky wax like residue onto the cars and ground below. Its lower growth develops lower to the ground restricting headroom for vehicles entering the drive.

We would like the above order to be reconsidered taking additional account of what these trees are like to live with day in and day out, rather than just how their aesthetic qualities enhance the area. We would like to retain the right to enable us, or our successors, in the future to significantly cut back the growth or remove T5 and to cut back the growth of T4 that overhangs our property and/or negotiate its removal with the owner of its plot.

Yours Sincerely

[redacted]

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Telephone: (01733) 453465
Facsimile:
E-Mail: bryan.clary@peterborough.gov.uk
Please ask for:
Our Ref: TPO 18/00004/TPO
Your Ref:

PETERBOROUGH CITY COUNCIL

Please reply to:
Natural & Historic Environment Team
Planning Services
Sand Martin House
Bitten Way, Fletton Quays
Peterborough
PE2 8TY

[redacted]
460 Oundle Road
Orton Longueville
Peterborough
PE2 7DE

Date 10 December 2018

Dear [redacted]

TREE PRESERVATION ORDER (TPO) OBJECTION RESPONSE

Thank you for your letter dated 14 October 2018 relating to the serving of TPO/00004/TPO. I have reviewed your letter and subsequently undertaken another site visit taking into account the points you have raised. It is noted that your letter outlines the removal of T4 Lime and T5 Beech from the order and there is no comment on the three remaining trees.

My recent inspection of T4 Lime out of leave has identified decay at the point of previous reduction pruning in the upper crown. As such I believe that substantial tree surgery is required in the future to maintain the structural integrity of the tree and that it's public amenity would be compromised. Therefore, T4 Lime would be removed from any confirmed order.

However, the intention is still to confirm trees T1, T2, T3 and T5.

In response to the points you have raised please find below a brief summary and a response to T5 Beech:

Point 1. A large proportion of the garden is tree covered
It is acknowledged that together T4 and T5 are prominent in the front gardens of the dwellings. T5 Beech still has growth potential, however, it is not out of place with regard to other large trees along the Oundle Road corridor. Also as it is north facing the issues of shading are lessened and the presence of a TPO does not prevent the appropriate management of the tree (further to a tree works application).

Point 2. Falling branches
The safety of trees is taken seriously. However, it is the landowner's duty to ensure that their trees are safe. It is advised that trees are inspected regularly to identify unsafe branches. It should be noted that no permission is required to remove deadwood branches from protected trees which is the most common kind of branch to fall from a tree.

Point 3. Seasonal nuisances i.e. bird droppings, leaves, honeydew and other tree debris
These points are noted. However, the issues stated mainly deal with T4 which will be outside of the TPO as identified above and will be the main cause of honeydew (sap) on your cars. In general seasonal nuisances are not sufficient reasons to severely prune or remove trees that are subject to, or are worthy of a TPO. Seasonal nuisances are common to all trees to varying degrees and are considered a reasonable 'nuisance' given the benefits trees provide.

Point 4. The right to maintain the tree(s) as per the owner's wishes
As stated above the presence of a TPO does not prevent the appropriate management of trees. If tree works are requested that are appropriate and to best industry practice/the appropriate British Standard then it is unlikely trees works would be refused.

I hope you can reconsider your objection to the TPO and can confirm that you no longer object to its confirmation.

However, if you wish to continue your objection to the confirmation of T5 Beech in 18/00004/TPO on the objection grounds you have raised please can you confirm this for me.

If you wish to continue your objection it will be heard and decided by the elected members at the next available planning committee which will be held Tuesday 29 January 2018 at 1.30pm. You or a representative will have the opportunity to speak at the meeting to outline your objections to the confirmation.

If you have any queries or wish to discuss please feel free to contact me.

I look forward to your decision on whether or not to continue with your objection to 18/00004/TPO.

Yours sincerely

BRYAN CLARY
Tree Officer

TOWN AND COUNTRY PLANNING ACT 1990

460-474 Oundle Road

Tree Preservation Order 18/00004/TPO

The Council of the City of Peterborough, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

1. Citation

(1) This Order may be cited as 460-474 Oundle Road Tree Preservation Order (18/00004/TPO).

2. Interpretation

(1) In this Order "the authority" means the Council of the City of Peterborough

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

3. Effect

(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

(1) In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 19th Sept 2018

.....

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

Reference on map	*Description*	*Situation*
T1	Lime *(Tilia sp)*	E517306 N297103
T2	Chestnut, horse *(Aesculus hippocastanum)*	E517319 N297111
T3	Lime *(Tilia sp)*	E517349 N297128
T4	Lime *(Tilia sp)*	E517364 N297136
T5	Beech, Copper *(Fagus sylvatica 'Purpurea')*	E517370 N297142

None

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	*Description*	*Situation*

None

Groups of trees

(within a broken black line on the map)

Reference on map	*Description (including number of trees of each species in the group)*	*Situation*

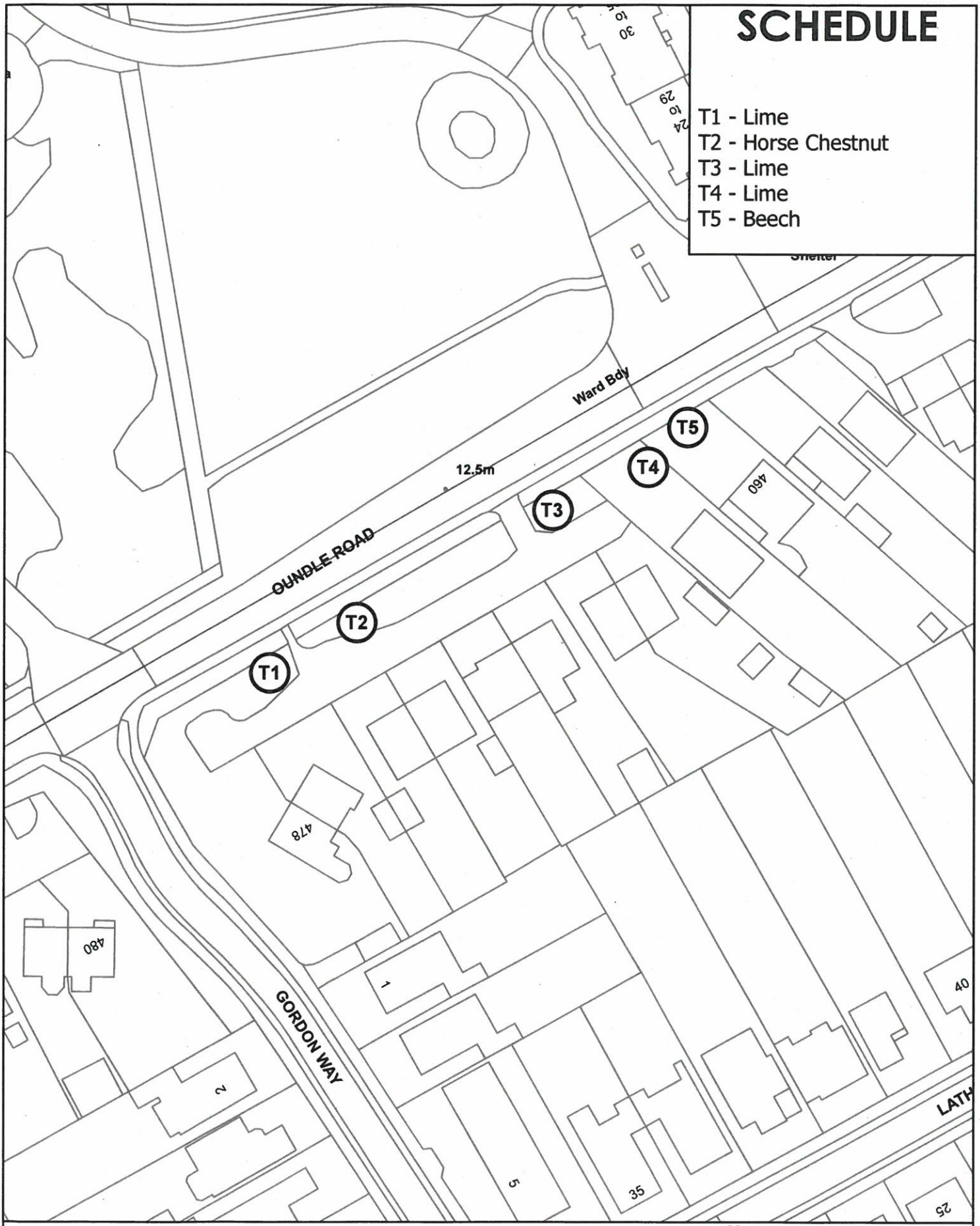
None

Woodlands

(within a continuous black line on the map)

Reference on map	*Description*	*Situation*

None



TREE PRESERVATION ORDER 18/00004/TPO

260 - 474 Oundle Road

N

PETERBOROUGH CITY COUNCIL

Scale: NTS	Drg.no. TPO/2/1409	
Date: 14/09/2018	Department Planning	PCCGIS

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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM 8
29 JANUARY 2019	PUBLIC REPORT

Cabinet Members responsible:	Councillor Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer: Reporting Officer:	Nick Harding (Head of Planning) Nigel Barnes (Compliance Team Leader)	Tel. 454441 Tel. 453407

PLANNING COMPLIANCE ANUAL REPORT ON ACTIVITY & PERFORMANCE - 2018

RECOMMENDATIONS	
FROM : Director of Growth and Regeneration	**Deadline date : n/a**
RECOMMENDATION: That Committee notes past performance and outcomes.	

1. PURPOSE AND REASON FOR REPORT

It is useful for Committee to look at the Planning Service's planning compliance performance and activity and identify if there are any lessons to be learnt from the actions taken. This will help inform future decisions and potentially reduce costs. This report is presented under the terms of the Council's constitution Part 3, delegations section 2 para 2.5.1.4.

2. TIMESCALE.

Is this a Major Policy Item/Statutory Plan?	**NO**	If Yes, date for relevant Cabinet Meeting	**n/a**

3. MAIN BODY OF REPORT

2018 Outcomes

3.1 In 2018 we received a total of 546 service requests (Up from 531 in 2017 but down from 593 in 2016). Taking into account the number of cases closed over the period (593 cases) as at 31 December 2018 we had 144 live cases being investigated / in the process of being resolved. The Technical Services Team acknowledged 93% of new service requests within 3 working days this year, well above the target of 80%. 83% of initial site visits were made within 7 days of the service request being received, again above the 80% target. A total of 29 enforcement notices were issued in the year. 12 enforcement notices were complied with in the year including 2 notices issued in previous years. There are only 2 enforcement notices issued in the previous year that have yet to be complied with.

3.2 No Court Action requests in relation to enforcement cases were made this year.

3.3 No prosecutions have been sought this year either.

3.4 Please see the attached Appendix 1 for further details of the Planning Compliance Team Quarterly Report on Activity & Performance for 2018.

4. IMPLICATIONS

4.1 **Legal Implications** – There are no legal implications relating to this report on performance, although the enforcement process itself must have due regard to legal considerations and requirements.

Financial Implications – This report itself does not have any financial implications

Human Rights Act – This report itself has no human rights implications but the enforcement process has due regard to human rights issues.

Human Resources – This report itself has no human resources implications.

ICT – This report itself has no ICT implications.

Property – This report itself has no Property implications.

Contract Services – This report itself has no Contract Services implications.

Equality & Diversity – This report itself has no Equality and Diversity Implications, although the enforcement process has due regard to such considerations.

APPENDIX 1

INFORMATION ITEM: PLANNING COMPLIANCE TEAM REPORT ON ACTIVITY & PERFORMANCE 2018

Description	No.	Comments
Complaints Received	546	Up from 531 in 2017 but down from 593 in 2016
Complaints Resolved (cases closed as % of cases received)	593 (108.6%)	Down from 498 in 2017. We closed 47 more cases than we received.
Complaints on Hand/Pending	144/113	Cases on hand has fallen by 47 from 191 and cases pending has fallen by 28

Results of cases closed this year

Reason Closed	No.	Comment
Development de minimis	7	Up from 15
Application determined	3	Up from 0
Development older than four years	11	Down from 13
Breach confirmed - action not authorised	19	Up from 15
No breach found	195	Down from 212
No development established	13	Up from 6
Permitted development	48	Up from 35
Permission granted	58	Up from 48
Breach remedied	104	Down from 107
Development older than ten years	3	Up from 0
Unenforceable	14	Up from 0
Not expedient	38	Up from 6
Case Closed	1	Up from 0
Withdrawn by complainant	8	Up from 0
Breach mitigated	17	Up from 5
Would Grant Planning Permission	27	Up from 25
Warning issued	1	Same as last year
Monitoring/8 weeks	16	Up from 10
Total Closed	**593**	**Up from 498**

Enforcement Notices Due but Not Complied With		
Site	No	Comment
13/00269/ENFCOU Caravans at Land South East Of Nine Bridges Glinton		Enforcement action pending subject to human rights of occupiers.
16/00069/ENFMON. Parking provision at 142 Cobden Avenue, Millfield Peterborough, PE1 2NU		An appeal against refusal of planning permission submitted. Owner has issued a notice to quit on his tenant and will remedy breaches when he has possession of the property

Total	**2**	**2 Same as Last Year**

Court Action Agreed		
Failure to comply with enforcement notice. Summons Issued		
Total	0	No change from last year
Prosecutions		
Total	0	No change from last Year

Performance Measures			
	Description	% / Time	Comments
LPI	% of cases closed within 8 weeks if No Breach found.	78	Down 10%, 2% below target of 80%
	Average time (weeks) to resolve all cases closed last quarter.	20	Up from 12 weeks, no Target
LPI	% of complaints acknowledged within 3 working days.	93	13% above target
LPI	% of site inspections carried out within 7 days of acknowledgement.	83	3% above target)

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM 9
29 JANUARY 2019	PUBLIC REPORT

Cabinet Member responsible:	Councillor Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer::	Nick Harding, Head of Planning	Tel. 01733 454441

APPEAL - 17/02274/OUT

R E C O M M E N D A T I O N S	
FROM : Director of Growth and Regeneration	**Deadline date : n/a**
RECOMMENDATION: That the Planning and Environmental Protection Committee agree That authority be given to the Corporate Director Growth & Regeneration to complete a Section 106 agreement to accommodate the shortcomings identified in Reason for Refusal 3 of delegated decision reference 17/02274/OUT, such agreement (save for necessary legal & administrative provisions) to take effect only in the event that planning permission is granted by the Inspector following determination of the Appeal.	

1. PURPOSE AND REASON FOR REPORT

1.1 The Committee is requested to delegate authority to compete a S106 agreement to ensure timely delivery of appropriate infrastructure, affordable housing and other benefits in the event that application reference 17/02274/OUT is allowed on appeal.

2. TIMESCALE.

Is this a Major Policy Item/Statutory Plan?	**NO**	If Yes, date for relevant Cabinet Meeting	**n/a**

3. BACKGROUND

3.1 Members may be aware that an appeal has been lodged by Larkfleet Homes against refusal of an application (reference 17/02274/OUT) for up to 78 dwellings, together with sporting facilities, access, open space, allotments and associated infrastructure at Lincoln Road, Glinton, Peterborough.

3.2 The application was refused on grounds of conflict with Policy CS1 and CS8, (reason for refusal 1) and failure to secure an adequate sustainable drainage system.(reason for refusal 2)

3.3 Reason for refusal 3 was the failure of the applicant "to secure provision of additional infrastructure and community facilities in terms of affordable housing, and open space provision which are necessary as a direct consequence of the development".

3.4 The appeal is due to be heard at a Public Inquiry commencing on 5th February 2019. The appellants have prepared a draft Section 106 agreement to cater for provision of affordable housing, open space and community facilities, in order to overcome Reason for Refusal 3, and have asked that the Council enter into such agreement , which would only take effect in the event that the Inspector approves the Appeal. This arrangement is normal within the context of an Appeal, and the Inspector who is conducting the Inquiry will expect both sides to enter into such agreement where possible.

3.5 It has become apparent to officers however that the current Scheme of Delegation does not permit officers to complete the Section 106 agreement in these circumstances, and authority is therefore sought to delegate to the Corporate Director Growth & Regeneration (in consultation with the Director of Legal and Governance Services) the power to complete a Section 106 agreement to accommodate the shortcomings identified in reason for refusal 3 of delegated decision reference 17/02274/OUT, such agreement (save for necessary legal & administrative provisions) to take effect only in the event that planning permission is granted by the Inspector following determination of the appeal.

4. IMPLICATIONS

4.1 **Legal Implications** – There are none

4.2 **Financial Implications** – This report itself does not have any financial implications

4.3 **Human Rights Act** – This report itself has no human rights implications but the enforcement process has due regard to human rights issues.

4.4 **Equality & Diversity** – This report itself has no Equality and Diversity Implications, although the enforcement process has due regard to such considerations.