CABINET

MONDAY 12 JULY 2021
10.00 AM

Sand Martin House – Engine Shed
Contact – philippa.turvey@peterborough.gov.uk, 01733 452460

AGENDA

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*Any agenda item highlighted in bold and marked with an * is a 'key decision' involving the Council making expenditure or savings of over £500,000 or having a significant effect on two or more wards in Peterborough. These items have been advertised previously on the Council's Forward Plan (except where the issue is urgent in accordance with Section 15 of the Council's Access to Information rules).*

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PETERBOROUGH CITY COUNCIL

MINUTES OF THE CABINET MEETING HELD AT 10:00AM, ON MONDAY 21 JUNE 2021 SAND MARTIN HOUSE, PETERBOROUGH

Cabinet Members Present: Councillor Fitzgerald (Chair), Councillor Allen, Councillor Ayres, Councillor Cereste, Councillor Coles, Councillor Hiller, Councillor Simons, Councillor Walsh

Cabinet Advisor Present: Councillor Bashir, Councillor Bisby, Councillor Howard, Councillor Gul Nawaz

1. APOLOGIES FOR ABSENCE

No apologies for absence were received.

2. DECLARATIONS OF INTEREST

Agenda Item 5 - 'Peterborough Housing Revenue Account'

Councillor Walsh declared that she had a potential non-pecuniary interest in this item.

3. MINUTES OF MEETIGNS HELD ON:

(a) 9 NOVEMBER 2021 – SHAREHOLDER CABINET COMMITTEE

The minutes of the Shareholder Cabinet Committee meeting held on 9 November 2021 were agreed as a true and accurate record.

(b) 23 FEBRUARY 2021

The minutes of the Cabinet meeting held on 23 February 2021 were agreed as a true and accurate record.

(c) 15 MARCH 2021

The minutes of the Cabinet meeting held on 15 March 2021 were agreed as a true and accurate record.

4. PETITIONS PRESENTED TO CABINET

There were no petitions presented to Cabinet.

STRATEGIC DECISIONS

5. PETERBOROUGH HOUSING REVENUE ACCOUNT*

The Cabinet received a report in relation to the formation of a Peterborough Housing Revenue Account (HRA).

The purpose of this report was to set out the rationale for re-establishing an HRA.

The Deputy Leader and Cabinet Member for Housing, Culture, and Communities, and the Assistant Director - Housing introduced the report and advised that the decision to re-launch an HRA was considered following changes to legislation, which allowed local authorities to acquire and build rental housing stock and set authorities on the same footing as housing associations. In addition, the Council could offer greater security within its offer, including secure tenancies and the right to buy. The allocation for such properties would be within the Council's gift to establish. The Council further aimed to contribute to carbon neutral aims by creating energy efficient homes within its stocks.

Cabinet Members debated the report and in summary responses to questions raised included:

- Members were advised that benefits to setting up an HRA included unlocked funding through borrowing, reduced temporary accommodation costs, and social care flexibility.
- It was explained that the right to buy scheme worked through the Council receiving a grant when properties were sold that could be reinvested.
- It was confirmed that the '294' set out in the report referenced millions.
- Members were advised that the service would be commissioned initially, with modelling currently indicating that the Council could maintain an in-house team at approximately year 7, when surplus levels would increase.
- The pragmatic and measured approach set out in the report was noted, with comment made about the reality of working with land availability and market stability.
- Officers advised Members that they were reasonably confident about the projections set out in the report, with an updated business plan to come before Cabinet annually and all decisions to be brought before Cabinet for approval.

Cabinet considered the report and **RESOLVED** to:

1. Agree to set up a Housing Revenue Account (HRA) subject to approval of the HRA Business Plan to be presented to Cabinet in October 2021
2. Agree a minimum stock portfolio target of 1,200 properties by 31 March 2032 (10 Years) with an ambition to supply 2,000 properties by the same date.
3. Approve and adopt the HRA Business Model attached at Appendix A
4. Approve and adopt the following key documents, which are attached as Appendix B to D:
    a. Secure Tenancy Agreement (Appendix B)
    b. Rent Setting Policy (Appendix C)
    c. Asset Management Plan (Appendix D)
5. Delegate authority to approve operational policy documents related to the HRA to the Assistant Director of Housing in consultation with the lead Cabinet Member for Housing.
6. Approve the allocation of funding from reserves to cover the setup costs to a total of £556k in 2021/22 subject to internal governance and approval by Council's s151 officer.

REASONS FOR THE DECISION

Establishing a HRA for Peterborough would:

- Support the strategic aims of the Council and enable its ambition to return to directly delivering social housing.
- Help to manage the cost pressures imposed on the Council by reducing the demand and length of time spent in temporary accommodation.
- Help meet the housing needs of local people and reduce homelessness.
- Be financially viable and the business model was fit for purpose.

ALTERNATIVE OPTIONS CONSIDERED

Option 1 – the Council should not become involved in the direct provision of social housing for Peterborough (Do Nothing).

This option was not recommended because of the financial and social impact that the high levels of housing need and homelessness was having on local authority services and the residents of Peterborough, and the fact that the delivery of social and affordable rented housing in the City was not keeping pace with demand. By not setting up an HRA, the Council would be unable to generate new investment potential to help reduce homelessness and cost pressures.

Option 2 – the Council should set up a Local Housing Company (LHC) either 100% owned by the Council, or as part of a Joint Venture (JV).

This option was not recommended because any council funding for such a venture would come from borrowing within the General Fund rather than a ring-fenced HRA, which would place additional financial burden and risk on the Council's General Fund budget. There was the additional risk that the Government could issue a direction requiring the affordable and social rented properties owned by the LHC be placed into a Housing Revenue Account.

Option 3 – the council could provide its own social housing grant to housing associations to enable them to build more homes.

This option was not recommended because the funding would have to come from the General Fund and there was no guarantee that the additional new homes could be used to house homeless households as this would be determined by the associations own lettings policy.

6. AMENDMENT TO ARRANGEMENTS WITH EMPOWER*

The Cabinet received a report in relation to amending arrangements with Empower Community Management LLP.

The purpose of this report was to consider the report from Teneo Restructuring Ltd advising of the options available to the Council following the Notice of Repayment sent to ECSP1 on 30 March 2021, and to approve the recommendation in that report to take control of the assets of ECSP1.

The Cabinet Member for Finance introduced the report and summarised the following points:

- In December 2014 the Council agreed £23 million loan of capital funds to Empower to deliver a solar panel scheme, secured against the assets.
- This loan had delivered a return and contributed to the Council's budget.
- The original agreement had been due to end in 2017, however, this was extended and, in September 2020, was amended to a long-term loan.
- Despite assurances that this arrangement was achievable, Empower advised in 2021 that payment couldn't be made and were granted 6 weeks to find funding and make the payment.
- Insolvency advisors were appointed by the Council to consider the options available and recommended, as set out in the report, to take back control of the assets.
- A tender for an asset manager would commence for the long term.
- The net interest income from the loan had been £4.4 million overall, and all legal costs incurred would be paid for from amount.

Cabinet Members debated the report and in summary responses to questions raised included:

- Following queries raised in relation to finding a competent body to manage the assets, Members were advised that a tender process would be run to ensure that the Council was achieving the best value.
- It was noted that, due to the specialist nature of the situation, the insolvency advisors utilised were the most appropriate.
- It was considered that the assets of ECSP1 to be brought back into the control of the Council represented a number of opportunities.
- Members were advised that all proper processes had been followed in relation to options on refinancing the loan, which fell through at the start of the COVID-19 pandemic. The option to convert the loan into a long-term loan was brought before Cabinet in September 2020. It was noted that Empower had never previously missed a payment. As soon as it did so, the Council took action.
- Members noted that the average household had saved £200 a year on energy under the Empower scheme.
- Comment was made that the Council had not, overall, lost money on the scheme.

Cabinet considered the report and **RESOLVED** to:

1. Approve the recommendation from the Insolvency Advisor, Teneo Restructuring Ltd to take control of the assets of ECSP1.
2. Delegate authority to the Corporate Director Resources and Director of Law and Governance to agree the financial and legal arrangements necessary to give effect to item 1 above.
3. Approve the write off of the outstanding invoices raised on ECSP1 using the additional provision set aside for this purpose.

REASONS FOR THE DECISION

ECSP1 notified the Council on 11 March that they were unable to make the full repayment of the last quarter's loan instalment and requested the loan to be reprofiled to accommodate this shortfall. Following advice, a letter was sent to ECSP1 giving six weeks' Notice of Repayment on 30 March 2021. The Council's loan was not repaid at the end of this period therefore a joint insolvency advisor appointment was made by the Council and ECSP1 to safeguard the Council's position.

The decision would secure the best outcome for the Council.

ALTERNATIVE OPTIONS CONSIDERED

The alternative options were listed and considered in Appendix 1 to the report.

MONITORING ITEMS

7. BUDGET MONITORING REPORT FINAL OUTTURN 2020/21

The Cabinet received a report in relation to the Budge Monitoring Report Final Outturn for 2020/2021.

The purpose of this report was to provide Cabinet with the outturn position for both the revenue budget and capital programme for 2020/21, subject to any changes that may be required as part of the finalisation of the Statement of Accounts.

The Cabinet Member for Finance introduced the report and summarised the following points:

- The final outturn position would be reported to Audit Committee on 12 July.
- The report showed a high level of pressure and low reserves.
- The Council had been subject to rigorous financial control since 2020 as well as further funding from Government that had largely covered the new pressures arising from the COVID-19 pandemic.
- The ongoing pressure arising from the pandemic would be difficult to predict.
- The 4.8 million provided for from Government in 2020/21 was no longer required.
- Work was ongoing with MHCLG to provide assurance that the Council could balance its budget.
- Throughout the COVID-19 lockdowns the Council had been supporting its residents and businesses and working with the NHS to reduced admissions and ensure access to provisions.
- Concern was raised about ongoing social care demands, which was to be provided for by the ringfenced COVID reserves. It was noted that while the level of reserves reported was £66.1 million, much of this was ringfenced.

Cabinet Members debated the report and in summary responses to questions raised included:

- It was considered that, in light of the COVID-19 pandemic, although the Council could be in a better position, the report was generally positive.
- Members felt that the Council's debt position could be improved, with officers noting that the perfect situation would be one of pre-payment.
- It was further advised that the Clinical Commissioning Group currently made up 60% of the Council's debt.
- Members noted that officers had been liaising with the Ministry of Housing, Communities, and Local Government on a more regular basis since the beginning of the COVID-19 pandemic, and the Government had been proactive in distributing funding where it was needed.

- It was considered that the months following the lifting of lockdown and social distancing arrangements, including the end of the furlough scheme, would be key in understanding what the forecast would be for the Council's position.
- Members desired to see economic growth at a higher rate with job, education, and leisure and culture opportunities, with more encouragement for private sector development.

Cabinet considered the report and **RESOLVED** to:

1. Note the final outturn position for 2020/21 (subject to finalisation of the statutory statement of accounts) of a £3.975m underspend on the Council's revenue budget.
2. Note the reserves position outlined in section 7, which includes a contribution to the capacity building reserve of £3.975m, resulting from the underspend highlighted in the revenue outturn report in Appendix A.
3. Note the implications of the COVID-19 pandemic on the Council's financial position, as outlined within section 5.
4. Note the outturn spending of £56.8m in the Council's capital programme in 2020/21 outlined in section 9.
5. Note the performance against the prudential indicators outlined in Appendix C.
6. Note the performance on the payment of creditors, collection performance for debtors, local taxation and benefit overpayments outlined in Appendix D.

REASONS FOR THE DECISION

The monitoring report formed part of the 2020/21 closure of accounts and decision-making framework culminating in the production of the Statement of Accounts and informed Cabinet of the final position.

ALTERNATIVE OPTIONS CONSIDERED

None required.

8. OUTCOME OF PETITIONS

The Cabinet received a report in relation to petitions submitted to Council officers and Council meetings.

The purpose of this report was to update Cabinet on the progress being made in response to petitions submitted to the Council.

Cabinet considered the report and **RESOLVED** to note the actions taken in respect of petitions.

REASONS FOR THE DECISION

As the petitions presented in this report had been dealt with by Cabinet Members or officers, it was appropriate that the action taken was reported to Cabinet.

ALTERNATIVE OPTIONS CONSIDERED

There had been no alternative options considered.

Chairman
10.00am to 11.13am
21 June 2021

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CABINET	AGENDA ITEM No. 5
12 JULY 2021	PUBLIC REPORT

Report of:	Steve Cox – Executive Director Place and Economy	
Cabinet Member(s) responsible:	Cllr Peter Hiller Cabinet Member for Strategic Planning and Commercial Strategy and Investments	
Contact Officer(s):	Richard Kay – Head of Sustainable Growth Strategy	Tel. 863795

CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE LOCAL PLAN DOCUMENT (VERSION FOR ADOPTION)

RECOMMENDATIONS	
FROM: Executive Director of Place and Economy	**Deadline date:** 28 July 2021

It is recommended that Cabinet:

1. Notes the conclusions of the independent Inspector who was appointed to examine the submitted Cambridgeshire and Peterborough Minerals and Waste Local Plan (see Appendix A);

2. Subject to recommendation 6, recommends to Council the adoption of the Cambridgeshire and Peterborough Minerals and Waste Local Plan as set out in Appendix B, which incorporates modifications as recommended by the Inspector (Inspector 'Main Modifications' as found at the end of Appendix A) and other minor editorial modifications ('Additional Modifications' – see Appendix C);

3. Notes that should Council adopt the Minerals and Waste Local Plan, the following council documents are revoked and must no longer be used for decision making:

    - Minerals and Waste Core Strategy (2011)
    - Minerals and Waste Site Specific Proposals (2012)

4. Subject to recommendation 2, recommends that Council endorses that the Peterborough 'Policies Map' be updated in accordance with Appendix D;

5. Subject to recommendation 2, agrees to revoke the following two Supplementary Planning Documents (SPDs) for decision making in Peterborough, but with such revocation only taking effect from the same date that the new Minerals and Waste Local Plan is adopted:
    - Location and Design of Waste Management Facilities Supplementary Planning Document (2011)
    - RECAP Waste Management Design Guide Supplementary Planning Document (2012)

6. Recommends to Council that recommendation 2 only comes into effect if Cambridgeshire County Council has already agreed to adopt the Local Plan (which it is scheduled to do so on 20 July 2021); or, if that agreement is not yet achieved by Cambridgeshire County Council, recommendation 2 comes into effect from the date that Cambridgeshire County Council does agree to adopt the Plan. If Cambridgeshire County Council agree not to adopt the Plan, then recommendations 2-5 become null and void.

7. Delegates to the Head of Sustainable Growth Strategy, in consultation with colleagues at Cambridgeshire County Council, to make any minor presentational or typographical errors to the documents referred in this item, prior to their publication.

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet following Council's decision on 16 October 2019 to approve the Cambridgeshire and Peterborough Minerals and Waste Local Plan (Proposed Submission Version) for the purposes of public consultation and submission to the Secretary of State. Such consultation has taken place and the Minerals and Waste Local Plan was submitted, jointly by both Peterborough City Council and Cambridgeshire County Council, to the Secretary of State on 24 March 2020. Subsequently, an independent Planning Inspector appointed by the Secretary of State has carried out a public examination into the document. The Inspector has sent (on 26 March 2021) his report to the councils setting out his conclusions on the Plan.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to set out the recommendations made by the independent Inspector and, subsequently, seek Cabinet's approval to recommend the Minerals and Waste Local Plan to Council for adoption.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1, *"To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services."*

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	**YES**	If yes, date for Cabinet meeting	**12 July 2021**
Date for relevant Council meeting	**28 July 2021**	Date for submission to Government Dept. *(Please specify which Government Dept.)*	**N/A**

4. BACKGROUND AND KEY ISSUES: CAMBRIDGESHIRE AND PETERBOROUGH LOCAL PLAN – THE INSPECTOR'S REPORT AND THE LOCAL PLAN RECOMMENDED FOR ADOPTION

4.1 The preparation of the Cambridgeshire and Peterborough Minerals and Waste Local Plan has reached its final stage. Following public consultation at several points in the Plan preparation process over the last few years, we have now reached the stage where Council has to decide whether to adopt the Minerals and Waste Local Plan as part of its major policy framework. Cambridgeshire County Council has to separately also make that same decision. The Plan cannot come into effect unless both Councils agree to adopt the same Plan.

4.2 Cabinet will recall that on 23 September 2019, the 'submission' version was considered before subsequently being approved by Council on 16 October 2019. That approval set in motion two key events:

I. the issuing of the Minerals and Waste Local Plan by the two councils for its final public consultation stage (November 2019 – January 2020); and

II. The 'examination' of the Minerals and Waste Local Plan by an independent Inspector appointed by the Secretary of State, and the subsequent publication of an 'Inspectors Report' (dated 26 March 2021) setting out his recommendations for necessary modifications to the Minerals and Waste Local Plan.

Content of the Minerals and Waste Local Plan

4.3 Before coming to the Inspector's findings and recommendations, Cabinet may wish to remind themselves as to the purpose, content and status of the Cambridgeshire and Peterborough Minerals and Waste Local Plan. If adopted, it will become part of the council's major policy framework. It will replace the presently adopted:

- Minerals and Waste Core Strategy (2011)
- Minerals and Waste Site Specific Proposals (2012)

4.4 The Minerals and Waste Local Plan sets out the long-term vision and objectives for Cambridgeshire and Peterborough in relation to minerals and waste developments and their growth until 2036. In the Peterborough area, it will sit alongside (but not in any way replace) the wider Peterborough Local Plan (July 2019).

The Inspector's Role and the Inspector's Report

4.5 Government regulations stipulate that an Inspector must be appointed by the Secretary of State to undertake an 'examination' of a proposed Local Plan, and consider all relevant comments and objections that have been made. The Inspector holds a 'hearing' session as part of the examination process. The Inspector then subsequently issues an 'Inspector's Report', which must state either:

(i) That the Local Plan is 'unsound', and that it is impossible for changes to be made to it to make it 'sound'; under this scenario the Council is not permitted to adopt the Local Plan; or
(ii) That the Local Plan is 'sound' as submitted, or 'sound' provided that certain modifications as recommended by the Inspector are made to it before it is adopted.

4.6 We are very pleased to report that the Inspector, Mr Stephen Normington, has found the Minerals and Waste Local Plan 'sound' (subject to certain modifications) and, in effect, has given permission to the two councils to adopt it, provided his recommended modifications are incorporated into the final adopted version of the Plan. His full report is attached at Appendix A. This includes a list of all modifications he deems necessary for the Plan to be 'sound'.

4.7 In summary, the Inspector concludes that the Plan "*provides an appropriate basis for mineral and waste planning within the County of Cambridgeshire and the City of Peterborough*", but that a limited number of modifications are necessary to ensure the Plan is fully 'sound'. The Inspector summarises these as being as follows:

- Ensuring that the calculation methodology used to determine that the provision required for the steady and adequate supply of sand and gravel is clear and reflects the requirement to maintain a seven-year landbank.
- Ensuring that the allocation of sites for mineral extraction adequately considers the significance of heritage assets, including any contribution made to their significance by their setting and that related policies and supporting text are consistent with the National Planning Policy Framework (NPPF).
- Ensuring that the approach to the safeguarding of mineral resources and infrastructure is robust and clear.
- Revising the approach to the provision of waste management facilities to be consistent with the locational strategy of the Plan.
- Revising the approach to the consideration of co-locational waste management development to be consistent with the broad spatial strategy for the location of new waste management development.
- Amending the Development Management Policies to provide clarification and consistency with the NPPF.
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Overall, officers consider the modifications recommended by the Inspector to be sensible and appropriate, and do not go to the heart of the overall strategy and policy framework of the Plan

as originally proposed by the two Councils. The modifications do not require, for example, any additional allocations of land to be made, nor do they alter in any fundamental way the policies to assess planning applications we will subsequently receive. Broadly speaking, the modifications are almost entirely amendments which help clarify the purpose and intent of policies, rather than amending the thrust of such policies. Officers of both Councils are therefore recommending to their respective councils that the Inspector's recommended modifications be accepted.

4.8 It is important to note that, in accordance with the Acts and regulations, the recommended modifications in the Inspector's Report are, in effect, 'binding' on the two councils. This means that the council cannot accept some, and reject other, modifications. Each council must accept them all if the two councils wish to adopt the Minerals and Waste Local Plan, or, reject them all, and, thus, not adopt the Minerals and Waste Local Plan. For the avoidance of doubt, one council cannot adopt the Plan, if the other does not. Either both adopt it, or both do not. This is explained further, below.

Adoption of the Cambridgeshire and Peterborough Minerals and Waste Local Plan

4.9 Cabinet must decide whether to recommend to Council the adoption of the Cambridgeshire and Peterborough Minerals and Waste Local Plan. Attached at Appendix B is the version of the Plan which Cabinet is asked to recommend to Council. This version incorporates all of the Inspector's modifications. It also incorporates a number of minor changes (legally known as 'additional modifications') which do not affect the soundness of the document, and which are permitted to be made under the provisions introduced by the Localism Act 2011. Appendix C contains these minor 'additional modifications'.

4.10 Should both councils adopt the new Minerals and Waste Local Plan, then the linked Policies Map will be in need of updating as well. The legislative basis for the Policies Map is somewhat complicated, and it is not actually part of the Minerals and Waste Local Plan to be adopted (nor was it formally examined by the Inspector). However, as is legally required, a Policies Map shows geographically a representation of the policies in the 'development plan' as a whole for an area. Thus, there is a single Policies Map per district council area, which illustrates the policies of a number of documents combined, namely: a district Local Plan; the Minerals and Waste Local Plan (as it affects that district area); and any Neighbourhood Plans falling in its area. Cabinet and Council are not therefore asked to formally 'adopt' the Policies Map as a static document, because it is a live document subject to change for a variety of reasons (for example, when a Neighbourhood Plan is adopted). The recommendations as set out are written in a way to reflect the subtle difference between the adopting of the new Minerals and Waste Local Plan and the updating of the Policies Map. In short, the Policies Map for the Peterborough area needs updating to reflect the content of Appendix D (as will the Policies Maps for each of the districts in Cambridgeshire).

4.11 Overall, in terms of the Minerals and Waste Local Plan, and to be absolutely clear on this matter, Cabinet (and then Council) can only support or reject the version as at Appendix B (other than any very minor changes, such as typographical corrections).

4.12 If Council agree the Minerals and Waste Local Plan as per Appendix B, then the document is 'adopted' and comes into effect either immediately, or, if later, on the date that Cambridgeshire County Council agrees to adopt it. Cambridgeshire County Council is scheduled to adopt the Local Plan on 20 July 2021, and if it does so, and if PCC Full Council agree to adopt the Local Plan at its meeting on 28 July, then 28 July 2021 becomes the adoption date for both Councils.

4.13 If Council does not agree the Minerals and Waste Local Plan as per Appendix B (other than any additional very minor corrections), then, in accordance with the regulations, it is not obliged to adopt it. Under this scenario, the council would need in due course to re-commence the preparation of a new Minerals and Waste Local Plan, following the same cycle of extensive data collection, site appraisal, consultation and examination as before (and which typically takes three to four years). Again, as a reminder, the County Council would also not be permitted to adopt the Plan, if Peterborough City Council decides not to (and vice versa).

5. CONSULTATION

5.1 Extensive consultation, over several years, with the public and a variety of stakeholders, has taken place. Emerging drafts have also been considered by various Scrutiny Committee, Cabinet and Council briefings and meetings (and similarly at Cambridgeshire County Council). The Inspector was satisfied that we had undertaken appropriate, and legally required, consultation throughout.

5.2 There is no opportunity for further consultation or public comment on the document (other than a legal challenge to its adoption – see legal implications below).

6. ANTICIPATED OUTCOMES OR IMPACT

6.1 It is anticipated that Cabinet will recommend to Council that the Minerals and Waste Local Plan, as set out in Appendix B, be adopted. By adopting a new Minerals and Waste Local Plan, the council will have a robust and up to date policy document for making decisions on Minerals and Waste planning matters, and it will direct minerals and waste operations to the most appropriate and sustainable locations. An up to date Minerals and Waste Local Plan also provides certainty and clarity for minerals and waste operators within Peterborough as well as across Cambridgeshire.

7. REASON FOR THE RECOMMENDATION

7.1 As outlined in the report, Council only has two substantive options available to it; either adopt the document with the modifications (and any additional very minor corrections if any arise, such as any typographical amendments) or not adopt the document. The former is recommended, as it is a statutory duty to prepare a Minerals and Waste Local Plan, and, in adopting it, Peterborough will have a clear and robust policy document in relation to minerals and waste developments.

8. ALTERNATIVE OPTIONS CONSIDERED

8.1 The option of not adopting the Minerals and Waste Local Plan is not recommended, as it would result in Peterborough not having up to date policy for planners and minerals and waste operators to use to guide and inform developments. A lack of up to date policy would leave Peterborough vulnerable to speculative developments that may not be in preferred, most sustainable or suitable locations, and could lead to greater challenges at appeal.

9. IMPLICATIONS

9.1 The Minerals and Waste Local Plan may have implications for all sectors of society and all wards and parishes of the local authority area, especially as a result of any waste related developments. The process of sustainability appraisal through the various stages of Plan making, based on social, economic and environmental criteria, ensures that all potential implications are taken into account in a systematic way.

Financial Implications

9.2 There are no immediate financial implications flowing from the adoption of the Local Plan, though it is worth noting that the successful and smooth running of the examination (and the relatively limited modifications arising is a demonstration of this point) has meant that the costs of the examination has been achieved under budget (and this resulted in a favourable financial position in the 2020/21 end of year accounts for this budget line).

Legal Implications

9.3 On adoption, the council must consider all relevant planning applications against the policies in the Minerals and Waste Local Plan. It should be noted that, whilst the risk is low, there is a short window of six weeks post adoption whereby an aggrieved party could legally challenge the adoption of the Minerals and Waste Local Plan. Should this occur, officers will communicate with

Members as appropriate. Looking to the future, the council must legally review the Plan within 5 years of adoption. Options for the timing and content of such a review will be subject to future reports to Cabinet as and when deemed necessary.

Equalities Implications

9.4 The Local Plan has been subject to an Equality Impact Assessment, and has been examined by the Inspector. No substantive equalities implications are forecast to arise.

Carbon Impact Assessment

9.5 The recommendation is to adopt a new minerals and waste related planning policy framework and therefore ***directly*** there will be no impacts, positive or negative. However, ***indirectly*** the policies in the plan will lead to wide ranging and significant negative (eg extraction of minerals; new developments) and positive climate impacts (eg peat restoration; waste recycling; wider biodiversity gains which should have a net carbon gain). However, these will be matters to consider as part of the formal planning application decision making. Consequently, the recommendations of this report are deemed to have a neutral direct climate impact, and an unknown indirect climate impact (with such indirect impacts a matter for future decision makers).

10. BACKGROUND DOCUMENTS

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

10.1 Nil

11. APPENDICES

11.1 Appendix A – Inspector's Report including Main Modifications
Appendix B – Adoption version of the Cambridgeshire and Peterborough Minerals and Waste Local Plan
Appendix C – List of Minor Modifications
Appendix D – Amendments required to be made to the Peterborough Policies Map

The Planning Inspectorate

Report to Cambridgeshire County Council and Peterborough City Council

by Stephen Normington BSc DipTP MRICS MRTPI FIQ FIHE

an Inspector appointed by the Secretary of State

Date: 26 March 2021

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the

Cambridgeshire and Peterborough Minerals and Waste Local Plan

The Plan was submitted for examination on 24 March 2020

The examination hearings were held between 15 and 17 September 2020

File Ref: PINS/E0535/429/5

Contents

Abbreviations used in this report

AA	Appropriate Assessment
AWP	Aggregate Working Party
CA	Consultation Area
C&I	Commercial and Industrial Waste
CD&E	Construction, Demolition and Excavation Waste
DtC	Duty to Co-operate
EqIA	Equalities Impact Assessment
HRA	Habitats Regulations Assessment
LAA	Local Aggregates Assessment
MAA	Mineral Allocation Area
MDA	Mineral Development Area
MM	Main Modification
MPA	Mineral Planning Authority
MSA	Mineral Safeguarding Area
Mt	Million tonnes
Mtpa	Million tonnes per annum
NPPF	National Planning Policy Framework
NPPW	National Planning Policy for Waste
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SoCG	Statement of Common Ground
TIA	Transport Infrastructure Area
WMA	Waste management Area
WNA	Waste Needs Assessment
WPA	Waste Planning Authority
WRA	Water Recycling Area

Non-Technical Summary

This report concludes that the Cambridgeshire and Peterborough Minerals and Waste Local Plan (the Plan) provides an appropriate basis for mineral and waste planning within the County of Cambridgeshire and the City of Peterborough, provided that a number of main modifications [MMs] are made to it. Cambridgeshire County Council and Peterborough City Council (the Councils), as joint Mineral Planning Authorities (MPAs) and joint Waste Planning Authorities (WPAs), have specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the virtual hearing sessions, the Councils prepared schedules of the proposed modifications and, where necessary, carried out Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the changes. The MMs were subject to public consultation over a six-week period. In some cases I have amended their detailed wording where necessary. I have recommended the inclusion of the MMs in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Ensuring that the calculation methodology used to determine that the provision required for the steady and adequate supply of sand and gravel is clear and reflects the requirement to maintain a seven-year landbank.

- Ensuring that the allocation of sites for mineral extraction adequately considers the significance of heritage assets, including any contribution made to their significance by their setting and that related policies and supporting text are consistent with the National Planning Policy Framework (NPPF).

- Ensuring that the approach to the safeguarding of mineral resources and infrastructure is robust and clear.

- Revising the approach to the provision of waste management facilities to be consistent with the locational strategy of the Plan.

- Revising the approach to the consideration of co-locational waste management development to be consistent with the broad spatial strategy for the location of new waste management development.

- Amending the Development Management Policies to provide clarification and consistency with the NPPF.

- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Plan in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the Duty to Co-operate (DtC). It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2019 (NPPF) (paragraph 35) makes it clear that, in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

2. The starting point for the examination is the assumption that Cambridgeshire County Council and Peterborough City Council have submitted what they consider to be a sound plan. The Cambridgeshire and Peterborough Minerals and Waste Local Plan, submitted in March 2020, formed the basis for my examination. It is the same document as was published for consultation in November 2019 to January 2020.

Main Modifications

3. In accordance with section 20(7C) of the 2004, Act the Councils requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2** etc, and are set out in full in the Appendix to this report.

4. Following the examination hearings, the Councils prepared a schedule of proposed MMs. This was considered in the context of the SA and HRA. Where necessary, appropriate amendments were made to the SA. No further amendments were deemed necessary to the HRA. The MM schedule was subject to public consultation for a period of six weeks in November-December 2020.

5. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments and deletions to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA and HRA that have been undertaken. Where necessary I have highlighted these amendments in the report. None of the responses to the MM consultation raised matters requiring further oral Hearings.

Policies Map

6. The Councils (in collaboration with District Council's across Cambridgeshire) must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Councils are required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted Plan. In this case, the submission policies map comprises the set of plans identified as Proposed Submission

(Publication) Draft Policies Map – November 2019 as set out in Core Document CD05d.

7. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, none of the MMs recommended in this Report require corresponding changes to the policies map.

Context of the Plan

8. The two Councils have previously produced a joint Minerals and Waste Development Plan Core Strategy Development Plan Document, adopted in July 2011, and a Minerals and Waste Development Plan Site Specific Proposals Development Plan Document, adopted in February 2012.

9. The Councils have identified that these two Plans are becoming out of date and in 2017 commenced a review of the adopted policies contained therein. This identified that some policies were in need of review and in light of the changes made to the national planning system since these Plans were adopted it was determined that a full review of the adopted Plans was necessary. Consequently, the new Plan submitted for examination is intended to replace both of the adopted Plans referred to above.

Public Sector Equality Duty

10. Throughout the examination, I have had due regard to the equality impacts of the Plan in accordance with the Public Sector Equality Duty, contained in Section 149 of the Equality Act 2010. The Equalities Impact Assessment (EqIA) (CD09) identifies that the Plan does not lead to any adverse impacts or cause discrimination to any particular groups within the Plan area.

11. I have detected no issue that would be likely to impinge upon the three aims of the Act to eliminate discrimination, advance equality of opportunity and foster good relations or affect persons of relevant protected characteristics of age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

12. In addition to the above protected characteristics, the EqIA also considers the impact on living in a rural area, particularly with regard to the impact of mineral development. Although where people live is not a characteristic protected by law, the Councils have taken into account how location may affect people's experience of a policy or service. By their nature, minerals can only be extracted where they occur. As most of the sites and allocations are in the rural areas, it is to be expected that residents living in areas around existing and proposed mineral sites will be affected more by the environmental and amenity impacts as opposed to those residing in urban areas.

13. The Plan seeks to mitigate any impact that comes to light as part of the more detailed planning application process. Policies in the Plan are proposed to be used to mitigate against any negative effects of a mineral/waste development proposal. Overall, I have no reason to question the conclusions of the

submitted EqIA that the Plan is not expected to discriminate against any sections of the community.

Assessment of Duty to Co-operate

14. Section 20(5)(c) of the 2004 Act requires that I consider whether the Councils have complied with any duty imposed on it by section 33A in respect of the Plan's preparation. When preparing the Plan the Councils are required to engage constructively, actively and on an on-going basis with a range of local authorities and a variety of prescribed bodies in order to maximise the effectiveness of plan preparation with regard to strategic, cross-boundary matters.

15. Details of how the Councils have met this duty are set out in the 'Duty to Co-operate Statement' (CD08) and 'Statement of Consultation' (CD11a, CD11b and CD11c) and the Councils written responses to pre-hearing questions (WS30 – WS41). These documents set out where, when, with whom and on what basis co-operation has taken place over all relevant strategic matters.

16. The evidence demonstrates that the Councils have worked closely with neighbouring minerals and waste planning authorities, as well as some further afield where a strategic relationship was identified, and the relevant East of England Aggregate Working Party (AWP) and East of England Waste Technical Advisory Body throughout the plan-making process.

17. Also evident is the effective relationship the Councils have established and maintained with all of the relevant bodies listed in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). In addition, consultation has taken place with a wide range of organisations and bodies as part of the formal consultation process. It is clear that many of the pre-submission changes to the Plan that were brought forward by the Councils were as a result of consultation with relevant parties to address their concerns in a constructive and active manner.

18. It should be emphasised that the DtC is not a duty to agree. Consequently, it is quite possible for it to be complied with, but for there to be outstanding matters between the Councils and other bodies. However, those matters do not lie with the DtC but with the content of the Plan which is addressed elsewhere in this report. Those disputes may relate to matters regarding the soundness of the Plan, but an unresolved dispute is not evidence of a failure in the DtC.

19. Overall, I am satisfied that, where necessary, the Councils have engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the DtC has therefore been met.

Assessment of Other Aspects of Legal Compliance

20. The Plan has been prepared in accordance with the adopted Cambridgeshire Minerals and Waste Development Scheme (CD06a) and the Peterborough Local Development Scheme (CD06b). Both of these schemes share the same content and timetable for the production of the Plan.

21. Consultation on the Plan and the MMs was carried out in compliance with the adopted Cambridgeshire Statement of Community Involvement (SCI) (CD07a) and the adopted Peterborough SCI (CD07b). The Statement of Consultation – November 2019 (CD11b) and the Regulation 22(1)(c) Statement – March 2020 (CD11c) provide evidence of how community involvement has been achieved.

22. Sustainability Appraisal (SA) has been carried out on the Plan (CD02b and CD02c). In addition, each of the MMs were considered to determine whether further SA was required. Although some changes to the SA are necessary to reflect the content of some of the MMs, these do not change any of the scoring of the impacts evaluated therein nor do they change the conclusions of the SA. None of the MMs require additional SA assessments and overall, the SA is adequate.

23. The Habitats Regulations Report (HRA) – November 2019 (CD04c) includes an Appropriate Assessment (AA) to assess the effects of mineral and waste development on the Ouse Washes, Nene Washes and Fenland (Wicken Fen) Natura 2000 sites. The AA concluded that the Plan is compliant with the Habitats Regulations and will not result in likely significant effects on any of the Natura 2000 Sites identified, either alone or in combination with other plans and projects in the plan area. A HRA Addendum – January 2021 (CD04d) assessed the MMs to consider whether they affect the conclusions set out in the main HRA of November 2019. This identified that the MMs do not have any implications for the HRA.

24. The Plan includes aims, objectives and policies which address the strategic priorities for mineral and waste development and use of land for such purposes in the plan area.

25. The Plan includes objectives and policies designed to secure that mineral and waste development and use of land for such purposes within the plan area contribute to the mitigation of, and adaptation to, climate change (Headline Objective 3 and Policy 1).

26. The Plan complies with all other relevant legal requirements, including the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

27. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified a number of main issues upon which the soundness of this Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Whether the Vision, Aims and Objectives of the Plan are appropriate, are soundly based and provide a suitable basis for meeting the future demand for minerals and future waste management needs sustainably.

28. The overall vision of the Plan sets out the Councils' approach to the provision of a steady, adequate but sustainable supply of minerals over the Plan period (2016 to 2036) and includes a commitment to an increase in the use of secondary and recycled aggregates. It also seeks the retention and provision of a network of waste management facilities to enable the sustainable management of all wastes to achieve net waste self-sufficiency. The spatial vision provides an appropriate basis that guides the policies of the Plan.

29. The aims and objectives set out twelve objectives under eight key themes that demonstrate how the spatial vision is to be met. The first key theme relates to sustainable mineral development and refers to the need to safeguard mineral resources and maintain a steady and adequate supply of minerals. In this regard it is therefore generally compliant with paragraph 203 of the NPPF.

30. The second key theme sets out objectives for sustainable waste management which includes the achievement of net waste self-sufficiency. It also seeks to move the treatment of waste up the waste hierarchy and is therefore generally consistent with paragraph 3 of the National Planning Policy for Waste (NPPW).

31. The third key theme relates to resilience and restoration and includes three objectives that relate to the mitigation and adaptation to climate change, protection of water resources and the mitigation of flood risk and the safeguarding of productive agricultural land. However, for clarity and effectiveness, **MM01** is necessary to the criteria of objective three to ensure that operational practices and restoration recognise the need for the conservation of peat soils through sustainable soils management practices.

32. Other key themes provide support for sustainable economic growth associated with mineral and waste developments; maintain transport infrastructure but seek to promote more sustainable modes of transport; conserve and enhance the natural environment and landscape; protect and where possible enhance the character, quality and distinctiveness of the built and historic environment; protect and enhance the health and wellbeing of communities and minimise noise, light and air pollution.

33. The Plan is not clear in explaining how the effectiveness of its policies would be monitored to demonstrate whether the identified aims and objectives are being met or the extent to which progress is being made. **MM02** is therefore necessary to introduce new supporting paragraphs to the vision, objectives and aims to explain how the Plan will be monitored, including a commitment to publish an annual monitoring report. This is necessary to ensure that the Plan is effective.

34. The monitoring indicators themselves are set out in the SA (CD02c). There is no national legislative or policy requirement for an implementation and monitoring section to be provided in the Plan itself. Whilst historically local plans have included monitoring sections, in this case the Councils consider that the approach taken to provide the monitoring framework with the SA is consistent with that taken in the recently adopted Peterborough Local Plan (2019) and is consistent with the Planning Practice Guidance (PPG) (ID: 11-025-20140306).

35. The Councils' have suggested a modification to Appendix 2 of the SA which relate to the Plan Monitoring Indicators. However, I do not have the power to recommend main modifications to the SA. Therefore, I have not considered this suggested modification in this report.

36. Following on from the aims and objectives, Policy 1 of the Plan is an overarching policy applicable to all minerals and waste development that sets out a general approach to explain how development proposals will be assessed to ensure that they represent sustainable development and respond to the mitigation and adaptation of climate change.

37. Paragraph 3.6 is one of a number of paragraphs that provide supporting text to Policy 1. This paragraph relates to the impact of mineral extraction on high quality agricultural land. However, it does not recognise that restoration can also result in the loss of high-quality agricultural land by delivering biodiversity opportunities that are not associated with the after use of the restored site for productive agricultural operations. **MM03** is therefore necessary to reflect that restoration of a former mineral extraction site can also result in the loss of high-quality agricultural land and is necessary for clarity and effectiveness.

38. The Plan identifies that mineral products for infrastructure projects could come from existing or allocated mineral workings or from temporary 'borrowpit' sites located close to and specific to that project. Policy 7: Borrowpits sets out a criteria-based approach to the consideration of development proposals for borrowpits.

39. The use of borrowpits is also referred to in paragraph 3.13 which forms part of a series of paragraphs that sets out a general approach to the policies for the provision for mineral extraction in the Plan. However, paragraph 3.13, as currently worded, is inconsistent with the Statement of Common Ground (SoCG) agreed with Historic England (E005) and does not adequately reflect consideration of the planning balance in the determination of applications for borrowpits, particularly in respect of landscape impact. **MM04** addresses this matter which is necessary for the Plan to be effective.

Conclusion on Issue 1

40. Subject to the identified MMs, I am satisfied that the Vision, Aims and Objectives of the Plan are soundly based and provide an appropriate basis for meeting the future demand for minerals and the management of waste sustainably and reflect an appropriate strategic approach for the Plan area.

Issue 2 - Whether the Plan makes appropriate provision for the steady and adequate supply of aggregate minerals.

41. The NPPF looks to MPAs to plan for a steady and adequate supply of aggregates by preparing a Local Aggregates Assessment (LAA) based on a rolling average of ten years sales data and other relevant local information, and an assessment of all supply options (including marine-dredged, secondary and recycled sources). The approach to the calculation of the future demand for aggregate minerals over the Plan period is set out in the supporting Evidence Paper *Level of Provision and a Spatial Strategy for Minerals – November 2019* (PE01).

Sand and Gravel Provision

42. The Evidence Paper (PE01) calculates the average sales rate of sand and gravel over a ten-year period based on the LAA 2018 (PE12b). This identifies that the rolling average of ten years sales data is 2.36 Million tonnes per annum (Mtpa). However, the PPG advises that LAA's must also consider other relevant local information in addition to the ten-year rolling supply and seek to look ahead at possible future demand, rather than rely solely on past sales. Such information may include, for example, levels of planned construction and housebuilding in their area and throughout the country. MPAs should also look at average sales over the last three years, in particular to identify the general trend of demand as part of the consideration of whether it might be appropriate to increase supply (PPG ID: 27-064-20140306).

43. The Evidence Paper considers, amongst other matters, aggregates sales trends over the past three years; cross boundary aggregate movements; performance of the local economy; past and proposed future housing development trends; and major construction projects and infrastructure. The Evidence Paper identifies that the three-year average sales (2015 - 2017) increased above the ten-year average to 2.89Mtpa.

44. However, the Evidence Paper also identifies that the 2017 sales figure appears to have been inflated by several sites recommencing production and that sales were also affected by the provision of sand and gravel from quarries (in addition to borrowpits), to supply the A14 road improvement scheme. The paper suggests that, in the future, there is likely to be a period of fluctuating production. It is therefore considered that utilising the three-year figure (2.89Mtpa) as the basis for the Plan provision is not sufficiently robust.

45. Taking account of the 2008 - 2017 ten-year average (2.36Mtpa) and the uplift shown by the 2015 - 2017 three-year average (2.89Mtpa), the Councils have

determined that an appropriate annual provision rate for sand and gravel over the Plan period is 2.6Mtpa. This represents the mid-point between the ten-year sales average and the three-year sales average and gives rise to a total requirement of 54.6Mt of sand and gravel over the Plan period.

46. Taking off sales in 2016 and 2017 (2.56Mt and 2.56Mt respectively) gives a remaining Plan period requirement of 48.48Mt. The LAA identifies that Cambridgeshire and Peterborough, at the end of 2017, had permitted reserves of 41.43Mt. This leaves a shortfall of 7.05Mt to be addressed in the Plan.

47. The question arises whether there would be an under-provision of sand and gravel resources over the Plan period due to the likelihood of increased demand caused by economic growth in the region, particularly associated with the Oxford-Cambridge Growth Corridor. However, without dismissing the possibility of significant future growth in the region, I consider that the annual LAA should be able to identify the consequences and impact there might be on sand and gravel resources, reserves and landbanks and whether a review of the Plan would be triggered earlier than might otherwise be the case. Consequently, at this time, I see no convincing reason to depart from the basis of the supply figures outlined above.

48. Therefore, I consider that the calculation of the annual provision of 2.6Mt of sand and gravel to the end of 2036 is sound and I conclude that the Plan as submitted adequately identifies the required provision for sand and gravel over the Plan period.

49. Whilst the Plan identifies the methodology used to calculate the annual provision of 2.6Mt, no calculation is provided to numerically demonstrate how the shortfall over the Plan period has been arrived at. **MM05** introduces a new paragraph that sets out numerically how the identified shortfall of 7.05Mt has been calculated. This is necessary for clarity and to ensure that the Plan is justified and effective.

50. Policy 2 of the Plan, amongst other things, identifies a number of allocations, identified as Mineral Allocation Areas (MAAs) on the Policies Map, where, in principle, and subject to the consideration of other policies within the Plan, would be suitable for sand and gravel extraction to meet the identified need. The site allocations themselves will be discussed later in this report.

51. Whilst potential reserves for each of the allocated sites is identified, the Plan does not numerically identify how the sites individually and collectively contribute to meeting the identified shortfall in sand and gravel provision over the plan period. **MM06** introduces a new table that sets out the anticipated extraction rate and start date for each of the allocated sites. This is necessary to provide clarity and justification in setting out how the allocations individually and collectively contribute to meeting the required supply over the Plan period.

52. **MM06** identifies that the allocations will provide 17.625Mt over the plan period leaving a potential surplus of 10.575Mt. Whilst Policy 2 of the Plan identifies that a steady and adequate supply of sand and gravel will be facilitated over the plan period, it does not clearly identify a need to maintain

a seven years landbank. In this regard, the Plan is not consistent with paragraph 207 of the NPPF.

53. **MM07** provides for an addition to the opening sentence of Policy 2 to reflect that the facilitation of a steady and adequate supply also includes the need to maintain a landbank of seven years. In addition, this MM also proposes an amendment to the wording in the footnote to Policy 2 to require that planning applications submitted in respect of the allocated sites also consider whether any land affected by the proposed development is functionally linked to the Nene Washes Special Protection Area and Ramsar Site. This MM is necessary in order for the Plan to be consistent with national policy and legislation.

54. Criterion 'a' of Policy 2 identifies, with certain exceptions, that permission for mineral extraction will only be granted on the MAAs identified in the policy but also from Mineral Development Areas (MDAs). Whilst MAAs are defined in the supporting text and the policy itself, MDAs are not defined until much later in the Plan. **MM08** provides an additional footnote to Policy 2 to explain that MDAs are defined as existing operational sites and committed sites (sites with planning permission but which are not yet operational or are dormant). This MM is necessary in order for the Plan to be effective.

55. The Plan recognises that a degree of flexibility will be required to ensure that a steady and adequate supply of aggregate minerals is maintained over the Plan period. Criterion 'b' of Policy 2 provides general development principles for mineral extraction from new sites outside of the MAAs and MDAs that may be required to maintain the landbank or are required to meet a proven need that cannot reasonably be met from the permitted or allocated reserves. Subject to compliance with other relevant policies in the Plan, this part of the policy provides the requisite degree of flexibility to enable the consideration of sand and gravel development proposals on unallocated sites that are necessary in order to maintain an adequate level of provision and meet any identified shortfall in the landbank.

Allocated Sites for Sand and Gravel Provision

56. Policy 2 of the Plan identifies nine sites to be allocated as MAAs for the extraction of sand and gravel. Each allocation has been subject to a comprehensive site assessment process set out in the *Site Assessment Methodology* (PE05), the *Outcomes Report* (PE06a) and *Technical Annex* (PE06b). I consider that these documents provide an appropriate and robust methodology for the identification of the allocated sites.

57. For each of the allocated sites, Policy 2 also identifies a number of individual site-specific requirements that need to be considered as part of any subsequent planning application. Amongst other considerations, these identify where development would have an impact on heritage assets and where assessment and mitigation may be required.

58. However, Historic England have identified that some of the site-specific requirements in relation to heritage assets may be unclear and insufficient to meet the requirement for the conservation and enhancement of the historic environment as set out in the NPPF. **MM09** and **MM11** provide additional site-specific requirements for Sites MO19 (Bare Fen & West Fen,

Willingham/Over), MO21 (Mitchell Hill Farm South, Cottenham), MO35 (Block Fen/Langwood Fen East, Mepal), MO29 (Gores Farm, Thorney), MO33 (Land off Main Road, Maxey) and MO34 (Gores Farm, Thorney)to include reference to the 'significance' of heritage assets including any contribution made to their significance by their settings.

59. **MM10** strengthens the requirements in relation to sites MO29 (Gores Farm, Thorney) and MO34 (Willow Hall Farm, Thorney) to ensure that development proposals must include a no-development buffer around on-site and off-site scheduled monuments. **MM12** provides for an additional site-specific requirement in relation to site MO33 (Land off Main Road, Maxey) requiring that any planning application for development proposals include a Heritage Impact Assessment to inform a heritage led restoration scheme.

60. In order to recognise the proximity and heritage value of an Iron Age and Roman Settlement located to the north west of site MO34 (Willow Hall Farm, Thorney), **MM13** provides an additional site-specific requirement which sets out that a comprehensive programme of archaeological investigation and possible mitigation will be required to be submitted as part of any planning application for mineral development on the site.

61. The above MMs are necessary in order for the Plan to be effective and consistent with the NPPF.

Crushed Rock Provision

62. Limestone extraction for aggregate production is limited to a small geographical area located to the north west of Peterborough. The LAA identifies only two limestone quarries with combined permitted reserves of 2.53Mt. The ten-year rolling average of sales of crushed rock in the Plan area is 0.3Mtpa. On that basis, the current permitted reserves provide 8.4 years supply which is insufficient to maintain a steady and adequate supply and the ten-year landbank required over the Plan period.

63. During the call for sites process in 2018 one additional site for limestone extraction was submitted which was not deemed to be suitable for allocation. Against this background, no evidence has been provided to conclusively demonstrate a practical need for the Plan to allocate any sites for primary aggregate provision. Therefore, no new allocations are proposed in the Plan. However, criterion 'b' of Policy 2 applies to all mineral development proposals outside of MDAs and MAAs and therefore also provides a degree of flexibility to enable the consideration of crushed rock development proposals. In the circumstances, I consider that the Plan is sound in the way it has dealt with crushed rock primary aggregate.

Conclusion on Issue 2

64. I am satisfied that the Plan, when considered with the recommended MMs, makes adequate provision for the steady and adequate supply of aggregate minerals and is fully justified by the evidence and is soundly based.

Issue 3 – Whether the Plan makes adequate provision for the encouragement of the use of secondary and recycled aggregates.

65. The Plan's Vision, amongst other things, states that there will be an '*increased commitment to the use of secondary and recycled aggregates over land won material*'. This is reinforced by the Plan's third Objective which seeks to '*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)'*.

66. Although this matter is discussed elsewhere in this report in relation to the consideration of waste management, Policy 8 of the Plan is the principal policy which explicitly supports '*proposals which assist in the production and supply of recycled/secondary aggregates'*. It identifies suitable locations such as operational committed and allocated mineral sites, strategic development sites throughout the construction phase and appropriate waste management sites. In addition, it states that all development sites of 100 homes or more, or 5ha or more for employment sites, should include temporary inert and construction waste recycling facilities throughout all phases of construction.

67. However, the wording of Policy 8 is ambiguous in parts and lacks some clarity in defining whether the suitable locations identified in the policy are applicable only to proposals for concrete batching plants and/or also apply to proposals for secondary and recycled aggregate production. **MM27** is therefore necessary to provide the clarity to ensure that the provisions of the policy that relate to suitable locations are applicable to proposals for concrete batching plants and also secondary and recycled aggregate production.

68. This MM also provides further amendments to criterion 'a' of Policy 8 to make it clear that the suitability of such proposals on operational, committed and allocated mineral development sites is applicable for the duration of the working life of the mineral site only, unless a recycling operation would be compatible with the restoration scheme and linked to a temporary planning permission. This MM is necessary to ensure that the Plan is positively prepared and effective.

69. **MM26** provides additional supporting text to Policy 8 to reflect the changes made to criterion 'a'. **MM25** provides further supporting text to explain that the use of materials arising as a by-product of waste management facilities is encouraged to be used in construction activities. These MMs are necessary for the Plan to be effective.

Conclusion on Issue 3

70. I am satisfied that the Plan, when considered with the recommended MMs, makes adequate provision for the encouragement of the use of secondary and recycled aggregates and is fully justified by the evidence and is soundly based.

Issue 4 - Whether the Plan adequately balances the safeguarding of mineral resources and infrastructure and the needs of competing development.

71. Objective 1 of the Plan provides for the safeguarding of mineral resources, and existing mineral development. This is consistent with paragraph 204 of the NPPF.

72. The mechanism for balancing the needs of competing non-mineral development with the need to protect the resource is through the identification of Mineral Safeguarding Areas (MSAs). The approach taken to define MSAs is set out in the evidence provided in *Mineral Safeguarding Areas – November 2019* (PE03). The boundaries of the MSAs are identified on the Policies Map (CD05d) where known deposits of sand and gravel, limestone, chalk and brickclay are to be found and constitute the extent of known reserves plus a 250m buffer.

73. Policy 5 – Mineral Safeguarding Areas (MSAs) provides for the MPA to be consulted on all proposals for non-mineral development which would occur within MSAs, subject to several exceptions of development types that are identified in the policy. Development not comprising any of these exceptions is required to meet one of four criteria identified in the policy.

74. Where specific sites are identified for current or future mineral development, namely MDAs and MAAs, Policy 16 – Consultation Areas (CAs) provides a 250m buffer around the edge of the identified site and a similar set of criteria to Policy 5. Policy 16 is also applicable to Waste Management Areas (WMAs), Transport Infrastructure Areas (TIAs) and Water Recycling Areas (WRAs) which are considered later in this report.

75. Policies 5 and 16 do not prohibit non-mineral development within 250m of the MSA, MDA or MAA, rather the policies ensure that the MPA is consulted so that the mineral is not unnecessarily sterilised or the operation of the MDA/MAA is not prejudiced.

76. Criterion 'l' of Policy 5 identifies that development within MSAs will only be permitted where there is an overriding need for the development in circumstances where prior extraction is not feasible. However, the question arises whether this provides sufficiently clear guidance as to how an overriding need for the non-mineral development and the feasibility of prior extraction is to be assessed. **MM23** provides a new footnote to Policy 5 to provide guidance on the factors that the MPA will take into account in the consideration of overriding need and explains that the viability of mineral extraction will be taken into account in determining whether prior extraction is appropriate. This MM is necessary for the Plan to be effective.

77. Criterion 'a' of Policy 5 relates to development within a settlement boundary and is one of the exceptions where the MPA does not require prior consultation on development proposals within such a boundary. The definition of a settlement boundary is provided in a footnote to Policy 5. However, the question arises whether this definition is clear and consistent with other development plans within the Plan area. **MM23** also includes

amendments to this footnote to provide clarity of the definition of settlement boundary.

78. Policy 6 of the Plan identifies that MDAs and MAAs are defined on the Policies Map and that within a MAA only development for which it is allocated will be permitted. Paragraph 4.5 provides supporting text to this policy to explain that the requirements of Policy 16 relating to CAs also covers proposals which fall within 250m of a MDA or MAA and that Policy 6 relates to development of the MDAs and MAAs themselves. However, the question arises whether paragraph 4.5 is sufficiently clear. **MM24** is necessary to expand on the guidance provided and the relationship between Policy 6 and Policy 16.

79. Evidence suggests that Policies 5 and 16 do not adequately reflect the 'agent of change' principle. This indicates that where the operation of an existing business or community facility could have a significant effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development is completed. I do not consider that any modifications are required to Policy 5 in this regard. However, I consider that **MM35** is required to Policy 16 of the Plan to make it clear that, in the consideration of proposals for non-mineral and non-waste management development within a CA, then the 'agent of change' principle will be applied. This is necessary in order for the Plan to be effective.

80. The requirements of Policies 5 and 16, the identification of MSAs, and the use of CAs are consistent with national policy. As such, they provide an appropriate framework that supports the objectives of the Plan for the safeguarding of mineral resources, mineral sites and associated infrastructure from non-minerals development.

Conclusion on Issue 4

81. I am satisfied that the Plan, when considered with the recommended MMs, appropriately balances the needs of competing development and makes adequate provision for the safeguarding of mineral resources and associated infrastructure.

Issue 5 – Whether the Plan makes adequate provision for other minerals of significance in Cambridgeshire and Peterborough.

Brickclay

82. The Plan identifies that brickclay extraction is to continue at existing consented sites that are located broadly in an area to the south and east of Peterborough. The NPPF requires that a stock of permitted reserves of at least twenty-five years is provided for brickclay to support new or existing plant (brickworks).

83. The Plan recognises that the current reserves are adequate to support the continued manufacturing of bricks in the Plan area over the Plan period and that the extensive reserves of brickclay close to the Whittlesey brickworks

should provide approximately twenty-five years of supply, thereby meeting the requirements of the NPPF.

84. However, the Plan recognises that there may be a need to release additional reserves to ensure continuity of supply and meet any potential identified shortfall in the reserve position if there is any future significant increase in demand. Policy 2 identifies two MMAs for brickclay. Site M023 provides for 0.04Mt of reserve to supply a localised specialist brickworks at Burwell. Site M028 provides for approximately 27Mt of reserve at Kings Delph, Whittlesey.

85. Overall, the Plan makes adequate provision for a steady and adequate supply of brickclay to maintain at least twenty-five years permitted reserves. Therefore, I consider that the provisions in the Plan for brickclay are sound.

Building Stone (including Clunch)

86. The Plan does not make any allocations for building stone which the Councils suggest is due to the very limited resources within the Plan area. However, the question arises whether the Plan should make provision for the supply of building stone, in particular clunch (hardened chalk), that is necessary for maintenance of the historic environment in the plan area. Clunch was periodically extracted as part of the working of the Barrington Chalk Quarry which has now closed.

87. No sites for the working of clunch came forward during the preparation of the Plan. However, reserves are protected by the MSA for chalk which is identified on the Policies Map and is subject to the provisions of Policy 5 as discussed earlier in this report. Should the working of building stone or clunch be proposed during the Plan period, criterion 'a' and 'b' of Policy 2 provide an appropriate basis for the consideration of any such proposals.

Other Industrial Minerals

88. Very limited resources of chalk and limestone for non-aggregate purposes exist within the Plan area. Given the limited resources available, no specific MAAs are proposed for these minerals. However, the Plan seeks to continue extraction on a small scale to meet specialist needs. Such provision would be made via the working of existing permitted sites or via the provisions of Policy 2.

89. The potential for industrial chalk extraction from a site at Steeple Morden came to light during the consultation exercise on the Proposed Submission Plan. Consequently, this was not considered and evaluated through the *Site Assessment Methodology* (PEO5) that informed the MAAs. The extent to which this site may have been suitable to be allocated as a MAA is a matter of conjecture. Nonetheless, Policy 2 enables any such proposals to be considered through the submission of a planning application as the policy provides 'in principle support' for other mineral proposals subject to meeting the criteria set out in the policy.

Conclusion on Issue 5

90. I am satisfied that the Plan, when considered with the recommended MMs, provides an appropriate basis for the provision of minerals of significance (other than aggregates) in Cambridgeshire and Peterborough and is positively prepared, justified, effective and consistent with national policy in this respect.

Issue 6 – Whether the methodology used to identify the waste that needs to be managed in the Plan area is robust and justified.

91. The overall objective of the Plan is to deliver a net self-sufficiency in waste management capacity within the Plan area and move the treatment of waste up the waste hierarchy. Whilst I recognise that there is no national policy requirement to achieve net self-sufficiency, this approach is not unusual and is increasingly adopted in Local Plans.

92. The '*Waste Needs Assessment - November 2019'* (PE04) identifies that jointly, in 2017 Cambridgeshire and Peterborough produced approximately 2.782Mtpa of various types of waste comprising 0.415Mt of municipal waste (15%); 0.674Mt of commercial and industrial (C&I) waste (24%); 1.649Mt of construction, demolition and excavation (CD&E) waste (59%); and 0.044Mt of hazardous waste (2%).

93. In general, three quarters of waste arisings can be attributed to Cambridgeshire with a quarter to Peterborough. The Waste Needs Assessment (WNA) suggests that waste arisings are likely to increase to 3.163Mtpa by the end of the Plan period (2036).

94. The majority of waste produced in the Plan area is currently managed via the following broad methods: processing of waste in preparation for reuse or recycling accounts for around a third, inert recovery accounts for another third, other recovery and treatment accounts for a tenth with disposal to landfill for the remaining waste.

95. The baseline data informing the WNA is supported by the *East of England Waste Technical Advisory Body (WTAB) Waste Arisings Methodology Paper – Section 2: Waste Arisings* (PE10). Consideration of local future growth forecasts was incorporated into the waste arisings forecasts set out in the WNA over the Plan period. Overall, I consider that the background evidence supports my view that the approach taken in the Plan to identify the waste capacity needs at five yearly intervals from 2021 onwards is sound.

96. Policy 3: Waste Management Needs, and the supporting text, identifies the capacity gap, which is the future need for waste management facilities, and where capacity surplus may exist for various waste streams. The policy contains two tables that consider indicative waste management capacity needs. The first considers capacity needs for recovery, treatment and recycling operations and the second considers deposit to land and disposal.

97. **MM17** is necessary for effectiveness and provides for a replacement of the first table in Policy 3 to be consistent with Table 14 of the WNA. Further text is also provided to explain that existing capacity includes permitted but not

operational capacity and that the new figures show the adjusted capacity gap (or surplus) that would result if the permitted but not yet operational capacity comes on stream.

98. The question arises whether recently permitted sites that are not yet operational, but where implementation is considered likely, should be included in the calculation of existing waste management capacity in the Plan area. In my view, the inclusion of these sites in the calculation is neither unusual nor unsound.

99. **MM16** provides additional text and a footnote to paragraph 3.41 to explain the relationship of Policy 3 to the WNA and to explain that permitted, but not yet operational, sites have been taken into account in determining future needs. This MM is necessary in order for the Plan to be effective.

100. The approach enables a fuller picture of potential waste management capacity to be gained over the Plan period. However, I recognise the concerns that the existence of permitted non-operational sites could be given weight in the consideration of planning applications for waste management development.

101. In response to this issue, **MM17** also provides for the amendments to the table to show the capacity gap if the approved facilities do not come on stream as anticipated. In addition, **MM14** and **MM15** provides changes to paragraphs 3.37 and 3.39 respectively of the supporting text to Policy 3. These identify that the identification of the capacity needs in Policy 3 do not form a ceiling and that, in principle, the Councils are supportive of proposals for additional capacity where this would drive waste management up the waste hierarchy. These MMs are necessary in order for the Plan to be justified and effective.

102. **MM17** also provides for additional text to Policy 3 that confirms that the net capacity figures in the table are not ceilings for recycling, treatment or the recovery of waste. In addition, three criteria are added that identify that waste management proposals would be supported where they assist in closing any identified gap or any future gap identified in the annual monitoring of the Plan, or moves waste capacity already identified in the table contained within Policy 3 up the waste hierarchy.

103. When taken as a whole, I consider that the Plan sets out a clear intent to support opportunities for additional waste management capacity to drive waste up the hierarchy and does not suggest that undue weight would be attached to non-operational capacity in the consideration of planning applications.

104. The WNA and the supporting text to Policy 3 identifies that there is sufficient waste management capacity within Cambridgeshire and Peterborough (jointly) to achieve net self-sufficiency with respect to composting, inert recycling and soil treatment throughout the Plan period; and for re-use and recycling, including treatment of waste, and other forms of recovery mid-way through the Plan period.

105. There may be a capacity gap of approximately 0.120Mtpa by the end of the Plan period for materials recycling. However, this would be dependent on the

actual recycling capacity provided by sites undertaking transfer/treatment that would be likely to undertake increasing recycling activities over the Plan period.

106. There is sufficient inert landfill and recovery void space to accommodate most of the Plan area's needs over the Plan period. The Plan acknowledges that any required additional capacity can be accommodated by void space associated with the restoration of mineral extraction sites. Consequently, no new inert landfill or recovery sites (not associated with restoration of mineral extraction sites) are required over the Plan period.

107. Corresponding changes to paragraphs 3.37 and 3.39 of the supporting text to Policy 3 are necessary to reflect the fact that disposal of waste is the least desirable option in the waste hierarchy and that the approach of the Plan is to support opportunities that move waste management away from landfill. These are provided by **MM14** and **MM15**.

Conclusion on Issue 6

108. I am satisfied that the Plan, when considered with the recommended MMs, provides an appropriate and robust basis to identify the provision that needs to be made for waste management capacity over the Plan period and is fully justified by the evidence and is soundly based.

Issue 7 – Whether the Plan makes appropriate provision for the future management of waste.

109. The Plan has been prepared on the basis that across the plan area, existing and committed waste sites will meet the majority of identified needs over the Plan period. This is on the basis that the indicative future waste management needs of the Plan area (to achieve net self-sufficiency) are relatively low. In addition, existing and committed sites have a potential to increase recycling capacity and other recovery capacity is likely to come forward on permitted but not yet operational sites.

110. As such the strategy of the Plan is not to make specific allocations for new waste sites. Instead, Policy 4: Providing for Waste Management sets out a broad spatial strategy for the location of new waste management development. It identifies settlements where such facilities should be located and provides criteria which direct proposals to suitable sites.

111. Whilst no specific allocations are made, the Plan recognises that facilities may be required for development that supports more sustainable waste management, assists in moving the management of waste up the waste hierarchy and responds to the proximity principle requiring facilities to be located close to the source of waste generation.

112. Paragraph 4 of the National Planning Policy for Waste (NPPW) sets out criteria for identifying suitable sites and areas for waste management facilities. They include the consideration of a broad range of locations including industrial sites, opportunities to co-locate waste management facilities and giving priority to re-using previously developed land and sites identified for employment purposes.

113. The identification of broad locations for strategic and non-strategic waste management facilities is consistent with the guidance provided in the NPPW and offers the opportunity for waste development proposals to come forward across the Plan area in locations that are likely to experience development. The Plan does not place any ceiling on operations for recycling, treatment or recovery of waste. Therefore, in addition to existing and committed sites, it provides for the opportunity for a range of sites to come forward which can contribute to reducing the capacity gap and move future waste management up the waste hierarchy.

114. Whilst Policy 4 sets out the broad strategy for the location of waste management development, it does not adequately reflect the Plan's Objective for sustainable waste management, which includes supporting development that enables waste to be managed as far up the hierarchy as possible and contributing to the aspiration for net-self-sufficiency. Furthermore, it does not adequately explain that part of the locational strategy is that new or extended waste management facilities should be located within the settlement boundary of existing or planned main urban areas. **MM22,** as amended below, is necessary to address these matters and is required in order for the Plan to be effective.

115. **MM22** also provides further support for co-location where there are benefits to the restoration of a mineral site or where the proposal is specifically linked to existing waste management operations already taking place on a site, subject to the consideration of other policies of the Development Plan. It also identifies that additional capacity for the disposal of non-hazardous waste should be through extensions to existing sites, unless such extensions would prejudice other strategic objectives.

116. The question arises whether Policy 4 is sufficiently clear and unambiguous with regard to the approach to the consideration of proposals for the co-locational of waste management facilities. **MM22** and the modifications to the supporting text of the policy, which are considered below, have sought to address this matter. However, there remains some concern that the Plan is unclear in its approach to waste management development on existing sites that are located outside of main settlements in circumstances where this may not contribute to co-location benefits.

117. **MM22**, as proposed and consulted on by the Councils, includes, amongst other things, a new paragraph 6 of Policy 4 relating to new waste management facilities that are unable to demonstrate the benefits of co-location but are within the planning permission boundary of existing waste management sites and are located outside of the main settlement. The paragraph sets out that new waste management facilities in such circumstances will, in principle, be supported where they can demonstrate benefits, such as existing transport links and/or moving waste management up the hierarchy.

118. However, paragraph 2 of Policy 4 already identifies that waste management proposals must demonstrably contribute towards sustainable waste management by moving waste up the hierarchy. In addition, I accept the view that an existing waste site would already have existing transport links.

119. Consequently, I consider that the part of the consulted upon **MM22** that provides for a new paragraph 6 is unnecessary in its reference to existing transport links and/or pushing waste management up the hierarchy. I have therefore deleted these aspects from **MM22** and the relevant supporting text as set out in the Appendix to this report.

120. In circumstances where future waste management sites may not be available in employment areas or strategic employment areas, the existing paragraph 5 of Policy 4 provides support to the location of new waste management proposals on other suitable sites within the urban area or on the edge of them. However, I recognise that there are existing operational waste management sites, that may have significant capital investment in plant and machinery but are not located within or on the edge of the urban area. It is these sites that the proposed paragraph 6 provided by **MM22** sought to address.

121. Paragraphs 3.42, 3.44, 3.45 and 3.47 are part of a number of paragraphs that provide supporting text to Policy 4. Corresponding modifications are necessary to these paragraphs to reflect the changes to Policy 4 as a consequence of **MM22** and also to reflect those aspects of the **MM22** which I consider should be deleted. **MM18**, **MM19**, **MM20** and **MM21** addresses these matters and are necessary in order for the Plan to be effective.

122. **MM21** provides additional text to explain how Appendix 3 of the Plan (*The Location and Design of Waste Management Facilities*) should be taken into account in considering the design and location of new facilities. This is necessary to ensure that the Plan is consistent with paragraph 7 of the NPPW in respect of the design of new waste management facilities in relation to the character and quality of the area in which they are located.

123. A question also arises whether Policy 4 should specifically identify support for Energy from Waste facilities which can assist in moving residual waste from landfill and up the hierarchy and provide secondary aggregate in the form of 'Incinerator Bottom Ash'.

124. The Plan, together with the suggested modifications, is clear that support will be given to waste management development that moves waste up the hierarchy. I also note that the Councils' approach in the Plan and in the WNA is technology neutral. Energy from Waste is one form of such movement and sits towards the top of the hierarchy. I therefore do not consider that specific reference is required to energy recovery as support for proposals that move the management of waste up the hierarchy, irrespective of the technology proposed to be used. This is already implicit in Objective 2 and Policy 4. In addition, the benefits of by-products of waste management activities, including their use as a source of construction materials, are recognised in **MM25** which has been considered earlier in this report.

125. Paragraph 5.1 of the Plan is one of a number of paragraphs that provide supporting text to Policy 10: Waste Management Areas (WMAs). This paragraph explains that WMAs are specific sites identified on the Policies Map for waste management facilities and consist of existing operational sites and committed sites.

126. Policy 10 identifies that non-waste management development will not be permitted on a WMA unless it is compatible with the use of the site as identified in the Development Plan or is a development that would provide clear regeneration benefits that would outweigh the harm of discontinuing the site as a WMA. **MM31** provides additional text to Policy 10 to define WMAs, identify that waste management development proposals within WMAs would be considered under Policy 4 and identify that other development proposals would need to be identified on non-Mineral and Waste Plans that are part of the Development Plan for the area. This MM is necessary in order for the Plan to be effective.

127. Corresponding changes to the supporting text provided in paragraphs 5.1 and 5.2 are necessary. These are provided in **MM28** and **MM29**.

128. Paragraph 5.3 identifies that Policy 16: Consultation Areas also relates to proposals which fall within a WMA or within 250m of its boundary. However, the current paragraph lacks clarity and **MM30** is necessary to address this matter.

129. Policy 11: Water Recycling Areas (WRAs) provides a criteria-based approach to the consideration of development proposals for sewage and wastewater infrastructure. However, the text of the policy does not wholly accord with that contained in the SoCG agreed with the Environment Agency (PE11) and fails to require the application of the sequential and exception tests in the consideration of such development within flood zones 3. Also, as currently worded, the policy requires that new water recycling development has ready access to the sewerage infrastructure, which may not be the case in circumstances where significant new development is proposed. **MM33** therefore addresses these issues and is necessary in order for the Plan to be effective.

130. Existing and planned facilities for water recycling are identified on the Policies Map as WRAs. Paragraph 5.5 of the Plan provides supporting text to Policy 11 and refers to the fact that the requirements of Policy 16: Consultation Areas (CAs) also applies to development proposals which fall within 400m of a WRA. However, the paragraph does not make it clear that the requirements of Policy 16 also apply to development proposals on the WRA itself, as well as within 400m of its boundary. **MM32** addresses this matter for effectiveness.

Conclusion on Issue 7

131. I am satisfied that the Plan, when considered with the recommended MMs, provides appropriate provision for the future management of waste in Cambridgeshire and Peterborough and is positively prepared, justified, effective and consistent with national policy in this respect.

Issue 8 - Whether the policies for minerals and waste management proposals strike an appropriate balance between seeking to provide necessary development and protecting people and the environment.

132. The Plan contains a number of development management policies (Policies 15 and 17 to 26) that collectively seek to control impacts from future mineral and waste development. These include criteria-based policies that consider, amongst other things, the impacts of development on transport infrastructure; design considerations; amenity considerations; restoration and aftercare; biodiversity and geodiversity; the historic environment; water resources; traffic, highways and public rights of way; sustainable use of soils; aerodrome safeguarding and other developments requiring the importation of soils.

133. Apart from Policies 18, 19, 21, 24, 25 and 26 and the supporting text, which are sound without modification, the remaining development management policies are considered below.

Policy 15: Transport Infrastructure Areas (TIAs)

134. Whilst this policy is sound without modification, changes are required to the supporting text provided in paragraph 6.3 to clarify that the Policy only applies to development within TIAs themselves. This is provided in **MM34** which is necessary in order for the Plan to be effective.

Policy 17: Design

135. This policy sets out a criteria approach to the consideration of design issues in mineral and waste management development, including restoration, with particular regard to local character and distinctiveness. However, the opening paragraph of the policy fails to fully reflect paragraph 127 of the NPPF in terms of requiring development and restoration to be sympathetic to local character. In addition, none of the criterion of the policy reflect paragraph 127(c) of the NPPF.

136. **MM36** is therefore necessary to address the inconsistency in the opening paragraph of Policy 17 and **MM37** provides a new criterion that is reflective of the guidance contained within paragraph 127(c) of the NPPF. These MMs are necessary to ensure that the Plan is effective and consistent with the NPPF.

137. Criterion (g) of the policy relates to landscape enhancement, including the consideration of the historic landscape. However, this criterion does not refer to the need to take into account historic landscape characterisation. **MM38** addresses this matter and is necessary in order for the Plan to be effective.

Policy 20: Biodiversity and Geodiversity

138. This policy, amongst other things, relates to the consideration of development proposals that may affect 'International Sites' and 'National Sites' of nature conservation or geological importance. In relation to 'National Sites', this part of the policy relates to development proposals located within or outside of a Site of Special Scientific Interest (SSSI). However, as currently worded, this part of the policy is inconsistent with paragraph 175(b) of the NPPF by failing

to reflect the location of development. **MM39** addresses this matter and is necessary in order for the Plan to be effective and consistent with national policy.

Policy 22: Water Resources

139. This policy sets out the factors to be taken into account in the consideration of the impact of mineral development proposals on water quality and the integrity of water bodies and watercourses. As currently worded, the policy and supporting text are inconsistent with the revised wording and title of the policy as set out in the SoCG agreed between the Councils and the Environment Agency, dated May 2020 (PE11). The suggested revised wording set out in the SoCG provides a coherent basis for the application of the policy and revises its title to 'Flood and Water Management'. **MM41** is therefore necessary to ensure that the Plan is effective and consistent with the SoCG.

140. Corresponding additions are necessary to the supporting text to reflect the modifications made to Policy 22. **MM40** is therefore necessary to address this matter to ensure consistency with the SoCG and to recognise that the use of Sustainable Drainage Systems may not be feasible in all cases.

Policy 23: Traffic, Highways and Rights of Way

141. This policy, amongst other things, provides a criteria-based approach to the consideration of the impact of minerals and waste management proposals on the highway network and rights of way. Part 'e' of the policy requires binding agreements covering lorry routing and/or signage if necessary and reasonable to make a development acceptable. However, neither the policy nor the supporting text provide any explanation of the legal provisions through which such agreements would be made or how these would be enforced. **MM42** addresses this matter and is necessary to ensure that the Plan is effective.

142. The final paragraph of the policy requires that development proposals should make provision for the enhancement of the public rights of way network where practicable. However, this part of the policy does not clearly explain at what stage of development such enhancements should be made and in particular whether this can be interpreted erroneously to mean that they should be considered only at the restoration stage of a mineral working. Furthermore, the policy does not take into account how any necessary diversions of public rights of way to facilitate mineral extraction can also provide opportunities for enhancement to the public rights of way network by the provision of new routes. **MM43** addresses these matters and is necessary to make the Plan effective.

Conclusion on Issue 8

143. Subject to the identified MMs, the policies for minerals and waste management proposals and their supporting text provide a balanced and comprehensive approach to the control and management of development that accords with national policy. Accordingly, with those MMs in place, I find this part of the Plan to be sound.

Issue 9 – Whether the detailed development requirements for the Plan allocations as set out in Appendices 1 to 3 to the Plan provide appropriate guidance for the submission of development proposals.

144. Appendices 1 and 2 to the Plan identify the main environmental and amenity impacts that need to be considered in any planning applications for mineral development proposals on the proposed MMAs identified in Policy 2.

145. **MM44** is necessary to modify the text provided for Site MO19 (Bare Fen & West Fen, Willingham/Over) to recognise the presence of peat soils and the proximity of the site to the RSPB Ouse Fen Nature Reserve. In addition, the MM provides for a preferred restoration to a reedbed habitat as an extension to the existing approved restoration scheme at Needingworth Quarry.

146. Modification is required to the 'archaeology' theme of Site MO28 (Kings Delph, Whittlesey) to require development proposals to include a detailed programme of archaeological mitigation which ensures that de-watering of archaeological sites does not occur. In addition, restoration should provide appropriate context for the setting of the nearby 'Must Farm Bronze Age Settlement'. This modification is provided by **MM45** and is necessary in order for the Plan to be effective and to ensure that the archaeological implications of mineral extraction within the allocation area are properly taken into account.

147. **MM46** provides additions to the text for Site MO33 (Land off Main Road, Maxey) to reflect the proximity of the site to the Maxey, Northborough and Etton Conservation Areas. This MM reflects the proximity of the site to heritage assets as identified within the content of the SoCG agreed with Historic England, dated July 2020 (E005). This MM is therefore necessary to ensure that the Plan is effective and consistent with the NPPF and SoCG.

148. Additional text for Site MO35 (Block Fen/Langwood Fen East, Mepal) is necessary to refer to the presence of deep peat soils and to require development proposals to consider any measures necessary to conserve this resource. This necessary modification is provided by **MM47**.

149. Appendix 2 of the Plan provides a more detailed Master Plan for mineral extraction on the Block Fen/Langwood Fen sites which includes Sites MO35 (Block Fen/Langwood Fen East, Mepal) and MO36 (Block Fen/Langwood Fen West, Mepal). Paragraph 2.2 sets out a number of objectives that sand and gravel extraction should achieve and includes the need to create flood storage with an ambition to eventually create 24,100 m3 per hectare of water storage capacity. **MM48** provides modifications to the seventh objective of this paragraph to ensure that any created flood storage accords with the Environment Agency's *Cranbrook/Counter Drain (Welches Dam) Strategy*. This is necessary to ensure consistency with the SoCG agreed with the Environment Agency (PE11). In addition, this MM also provides additional text to the eleventh objective to require that the sustainable use of soils also includes the conservation of peat soils.

150. Section 6 of Appendix 2 provides more detailed consideration of the need for flood water storage. Paragraph 6.11 identifies that the Environment Agency is seeking to maintain a flood risk of 1 in 25 years but does not refer to the

requirements of the *Cranbrook/Counter Drain (Welches Dam) Strategy*. Therefore, **MM49** is necessary in order for this paragraph to be consistent with the modification provided by **MM48** and the SoCG agreed with the Environment Agency (PE11).

151. **MM50**, **MM51** and **MM52** provide additional text to paragraphs 6.14, 6.17 and 6.18 respectively of Appendix 2. These paragraphs provide more guidance on the floodwater storage requirements of the Master Plan and are also necessary to ensure consistency with the SoCG agreed with the Environment Agency (PE11).

152. Appendix 3 provides detailed guidance on the location and design of waste management facilities. It is referenced in paragraph 3.47 of the Plan which provides supporting text to Policy 4: Providing for Waste Management and in Policy 17: Design. The guidance provided in Appendix 3 is intended to expand on the locational and design requirements of these policies. On adoption of the Plan the existing '*Location and Design Supplementary Planning Document – July 2011'* will be revoked and superseded by this Appendix.

153. Paragraph 2.8 of Appendix 3 relates to the provision of appropriate buffer areas between waste management facilities and residential areas. The Appendix also contains an indicative graphical representation titled 'Urban Location Plan' that shows how landscaping buffers could be applied between waste management proposals and residential development. **MM53** provides necessary additional text to paragraph 2.8 to refer to the indicative Urban Location Plan in consideration of landscaping and open space to form appropriate buffers to nearby residential areas.

154. Appendix 3 contains a number of air quality considerations and provides a table *'Air Quality Principles'* that should be taken into account in the submission of planning applications for waste management facilities. **MM54** provides for necessary clarity by the replacement of the existing text in this table with new text that includes the protection of 'sensitive receptors'.

Conclusion on Issue 9

155. Subject to the recommended MMs, the detailed development requirements for the Plan allocations, as set out in Appendices 1 to 3, provide appropriate guidance for the submission of development proposals.

Issue 10 - Whether the implementation and monitoring of the Plan will be effective.

156. As explained earlier, **MM02** introduces new supporting paragraphs to the vision, objectives and aims of the Plan to explain how the Plan will be monitored and commits to monitoring through the publication of an annual Authorities Monitoring Report. LAAs also provide a monitoring mechanism specific to aggregate landbanks.

157. I consider that the publication of an annual Authorities Monitoring Report provides an appropriate regular assessment of how effective the policies are proving to be in meeting their objectives, thereby facilitating the identification of any changes needed including the need for any early review of the Plan.

Conclusion on Issue 10

158. Subject to the recommended **MM02**, I am satisfied that the Plan provides a comprehensive, effective and robust framework for monitoring its delivery.

Overall Conclusion and Recommendation

159. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend that it not be adopted as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

160. The MPAs have requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the Duty to Cooperate has been met and that, with the recommended main modifications set out in the Schedule of Main Modifications, the Cambridgeshire and Peterborough Minerals and Waste Local Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

Stephen Normington

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining and bold font for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM01	9	Objective 3	Amend Objective 3 to include specific reference to peat soils as follows: Support climate change mitigation and adaptation, and seek to build in resilience to the potential effects of climate change encourage operational practices and restoration proposals **(including the conservation of peat soils through sustainable soil management)** which minimise or help to address climate change
MM02	12	Paragraph 2.7	Add the following text after Paragraph 2.7: **Implementation and Monitoring** **2.8 The policies in this Plan will be implemented through the Councils' Development Management activities, and in some cases those of the Cambridgeshire City / District Councils. These activities include pre-application advice and discussions, the making of decisions on planning applications, and the operation of the Councils' compliance functions to ensure planning control is properly enforced.** **2.9 Preparation of a plan is not a 'one-off' activity, it is part of a process that involves keeping a check on how successful the Plan is, in delivering what it sets out to do, and making adjustments to the Plan if the checking and monitoring process reveals that changes are needed.** **2.10 The Councils each produce an annual Authority's Monitoring Report (AMR). The AMRs will report on the progress of allocated mineral sites and mineral landbank figures, alongside a review of the amount of waste managed and the existing waste**

Ref	Page	Policy/ Paragraph	Main Modification
			management capacity across the Plan area (including new capacity that has been achieved through the grant of planning permission) in line with the strategic objectives of this Plan. This will allow the Councils to identify any potential changes required if a particular policy in the Plan is not operating as intended. The Councils have developed a set of monitoring indicators with which to help measure this. These monitoring indicators can be found in the accompanying Sustainability Appraisal, which was prepared alongside the preparation of this Plan and is available on the Councils' websites.
MM03	14	Paragraph 3.6	Make textual change as follows: Mineral development ~~especially~~ **and the subsequently restored mineral site** can cause considerable loss of high quality agricultural land and/or peat land, and is an important consideration for proposals. However....
MM04	16	Paragraph 3.13	Insert at the end of the paragraph additional text: the landscape or other **matters from borrowpits, and permission of any such site must take account of the full planning balance**.
MM05	17	Paragraph 3.19	After paragraph 3.19 insert new paragraph, as follows: **An annual provision rate over the plan period (2016 to 2036) of 2.6Mt would give rise to a total requirement for 54.6Mt of sand and gravel. Taking off sales in 2016 and 2017 (2.56Mt and 3.56Mt respectively), this leaves a remaining plan period requirement of 48.48Mt. At the end of 2017, the plan area had permitted reserves of 41.43Mt. Subtracting permitted reserves of 41.43Mt from the remaining requirement (48.48Mt) leaves a potential shortfall of 7.05Mt to be addressed.**
MM06	17	Paragraph 3.21	After paragraph 3.21 insert new paragraph, as follows: **The proposed allocations will provide 17.625Mt over the plan period, leaving a potential surplus of 10.575Mt. This provides an additional margin of flexibility and equates to just over 4 years supply at the provision rate of 2.6Mtpa. The reserves, anticipated start date, and indicative extraction rate of each allocation are shown in the table below, and for the avoidance of doubt, the extraction expected**

<table>
<tr><th>Ref</th><th>Page</th><th>Policy/ Paragraph</th><th>Main Modification</th></tr>
<tr><td></td><td></td><td></td><td><u>to take place at sites beyond 2036 has been discounted in the table below and does not contribute to the provision to be made during the plan period.</u>
<table>
<tr><th><u>Site</u></th><th><u>Estimate of Plan Period Reserve (Mt)</u></th><th><u>Anticipated Start Date</u></th><th><u>Indicative Extraction Rate (Mtpa)</u></th></tr>
<tr><td><u>M019: Bare Fen & West Fen, Willingham/ Over</u></td><td><u>3.000</u></td><td><u>2031</u></td><td><u>0.800</u></td></tr>
<tr><td><u>M021: Mitchell Hill Farm South, Cottenham</u></td><td><u>0.140</u></td><td><u>2036</u></td><td><u>0.140</u></td></tr>
<tr><td><u>M022: Chear Fen, Cottenham</u></td><td><u>0.820</u></td><td><u>2030</u></td><td><u>0.140</u></td></tr>
<tr><td><u>M028: Kings Delph, Whittlesey</u></td><td><u>0.350</u></td><td><u>2030</u></td><td><u>0.050</u></td></tr>
<tr><td><u>M029: Gores Farm, Thorney</u></td><td><u>1.600</u></td><td><u>2026</u></td><td><u>0.300</u></td></tr>
<tr><td><u>M033: Land off Main Road Maxey</u></td><td><u>1.925</u></td><td><u>2030</u></td><td><u>0.275</u></td></tr>
<tr><td><u>M034: Willow Hall Farm, Thorney</u></td><td><u>2.800</u></td><td><u>2023</u></td><td><u>0.200</u></td></tr>
<tr><td><u>M035: Block Fen/ Langwood Fen East, Mepal</u></td><td><u>4.680</u></td><td><u>Landwood Fen East & Hundreds Farm 2022 / Witcham Meadlands 2020</u></td><td><u>0.350</u></td></tr>
</table></td></tr>
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Ref	Page	Policy/ Paragraph	Main Modification
			<u>M036: Block Fen/ Langwood Fen West, Mepal</u> | <u>2.310</u> | <u>Wenny Farm 2031</u> | <u>0.400</u>
MM07	18	Policy 2	Amend first paragraph as follows: The Mineral Planning Authorities (MPAs) will facilitate a steady and adequate supply of the following minerals over the plan period (2016- 2036)**<u>, including seeking to maintain a landbank of 7 years of Sand and Gravel:</u>** Change footnote ‡ as follows: ‡Part of meeting this requirement will ~~require~~ **<u>be</u>** the submission of sufficient information from the applicant to enable the completion of a project-level screening exercise under The Conservation of Habitats and Species Regulations 2017 (as amended)~~, which identifies~~. **<u>This should identify</u>** whether **<u>any</u>** ~~the~~ land affected by the proposed development is **<u>functionally linked to</u>** ~~regularly used by qualifying species (especially foraging and roosting swans) of~~ the Nene Washes **<u>SPA and</u>** Ramsar **<u>site i.e. it is regularly used by qualifying species (especially foraging and roosting swans)</u>**, ~~SAC, SPA, and SSSI~~ and whether the proposal will have a likely significant effect **<u>on the SPA through loss of, or disturbance and displacement of birds from, functional land</u>**. If that screening concludes that full Appropriate Assessment (AA) is needed, sufficient information will need submitting to enable Peterborough City Council to complete that AA. This process will need to demonstrate that the development will not have a**<u>n</u>** ~~significant~~ adverse effect on the integrity of the Nene Washes'
MM08	21	Policy 2, Criterion a	Add in footnote as follows: a. on MAAs or Mineral Development Areas (MDAs)**<u>§</u>** as identified on the Policies Map for that purpose; or **<u>§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 or are dormant).</u>**
MM09	19	Policy 2, Site M019	Amend the following bullet point under 'Site Specific Requirements':

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		M021 and M035	Development should conserve and where appropriate enhance **the significance of** heritage assets ~~and~~ **including any contribution made to their significance by** their settings.
MM10	20	Policy 2, site M029 and M034	Amend text as follows: 'This ~~is likely to~~ **must** include a significant no development buffer around the onsite and off-site scheduled monuments...'
MM11	20	Policy 2, Site M029, M033 and M034	Add the following additional bullet point under 'Site Specific Requirements' for each site listed left: **Development should conserve and where appropriate enhance the significance of heritage assets including any contribution made to their significance by their settings.**
MM12	20	Policy 2, Site M033	Insert a new bullet point as follows: **A comprehensive Heritage Impact Assessment will be required to inform a heritage-led restoration scheme and must be submitted with any planning application.**
MM13	20	Policy 2, Site M034	Insert a new bullet point as follows: **A comprehensive programme of archaeological mitigation will be required which takes into account the proximity of the Iron Age and Roman Settlement to the north west of the site.**
MM14	23	Paragraph 3.37	Insert additional text as follows: 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 C&I waste. Although disposal is the least desirable option **using the waste hierarchy principle,** 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 **and the Councils are supportive, in principle, of proposals to move waste as high up the hierarchy as possible to ensure that**

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			opportunities to move as much waste away from landfill can be achieved over the plan period.
MM15	24	Paragraph 3.39	Make changes to the final sentence of the paragraph as follows: ...However, the Plan's indicative capacity needs do not form a ceiling; where justified and **in line with the wider aims and policies of this plan the Councils would be supportive of opportunities** ~~appropriate it may be possible~~ for additional capacity to be approved for a range of waste management methods where this will drive waste up the waste management hierarchy.
MM16	24	Paragraph 3.41	Insert additional text as follows: The Waste Needs Assessment (WNA) November 2019 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. *add footnote that reads: **The existing capacity is taken to be that which is operational, however there are several sites that are permitted but not yet operational that are likely to contribute towards the waste management capacity during the plan period and so should be taken into consideration in determining future needs**
MM17	24	Policy 3	The following changes are suggested to the policy wording and table footnotes: [First para – no change] The following sets out the present capacity gap (indicated by a '-' figure) or surplus (indicated by a '+' figure). **Figures in brackets in the 'existing capacity' rows indicate permitted capacity that is not yet operational but is considered likely to come online and contribute towards the waste management capacity within the plan period. Figures in brackets in the 'capacity gap' rows indicate the adjusted capacity gap (or surplus) that would result if permitted but not yet operational capacity becomes operational.**

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			Indicative total waste management capacity 2016 - 2036		
			Total need	Estimated void space	Balance
Waste management – Deposit to land and Disposal (Mt)					
Other recovery	CD&E	Inert recovery**	16.063	13.954	-2.109
Disposal	CD&E	Inert landfill**	3.856	1.932	-1.924
	Mixed Municipal, C&I	Non-hazardous (including SNRHW)	11.187	12.466	+1.278
		Non-hazardous landfill	10.817	8.525	-2.291
		Non-hazardous (SNRHW) landfill	0.371	3.940	+3.569

[Replace the first table in Policy 3 with a similar new table and footnote, derived from Table 14 of Waste Needs Assessment (WNA), to be inserted here – See Appendix`1 for that table and footnote]

[Retain the second table in Policy 3 unaltered, except for updating the asterisk relating to the footnote for this table].

**Inert recovery and landfill have a total indicative need of 19.919Mt over the plan period, with an estimated remaining void space of 15.886Mt (around 90% of which is associated with the restoration of mineral extraction sites), leaving a deficit of 4.033Mt. 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~~ **The net capacity figures in the table above are not ceilings for recycling, treatment or recovery of waste. As such,** proposals will, in principle (**and**

Ref	Page	Policy/ Paragraph	Main Modification
			provided they are in accordance with Policy 4: Providing for Waste Management), be supported **if any of the following scenarios apply**: ~~where~~ **(a)** it would assist in closing ~~that~~ **a** gap **identified in the table, provided such a gap has not already been demonstrably closed; or** **(b) it would assist in closing a new gap identified in the future, with such identification to be set out in the annual monitoring of the Plan; or** **(c) it moves waste capacity already identified in the above table up the waste hierarchy**~~, provided it is in accordance with Policy 4: Providing for Waste Management~~.
MM18	26	Paragraph 3.42	Make changes to the paragraph as follows: This Policy sets out an overarching spatial strategy for waste **recycling, treatment and recovery processes, alongside landfill and landraising**, ~~together~~ with appropriate policy criteria **to take account of all new waste management sites and facilities. It also clarifies how new waste management proposals within the planning permission boundary of existing waste management sites will be considered, particularly where these fall outside of the locational criteria set out in Policy 4, but are already established waste sites; whilst also clarifying that new and/or improved Water Recycling Centres will be considered outside of this policy and instead in Policy 11.** 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**, whilst acknowledging the important part played by existing waste management sites in the plan area.**
MM19	26	Paragraph 3.44	The entire paragraph 3.44 has been incorporated into the end of 3.43, and a new paragraph inserted as follows: **3.44 Whilst new waste management sites and facilities will be directed to the main settlements that exist in the plan area through the locational criteria of Policy 4, the Councils acknowledge that there may be instances where waste management sites or facilities that already exist outside of these main settlements may be appropriate for either:** **• temporary recycling opportunities e.g. landfill sites where additional facilities linked to the life of the**

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			temporary permission could help push waste up the hierarchy; or **● alternative or additional waste management facilities within the planning permission boundary of existing permanent waste sites.** **In such instances, when considering the locational criteria based assessment the Councils will, in principle, support the use of an existing waste site for new waste management facilities. However, the consideration and support in principle to such uses, including temporary uses linked to the life of an existing waste site, should not be taken as support for permanent facilities, or for an intensification of a site where the benefits do not outweigh the harm when assessed against the wider policies of the~~is~~ Development Plan.**
MM20	26	Paragraph 3.45	Insert two new paragraphs below paragraph 3.45, as follows: **In line with Objective 2 of this Plan, the Councils are keen to support opportunities to contribute positively to the sustainable management of waste, thereby seeking to move waste up the hierarchy, especially where proposals are able to demonstrate that they align with the wider objectives and policies contained within this Plan, in addition to the principles contained within Policy 4 below. In particular, support for recycling and re-use proposals that sit at the upper end of the waste hierarchy (just below prevention and minimisation) are encouraged to come forward to assist the Councils in not only achieving the aspiration of moving waste up the hierarchy set out in Objective 2 of this Plan (which is set in the context of net self-sufficiency for the Plan area), but also helping to achieve the wider climate change aspirations set out in Policy 1.** **The benefits of co-location of waste management facilities is also acknowledged by the Councils, particularly where facilities can show why co-location would be beneficial or can complement existing waste streams e.g. where the outputs of one recycling waste stream can benefit further recycling or recovery from waste that is already taken to the original waste site or where the synergies of the operations can be understood and justified; which is why a locational criteria based**

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			assessment is not required in such instances by the second half of Policy 4. For the avoidance of doubt, such benefits will need to be considered on a case-by-case basis, and the policy should not be read as a blanket approval for further waste management extensions or new sites or facilities, just because a waste site already exists in the area.
MM21	27	Paragraph 3.47	To include additional text as follows: 3.47 As well as being a strategic policy for waste management, the policy below also sets out specific policy for specialist types of waste management **i.e. medical and research waste, agricultural waste and hazardous waste streams**. Appendix 3: The Location and Design of Waste Management Facilities also provides guidance on the location of waste management facilities~~,~~ and should be used to inform the location of waste management facilities in the plan area.
MM22	27	Policy 4	Amendments to the policy text, as follows: Across the plan area, existing and committed waste sites meet the majority of identified needs **as set out in Policy 3,** with the **present forecast** capacity gap over the plan period being less than substantial. As such, the strategy of this plan is not to make 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. **In line with Objective 2 of this Plan, the Councils aim to actively encourage, and will in principle support the sustainable management of waste, which includes encouraging waste to move as far up the waste hierarchy as possible, whilst also ensuring net self-sufficiency over the Plan area. In order to ensure this aim can be met, w**~~W~~aste 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 need for the development.

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			Unless otherwise supported by policy provision under one of the sub-headings in the second half of this Policy, **the locational strategy of this Plan is that** new or extended waste management facilities should be located within the settlement boundary* of the existing or planned main urban areas of: Cambourne, Cambridge, Chatteris, Ely, Huntingdon, Littleport, March, Northstowe, Peterborough, Ramsey, Soham, St. Ives, St. Neots, Waterbeach New Town, Whittlesey or Wisbech. Where the proposed use and operations are potentially suitable within an urban setting (with suitability predominantly determined by applying policies in the Development Plan), then proposals should first consider the use of either: a. employment areas (as identified in ~~other~~**the** Development Plan **as being suitable for industrial and storage or distribution type uses**~~Documents for B2 and/or B8 Uses~~) within the settlement boundary of the above identified urban areas; or b. any 'strategic' employment areas over 10ha (as identified in ~~other~~**the** Development Plan **as being suitable for industrial and storage or distribution type uses**~~Documents for B2 and/or B8 Uses~~), which might not necessarily be located 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 relationship with the settlement by virtue of landscape, design of the facility, and highway access. In applying these provisions, proposals should prioritise, and substantial weight will be given to, the use of suitable brownfield land within the above identified urban areas. **New waste management proposals that are unable to demonstrate benefits of co-location under part 2 of this policy, that are within the planning permission boundary of existing waste management sites (i.e. where extensions to the site area is not required) that already operate outside of the main settlements identified in the locational criteria above will, in principle, be supported. Each case will be considered on its own merits and will be assessed against all the**

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			policies within th~~is~~e Development Plan. For the avoidance of doubt, proposals for Water Recycling Centres will be considered under the provisions of Policy 11, rather than this Policy. **Waste Management Facilities - New Strategic Development Areas:** Waste management facilities in new strategic development areas (i.e. 1,500 homes or more, or 10ha or more for employment sites) will be supported where they are 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 (the majority of which is generated by that farm holding) will, in principle, be supported. Outdoor composting proposals which require the importation of waste material will be determined in accordance with wider policies of the Development Plan. **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, **as explained within the supporting text for this policy** 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 **and, where benefits are demonstrated, to the restoration of a mineral site)**; or • ~~planned~~ integrated waste management development **that has specific links to the existing waste management operations already taking place on a site.**

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			Proposals for co-location will not be supported if the benefits do not outweigh the harm when assessed against the wider policies of the Development Plan. **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 Non-Hazardous Waste and **Stable Non-Reactive Hazardous Waste** (SNRHW) disposal sites, unless **the extension for additional capacity would prejudice the wider strategic objectives of this plan and supporting appendices or** 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 the non-MDA/MAA site would be more suitable for receiving the inert waste; or e. landfill engineering is required for reasons of land stability. **Waste Management Facilities - Stable Non-Reactive Hazardous Waste (SNRHW) Disposal**: 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 SNRHW and Non-Hazardous Waste disposal sites **unless the extension for additional capacity would prejudice the wider strategic objectives of this plan and supporting appendices**. **Waste Management Facilities - Hazardous Waste Treatment and Disposal:**

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			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. Proposals for hazardous waste treatment will be supported where there is a demonstrated need, and will be considered in the context of the Development Plan **and opportunities to move waste up the hierarchy in line with Objective 2**. **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. ~~**Waste Management Facilities – Water Recycling Centres:**~~ ~~Proposals for Water Recycling Centres will be considered under the provisions of Policy 11, rather than this Policy.~~ Amendments to the footnote text as follows: *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 **on the Policies Map**, it will constitute the edge of the built form of the settlement **or, should an edge be defined in words (rather than map form) in a Local Neighbourhood Plan, then that definition will be used in that local area**.
MM23	30	Policy 5	Amend Policy 5(l) as follows, together with a new footnote: l. there is an overriding need for the development (where prior extraction is not feasible)******. **** within (l), 'overriding need' will need to be judged in the planning balance when any planning application is assessed, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy. That judgement should also consider the cost of, and scope for, developing outside the MSA, or meeting the need for it in some other way. By 'not feasible' in (l), this could include viability reasons.** Make changes to the definition of settlement boundary as follows:

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			*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 **on the Policies Map**, it will constitute the edge of the built form of the settlement **or, should an edge be defined in words (rather than map form) in a Local or Neighbourhood Plan, then that definition will be used in that local area**.
MM24	31	Paragraph 4.5	Amend text as follows: Please note that Policy 16: Consultation Areas (CAs)**,** **which should be read in conjunction with the Policy below, also** covers proposals which fall within ~~250m of~~ a MDA or MAA **as well as within 250m of their boundaries**. The following policy focuses **only** on ~~the~~ development ~~of~~ **within** MDAs and MAAs themselves.
MM25	32	Paragraphs 4.8 and 4.9	Amend text as follows: 4.8 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 (recognising the fact that minerals are a finite resource). **Materials that can result as a by-product of other waste facilities are also being used as a source of materials for construction, also helping to conserve primary materials and minimising waste (once again recognising the fact that minerals are a finite resource).** Sites for the handling, storage and processing of recycled and secondary aggregates (including recycled inert waste **and suitable materials arising as a by-product of other waste facilities)** are therefore required to ensure provision of 'alternative materials'. 4.9 ...aggregate (rocks, gravel, etc), ~~fly ash,~~ potash...
MM26	32	Paragraph 4.9	Insert new paragraph after 4.9, as follows: **Temporary facilities for the handling, storage and processing of recycled and secondary aggregates (including inert recycling) can be just as important as permanent facilities, to ensure that the Councils continue to maximise the opportunities to recycle and preserve primary aggregate as a finite resource. In addition to temporary facilities being supported**

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			on strategic development sites throughout the construction phase, the Councils will also, in principle, support recycling operations linked to the winning and working of minerals, including the restoration of a mineral site where there are clear benefits for the recycling process to remain while restoration takes place. As the winning and working of minerals (including any subsequent restoration) is seen as a temporary land use, any approved recycling facilities will also be restricted to link to the temporary planning permission, and the support of such operations should not therefore be taken as support for permanent facilities. The retention of these facilities on a permanent basis will be considered under Policy 4 and assessed against the wider policies of this Plan.
MM27	32	Policy 8	Amend the text as follows: 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 p~~**P**roposals **for the production of recycled and secondary aggregates and for concrete batching plants** 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~~ **unless the recycling operation** is compatible with an agreed restoration scheme **to allow the temporary use to be extended in line with the restoration proposals and linked to the temporary planning permission rather than the duration of the winning and working of minerals)**; b. on strategic development sites, such as major urban extensions and new settlements (throughout the construction phase); or c. on appropriate waste management sites, designated employment land and existing/disused railheads and wharves.
MM28	34	Paragraph 5.1	Amend the text as follows: Waste Management Areas (WMAs) are specific sites identified on the Policies Map for waste management

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			facilities and consist of **both** existing operational **sites, and committed sites (i.e. those with planning permission but which are not yet operational), that** ~~(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: Waste Management Needs sets the policy framework for WMAs.
MM29	34	Paragraph 5.2	Amend the text as follows: This Plan does not allocate any sites for future waste management development. An up-to-date Waste Needs Assessment prepared alongside this Plan did not identify any capacity gaps which justify the allocation of sites. Proposals for any future waste management development**, including new waste proposals within a WMA,** can be dealt with through Policy 4: Providing for Waste Management and other policies in this document. **As such, Policy 10 has been created to first, enable WMAs to be identified on the Policies Map and second, to deal with alternative development coming forward e.g. household or employment uses, rather than new waste proposals that will be considered under Policy 4. Furthermore** ~~F~~**f**or the avoidance of doubt, criterion (~~b~~**a**) below includes Neighbourhood Plans.
MM30	34	Paragraph 5.3	Amend text as follows: Please note that Policy 16: Consultation Areas (CAs)**, which should be read in conjunction with the Policy below, also** covers proposals which fall within ~~250m of~~ a WMA **as well as within 250m of its boundary**. The following policy focuses **only** on ~~the~~ development ~~of~~ **within** WMAs themselves.
MM31	34	Policy 10	Amend the text as follows: Waste Management Areas (WMAs) are defined on the Policies Map **and identify existing or committed waste management facilities that make a significant contribution to managing any waste stream. Waste management proposals within WMAs will be considered under Policy 4**. Within a WMA, **new non-waste management** development will not be permitted other than: ~~a. that which meets Policy 4: Providing for Waste Management; or~~

Ref	Page	Policy/ Paragraph	Main Modification
			a~~b~~. proposals which are compatible for that specific site as identified in **the non-Mineral and Waste Plans that make up the** Development Plan for the area; or **b**~~c~~. proposals which demonstrate clear wider regeneration benefits which outweigh the harm of discontinued operation of the site as a WMA, together with a demonstration to the Waste Planning Authority as to how the existing (or recent) waste stream managed at the site will be (or already is being) accommodated elsewhere.
MM32	34	Paragraph 5.5	Amend text as follows: Please note that Policy 16: Consultation Areas (CAs)**,** **which should be read in conjunction with the Policy below, also** covers proposals which fall within ~~400m of~~ a WRA **as well as within 400m of its boundary**. The following policy focuses **only** on ~~the~~ development ~~of~~ **within WRAs** themselves.
MM33	35	Policy 11	Make amendments to the policy criteria as follows: **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.~~ **b.** 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

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			be required, together with appropriate mitigation measures; ~~d.~~ **c.** 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,~~ **sustainability benefits, evaluation of site** options and risk management **through the application of the sequential and exception tests**; and ~~e.~~ **d.** adequate mitigation measures will address any unacceptable adverse environmental and amenity issues raised by the proposal, which may include the enclosure of odorous processes.
MM34	38	Paragraph 6.3	Amend text as follows: Please note that Policy 16: Consultation Areas (CAs)**, which should be read in conjunction with the Policy below, also** covers proposals which fall within ~~250m of~~ a TIA **as well as within 250m of its boundary**. The following policy focuses **only** on ~~the~~ development ~~of~~ **within** TIAs themselves.
MM35	39	Policy 16	At the end of Policy 16 (but before the footnote in that policy), add a new paragraph as follows: **When considering proposals for non-mineral and non-waste management development within a CA, then the agent of change principle will be applied to ensure that the operation of the protected infrastructure (i.e. MAA, MDA, WMA, TIA or WRA) is not in any way prejudiced. Any costs for mitigating impacts on or from the existing minerals and/or waste-related uses will be required to be met by the developer. It is for the developer to demonstrate that any mitigation proposed as part of the new development is practicable, and the continued use of existing sites will not be prejudiced.**
MM36	40	Policy 17	Amend first paragraph of policy (for consistency with NPPF paragraph 127) as follows: All waste management development, and where relevant mineral development, should secure high quality design. The design of built development and the restoration of sites should ~~seek to complement~~ **be sympathetic to** and**, where opportunities arise,** enhance local distinctiveness and the character and quality of the area in which it is

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			located. Permission will be refused for development of poor design that fails to take the opportunities available to achieve this.
MM37	40	Policy 17	Add new criterion (for consistency with NPPF para 127), and renumber all subsequent criteria: **(f) be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
MM38	40	Policy 17	Amend criterion (g) (which will be renumbered as (h)) as follows: provide a landscape enhancement scheme which takes account of any relevant landscape character assessments (including any historic landscape ~~assessment~~ **characterisation**) and...
MM39	43	Policy 20	Amend the first paragraph as follows: Development proposals **on land** within or outside a Site of Special Scientific Interest (SSSI), ~~or~~ **and which is** likely to have an adverse effect on **it** ~~a SSSI~~ (either individually or in combination with other developments), will not be permitted unless...
MM40	46	Paragraph 6.20	After paragraph 6.20, insert two new paragraphs as follows: **Development proposals which include hard surfaces and buildings should incorporate Sustainable Urban Drainage Systems (SuDS) wherever feasible to address the risk of surface water and sewer flooding and provide wider environmental benefits including biodiversity net gain and water quality enhancement. However, this will not be feasible in all cases and the Councils will consider the nature of the use proposed and whether this places any limitations on the incorporation of SuDS when determining planning applications.** **The Environment Agency (EA) advises that in areas of severe water stress or where aquifers or surface water resources are abstracted to environmental limits, a licence or permit may not be issued or could be issued with significant restrictions, e.g. seasonal**

Ref	Page	Policy/ Paragraph	Main Modification
			only abstraction. Operators are advised to seek advice from the EA early in the site selection and design process. The issuing of de-watering licences, where all water is returned to the environment, is likely to be less restrictive than for consumptive water use e.g. mineral washing, discharged dewatering and concrete batching. The EA has a presumption against issuing new water abstraction licences for consumptive activities. If a developer or any other interested party has any questions on the contents of this paragraph, including the definition of terms used, then please seek advice from the EA.
MM41	47	Policy 22	Amend the wording to Policy 22 as follows: **POLICY 22: FLOOD AND WATER ~~RESOURCES~~ MANAGEMENT** Mineral 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 and quality of surface or groundwater resources; ~~and~~ b. **the quantity and quality of water abstraction currently enjoyed by abstractors unless acceptable alternative provision is made;** and **c.** ~~b.~~ the flow of groundwater at or in the vicinity of the site.~~; and~~ ~~d. increased flood risk, both on-site and off-site.~~ **Development located on sites in areas known to be at risk from any form of flooding will only be permitted following:** ~~c.~~**d. the successful completion of a sequential test (if necessary) and an exception test if required, with both tests applying climate change allowances to define flood risks;** ~~d.~~**e. the submission, where appropriate (as defined by national policy), of a site-specific Flood Risk Assessment, setting out appropriate flood risk that:** **i. defines the flood zones in relation to the proposal;**

Ref	Page	Policy/ Paragraph	Main Modification
			ii. demonstrates the impacts of climate change on the flood zones, over the lifetime of the development; **iii. demonstrates that a sequential approach has been taken to the design of the layout of the proposal, placing those aspects of the development most sensitive to the impacts of flooding in the area of lowest flood risk;** **iv. demonstrates that appropriate mitigation measures have been incorporated into the development so that there will be no negative off-site impacts to people and property and that the users will be safe for the lifetime of the development; and** **v. demonstrates that all reasonable actions have been taken to contribute to the overall reduction of flood risk.** ~~e.~~**f. the consideration of any necessary ongoing maintenance, management of mitigation measures and adoption and that any relevant agreements are in place; and** ~~f.~~**g. where built development is proposed, the incorporation of Sustainable Drainage Systems (SuDS) wherever feasible into the proposals.** 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).
MM42	47	Paragraph 6.23	Insert new paragraph after paragraph 6.23 as follows: **On occasions when HCV routing arrangements and/or HCV signage are deemed necessary and reasonable to make a development acceptable, binding agreements will be sought either through planning conditions or legal agreements, to ensure suitable routes and signage are identified and controlled in line with guidance from the Highway Authority, in accordance with any identified HCV Route Maps. Any binding agreements will be agreed on a case by case basis, and will be monitored, including investigations into any alleged breaches, in line with the adopted Enforcement Plans*.**

Ref	Page	Policy/ Paragraph	Main Modification
			*__The authorities enforcement plans can be found at:__ __https://www.peterborough.gov.uk/council/strategies-policies-and-plans/compliance-and-enforcement-policy__ __https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/planning-enforcement-and-monitoring__
MM43	48	Policy 23	Amend text as follows: **Public Rights of Way** ~~Proposals~~ __During all phases of development, including construction, operation and restoration, proposals__ must make provision for __suitable and appropriate diversions to affected public rights of way, and ideally__ the enhancement of the public rights of way network where practicable__.__ __Opportunities should be taken for the provision of__~~, with a view to providing~~ new routes and links between existing routes, __especially at the restoration stage__. 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.
MM44	53	Appendix 1: Site M019	Additional text to be added to bullet point 6 and a new bullet point 7 added to 'Key Known Site Sensitivities' to say: • Small area of BMV Grade 3a at Bare Hill (located in the north western section of site) __and the presence of peat soils in the area__. • __Proximity to RSPB Ouse Fen Nature Reserve.__ New bullet point 2 added to 'Preferred Restoration' in the 'Potential Implementation Issues (non-exhaustive)' section to say: __Restoration to reedbed priority habitat, as an extension to the existing approved restoration scheme for Needingworth Quarry.__

Ref	Page	Policy/ Paragraph	Main Modification
MM45	61	Appendix 1: Site M028	Amend text as follows: **Archaeology and Historic Environment** This site is archaeologically sensitive. It is understood that evaluation has taken place. However, a detailed programme of archaeological mitigation**, including a strategy to ensure that de-watering of archaeological sites would not occur as a result of excavation,** will be required. Proposals must also have regard to proximity to Must Farm Bronze Age settlement; and the Horsey Hill Civil War Fort Scheduled Monument, and the need to conserve and if appropriate enhance ~~its~~ **their** setting**s**. **Preferred Restoration** Restoration should include biodiversity gains (enhance otter and water vole habitat), and public access as part of the wider restoration / after-use strategy for the strategy for the brickworks complex. Consideration could be given to the potential to provide sustainable flood alleviation and water resource. **Restoration should also be informed by the nearby Must Farm Bronze Age settlement and provide an appropriate context for the historical setting of this heritage asset.**
MM46	65	Appendix 1: Site M033	Insert additional bullet point under the heading 'Key Known Site Sensitivities': **The nearest Conservation Areas are Maxey (530m), Northborough (560m) and Etton (620m).**
MM47	70	Appendix 1: Site M035	Additional text to be added to bullet point 4 to 'Key Known Site Sensitivities' to say: • Small area BMV Grade 1, remainder BMV Grade 2 land within the site **and the likely presence of deep peat soils in the area.** Addition of a new bullet point 2 added to 'Other Issues' to say: **Consideration of the deep peat soils in the area and the steps proposed to conserve this resource and limit any CO2 emissions as part of the development.**
MM48		Appendix 2: Paragraph 2.2	Suggested change to 7th objective to read: • create flood storage **in accordance with the Environment Agency's Cranbrook/Counter Drain (Welches Dam) Strategy** with the capacity of at least 10 million m3 and an ~~ambition~~ **allowance**

Ref	Page	Policy/ Paragraph	Main Modification
			to achieve ~~nearer~~ 16.5 million m3 of storage (approximately 14,600 m3 to 24,100 m3 per hectare in the water storage areas). The higher storage ~~ambition~~ **allowance** is to mitigate climate change using the latest guidance on climate change allowance; Amend Objective 11 penultimate bullet point to read: secure the sustainable use of soils as a resource for the future **including the conservation of peat soils to limit future CO2 emissions**; and
MM49		Appendix 2: Paragraph 6.11	Amend the paragraph to read: 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 in accordance with the Cranbrook/Counter Drain (Welches Dam) Strategy,** is looking for water storage to accommodate 16.5 million m3 (approximately 24,100 m3 per hectare in water storage areas). The Block Fen / Langwood Fen area could contribute significantly to this scheme. Water from the Counter Drain could be transferred **at times of flood** 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.
MM50		Appendix 2: Paragraph 6.14	Amend the paragraph to read: Any scheme of this nature would need to be completely clay lined and any embankments would need to be engineered and comply with the Reservoirs Act. Operators would need to consider the original ground contours depths of deposits and the available void space in order to calculate the capacity of storage and other uses. **Restoration would need to be sensitive to the use of the voids for flood storage and have no adverse impacts or prohibit the storage of floodwater.** Groundwater would also need to be monitored and modelled to show that there are no adverse impacts on the surrounding area and the surrounding surface water drainage. Also, proposals would need to show to the Environment Agency's satisfaction how water would be managed and transferred in and out of the storage areas. Any proposals involving inert landfill in the

Ref	Page	Policy/ Paragraph	Main Modification
			creation of the flood water storage would need to ensure that imported waste would not come into contact with the groundwater, and infilled areas would need to be fully lined with clay. Any imported waste would also be subject to strict waste acceptance criteria.
MM51		Appendix 2: Paragraph 6.17	Amend the paragraph to read: It is proposed ~~that six or more smaller~~ **a number of** 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~~ **the water storage capacity in accordance with the Environment Agency's Cranbrook/Counter Drain (Welches Dam) Strategy** (approximately 14,600 m3 to 24,100 m3 per hectare in the water storage areas). These water bodies will be created in a phased way, corresponding to the timing for mineral extraction, with progressive restoration taking place. **Proposed restoration will need to take into consideration the requirements for Flood Storage to ensure no adverse impacts arise from frequent flooding of restored land.** This should give rise~~, as a minimum~~ to the following capacity:
MM52		Appendix 2: Paragraph 6.18	Amend the paragraph to read: 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. 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.~~
MM53	6	Appendix 3: Paragraph 2.8	Amend text as follows: Appropriate buffer areas should be provided between the facility and any ~~adjacent~~**nearby** 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

Ref	Page	Policy/ Paragraph	Main Modification
			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. **The indicative Urban Location Plan shown below demonstrates how landscaping and open space may be used to form appropriate buffers in the urban context. However, where such facilities are designed into industrial or employment led areas, such buffers may well be significantly different to take account of the local circumstances.**
MM54	16	Appendix 3: Air Quality Principles	Amend the table as follows: **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.~~ • **Protect sensitive receptors by including measures to control air quality, dust and odour.** • **Potential use of energy efficient low emission fuels.**

Appendix 1: Updated Table for Insertion in Policy 3

The following table is to be included in Policy 3 (MM17) and will replace in full the similar first table currently located in Policy 3. The second table in Policy 3 will be retained unaltered. The source of the Table below is Table 14 of the published Waste Needs Assessment (evidence document PE04).

			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	0.613	0.662	0.696	0.754	0.806	0.852
		Existing capacity	0.670	0.746	0.734	0.732	0.732	0.732
		Capacity gap	+0.056	+0.084	+0.038	-0.022	-0.074	-0.120
	Composting (Mixed – Municipal C&I)	Forecast arisings	0.169	0.199	0.207	0.225	0.240	0.249
		Existing capacity	0.332	0.324	0.349	0.349	0.349	0.349
		Capacity gap	+0.163	+0.124	+0.142	+0.124	+0.109	+0.100
	Inert recycling (CD&E)	Forecast arisings	0.056	0.087	0.066	0.067	0.068	0.068
		Existing capacity	0.149	0.184	0.435 (0.190)	0.410 (0.190)	0.410 (0.190)	0.410 (0.190)
		Capacity gap	+0.093	+0.097	+0.370 (+0.560)	+0.343 (+0.533)	+0.342 (+0.532)	+0.342 (+0.532)
Other recovery	Treatment and energy processes* (Mixed - Municipal, C&I)	Forecast arisings	0.156	0.160	0.226	0.314	0.393	0.416
		Existing capacity	0.295	0.327	0.349 (0.035)	0.337 (0.575)	0.337 (0.575)	0.337 (0.575)
		Capacity gap	+0.139	+0.166	+0.124 (+0.159)	+0.023 (+0.598)	-0.057 (+0.518)	-0.080 (+0.495)
	Energy recovery (CD&E wood waste)	Forecast arisings	0.001	0.001	0.002	0.002	0.002	0.002
		Existing capacity	0	0	0	0 (0.048)	0 (0.048)	0 (0.048)

		Capacity gap	-0.001	-0.001	-0.002	-0.002 (+0.046)	-0.002 (+0.046)	-0.002 (+0.046)
	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

*Treatment and energy recovery processes refers to Anaerobic Digestion (AD), Energy from Waste (EfW) and other physical/chemical treatment processes.

CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE LOCAL PLAN 2036

ADOPTED JULY 2021

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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 Mineral and Waste Planning Authorities to prepare Minerals and Waste Development Plan Documents (DPDs) for their administrative areas. These DPDs helped form the 'Development Plan' for the area[1]. The term 'Local Plan' has in recent years been favoured over the term 'DPD'.

1.2 It was deemed necessary to replace the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (July 2011) and the Cambridgeshire and Peterborough Minerals and Waste Development Plan Site Specific Proposals DPD (February 2012) with this single, and up to date, Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). 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.

1.3 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] The Development Plan for Cambridgeshire and Peterborough consists, at the time of writing, of this adopted Minerals and Waste Local Plan (July 2021), the Local Plans of the Cambridgeshire Districts and Peterborough City Council (all various dates), and any adopted Neighbourhood Plans or Neighbourhood Development Orders across the plan area.

2. POLICY FRAMEWORK AND CONTEXT

VISION

2.1 The following sets out our high level vision for minerals and waste management development.

Over the plan period to 2036 Cambridgeshire and Peterborough will ensure a steady, adequate but 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.

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.

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

2.2 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:

TABLE 1: 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 mineral to support growth whilst ensuring the best use of materials, and protection of land	determine applications for mineral development without delay prevent needless sterilisation of mineral resources through the use of mineral safeguarding areas safeguard existing mineral 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 climate change	minimise greenhouse gas emissions reduce the demand for energy and maximise the use of energy from renewable sources 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 (including the conservation of peat soils through sustainable soil management) 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 mineral development is not at risk of flooding ensure mineral and waste development will not affect water

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		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 mineral 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 distinctiveness of the landscape	minimise adverse impacts to local amenity and overall landscape character protect designated assets such as designated nature sites, open spaces, parks, gardens, historic landscapes
9	Protect and	protect and enhance habitats of international, national or local

	encourage biodiversity and geodiversity	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 mineral and waste development conserves, protects and enhances designated and non-designated 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

2.3 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*"[2]. It goes on to say that "*Strategic policies should set out an overall strategy for the pattern, scale and quality of development*"[3]

[2] National Planning Policy Framework (February 2019), Paragraph 17
[3] National Planning Policy Framework (February 2019), Paragraph 20

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.*".

2.4 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*"[4].

2.5 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*"[5].

2.6 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*."[6].

2.7 Having considered all of the above, it has been determined that all of the Policies in this Plan are regarded as Strategic Policies.

IMPLEMENTATION AND MONITORING

2.8 The policies in this Plan will be implemented through the Councils' Development Management activities, and in some cases those of the Cambridgeshire City / District Councils. These activities include pre-application advice and discussions, the making of decisions on planning

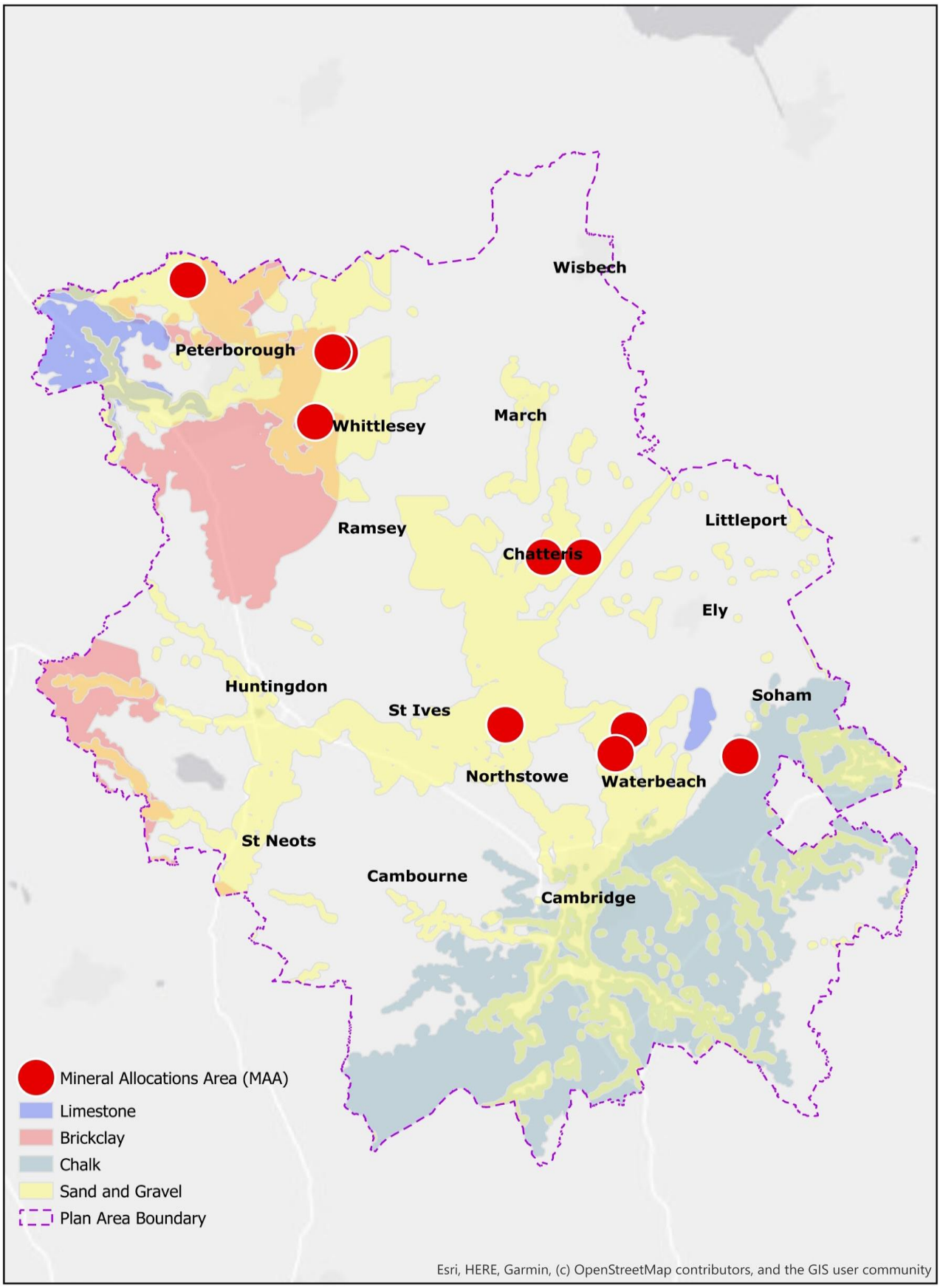
[4] National Planning Policy Framework (February 2019), Paragraph 23
[5] National Planning Policy Framework (February 2019), Paragraph 28
[6] National Planning Policy Framework (February 2019), Paragraph 29

applications, and the operation of the Councils' compliance functions to ensure planning control is properly enforced.

2.9 Preparation of a plan is not a 'one-off' activity, it is part of a process that involves keeping a check on how successful the Plan is, in delivering what it sets out to do, and making adjustments to the Plan if the checking and monitoring process reveals that changes are needed.

2.10 The Councils each produce an annual Authorities Monitoring Report (AMR). The AMRs will report on the progress of allocated mineral sites and mineral landbank figures, alongside a review of the amount of waste managed and the existing waste management capacity across the Plan area (including new capacity that has been achieved through the grant of planning permission) in line with the strategic objectives of this Plan. This will allow the Councils to identify any potential changes required if a particular policy in the Plan is not operating as intended. The Councils have developed a set of monitoring indicators with which to help measure this. These monitoring indicators can be found in the accompanying Sustainability Appraisal, which was prepared alongside the preparation of this Plan and is available on the Councils' websites.

KEY DIAGRAM



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 impacts 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 Mineral development and the subsequently restored mineral site 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 protection of such valuable soils e.g. through the creation of lowland wet grassland. In the plan area

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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

Mineral 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 which is proportionate to 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 wellbeing and on 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 (see also Policy 24); and
(d) for waste management proposals, (i) how the principles of the waste hierarchy have been considered and addressed; and (ii) 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, if viable opportunities exist, reduce current floodrisk;
(g) measures to manage water resources efficiently (and where restoration proposals are reliant on water, ensure sufficient water resource will be available);
(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, criteria based policies 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 and adequate 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:

(a) the average of the past 10 years of aggregate sales data;
(b) the average of the past 3 years of aggregate sales data;
(c) the landbanks and other information contained in the Cambridgeshire and Peterborough Local Aggregates Assessment (LAA);
(d) an assessment of other supply options e.g. the supply of secondary and recycled aggregates and marine dredged material;
(e) matters relating to mineral supply raised through the duty to cooperate with other Mineral Planning Authorities;
(f) knowledge of major current and planned infrastructure projects within the plan area and the wider region, including London; and
(g) 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. The 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 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 An annual provision rate over the plan period (2016 to 2036) of 2.6Mt would give rise to a total requirement for 54.6Mt of sand and gravel. Taking off sales in 2016 and 2017 (2.56Mt and 3.56Mt respectively), this leaves a remaining plan period requirement of 48.48Mt. At the end of 2017, the plan area had permitted reserves of 41.43Mt. Subtracting permitted reserves of 41.43Mt from the remaining requirement (48.48Mt) leaves a potential shortfall of 7.05Mt to be addressed.

3.21 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 the restoration of sites, of opportunities for substantial flood risk management gains of strategic importance.

3.22 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 of providing 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.

3.23 The proposed allocations will provide 17.625Mt over the plan period, leaving a potential surplus of 10.575Mt. this provides an additional margin of flexibility and equates to just over 4 years supply at the provision rate of 2.6Mtpa. The reserves, anticipated start date, and indicative extraction rate of each allocation are shown in the table below, and for the avoidance of doubt, the extraction expected to take place at sites beyond 2036 has been discounted in the table below and does not contribute to the provision to be made during the plan period.

Site	Estimate of Plan Period Reserve (Mt)	Anticipated Start Date	Indicative Extraction Rate (Mtpa)
M019: Bare Fen & West Fen, Willingham / Over	3.000	2031	0.800
M021: Mitchell Hill Farm South, Cottenham	0.140	2036	0.140
M022: Chear Fen, Cottenham	0.820	2030	0.140
M028: Kings Delph, Whittlesey	0.350	2030	0.050
M029: Gores Farm, Thorney	1.600	2026	0.300
M033: Land off Main Road Maxey	1.925	2030	0.275

M034: Willow Hall Farm, Thorney	2.800	2023	0.200
M035: Block Fen / Langwood Fen East, Mepal	4.680	Langwood Fen East & Hundreds Farm 2022 / Witcham Meadlands 2020	0.350
M036: Block Fen / Langwood Fen West, Mepal	2.310	Wenny Farm 2031	0.400

Limestone

3.24 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. The 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.

3.25 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 0.3Mtpa, 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. However, limestone is being imported into the area to address any lack of supply from within the area. To assist any future additional limestone extraction to come forward, a criteria based approach is therefore set out in this Plan.

Brickclay

3.26 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 Kings Delph, Whittlesey, a site allocated on the Policies Map. Localised specialist brickclay is also allocated at Burwell Brickpits.

3.27 National planning policy requires that a landbank of brickclay is maintained, in the order of 25 years of supply. The extensive reserves of brickclay 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 Kings Delph area, which straddles the administrative boundaries of the two authorities, is allocated for future extraction, delivering an estimated 27 million tonnes of brickclay, which is over 60 years supply, in addition to existing permitted reserves on the Peterborough side.

Other minerals

3.28 Other minerals such as chalk, building stone (including clunch), 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: Providing for Mineral Extraction. No allocations are made for such 'other minerals'.

Site Profiles

3.29 To assist the preparation of planning applications, at Appendix 1 each allocated site below has a 'site profile' setting out specific key information and potential site considerations for each site. Such profiles are not policy, but are intended to offer a snapshot of issues for each site and assist in the interpretation and application of relevant generic policies. Please note the introductory explanation at the start of Appendix 1.

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), including seeking to maintain a landbank of 7 years of Sand and Gravel:

	Plan Period 2016-36 (Mt)	Provision Rate (Mtpa)
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 and 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.

Sand and Gravel		
Site	**Reserve†**	**Site Specific Requirements**
M019: Bare Fen & West Fen, Willingham/Over	3.000	• Access must be through the existing Needingworth Quarry and mineral should be moved by field conveyor to the existing Quarry for processing; onward transportation should use the agreed HCV routing. • Restoration to a reedbed priority habitat, as an extension to the existing approved restoration scheme for Needingworth Quarry. • Development should conserve and where appropriate enhance the significance of heritage assets including any contribution made to their significance by their settings.
M021: Mitchell Hill Farm South, Cottenham	0.140	• Access must be via the existing A10 roundabout • Site must be worked through the Mitchell Hill north processing plant. • Restoration must be to an agricultural after-use at original levels. • Development should conserve and where appropriate enhance the significance of heritage assets including any contribution made to their significance by their settings.
M022: Chear Fen, Cottenham	0.820	• Access must be via the existing A10 roundabout • Site must be worked through the Mitchell Hill north processing plant. • Restoration must be to agriculture and nature conservation; with lowland wet grassland, complementary to that being created at Mitchell Hill North, along the corridor of the River Great Ouse.
M028: Kings Delph, Whittlesey	0.350	• A comprehensive programme of archaeological mitigation will be required which takes into account the proximity to Must Farm, a Bronze Age settlement; and Horsey Hill Civil Fort, a Scheduled Monument. • Minerals must be transported to the brickworks by conveyor to minimise impact on A605.
M029: Gores Farm, Thorney	1.600	• A comprehensive Heritage Impact Assessment will be required to inform the extent of the development at

		the master-planning stage and submitted with any planning application. Harm to the significance of heritage assets should be avoided in the first instance and appropriate mitigation measures should be identified for any remaining harm. This must include a significant no development buffer around the on-site scheduled monuments, together with a heritage-led restoration scheme. ● A comprehensive biodiversity report will be required which considers opportunities for and impacts on biodiversity, including, in particular, any impacts on the Nene Washes Ramsar, SAC, SPA, and SSSI‡. ● Development should conserve and where appropriate enhance the significance of heritage assets incuding any contribution made to their significance by their settings.
M033: Land off Main Road, Maxey	1.925	● Access to the existing processing plant must be across Etton Road, either vehicular or by conveyor. ● Access to the HCV network will be via the existing Maxey quarry entrance, turning right onto Maxey Road joining at the A15 roundabout. ● Development should conserve and where appropriate enhance the significance of heritage assets incuding any contribution made to their significance by their settings. ● A comprehensive Heritage Impact Assessment will be required to inform a heritage-led restoration scheme and must be submitted with any planning application.
M034: Willow Hall Farm, Thorney	2.800	● A comprehensive Heritage Impact Assessment will be required to inform the extent of the development at the master-planning stage and submitted with any planning application. Harm to the significance of heritage assets should be avoided in the first instance and appropriate mitigation measures should be identified for any remaining harm. This must include a significant no development buffer around the on-site, and potentially off-site, scheduled monuments, together with a heritage-led restoration scheme. ● A comprehensive biodiversity report will be required which considers opportunities for and impacts on biodiversity, including, in particular, any impacts on the

		Nene Washes Ramsar, SAC, SPA, and SSSI‡. ● Development should conserve and where appropriate enhance the significance of heritage assets incuding any contribution made to their significance by their settings. ● A comprehensive programme of archaeological mitigation will be required which takes into account the proximity of the Iron Age and Roman Settlement to the north west of the site.
M035: Block Fen/Langwood Fen East, Mepal	4.680	● Must be worked and restored in a phased manner in accordance with the Block Fen/Langwood Fen Master Plan set out in Appendix 2. ● Development should conserve and where appropriate enhance the significance of heritage assets including any contribution made to their significance by their settings.
M036: Block Fen/Langwood Fen West, Mepal	2.308	● Must be worked and restored in a phased manner in accordance with the Block Fen/Langwood Fen Master Plan set out in Appendix 2. ● Development must protect the Grey's Farm, Horseley Fen Scheduled Monument and its setting.

‡Part of meeting this requirement will be the submission of sufficient information from the applicant to enable the completion of a project-level screening exercise under The Conservation of Habitats and Species Regulations 2017 (as amended). This should identify whether any land affected by the proposed development is functionally linked to the Nene Washes SPA and Ramsar site i.e. it is regularly used by qualifying species (especially foraging and roosting swans), and whether the proposal will have a likely significant effect on the SPA through the loss of, or disturbance and displacement of birds from, functional land. If that screening concludes that full Appropriate Assessment (AA) is needed, sufficient information will need submitting to enable Peterborough City Council to complete that AA. This process will need to demonstrate that the development will not have an adverse effect on the integrity of the Nene Washes.

Brickclay		
Site	**Reserve†**	**Site Specific Requirements**
M023: Burwell Brickpits, Burwell	0.04	● Restoration must be to a biodiversity use which complements and supports the designated County Wildlife Site
M028: Kings Delph, Whittlesey	27	● A comprehensive programme of archaeological mitigation will be required which takes into account the proximity to Must Farm, a Bronze Age settlement; and

		Horsey Hill Civil Fort, a Scheduled Monument ● Minerals must be transported to the brickworks by conveyor to minimise impact on A605.

Permission for mineral 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) with the exception of specialist minerals, 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.

†All reserve figures are in million tonnes (Mt), are estimated and cover the plan period only. Actual reserves may extend beyond the plan period (see Appendix 1: Site Profiles).

§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 or are dormant).

WASTE MANAGEMENT NEEDS

3.30 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.

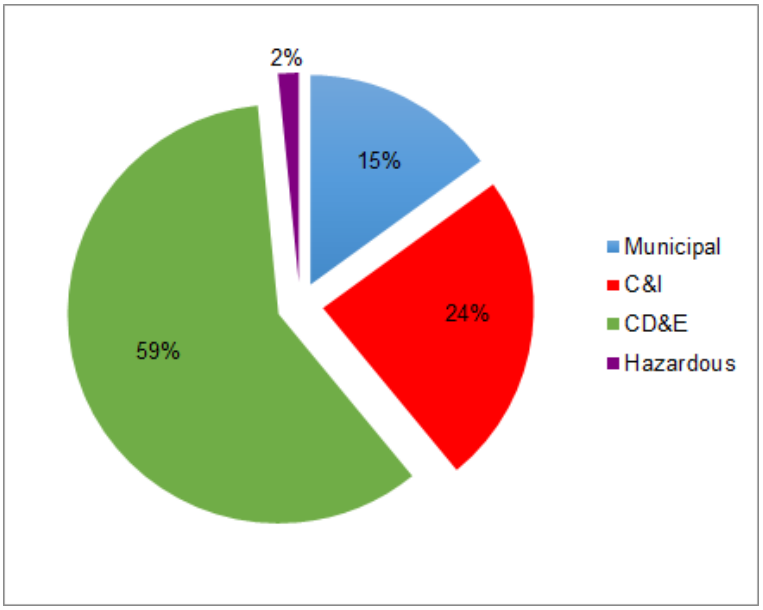
Waste Arising in Cambridgeshire and Peterborough

3.31 It is estimated that in 2017, waste arisings within the plan area totalled around 2.782 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 1 below). The majority of this waste was recycled or otherwise recovered, with disposal to landfill (non-hazardous and inert) accounting for around a third.

3.32 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[7] and inert). Waste forecasts indicate that waste arisings from within the plan area could increase to 3.163Mtpa by the end of the plan period (2036). Low-level radioactive waste (LLW) from the nuclear industry is not produced within the plan area. However, a very small amount of LLW is produced from the non-nuclear industry.

3.33 Waste is also imported into the plan area from other Waste Planning Authority (WPA) areas. In 2017 imports significantly outweighed exports (almost fourfold), with over half of waste imported from other WPAs disposed of in landfill (non-hazardous[8] 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 1: WASTE ARISINGS FOR THE PLAN AREA (2017)



3.34 Waste movements occur as a result of commercial, contractual and operational arrangements as well as geographical convenience. There is a national policy direction for 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.

3.35 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 imports significantly reduced. In providing for waste management facilities the intention, therefore, is for this Local

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

Plan 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.

3.36 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.

3.37 The adopted London Plan sees household and C&I waste exports to the East of England gradually reducing from current rates (estimated at 3.449Mt in 2015) and ceasing completely in 2026[9]. In 2015 0.079Mt of household and C&I 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 C&I waste is made in the early part of the plan period of this Local Plan (albeit in reality this may be waste which is displaced from other WPAs in the East of England region which are closer to London, with such counties being the likely actual destination for London's residual waste). Our Waste Needs Assessment (WNA) has factored in an appropriate amount of London's non-apportioned household and C&I 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

3.38 The plan area benefits from an existing network of waste management facilities, with this management capacity[10] 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 relatively well placed in terms of moving towards achieving net self-sufficiency. Our evidence indicates that there is the potential need for materials recycling, hazardous recycling (recovery) and hazardous disposal capacity (see the WNA, June 2019). Depending on individual site operations for sites

[9] Referred to as London's non-apportioned household and C&I waste

[10] Existing management capacity has been determined through the WNA (June 2019) 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).

undertaking transfer and materials recycling functions the capacity gap may be reduced (as only 25% of the operational throughput has been assumed to contribute towards materials recycling capacity). Regarding hazardous wastes, 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. A capacity gap was also identified for treatment and other forms of recovery, however permitted sites that are not yet operational (considered likely to be operational within the first half of the plan period) will act to take up the capacity gap.

3.39 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 C&I waste. Although disposal is the least desirable option using the waste hierarchy principle, 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 and the Councils are supportive, in principle, of proposals to move waste as high up the hierarchy as possible to ensure that opportunities to move as much waste away from landfill can be achieved over the plan period.

3.40 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).

3.41 No site specific allocations for new waste management facilities have been identified in this Local Plan given the following factors: the indicative future waste management needs of the plan area (to achieve net self-sufficiency) are comparatively low; the potential for the existing material recycling capacity to be greater than captured; other recovery capacity associated with permitted but not operational sites considered likely to come forward in the near future; and that hazardous wastes are generally produced in lower quantities and managed at a wider scale. However, the Plan's indicative capacity needs do not form a ceiling; where justified and in line with the wider aims and policies of this plan the Councils would be supportive of opportunities for additional capacity to be approved for a range of waste management methods where this will drive waste up the waste management hierarchy.

3.42 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.

3.43 The Waste Needs Assessment (WNA) June 2019 details the current estimated waste arisings, waste forecasts, existing capacity[11] and other information from which the indicative capacity needs over the plan period were determined.

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). Figures in brackets in the 'existing capacity' rows indicate permitted capacity that is not yet operational but is considered likely to come online and contribute towards the waste management capacity within the plan period. Figures in brackets in the 'capacity gap' rows indicate the adjusted capacity gap (or surplus) that would result if permitted but not yet operational capacity becomes operational.

			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	0.613	0.662	0.696	0.754	0.806	0.852
		Existing capacity	0.670	0.746	0.734	0.732	0.732	0.732
		Capacity gap	+0.056	+0.084	+0.038	-0.022	-0.074	-0.120
	Composting (Mixed - Municipal, C&I)	Forecast arisings	0.169	0.199	0.207	0.225	0.240	0.249
		Existing capacity	0.332	0.324	0.349	0.349	0.349	0.349
		Capacity gap	+0.163	+0.124	+0.142	+0.124	+0.109	+0.100
	Inert recycling (CD&E)	Forecast arisings	0.056	0.087	0.066	0.067	0.068	0.068
		Existing capacity	0.149	0.184	0.435 (0.190)	0.410 (0.190)	0.410 (0.190)	0.410 (0.190)
		Capacity gap	+0.093	+0.097	+0.370	+0.343	+0.342	+0.342

[11] The existing capacity is taken to be that which is operational, however there are several sites that are permitted but not yet operational that are likely to contribute towards the waste management capacity during the plan period and so should be taken into consideration in determining future needs

					(+0.560)	(+0.533)	(+0.532)	(+0.532)
Other recovery	Treatment and energy recovery processes* (Mixed - Municipal, C&I)	Forecast arisings	0.156	0.160	0.226	0.314	0.393	0.416
		Existing capacity	0.295	0.327	0.349 (0.035)	0.337 (0.575)	0.337 (0.575)	0.337 (0.575)
		Capacity gap	+0.139	+0.166	+0.124 (+0.159)	+0.023 (+0.598)	-0.057 (+0.518)	-0.080 (+0.495)
	Energy recovery (CD&E wood waste)	Forecast arisings	0.001	0.001	0.002	0.002	0.002	0.002
		Existing capacity	0	0	0	0 (0.048)	0 (0.048)	0 (0.048)
		Capacity gap	-0.001	-0.001	-0.002	-0.002 (+0.046)	-0.002 (+0.046)	-0.002 (+0.046)
	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

**Treatment and energy recovery processes refers to Anaerobic Digestion (AD), Energy from Waste (EfW) and other physical/chemical treatment processes.*

			Indicative total waste management capacity 2016-2036		
			Total need	**Estimated void space**	**Balance**
Waste management – Deposit to land and Disposal (Mt)					
Other recovery	CD&E	Inert recovery**	16.063	13.954	-2.109
Disposal	CD&E	Inert landfill**	3.856	1.932	-1.924
	Mixed - Municipal, C&I	Non-hazardous landfill (including SNRHW)	11.187	12.466	+1.278
		Non-hazardous landfill	*10.817*	*8.525*	*-2.291*
		Non-hazardous (SNRHW) landfill	*0.371*	*3.940*	*+3.569*

**Inert recovery and landfill have a total indicative need of 19.919Mt over the plan period, with an estimated remaining void space of 15.886Mt (around 90% of which is associated with the

restoration of mineral extraction sites), leaving a deficit of 4.033Mt. 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.

The net capacity figures in the table above are not ceilings for recycling, treatment or recovery of waste. As such, proposals will, in principle (and provided they are in accordance with Policy 4: Providing for Waste Management), be supported if any of the following scenarios apply:
(a) it would assist in closing a gap identified in the table, provided such a gap has not already been demonstrably closed; or
(b) it would assist in closing a new gap identified in the future, with such identification to be set out in the annual monitoring of the Plan; or
(c) it moves waste capacity already identified in the above table up the waste hierarchy.

PROVIDING FOR WASTE MANAGEMENT

3.44 This Policy sets out an overarching spatial strategy for waste recycling, treatment and recovery processes, alongside landfill and landraising, with appropriate policy criteria to take account of all new waste management sites and facilities. It also clarifies how new waste management proposals within the planning permission boundary of existing waste management sites will be considered, particularly where these fall outside of the locational criteria set out in Policy 4, but are already established waste sites; whilst also clarifying that new and/or improved Water Recycling Centres will be considered outside of this policy and instead in Policy 11. 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, whilst acknowledging the important part played by existing waste management sites in the plan area.

3.45 In developing the policy criteria, 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 proportion of waste arising, as well as having the better infrastructure (e.g. main highways) to accommodate proposals. The Councils also believe it is 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. However, there is no guarantee waste management facilities will come forward on employment land because of viability or other locationally specific reasons, or due to a lack of available land. Accordingly, other locations could be considered, via the criteria based policy below.

3.46 Whilst new waste management sites and facilities will be directed to the main settlements that exist in the plan area through the locational criteria of Policy 4, the Councils acknowledge that there may be instances where waste management sites or facilities that already exist outside of these main settlements may be appropriate for either:

- temporary recycling opportunities e.g. landfill sites where additional facilities linked to the life of the temporary permission could help push waste up the hierarchy; or
- alternative or additional waste management facilities within the planning permission boundary of existing permanent waste sites.

In such instances, when considering the locational criteria based assessment the Councils will, in principle, support the use of an existing waste site for new waste management facilities. However, the consideration and support in principle to such uses, including temporary uses linked to the life of an existing waste site, should not be taken as support for permanent facilities, or for an intensification of a site where the benefits do not outweigh the harm when assessed against the wider policies of the Development Plan.

3.47 Like the previous Plan, this Local Plan also seeks to embed waste management facilities in new settlements. This could be temporary demolition and construction recycling facilities on a site during the construction phases, to permanent waste management facilities located within new communities.

3.48 In line with Objective 2 of this Plan, the Councils are keen to support opportunities to contribute positively to the sustainable management of waste, thereby seeking to move waste up the hierarchy, especially where proposals are able to demonstrate that they align with the wider objectives and policies contained within this Plan, in addition to the principles contained within Policy 4 below. In particular, support for recycling and re-use proposals that sit at the upper end of the waste hierarchy (just below prevention and minimisation) are encouraged to come forward to assist the councils in not only achieving the aspiration of moving waste up the hierarchy set out in Objective 2 of this Plan (which is set in the context of new self-sufficiency for the Plan area), but also helping to achieve the wider climate change aspirations set out in Policy 1.

3.49 The benefits of co-location of waste management facilities is also acknowledged by the Councils, particularly where facilities can show why co-location would be beneficial or can complement existing waste streams e.g. where outputs of one recycling waste stream can benefit further recycling or recovery from waste that is already taken to the original waste site or where the synergies of the operations can

be understood and justified; which is why a locational criteria based assessment is not required in such instances by the second half of Policy 4. For the avoidance of doubt, such benefits will need to be considered on a case-by-case basis, and the policy should not be read as a blanket approval for further waste management extensions or new sites or facilities, just because a waste site already exists in the area.

3.50 The policy below does not make specific reference for applicants to potentially enter into binding restrictions on catchment areas, including tonnages and/or waste types. However, such restrictions might be necessary in order to limit excess waste entering the area and to make acceptable an otherwise unacceptable development.

3.51 As well as being a strategic policy for waste management, the policy below also sets out specific policy for specialist types of waste management i.e. medical and research waste, agricultural waste and hazardous waste streams. Appendix 3: The Location and Design of Waste Management Facilities also provides guidance on the location of waste management facilities, and should be used to inform the location of waste management facilities in the plan area.

POLICY 4: PROVIDING FOR WASTE MANAGEMENT

Across the plan area, existing and committed waste sites meet the majority of identified needs as set out in Policy 3, with the present forecast capacity gap over the plan period being less than substantial. As such, the strategy of this plan is not to make 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.

In line with Objective 2 of this Plan, the Councils aim to actively encourage, and will in principle support the sustainable management of waste, which includes encouraging waste to move as far up the waste hierarchy as possible, whilst also ensuring net self-sufficiency over the Plan area. In order to ensure this aim can be met, 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 need for the development.

Unless otherwise supported by policy provision under one of the sub-headings in the second half of this Policy, the locational strategy of this Plan is that new or extended waste management facilities should be located within the settlement boundary* of the existing or planned main urban areas of: Cambourne, Cambridge, Chatteris, Ely, Huntingdon,

Littleport, March, Northstowe, Peterborough, Ramsey, Soham, St. Ives, St. Neots, Waterbeach New Town, Whittlesey or Wisbech.

Where the proposed use and operations are potentially suitable within an urban setting (with suitability predominantly determined by applying policies in the Development Plan), then proposals should first consider the use of either:

(a) employment areas (as identified in the Development Plan as being suitable for industrial and storage or distribution type uses) within the settlement boundary of the above identified urban areas; or
(b) any 'strategic' employment areas over 10ha (as identified in the Development Plan as being suitable for industrial and storage or distribution type uses), which might not necessarily be located 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 relationship with the settlement by virtue of landscape, design of the facility, and highway access. In applying these provisions, proposals should prioritise, and substantial weight will be given to, the use of suitable brownfield land within the above identified urban areas.

New waste management proposals that are unable to demonstrate benefits of co-location under part 2 of this policy, that are within the planning permission boundary of existing waste management sites (i.e. where extensions to the site area is not required) that already operate outside of the main settlements identified in the locational criteria above will, in principle, be supported. Each case will be considered on its own merits and will be assessed against all the policies within the Development Plan. For the avoidance of doubt, proposals for Water Recycling Centres will be considered under the provisions of Policy 11, rather than this Policy.

Waste Management Facilities - New Strategic Development Areas:
Waste management facilities in new strategic development areas (i.e. 1,500 homes or more, or 10ha or more for employment sites) will be supported where they are 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 (the majority of which is generated by that farm holding) will, in principle, be supported. Outdoor composting proposals which require the importation of waste material will be determined in

accordance with wider policies of the Development Plan.

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, as explained within the supporting text for this policy 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 and, where benefits are demonstrated, to the restoration of a mineral site); or
- integrated waste management development that has specific links to the existing waste management operations already taking place on a site.

Proposals for co-location will not be supported if the benefits do not outweigh the harm when assessed against the wider policies of the Development Plan.

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 Non-Hazardous Waste and Stable Non-Reactive Hazardous Waste (SNRHW) disposal sites, unless the extension for additional capacity would prejudice the wider strategic objectives of this plan and supporting appendices or 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 the non-MDA/MAA site would be more suitable for receiving the inert waste; or
(e) landfill engineering is required for reasons of land stability.

Waste Management Facilities - Stable Non-Reactive Hazardous Waste (SNRHW) Disposal:
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 SNRHW and Non-Hazardous Waste disposal sites unless the extension for additional capacity would prejudice the wider strategic objectives of this plan and supporting appendices.

Waste Management Facilities - Hazardous Waste Treatment and 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. Proposals for hazardous waste treatment will be supported where there is a demonstrated need, and will be considered in the context of the Development Plan and opportunities to move waste up the hierarchy in line with Objective 2.

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.

*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 on the Policies Map, it will constitute the edge of the built form of the settlement or, should an edge be defined in words (rather than map form) in a Local or Neighbourhood Plan, then that definition will be used in that local area.

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. During the preparation of this Plan, more detail was set out on their identification in a document entitled 'Methodology for Identifying MSAs (January 2019)'.

4.3 In applying the policy below, applicants and decision makers may also find useful the Minerals Safeguarding Practice Guidance (April 2019), produced by the Mineral Products Association and Planning Officers' Society.

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 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 the Development Plan for the area;
(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 on the Policies Map, it will constitute the edge of the built form of the settlement or, should an edge be defined in words (rather than map form) in a Local or Neighbourhood Plan, then that definition will be used for that local area.

** within (l), 'overriding need' will need to be judged in the planning balance when any planning application is assessed, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy. That judgement should also consider the cost of, and scope for, developing outside the MSA, or meeting the need for it in some other way. By 'not feasible' in (l), this could include viability reasons.

MINERAL DEVELOPMENT AREAS (MDAS) AND MINERAL ALLOCATION AREAS (MAAS)

4.4 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 or are dormant). Areas not yet consented but allocated in this Plan for the future extraction of mineral 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.

4.5 Please note that Policy 16: Consultation Areas (CAs), which should be read in conjunction with the Policy below, also covers proposals which fall within a MDA or MAA as well as within 250m of their boundaries. The following policy focuses only on development within MDAs and MAAs themselves.

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

4.6 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.

4.7 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 source 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 be exhausted by, the following: lorry distance travelled and the associated carbon emissions 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

4.8 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 (recognising the fact that minerals are a finite resource). Materials that can result as a by-product of other waste facilities are also being used as a source of materials for construction, also helping to conserve primary materials and minimising waste (once again recognising the fact that minerals are a finite resource). Sites for the handling, storage and processing of recycled and secondary aggregates (including recycled inert waste and suitable materials arising as a by-product of other waste facilities) are therefore required to ensure provision of 'alternative materials'.

4.9 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.), 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).

4.10 Temporary facilities for the handling, storage and processing of recycled and secondary aggregates (including inert recycling) can be just as important as permanent facilities, to ensure that the Councils continue to maximise the opportunities to recycle and preserve primary aggregate as a finite resource. In addition to temporary facilities being supported on strategic development sites throughout the construction phase, the Councils will also, in principle, support recycling operations linked to the winning and working of minerals, including the restoration of a mineral site where there are clear benefits for the recycling process to remain while restoration takes place. As the winning and working of minerals (including any subsequent restoration) is seen as a temporary land use, any approved recycling facilities will also be restricted to link to the temporary planning permission, and the support of such operations should not therefore be taken as support for

permanent facilities. The retention of these facilities on a permanent basis will be considered under Policy 4 and assessed against the wider policies of this Plan.

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.

Proposals for the production of recycled and secondary aggregates and for concrete batching plants 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, unless the recycling operation is compatible with an agreed restoration scheme to allow the temporary use to be extended in line with the restoration proposals and linked to the temporary planning permission rather than the duration of the winning and working of minerals);
(b) on strategic development sites, such as major urban extensions and new settlements (throughout the construction phase); or
(c) on appropriate waste management sites, designated employment land and existing/disused railheads and wharves.

In addition to the above support in principle, all development sites of 100 homes or more, or 5ha or more for employment 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

4.11 Reservoirs and other forms of development can also give rise to incidental mineral extraction. In these cases the Mineral Planning Authorities (MPAs) 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.

4.12 It should be noted that Government is likely to introduce 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, marinas, agricultural or potable water reservoirs, or commercial fish farming or fishing 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 company's water resource management plan;
(b) any mineral extracted will be used in a sustainable manner;
(c) where the proposal relates to a reservoir, it has considered wider implications than just the operational needs of the future reservoir, such as whether viable mineral might be sterilised, the loss of productive land, and any dewatering implications during the construction phase. To address some of these implications it may be necessary to minimise the surface area by maximising the 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.

*'proven need' would have to demonstrate that the proposal was in the public interest to proceed.
†'sustainability benefits' could include, but not necessarily be 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 both existing operational sites, and committed sites (i.e. those with planning permission but which are not yet operational) that make a significant contribution to managing any waste stream. Policy 3: Waste Management Needs sets the policy framework for WMAs.

5.2 This Plan does not allocate any sites for future waste management development. An up-to-date Waste Needs Assessment prepared alongside this Plan did not identify any capacity gaps which justify the allocation of sites. Proposals for any future waste management development, including new waste proposals within a WMA, can be dealt with through Policy 4: Providing for Waste Management and other policies in this document. As such, Policy 10 has been created to first, enable WMAs to be identified on the Policies Map and second, to deal with alternative development coming forward e.g. household or employment uses, rather than new waste proposals that will be considered under Policy 4. Furthermore for the avoidance of doubt, criterion (a) below includes Neighbourhood Plans.

5.3 Please note that Policy 16: Consultation Areas (CAs), which should be read in conjunction with the Policy below, also covers proposals which fall within a WMA as well as within 250m of its boundary. The following policy focuses only on development within WMAs themselves.

POLICY 10: WASTE MANAGEMENT AREAS (WMAS)

Waste Management Areas (WMAs) are defined on the Policies Map and identify existing or committed waste management facilities that make a significant contribution to managing any waste stream. Waste management proposals within WMAs will be considered under Policy 4. Within a WMA, new non-waste management development will not be permitted other than:

(a) proposals which are compatible for that specific site as identified in the non-Mineral and Waste Plans that make up the Development Plan for the area; or
(b) proposals which demonstrate clear wider regeneration benefits which outweigh the harm of discontinued operation of the site as a WMA, together with a demonstration to the Waste Planning Authority as to how the existing (or recent) waste stream managed at the site will be (or already is being) accommodated elsewhere.

WATER RECYCLING AREAS (WRAS)

5.4 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).

5.5 Please note that Policy 16: Consultation Areas (CAs), which should be read in conjunction with the Policy below, also covers proposals which fall within a WRA as well as within 400m of its boundary. The following policy focuses only on development within WRAs 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) 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;
(c) if a new site, or an extension to an existing site, it has avoided land within flood zone 3 unless there is a clear and convincing justification not to do so, and the proposal is supported by thorough evidence of sustainability benefits, evaluation of site

options and risk management through the application of the sequential and exception tests; and

(d) adequate mitigation measures will address any unacceptable adverse environmental and amenity issues raised by the proposal, which may include the enclosure of odorous processes.

RADIOACTIVE AND NUCLEAR WASTE

5.6 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.

5.7 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

5.8 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 and plastics) 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.

5.9 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 only offer cautious support for 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; or
(c) a viable waste resource exists, and that the mining and processing of such landfilled material would result in significant environmental gains.

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

5.10 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.

5.11 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 (July 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. These areas may include railheads, wharves and ancillary facilities such as the following.

- Barrington Cement Works Railhead, Barrington
- Bourges Boulevard Rail Sidings, Peterborough
- Cambridge North East Aggregates Railheads, Cambridge
- European Metal Recycling, Snailwell
- Queen Adelaide Railhead, Ely
- Whitemoor, March
- Wisbech Port, Wisbech

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

6.3 Please note that Policy 16: Consultation Areas (CAs), which should be read in conjunction with the Policy below, also covers proposals which fall within a TIA as well as within 250m of its boundary. The following policy focuses only on development within TIAs themselves.

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)

6.4 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).

6.5 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).

6.6 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.

6.7 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 and that any such permitted development reflects the agent of change principle. 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. In line with the agent of change principle any costs for mitigating impacts on or from the existing minerals and/or waste-related uses will be required to be met by the developer.

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 and 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 (i.e. the MAA, MDA, WMA, TIA or WRA) 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 mineral development, waste management, transport infrastructure or water recycling facilities of significance have been 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.

When considering proposals for non-mineral and non-waste management development within a CA, then the agent of change principle will be applied to ensure that the operation of the protected infrastructure (i.e. MAA, MDA, WMA, TIA or WRA) is not in any way prejudiced. Any costs for mitigating impacts on or from the existing minerals and/or waste-related uses will be required to be met by the developer. It is for the developer to demonstrate that any mitigation proposed as part of the new development is practicable, and the continued use of existing sites will not be prejudiced.

*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

6.8 The following policy is primarily associated with waste management facilities, because such facilities normally include an element of permanent new build development, but could also apply to mineral proposals. Such development must be of a high quality design.

6.9 Appendix 3: 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 mineral development, should secure high quality design. The design of built development and the restoration of sites should be sympathetic to and, where opportunities arise, 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 mineral and waste management development must:

(a) make efficient use of land and buildings, through the design, layout and orientation of buildings on site and through prioritising the use 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) be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
(g) retain or enhance important features and assets (including trees and hedgerows) within the landscape, treescape or townscape and conserve or create key views; and
(h) provide a landscape enhancement scheme which takes account of any relevant landscape character assessments (including any historic landscape characterisation) and which demonstrates that the development can be assimilated into its surroundings and local landscape character;

and, where appropriate for the development:

(i) provide well designed boundary treatments (including security features) that reflect the function and character of the development and are well integrated into its surroundings; and
(j) provide attractive, accessible and integrated vehicle and cycle parking which also satisfies the parking standards of the Development Plan for the area, 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 3: 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

6.10 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.

6.11 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

Proposals must ensure that the development proposed can be integrated effectively with existing or planned (i.e. Development Plan allocations or consented schemes) neighbouring development. New development must not result in unacceptable adverse impacts on the amenity of existing occupiers of any land or property, including:

(a) risk of harm to human health or safety;
(b) privacy for the occupiers of any nearby property;
(c) noise and/or vibration levels resulting in disturbance;
(d) unacceptably overbearing;
(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

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

6.13 Achieving the satisfactory restoration of mineral sites and former waste management sites is of paramount importance. Restoration of mineral 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, as should the aftercare arrangements (with such aftercare potentially extending to 10 years or more).

POLICY 19: RESTORATION AND AFTERCARE

All mineral extraction related proposals, and all waste management proposals which are likely to be temporary in nature, must be accompanied by a restoration and aftercare scheme proposal, secured if necessary by a legal agreement.

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 where the afteruse is a reservoir or on 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, in the Local Nature Partnerships vision and strategic proposals, as well as any applicable wider Development Plan objectives;

(c) contribute, if feasible, to identified flood risk management and water storage needs (including helping to reduce the risk of flooding elsewhere) 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; and
(f) incorporate within the restoration scheme amenity uses, such as formal and informal sport, navigation, and recreation uses.

Where it is determined that restoring the land to agricultural use 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; through biodiversity proposals which create habitats that enhance ecological networks (and thus assist species to adapt to climate change); and/or through living carbon sinks.

Any site specific restoration and after-care requirements are set out in Policy 2: Providing for Mineral Extraction. Where there is a conflict between this policy and Policy 2, then the provisions of Policy 2 take precedence.

BIODIVERSITY AND GEODIVERSITY

6.14 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 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 demonstrable 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

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and stepping stones that link to each other and to wider green infrastructure across the plan area (and/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 Conservation of Habitats and Species Regulations 2017 (as amended), including determining site specific impacts and avoiding or mitigating against impacts where identified.

National Sites
Development proposals on land within or outside a Site of Special Scientific Interest (SSSI), and which is likely to have an adverse effect on it (either individually or in combination with other developments), will not be permitted unless the benefits of the development 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 must:

(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 measurable 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 viable opportunities arise, contribute to the delivery of the Local Nature Partnership vision to 'double land for nature';
(h) where necessary, protect and enhance the aquatic environment within, adjoining or functionally linked to the site, including water quality and habitat. Where appropriate, proposals should identify Water Framework Directive (WFD) (or equivalent, if superseded) waterbodies in the vicinity of the proposal, and set out how WFD status will be protected and, if opportunities arise, improved, with any mitigation proposed being suitable and appropriate to the water body affected. For riverside development, proposals should 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
(i) for mineral extraction proposals, enable periodic temporary access in order to record, sample and document the geodiversity.

Unless national policy or legislation provides an alternative but similar mechanism, mineral and waste management proposals must (unless a decision taker would clearly not benefit from it) 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

6.15 The Mineral 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.

6.16 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.

6.17 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 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 a geoarchaeological deposit model looking at the characteristics, dates and distribution of deposits and natural landforms across the site and their likely potential for archaeology of all periods, may be required.

6.18 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.

6.19 For all the above reasons, it is important that appropriate 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, non-intrusive surveys and 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 mineral and waste management proposals will be subject to the policy requirements set out in the NPPF, including striking an appropriate balance between harm and public benefit, but, as a first principle, development should avoid harm on the historic environment.

To assist decision makers, all development proposals that would directly affect any heritage asset and/or its setting (whether designated or non-designated), must 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 Heritage 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 Heritage 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

6.20 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, mineral workings could serve to have a detrimental impact upon the quantity or quality of surface or groundwater resources. That said, mineral 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. It should be noted that any dewatering proposals which result in the abstraction of groundwater at a rate greater than 20 cubic metres per day, will need to obtain the relevant permit from the Environment Agency.

6.21 Development proposals which include hard surfaces and buildings should incorporate Sustainable Drainage Systems (SuDS) wherever feasible to address the risk of surface water and sewer flooding and provide wider environmental benefits including biodiversity net gain and water quality enhancement. However, this will not be feasible in all cases and the Councils will consider the nature of the use proposed and whether this places and limitations on the incorporation of SuDS when determining planning applications.

6.22 The Environment Agency (EA) advises that in areas of severe water stress or where aquifers or surface water resources are abstracted to environmental limits, a licence or permit may not be issued or could be issued with a significant restrictions, e.g.

seasonal only abstraction. Operators are advised to seek advice from the EA early in the site selection and design process. The issuing of de-watering licences, where all water is returned to the environment, is likely to be less restrictive than for consumptive water use e.g. mineral washing, discharged dewatering and concrete batching. The EA has a presumption against issuing new water abstraction licences for consumptive activities. If a developer or any other interested party has any questions on the contents of this paragraph, including the definition of the terms used, then please seek advice from the EA.

6.23 Please note that the Cambridgeshire Flood and Water SPD referred to 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: FLOOD AND WATER MANAGEMENT

Mineral 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 and quality of surface or groundwater resources;
(b) the quantity and quality of water abstraction currently enjoyed by abstractors unless acceptable alternative provision is made; and
(c) the flow of groundwater at or in the vicinity of the site;

Development located on sites in areas known to be at risk from any form of flooding will only be permitted following:

(d) the successful completion of a sequential test (if necessary) and an exception test if required, with both tests applying climate change allowances to define flood risks;
(e) the submission, where appropriate (as defined by national policy), of a site-specific Flood Risk Assessment, setting out appropriate flood risk that:
    i. defines the flood zones in relation to the proposal;
    ii. demonstrates the impacts of climate change on the flood zones, over the lifetime of the development;
    iii. demonstrates that a sequential approach has been taken to the design of the layout of the proposal, placing those aspects of the development most sensitive to the impacts of flooding in the area of lowest flood risk;
    iv. demonstrates that appropriate mitigation measures have been incorporated into the development so that there will be no negative off-site impacts to people and property and that the users will be safe for the lifetime of the development; and

v. demonstrates that all reasonable actions have been taken to contribute to the overall reduction of flood risk.

(f) the consideration of any necessary ongoing maintenance, management of mitigation measures and adoption and that any relevant agreements are in place; and

(g) where built development is proposed, the incorporation of Sustainable Drainage Systems (SuDS) wherever feasible into the proposals.

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

6.24 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). Mineral and waste management operations can add significantly to this congested network, and primarily means even further increase in HCV usage.

6.25 Much of the road network is 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 map which can be found at cambridgeshire.gov.uk/freight-map.

6.26 On occasions when HCV routing arrangements and / or HCV signage are deemed necessary and reasonable to make a development acceptable, binding agreements will be sought either through planning conditions or legal agreements, to ensure suitable routes and signage are identified and controlled in line with guidance from the Highway Authority, in accordance with any identified HCV Route Maps. Any binding agreements will be agreed on a case by case basis, and will be monitored, including investigations into any alleged breaches, in line with the adopted Enforcement Plans[12].

[12] The authorities enforcement plans can be found at:

https://www.peterborough.gov.uk/council/strategies-policies-and-plans/compliance-and-enforcement-policy

https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/planning-enforcement-and-monitoring.

6.27 Section 9 of the NPPF (2019) sets out detailed national policy on transport related matters, but further local policy is necessary.

6.28 In addition to the policy below, any site specific policies elsewhere in this Plan which set out specific Traffic, Highways and Rights of Way matters 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. If, at the point of application, commercially available electric Heavy Commercial Vehicles (HCVs) are reasonably available, then development which would increase HCV movements should provide appropriate electric vehicle charging infrastructure for HCVs;
(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 routing arrangements and/or 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 mineral and/or waste is to be taken on or off a site using 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 mineral 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
During all phases of development, including construction, operation and restoration, proposals must make provision for suitable and appropriate diversions to affected public

rights of way, and ideally the enhancement of the public rights of way network where practicable. Opportunities should be taken for the provision of new routes and links between existing routes, especially at the restoration stage. 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

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

6.30 Much of that high quality agricultural land is peat based. In addition peat soils are an important asset for a number of other reasons:

- Climate change: the soils are formed by wetland vegetation and store millions of tonnes of carbon. Peat soils release previously stored carbon when they are dry. UK peats therefore represent both a threat and an opportunity with respect to greenhouse gas emissions. Correct management and restoration could lead to enhanced storage of carbon and other greenhouse gases in these soils, while mismanagement or neglect could lead to these carbon sinks becoming net sources of greenhouse gases.
- Biodiversity: peat soils support internationally important fen, fen meadow, wet woodland and lake habitats. These also support rare and important plant and invertebrate communities.
- Archaeology: owing to the soil conditions, there is great potential for archaeology to be well preserved, giving an insight into the past.
- Palaeoenvironments: peat has accumulated over time and thus incorporates a record of past climatic and environmental changes that can be reconstructed through, for example, the study of its stratigraphy and pollen content, leading to increased knowledge of the evolution of the landscape.
- Water: peat soils help prevent flooding by absorbing and holding water like a sponge as well as filtering and purifying water. Peat can absorb large quantities of nutrients and pollutants, although peat soils can under certain conditions release these chemicals back into the surrounding water.

6.31 This combination of benefits makes it important for a policy to be included in the Plan in respect of proposals on peat based soils.

6.32 Advice on the sustainable use and protection of peat soils, including the need for the

evaluation, recording and interpretation of the peat soils and a soil management plan, should be sought from Natural England.

POLICY 24: SUSTAINABLE USE OF SOILS

Mineral 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.

Peat soils in particular should be protected and preserved. Where development is proposed on land containing peat soils, the developer must submit a proportionate evaluation of the impact of the proposal on the peat soils and an appropriate soil management plan.

Development proposals that will result in unavoidable harm to, or loss of, peat soils will only be permitted if it is demonstrated that:

(c) there is not a less harmful viable option (this criterion does not apply to allocated mineral extraction sites);
(d) the amount of harm has been reduced to the minimum possible;
(e) if appropriate, satisfactory provision is made for the evaluation, recording and interpretation of the peat soils before commencement of development; and
(f) the peat soils will be temporarily stored and then used, in a way that will limit carbon loss to the atmosphere.

Proposals to enhance peat soils and protect its qualities will be supported.

AERODROME SAFEGUARDING

6.33 For mineral and waste management developments located close to airports, aerodromes or their flight paths, one of the main hazards is bird strike. Other hazards could exist, such as chimney height from a waste management operation. The policy below, therefore, should be read broadly to cover any hazard that might arise.

6.34 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

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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.

Where bird strike is an identified potential hazard, then the preparation and implementation of an approved Bird Management Plan may be required.

OTHER DEVELOPMENTS REQUIRING IMPORTATION OF MATERIALS

6.35 Some forms of development might not be primarily mineral and waste management related, but may result in the importation (i.e. from off-site) 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; and amenity bunds) 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

AA - Appropriate Assessment
AWP - Aggregate Working Party
C&I Waste - Commercial & Industrial
CA - Consultation Area
CD&E - Construction, Demolition & Excavation
CWS - County Wildlife Site
DPD - Development Plan Document
DtC - Duty to Cooperate
GHG - Greenhouse Gasses
HRA - Habitats Regulations Assessment
HRC - Household Recycling Centre
IDB - Internal Drainage Board
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
Mt - Million tonnes
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
NPS - National Policy Statement
RECAP - Cambridgeshire and Peterborough Waste Partnership
SA - Sustainability Appraisal
SAC - Special Area of Conservation
SCG - Statement of Common Ground
SCI - Statement of Community Involvement
SPA - Special Protection Area
SPD - Supplementary Planning Document
SSSI - Site of Special Scientific Interest
t - tonnes
TIA - Transport Infrastructure Area
tpa - tonnes per annum
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

APPENDIX 1: SITE PROFILES
APPENDIX 2: BLOCK FEN / LANGWOOD FEN MASTER PLAN
APPENDIX 3: THE LOCATION AND DESIGN OF WASTE MANAGEMENT FACILITIES

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036

Appendix 1: Site Profiles

Adopted July 2021

Contents

Introduction

This appendix contains a site profile for each site allocated for mineral extraction in this Local Plan. These site profiles set out the presently known key sensitivities and implementation issues that the development management processes and the bringing forward of the allocations through the preparation of a planning application(s) is likely to need to address.

Information has largely been drawn from the site assessment process which was undertaken as part of the preparation of this Minerals and Waste Local Plan. Applicants should note that whilst these site profiles may be of assistance to demonstrate why a site has been allocated and what key issues might need addressing in planning applications, they should not be treated as an exhaustive list of issues, nor in any way interpreted to mean that issues not listed (including issues as raised in policies in this Plan) are not relevant to the specific site.

In addition, these site profiles are not a substitute for detailed pre-application advice, which should be sought from the applicable Mineral Planning Authority.

Map Key


MAA – Mineral Allocation Area


MDA – Mineral Development Area


WMA – Waste Management Area


WRA – Water Recycling Area

CA – Consultation Area (WRA)

CA – Consultation Area (MAA, MDA, WMA, TIA)


MSA – Mineral Safeguarding Area (Brickclay)

MSA – Mineral Safeguarding Area (Chalk)

MSA – Mineral Safeguarding Area (Sand and Gravel)

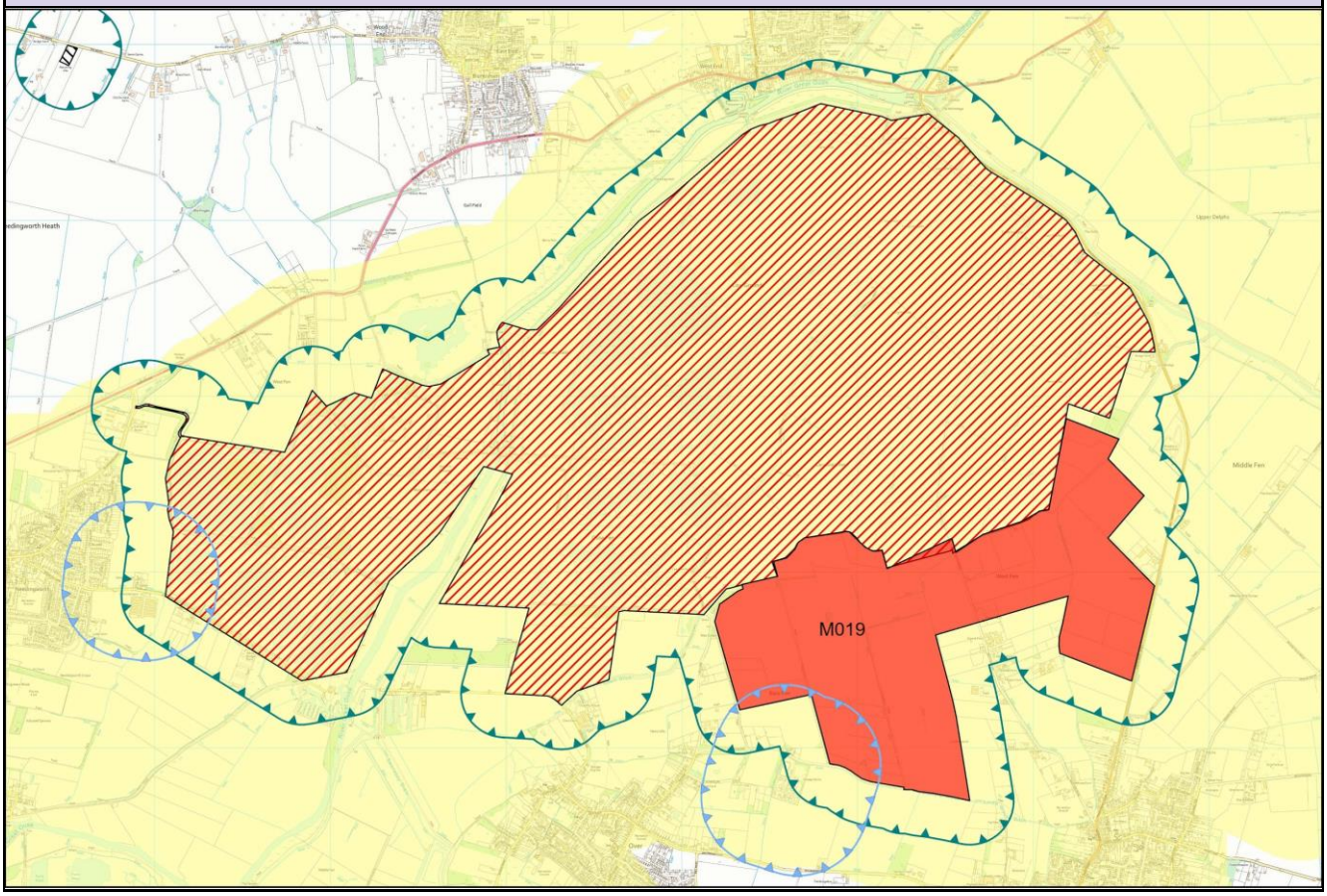

Plan Area Boundary

The Proposed Submission Policies Map is available to view online at cambridgeshire.gov.uk/mwlp or peterborough.gov.uk/mwlp

M019: Bare Fen & West Fen, Willingham / Over

Site Reference	M019
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	240.5
Grid Ref	TL 394 717
Parish	Over and Willingham
Estimated Reserve (t)	3,000,000
Estimated Annual Output (tpa)	800,000
Estimated Start Date	2031
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- Heritage assets include two scheduled monuments (barrows) to the west of the site, and a cluster of scheduled monuments to the north of the site. There are also three Conservation Areas nearby, and a number of listed buildings.
- Archaeologically sensitive and contains extensive crop marked site.
- Proximity to residential dwellings.
- Proximity to the Ouse Washes[1].
- Records of protected species or suitable habitats identified on or near site.
- Small area of BMV Grade 3a at Bare Hill (located in the north western section of site) and the

[1] Ramsar, SAC (Special Area of Conservation), SPA (Special Protection Area) and SSSI (Site of Special Scientific Interest)

presence of peat soils in the area.
- Proximity to RSPB Ouse Fen Nature Reserve.

Potential Implementation Issues (non-exhaustive)

Preferred Restoration
- Consideration should be given to incorporating enhanced public access.
- Restoration to reedbed priority habitat, as an extension to the existing approved restoration scheme for Needingworth Quarry.

Operation
- Amenity issues including noise or dust are likely to need to be addressed and stand-offs between the quarry area and residential dwellings may be required.

Biodiversity and Geodiversity
- Development should conserve and enhance the Ouse Washes and any protected species. An ecological evaluation assessing the potential effect of development and appropriate mitigation is likely to be required, and the development should incorporate recommended mitigation measures as appropriate.

Traffic and Highways
- A standoff from the B1050 may be required. It is likely that any proposals will need to consider the protection of a route for a future Willingham Bypass.

Archaeology and the Historic Environment
- The site is archaeologically sensitive. An archaeological evaluation should be undertaken to inform proposals and an appropriate mitigation strategy, which may include removing areas from development to physically preserve archaeological remains of particular significance in situ.
- Development must conserve and where appropriate enhance heritage assets and their settings

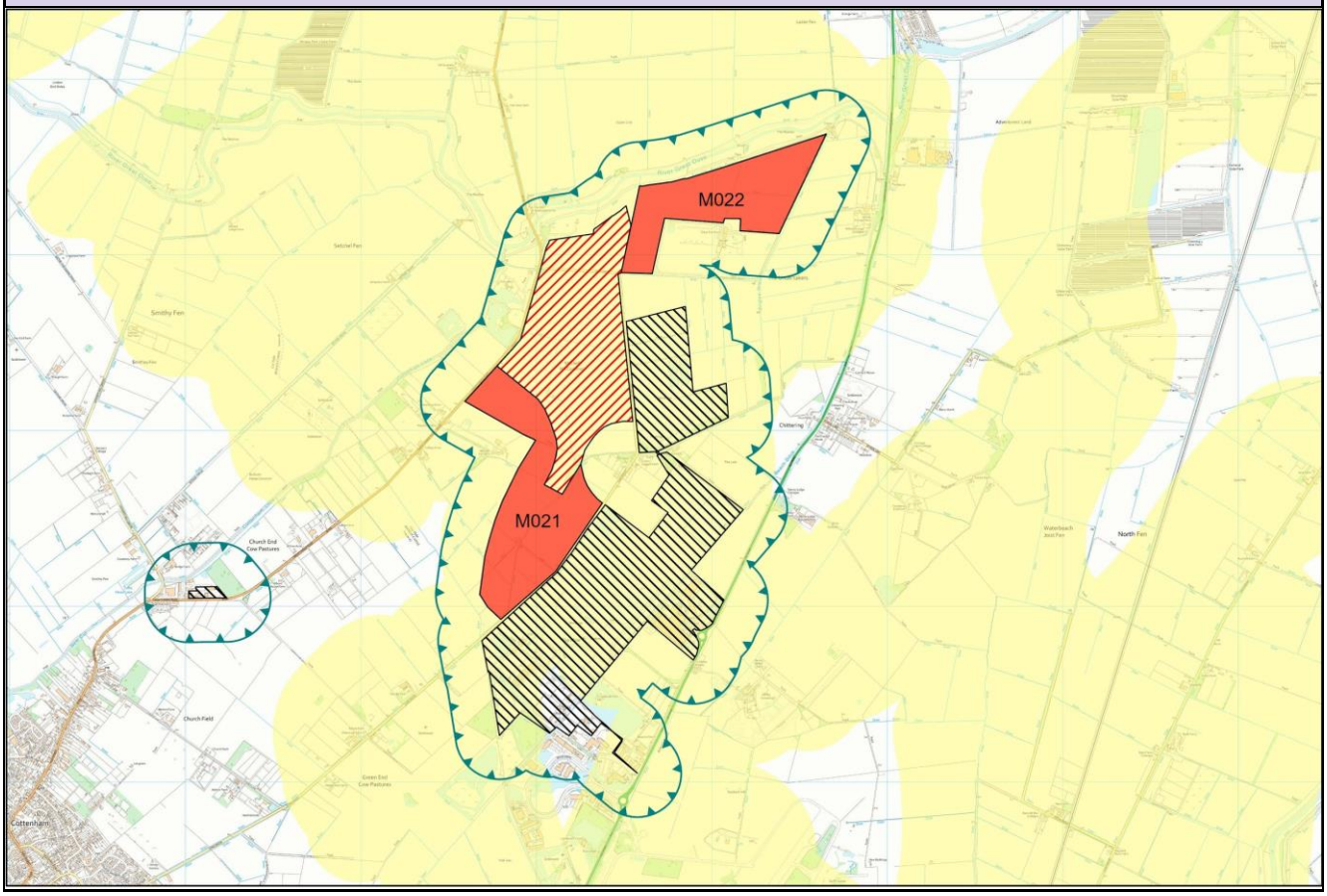
Flood & Water
- Proposals should address on and off site flood risk and effects on water levels in nearby designated environmental sites. It is likely that a Flood Risk Assessment and a Hydrological and Hydro-Geological Assessment will be required, which should consider all stages of excavation and restoration, flood risk, and surface water drainage matters.

Other Issues
- Rights of Way, including Bridleway 178/28 and Footpath 178/18, cross the site. Development may be required to provide diversions and compensation for existing Rights of Way which may be adversely affected.

M021: Mitchell Hill Farm South, Cottenham

Site Reference	M021
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	114
Grid Ref	TL 479 695
Parish	Cottenham
Estimated Reserve (t)	1,150,000 (140,000 in plan period)
Estimated Annual Output (tpa)	140,000
Estimated Start Date	2036
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- Car Dyke (a Scheduled Monument) is approximately 150m from site, and Bullocks Haste Common, a Romano-British Settlement is proximate to the site.
- The area is archaeologically sensitive and contains extensive known archaeological remains.
- There is the potential for protected species or habitats of protected species recorded on or near site.
- River Great Ouse adjacent to north of site (county wildlife site).
- Site within SSSI Impact Risk Zones for any discharge of water or liquid waste of more than 20m3/day to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- 58% of site within Flood Zone 2 (47% within Flood Zone 3).
- Sensitive receptors (residential dwellings) are close to the site.

- High grade agricultural land (Grade 2).
- Within Cambridge Airport Safeguarding Area

Potential Implementation Issues (non-exhaustive list)

Operation

- Amenity issues including noise or dust should be adequately addressed, and stand-offs between quarry area and residential dwellings and B1049, may be required. Landscape mitigation may also be required.

Biodiversity and Geodiversity

- Development should conserve and enhance the adjoining County Wildlife Site, and any protected species. An ecological evaluation assessing the potential effect of development and appropriate mitigation should be undertaken and proposals should incorporate any recommended mitigation measures as appropriate.

Archaeology and Historic Environment

- A detailed assessment and evaluation will be needed to prove that physical damage would not occur to the Scheduled Monuments at Car Dyke and Bullocks Haste Common. This includes consideration of dewatering of archaeological sites as a result of excavation. There will need to be a sufficient buffer between any development and the Scheduled Monuments; approximately 100 metres would be necessary for the settlement site. Development must conserve and where appropriate enhance heritage assets and their settings.
- The site is archaeologically sensitive. An archaeological evaluation should be undertaken and an appropriate mitigation strategy prepared, which may include removing areas from development to physically preserve archaeological remains of particular significance in situ.

Flood and Water

- Proposals should address on and off site flood risk and effects on water levels in nearby designated environmental sites will need to be addressed. A Flood Risk Assessment and Hydrological and Hydro-Geological Assessment should consider all stages of development including excavation and restoration, flood risk and surface water drainage matters. The effects of water drawdown and dewatering of archaeological sites preserved in situ within and / or beyond the application boundary should also be considered.
- Consent may be required from the IDB for works to or near land drainage ditches/drains within the site. The board may have water courses and water controls within the site that may need to be re-routed.

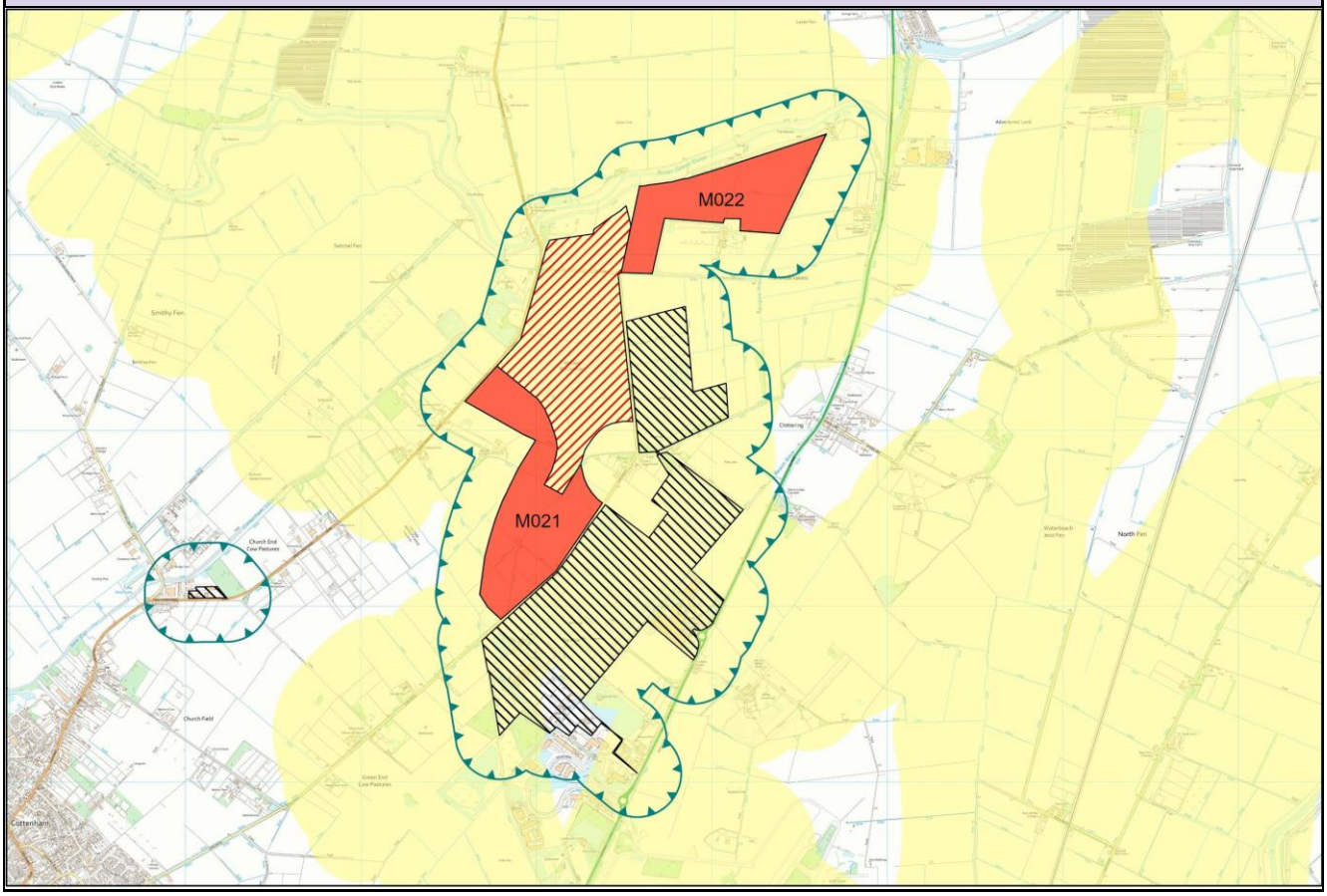
Other Issues

- Development should be designed so that it does not increase risk of bird strike.

M022: Chear Fen, Cottenham

Site Reference	M022
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	36
Grid Ref	TL 490713
Parish	Cottenham
Estimated Reserve (t)	820,000
Estimated Annual Output (tpa)	140,000
Estimated Start Date	2030
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

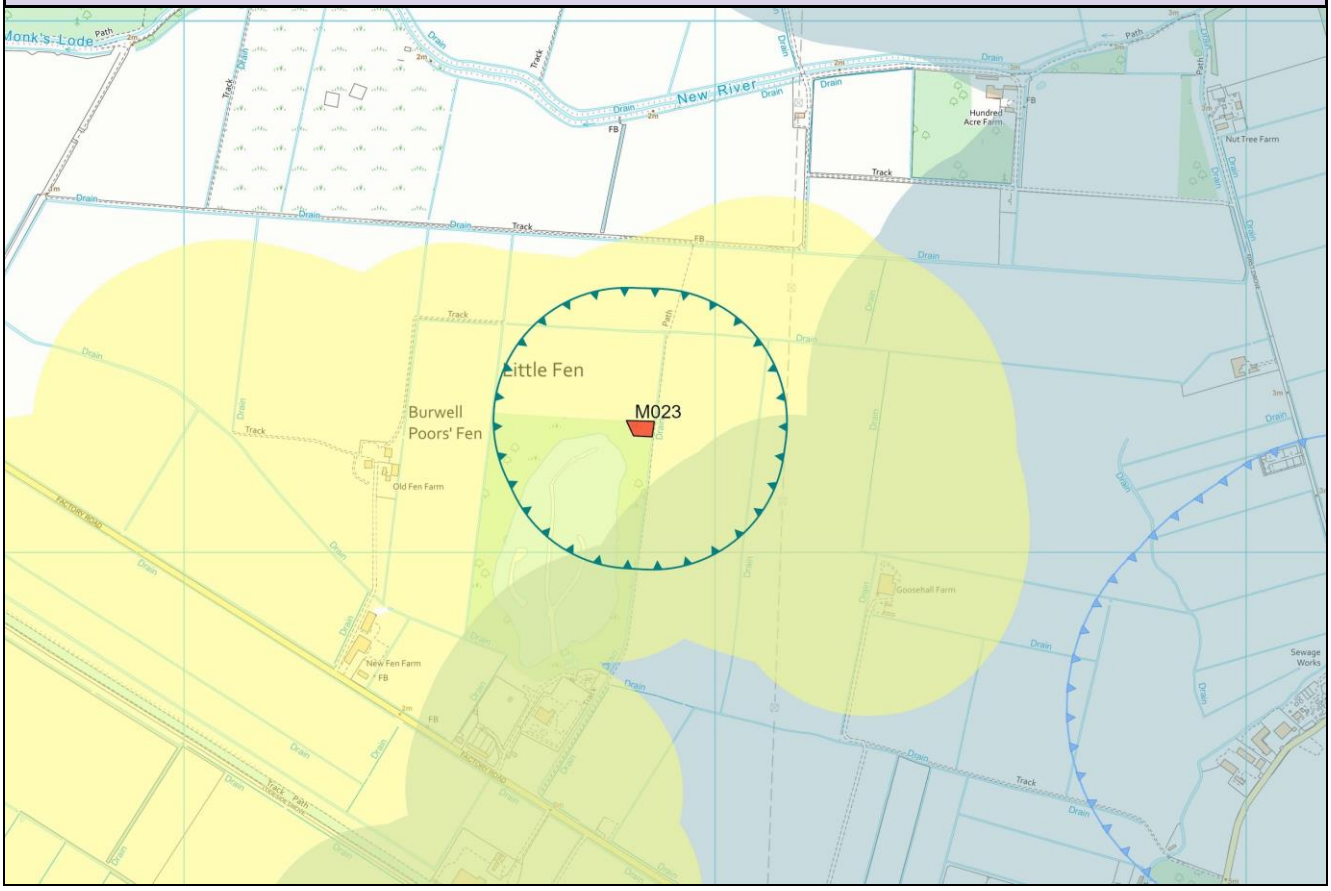
- In SSSI Impact Risk Zone for any discharges of water or liquid waste of more than 20m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- Records of protected species or suitable habitats identified on or near site
- County Wildlife Site adjacent to the southern border of site.
- River Great Ouse is located 50m north of the site, which is a County Wildlife Site.
- Within Flood Zones 2 and 3.
- BMV Grade 2 land.
- Sensitive receptors close to the site i.e. adjacent residents.
- Archaeology / non-designated heritage assets.
- In Cambridge Airport Safeguarding Area.

Potential Implementation Issues (non-exhaustive list)
Operation ● Amenity issues including noise or dust should be adequately addressed, and stand-offs between quarry area and residential dwellings may be required. **Biodiversity and Geodiversity** ● Development should conserve and enhance the adjoining County Wildlife Site, and any protected species. An ecological evaluation assessing the potential effect of development and appropriate mitigation should be undertaken to inform proposals. The development should incorporate recommended mitigation measures as appropriate. **Archaeology and the Historic Environment** ● An archaeological evaluation should be undertaken to inform proposals, and an appropriate mitigation strategy, which may include removing areas from development to physically preserve archaeological remains of particular significance in situ, should be incorporated into any proposal. This assessment should also consider the effects of water drawdown and dewatering of archaeological sites beyond the application boundary. **Flood and Water** ● Proposals should address on and off site flood risk and effects on water levels in nearby designated environmental sites will need to be addressed. Any Flood Risk Assessment and a Hydrological and Hydro-Geological Assessment should consider at all stages of excavation and restoration, flood risk and surface water drainage matters. **Other** ● Development should be designed so that it does not increased risk of bird strike.

M023: Burwell Brickpits, Burwell

Site Reference	M023
Proposed Use	Mineral Extraction. Clay for specialist uses i.e. manufacture of bricks and tiles for building conservation purposes.
Site Area (Ha)	0.12
Grid Ref	TL 578 692
Parish	Burwell
Estimated Reserve (t)	40,000
Estimated Annual Output (tpa)	Dependent on market demand
Estimated Start Date	Dependent on market demand
Current Use	Biodiversity (open water, swamp and grassland)

Site Map



Key Known Site Sensitivities

- Site is within open countryside.
- Within a County Wildlife Site.
- Wicken Fen SSSI 1.25km north-west of the site.
- Site is within Flood Zone 2 and 3.
- Within an airport safeguarding zone.
- Records of protected species or suitable habitats identified on or near site.
- Within Cambridge Airport Safeguarding area.

Potential Implementation Issues (non-exhaustive list)

Indicative Access:

- Access direct to existing processing site.

Biodiversity and Geodiversity

- An ecological evaluation assessing the potential effect of development and appropriate mitigation should be undertaken to inform proposals. The development should incorporate recommended mitigation measures as appropriate.

Flood and Water

- Proposals should address on and off site flood risk and effects on water levels in nearby designated environmental sites will need to be addressed. Any Flood Risk Assessment and Hydrological and Hydro-Geological Assessment should consider at all stages of excavation and restoration, flood risk and surface water drainage matters.

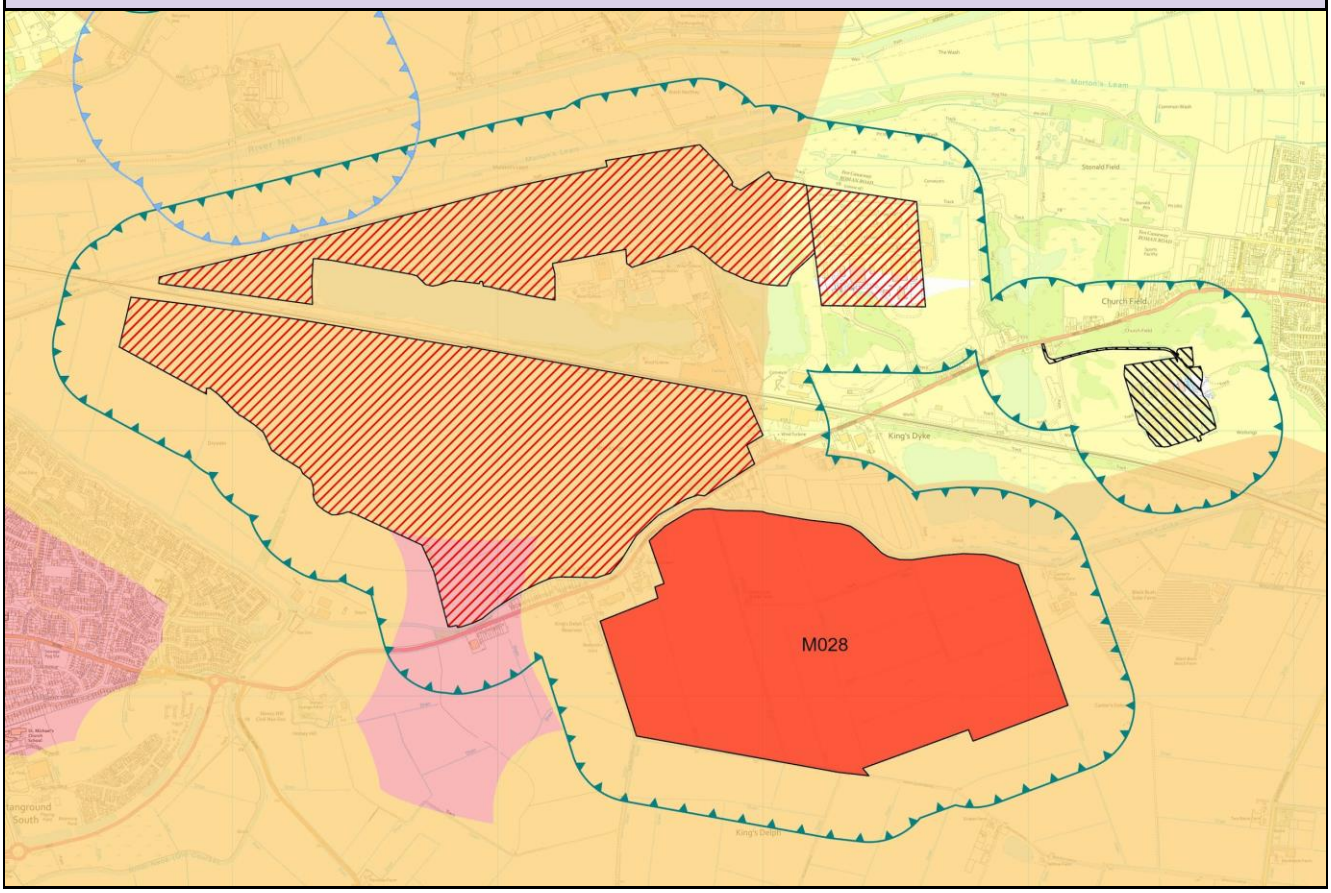
Other

- Development should be designed so that it does not increase risk of bird strike.
- The site is in close proximity to National Grid infrastructure which lies to the east of the site (4ZM Route - 400Kv two circuit route from Burwell Main substation in East Cambridgeshire to Walpole substation in Kings Lynn and West Norfolk).

M028: King Delph, Whittlesey

Site Reference	M028
Proposed Use	Mineral Extraction: Sand and Gravel and Brickclay
Site Area (Ha)	124
Grid Ref	TL 242 961
Parish	Whittlesey
Estimated Reserve (t)	Sand and Gravel: 2,750,000 (350,000 in plan period) Brickclay: 27,000,000 (2,800,000 in plan period)
Estimated Annual Output (tpa)	Sand and Gravel: 50,000 Brick Clay: 400,000
Estimated Start Date	2030
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- This site is located south of Must Farm, a Bronze Age settlement, and Horsey Hill Civil War Fort which is a Scheduled Monument, is around 1km west of the site.
- High grade agricultural land (predominantly Grade 2).
- The Nene Washes[2] are situated to the north.
- Within the Nene Washes SSSI Impact Risk Zone for quarries.

[2] Ramsar, SAC (Special Area of Conservation), SPA (Special Protection Area) and SSSI (Site of Special Scientific Interest)

- Potential for protected species on site (otters and water voles).
- Sensitive receptors (residential) to the north of the site.
- Rights of Way are adjacent to site.
- The site is located in a landscape of high archaeological potential.
- Site is within Flood Zone 2 (99%) and Flood Zone 3 (98%).

Potential Implementation Issues (non-exhaustive list)

Preferred Restoration

- Restoration should include biodiversity gains (enhance otter and water vole habitat), and public access as part of the wider restoration / after-use strategy for the brickworks complex. Consideration could be given to the potential to provide sustainable flood alleviation and water resource. Restoration should also be informed by the nearby Must Farm Bronze Age settlement and provide an appropriate context for the historical setting of this heritage asset.

Operation

- Amenity issues including noise or dust will need to be adequately addressed, and stand-offs between quarry area and residential dwellings (in particular, those north of the site), may be required.

Biodiversity and Geodiversity

- Development should conserve and enhance adjoining Nene Washes and any protected species. An ecological evaluation assessing the potential effect of development and appropriate mitigation should be undertaken to inform any proposal. The proposed development should incorporate any recommended mitigation measures as appropriate. The assessment of environmental impacts should include consideration of potential effects on the nearby drainage ditches.

Traffic and Highways

- Proposals should seek to ensure that no mineral traffic should be directed on to the B1040 or B1095.

Archaeology and Historic Environment

- This site is archaeologically sensitive. It is understood that evaluation has taken place. However, a detailed programme of archaeological mitigation, including a strategy to ensure that de-watering of archaeological sites would not occur as a result of excavation, will be required. Proposals must also have regard to proximity to Must Farm Bronze Age settlement; and the Horsey Hill Civil War Fort Scheduled Monument, and the need to conserve and if appropriate enhance their settings.

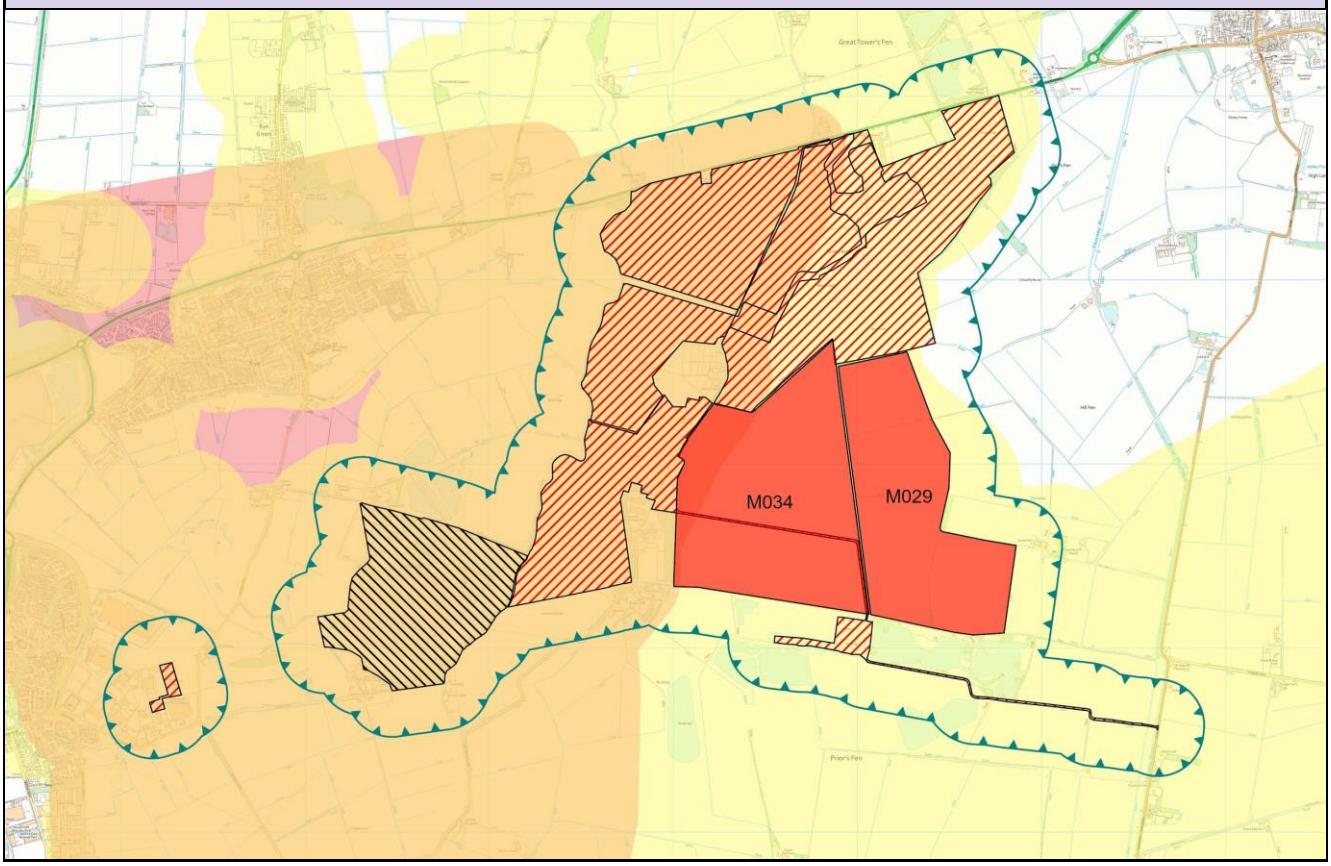
Flood and Water

- Proposals should address on and off site flood risk and effects on water levels in nearby designated environmental sites will need to be addressed. Any Flood Risk Assessment and Hydrological and Hydro-Geological Assessment should consider all stages of development including excavation and restoration. The assessment should also include consideration of flood risk and surface water drainage and the effects of water drawdown and dewatering of archaeological sites preserved in situ within and / or beyond the application boundary.
- Kings Dyke is a maintained Internal Drainage Board watercourse protected by its byelaws. This channel is also navigable, and the number of crossings of the river should be kept to a minimum.

M029: Gores Farm, Thorney

Site Reference	M029
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	84
Grid Ref	TF 263 017
Parish	Thorney
Estimated Reserve (t)	1,600,000
Estimated Annual Output (tpa)	300,000
Estimated Start Date	2026
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- Nene Washes[3] is 1.8km from the site
- The nearest listed building is 1.2km from the site
- There are three Scheduled Monuments (bowl barrows) on the site and two just outside the boundary. There is also an Iron Age and Roman Settlement at Bar Pastures 630m to the west
- Thorney Dike County Wildlife Site forms the site's southern boundary
- The site is in close proximity to sensitive receptors (Gores Farm lies approximately 90m to the east) which may increase the potential for adverse impacts/environment nuisance impacts (e.g. dust and noise), however it is considered that implementation of standard mitigation measures

[3] Ramsar, SAC (Special Area of Conservation), SPA (Special Protection Area) and SSSI (Site of Special Scientific Interest)

is likely to avoid and/or reduce any potentially adverse impacts to acceptable levels.

Potential Implementation Issues (non-exhaustive)

Flood & Water

- Any works should use on-site water management systems (dewatering/pumping, bunding & gabions, settlement & retention ponds, drainage, re-routing of watercourses).
- A site-specific FRA would be required to accompany the planning application.

Biodiversity and Geodiversity

- The site constitutes functional land for the nearby Nene Washes. Opportunities should be sought for biodiversity enhancements.

Archaeology and the Historic Environment

- Site specific investigations would be required to accompany any planning application and further pre-determination archaeological investigation may be required to inform a planning decision.
- The impact of the proposals on the setting and significance of both the designated and non-designated heritage assets within and outside the study area would also be required.

Opportunities for Restoration

- The site is located within the Fens Focus Area within the Peterborough Green Infrastructure Strategy, and is within the Fens for the Future project area. The Green Infrastructure Strategy includes a range of supporting projects to which site restoration might contribute.
- Restoration proposals will also need to reflect the outcome of the heritage investigations.
- Potential for restoration scheme to incorporate flood alleviation measures.

Traffic and Highways

- The site is an extension to an existing site, the intention being to utilise the existing processing plant, with construction of a haul road or a conveyor to bring materials to the plant.
- The extended site is likely to utilise the existing Pode Hole quarry access to join the HCV network on the A47 (The Causeway).

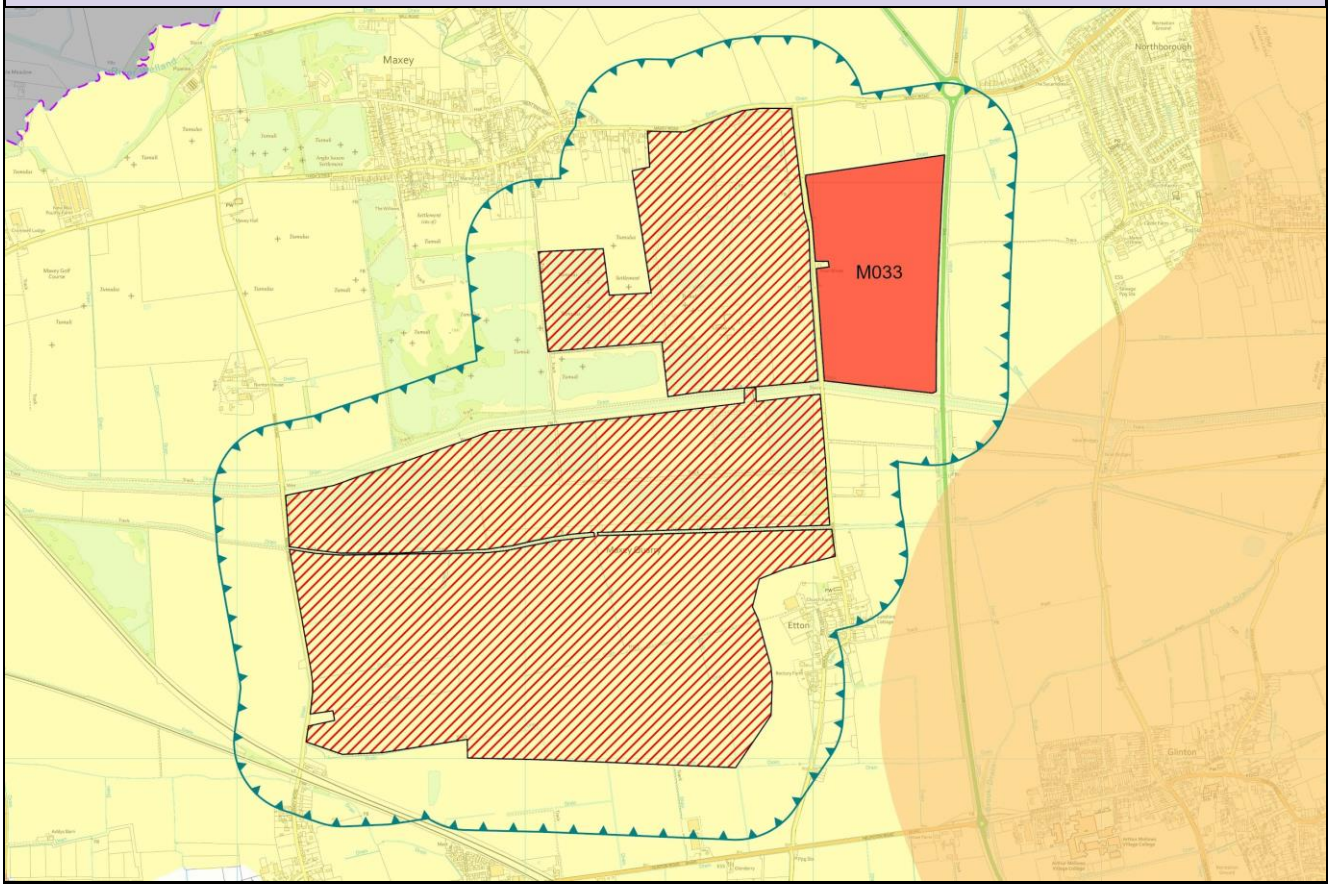
Operation

- The site is an extension to the existing Pode Hole quarry and will be phased to come on-stream after this is worked, with operating hours expected to be the same. This should limit or minimise any anticipated impacts.

M033: Land off Main Road, Maxey

Site Reference	M033
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	33
Grid Ref	TF 142 076
Parish	Northborough
Estimated Reserve (t)	2,300,000 (1,925,000 in plan period)
Estimated Annual Output (tpa)	275,000
Estimated Start Date	2030
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- The nearest designated site for biodiversity is Deeping Gravel Pits SSSI, 2900m east
- The nearest listed building is 500m from the site
- The nearest scheduled monument is 1.2km from the site
- The nearest local designation is Maxey Quarry CWS to the west of the site
- The site is within close proximity to sensitive receptors (the site's western boundary wraps around the isolated residence Four Winds) which may increase the potential for adverse impacts/environmental nuisance impacts (e.g. dust, noise), however it is considered that implementation of standard mitigation measures is likely to avoid and/or reduce potentially adverse impacts to acceptable levels.
- The nearest Conservation Areas are Maxey (530m), Northborough (560m) and Etton (620m).

Potential Implementation Issues (non-exhaustive)

Flood & Water

- The Maxey Cut main river runs along the southern boundary of the site (approximately 20-25m away) and is within the Maxey pumped catchment of the Welland and Deepings IDB. Consent may be required from the IDB for works to or near land drainage ditches/drains within the site.
- Any works should use on-site water management systems (dewatering/pumping, bunding & gabions, settlement & retention ponds, drainage, re-routing of watercourses).
- A site-specific FRA would be required to accompany the planning application.

Biodiversity and Geodiversity

- The site is classed as a Local Geological Site. Potential adverse impacts could be addressed through appropriate survey and mitigation measures but the degree of overall impact is dependent upon the constituents of the restoration, ecological management and aftercare scheme.

Archaeology and the Historic Environment

- Site specific investigations would be required to accompany the planning application and further pre-determination archaeological investigation may be required to inform a planning decision.
- An assessment of the impact of the proposals on the setting and significance of heritage assets within the wider area would also be required.

Opportunities for Restoration

- Restoration of the site may be back to agriculture but with additional biodiversity improvements to complement and enhance the surrounding area, potentially providing additional accessible green space.
- Maxey Cut drain forms the site's southern boundary, and is the focus of the Maxey Cut Climate Change Resilience Project which aims to protect and enhance habitats along the drain to provide greater connectivity through the Welland Valley. Site restoration may provide opportunities to contribute to this wider green infrastructure project.

Traffic and Highways

- The site will come forward following completion of Maxey Quarry to the west, therefore not resulting in increased traffic movements. The existing processing plant is to be utilised. Access to the existing plant will require a crossing of Etton Road either by vehicles or by conveyor under the road.
- Access to the HCV network will be via the existing Maxey quarry entrance, turning right onto Maxey Road joining at the A15 roundabout.

Operation

- Aggregates to be transported to the existing processing plant across Main Road, with sold material transported off site via the existing Maxey quarry access and agreed and operational HGV routing agreement.
- The existing permitted operating hours at the adjoining Maxey quarry are expected to continue for this site.

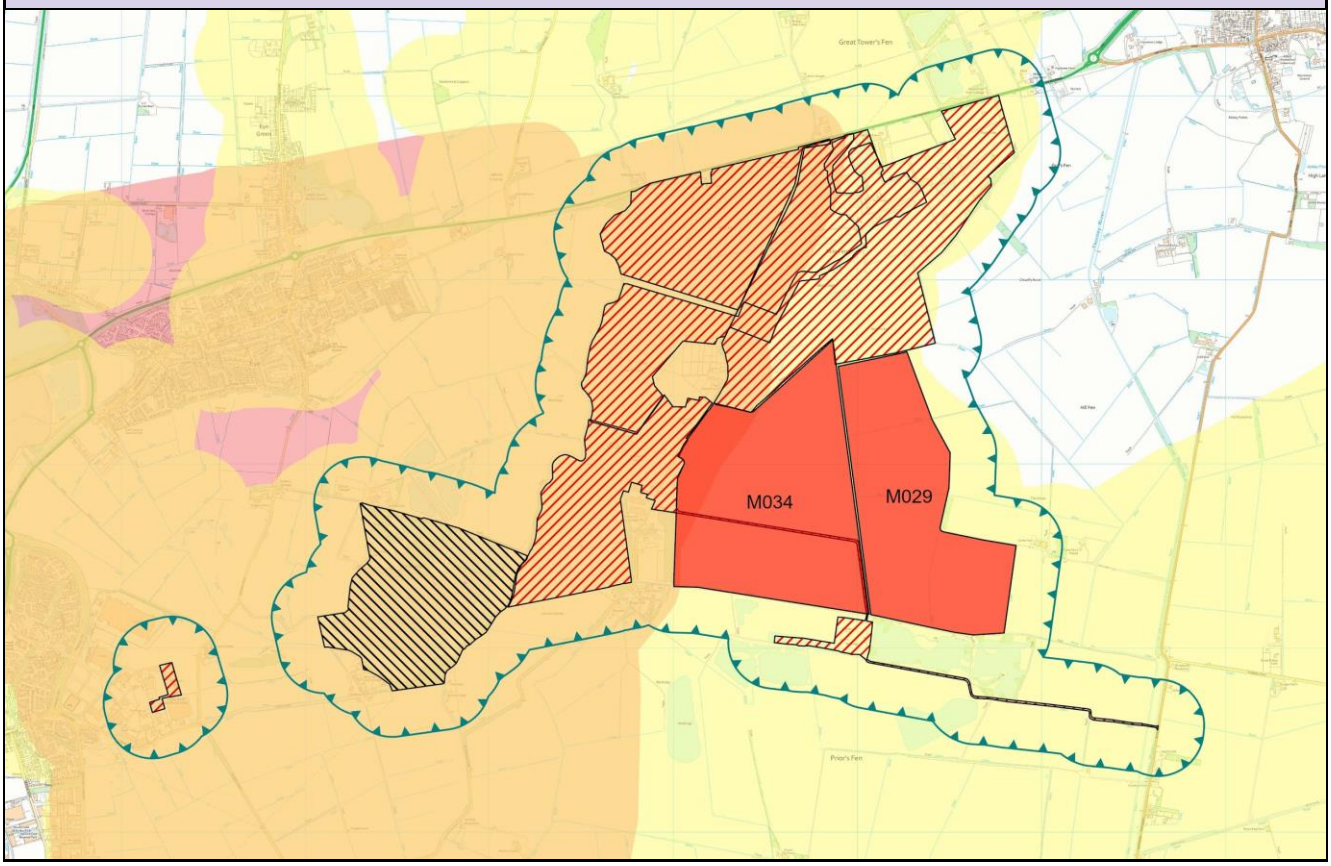
Other Issues

- No RoWs cross the site, the closest being footpath Maxey 3 approximately 260m north and bridleway Etton 9 approximately 310m south. The Green Wheel cycle route runs approximately 200m south of the site. The site is within the Aircraft Safeguarding Area for RAF Wittering, the MOD should therefore be consulted on any application. Consideration will need to be taken into account of air safety during operations and restoration, with respect to attracting large numbers of wildfowl and flocking birds.

M034: Willow Hall Farm, Thorney

Site Reference	M034
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	106
Grid Ref	TF 255 018
Parish	Thorney
Estimated Reserve (t)	4,800,000 (2,800,000 in plan period)
Estimated Annual Output (tpa)	200,000
Estimated Start Date	2023
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- Nene Washes[4] is 2.1km from the site
- The nearest listed building is 275m from the site
- The nearest scheduled monument (two bowl barrows) is within the site boundary
- Thorney Dyke CWS is adjacent to the site's south east corner
- The site is distant from sensitive receptors which will help to reduce potentially adverse impacts (e.g. dust, noise), in addition the implementation of standard mitigation measures is likely to avoid and/or reduce potentially adverse impacts to acceptable levels.

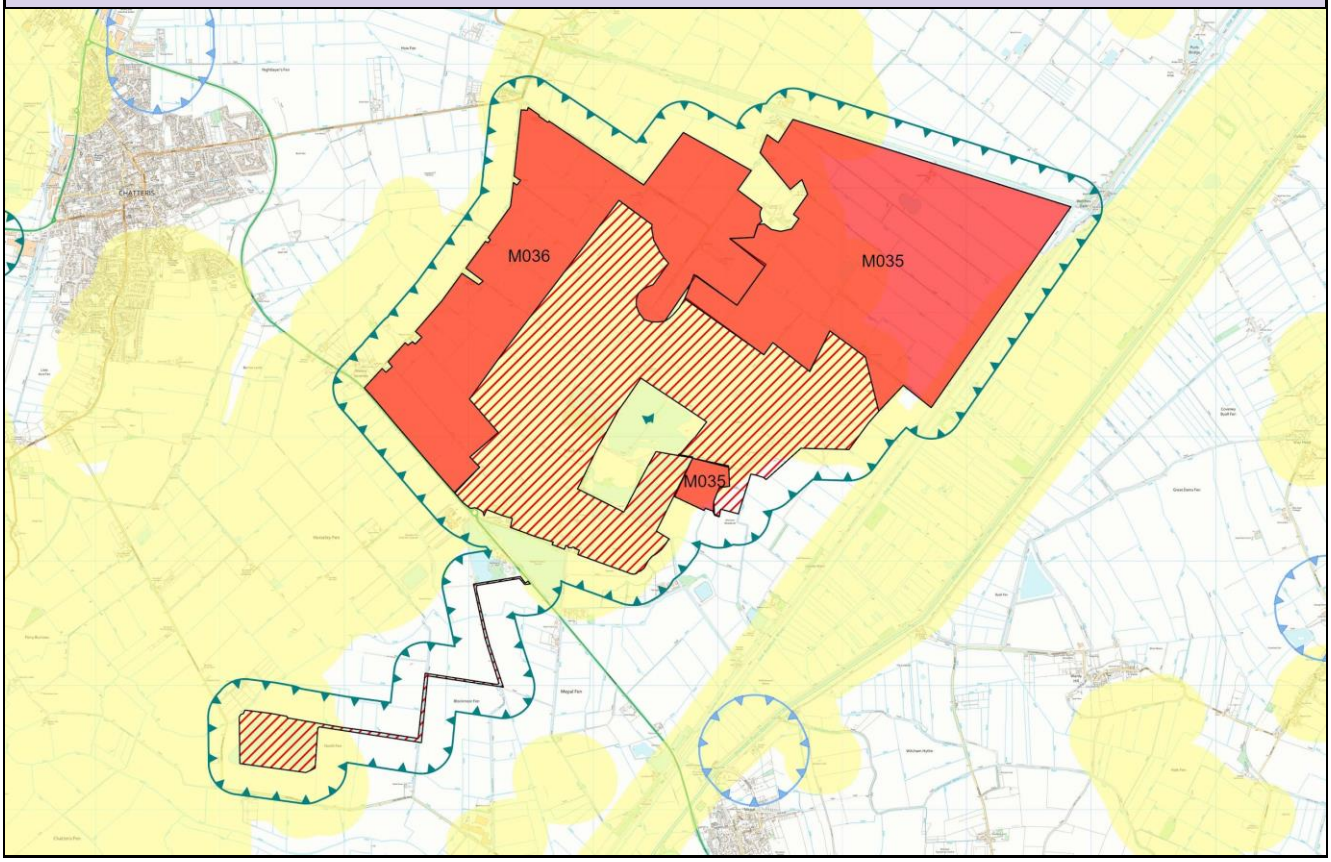
[4] Ramsar, SAC (Special Area of Conservation), SPA (Special Protection Area) and SSSI (Site of Special Scientific Interest)

Potential Implementation Issues (non-exhaustive)
Flood & Water ● Consent may be required from the IDB for works to or near land drainage ditches/drains within the site. ● Any works should use on-site water management systems. ● A site-specific FRA would be required to accompany the planning application. **Biodiversity & Geodiversity** ● The site is located within the Eye/Thorney Area of Search Local Geological Site. Thorney Dyke CWS is adjacent to the site's south east corner. The site also constitutes functional land for the nearby Nene Washes. Potential adverse impacts on these receptors could be addressed through appropriate survey and mitigation measures. **Archaeology and the Historic Environment** ● Site specific investigations would be required to accompany the planning application and further pre-determination archaeological investigation may be required to inform a planning decision. ● The impact of the proposals on the setting and significance of both the designated and non-designated heritage assets within and outside the allocation area would also be required. **Opportunities for Restoration** ● The site is located within the Fens Focus Area within the Peterborough Green Infrastructure Strategy, and is within the Fens for the Future project area. The Green Infrastructure Strategy includes a range of supporting projects to which site restoration might contribute. ● Restoration proposals will also need to reflect the outcome of the heritage investigations. **Operation** ● Limits will likely be imposed on the number of vehicle movements and hours of operation to avoid nuisance to local residents. **Traffic and Highways** ● There is potential for impacts related to increased traffic movement within the area (albeit in accordance with the existing HGV routing arrangement), however phasing of the sites should minimise any possible impacts. ● This site should come forward following completion of existing permitted or allocated operations and therefore the estimated HCV movements will not be additional to existing permitted movements but substituting for them. ● Aggregate should be moved by a conveyor or haul road to an established processing plant at an operational quarry in the vicinity and sold material transported off site via the existing access onto the B1040. **Other Issues** ● There are a number of Rights of Way (RoW) in the vicinity of the site, with RoW Thorney 5 running along the southern boundary of the site. Dependent on operation the RoW may require diversion and it is likely that the site could be viewed from other RoW.

M035: Block Fen / Langwood Fen East, Mepal

Site Reference	M035
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	379
Grid Ref	TL 427 853
Estimated Reserve (t)	10,000,000 (4,680,000 in plan period)
Estimated Annual Output (tpa)	350,000
Estimated Start Date	2020
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- Located adjacent to the Ouse Washes[5].
- Protected species or habitats of protected species recorded on / near site.
- Site is archaeologically sensitive with evidence of remains on and surrounding the site.
- Small area BMV Grade 1, remainder BMV Grade 2 land within site and the likely presence of deep peat soils in the area.
- Sensitive receptors with residential and outlying properties on and adjacent to the site.
- Entire site is within Flood Zone 3.
- Scheduled Monuments in the vicinity of the site (the closest is bowl barrows 750m west).
- Listed Buildings in the vicinity (the closest is Grade II Fortrey's Hall).

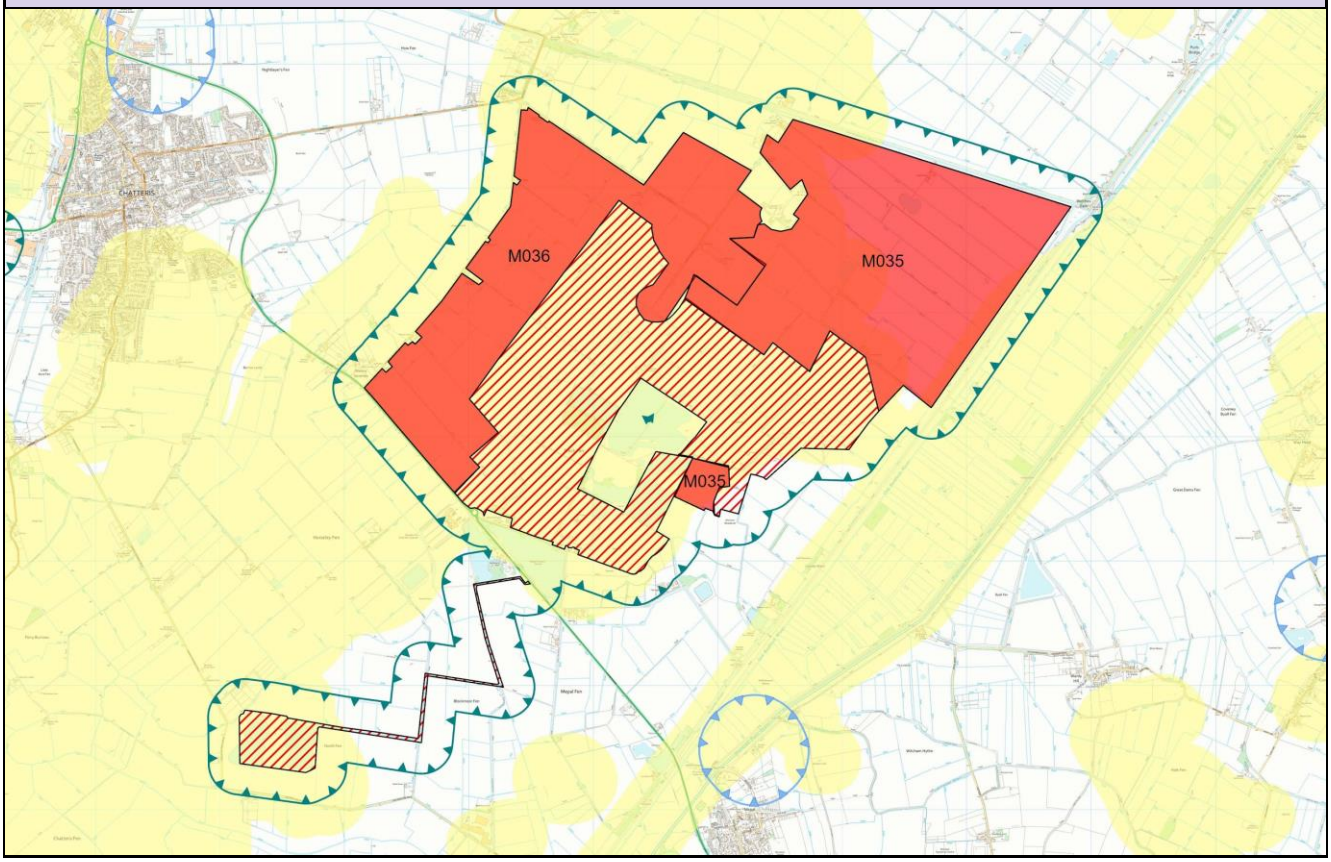
[5] Ramsar, SAC (Special Area of Conservation), SPA (Special Protection Area) and SSSI (Site of Special Scientific Interest)

Potential Implementation Issues (non-exhaustive list)
See also the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036, Appendix 2 - Block Fen / Langwood Fen Master Plan. **Operation** ● To maintain the integrity of the Ouse Washes a stand off 150 m from the Ouse Washes is likely to be required. Amenity issues including noise or dust are likely to need to be addressed, and stand-offs between the quarry area and residential dwellings may be required. **Biodiversity and Geodiversity** ● Development should conserve and enhance adjoining Ouse Washes and any protected species. An ecological evaluation assessing the potential effect of development and appropriate mitigation should be undertaken to inform proposals, and the development should incorporate any recommended mitigation measures as appropriate. ● Habitats Regulations Assessment at the project level will be required to ascertain that there will not be an adverse effect on the integrity of the European site and its associated interests. **Archaeology and Historic Environment** ● The site is archaeologically sensitive. An archaeological evaluation should be undertaken and an appropriate mitigation strategy prepared, which may need to include removing areas from development to physically preserve archaeological remains of particular significance in situ. ● Development must conserve and where appropriate enhance heritage assets and their settings. **Flood & Water** ● Proposals will need to address on and off site flood risk and effects on water levels in nearby designated environmental sites will need to be addressed. Any Flood Risk Assessment and a Hydrological and Hydro-Geological Assessment should consider all stages of excavation and restoration and include flood risk and surface water drainage. Proposals should incorporate measures to 'seal' the south side of Forty Foot Drain. **Other Issues** ● Rights of Way, including 43/13, 45/7 and 45/6, pass near the site. Development may be required to provide diversions and compensation for existing Rights of Way which may be adversely affected. ● Consideration of the deep peat soils in the area and the steps proposed to conserve this resource and limit any CO2 emissions as part of the development.

M036: Block Fen / Langwood Fen West, Mepal

Site Reference	M036
Proposed Use	Mineral Extraction: Sand and Gravel
Site Area (Ha)	318
Grid Ref	TL 425 853
Estimated Reserve (t)	11,480,000 (2,310,000 in plan period)
Estimated Annual Output (tpa)	400,000
Estimated Start Date	2031
Current Use	Agriculture

Site Map



Key Known Site Sensitivities

- Located adjacent to the Ouse Washes[6].
- Records of protected species or suitable habitats identified on or near site.
- Site is archaeologically sensitive with evidence of remains on and surrounding the site.
- Small area may be BMV Grade 1, remainder BMV Grade 2 land.
- Sensitive receptors with residential and outlying properties on and adjacent the site
- Largely within Flood Zone 3.
- Scheduled Monuments are in the vicinity of the site (the closest is Grey's Farm, Horseley Fen, a neolithic site 430m south west).
- Listed Buildings in the vicinity (the closest is Grade II Holly House Farmhouse 620m north).

[6] Ramsar, SAC (Special Area of Conservation), SPA (Special Protection Area) and SSSI (Site of Special Scientific Interest)

Potential Implementation Issues (non-exhaustive list)
See also the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036, Appendix 2 - Block Fen / Langwood Fen Master Plan. **Operation** ● Amenity issues including noise or dust are likely to need to be addressed, and stand-offs between the quarry area and residential dwellings may be required. **Biodiversity and Geodiversity** ● Development should conserve and enhance adjoining Ouse Washes and any protected species. An ecological evaluation assessing the potential effect of development and appropriate mitigation should be undertaken to inform proposals. The development should incorporate any recommended mitigation measures as appropriate. ● Habitats Regulations Assessment at the project level will be required to ascertain that there will not be an adverse effect on the integrity of the European site and its associated interests. **Archaeology and Historic Environment** ● The site is archaeologically sensitive. An archaeological evaluation should be undertaken and an appropriate mitigation strategy prepared, which may need to include removing areas from development to physically preserve archaeological remains of particular significance in situ. ● Development must conserve and where appropriate enhance heritage assets and their settings. **Flood & Water** ● Proposals should address on and off site flood risk and effects on water levels in nearby designated environmental sites will need to be addressed. Any Flood Risk Assessment and Hydrological and Hydro-Geological Assessment should consider all stages of excavation and restoration and include flood risk and surface water drainage. **Other Issues** ● Rights of Way, including 45/13, 45/3 and 45/27 pass near the boundary of the site. Development may be required to provide diversions and compensation for existing Rights of Way which may be adversely affected.

Cambridgeshire County Council and Peterborough City Council

Appendix 2 - BLOCK FEN / LANGWOOD FEN MASTER PLAN

Adopted July 2021

Contents

List of Tables

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 mineral extraction. The contents of that SPD has been updated and brought into the Cambridgeshire and Peterborough Minerals and Waste Local Plan. The 2011 SPD has been superseded by this guidance based on the adoption of this 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 occurred (likely owing to the 2008 economic downturn, and mineral company's commitments to other sites).

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

Status of this appendix

This appendix forms part of the 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.

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, some clay 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, and in the districts of East Cambridgeshire and Fenland.

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 (a Ramsar site). 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, a Special Area of Conservation (SAC), 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 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.

Historic Environment

1.17. In terms of the historic environment the area contains isolated listed buildings and scheduled 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. Access to Block Fen is via a roundabout off the A142. Current restoration proposals are for reinstatement to an agricultural use, at existing ground levels using inert waste fill. It is expected that the restoration proposals for these existing permitted sites will be revised in accordance with this Master Plan.

The Earith / Mepal Stakeholder Group

1.22. 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.

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

- hydrology;
- sustainable use of soils;

- ecology; and
- traffic.

1.24. Participants included the mineral and waste industry, the Environment Agency, the Middle Level Commissioners, 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;
- 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 should 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 should 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 Reservoirs 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 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 16.8mt 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 in accordance with the Environment Agency's Cranbrook/Counter Drain (Welches Dam) Strategy with the capacity of at least 10 million m3 and an allowance to achieve 16.5 million m3 of storage (approximately 14,600 m3 to 24,100 m3 per hectare in the water storage areas). The higher storage allowance 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 including the conservation of peat soils to limit future CO2 emissions; 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

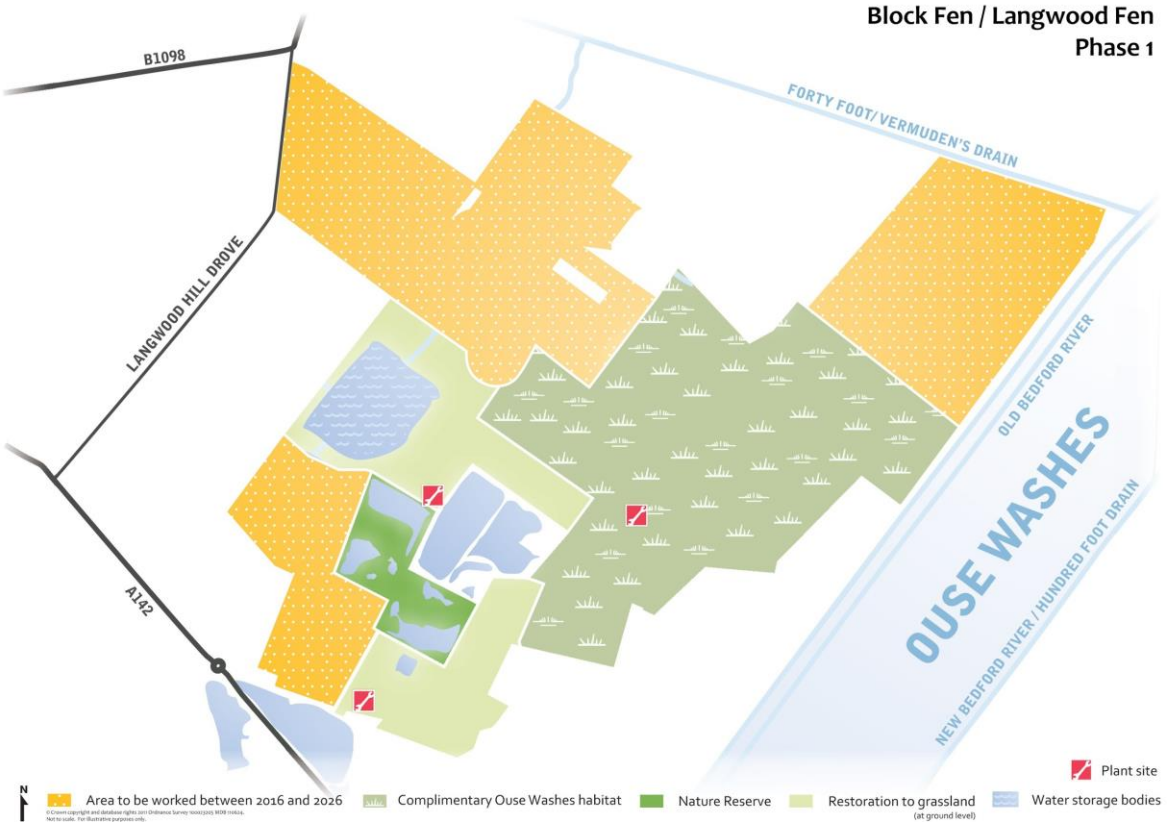
2.3 Delivering the proposals of this Master Plan will require the cooperation of a number of parties, ranging from landowners and minerals and waste operators, to the 'responsible bodies' which will take over the long term management of restoration areas such as the new lowland wet grassland and the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

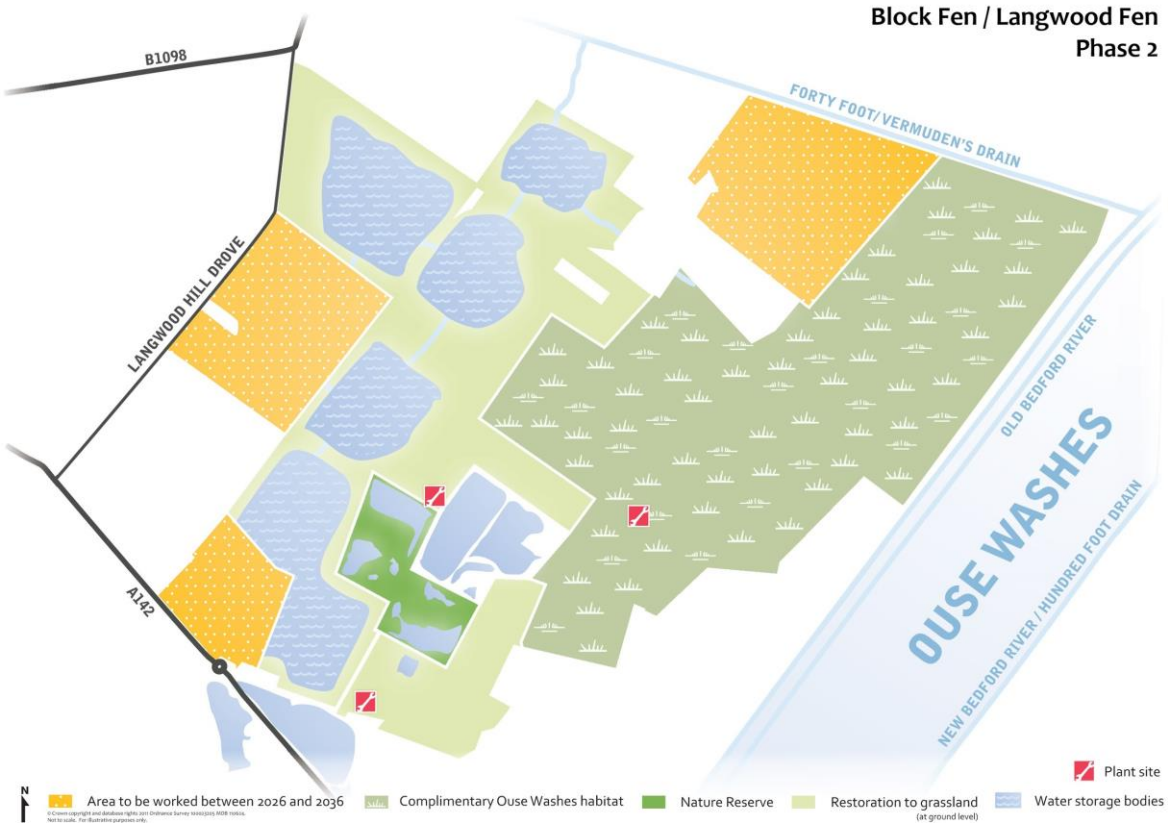
2.4 Stakeholders have already shown a high level of co-operation through their participation in the development of this Master Plan, and on a more practical level on the ground, through the joint delivery of the new Block Fen roundabout to serve new and existing quarries.

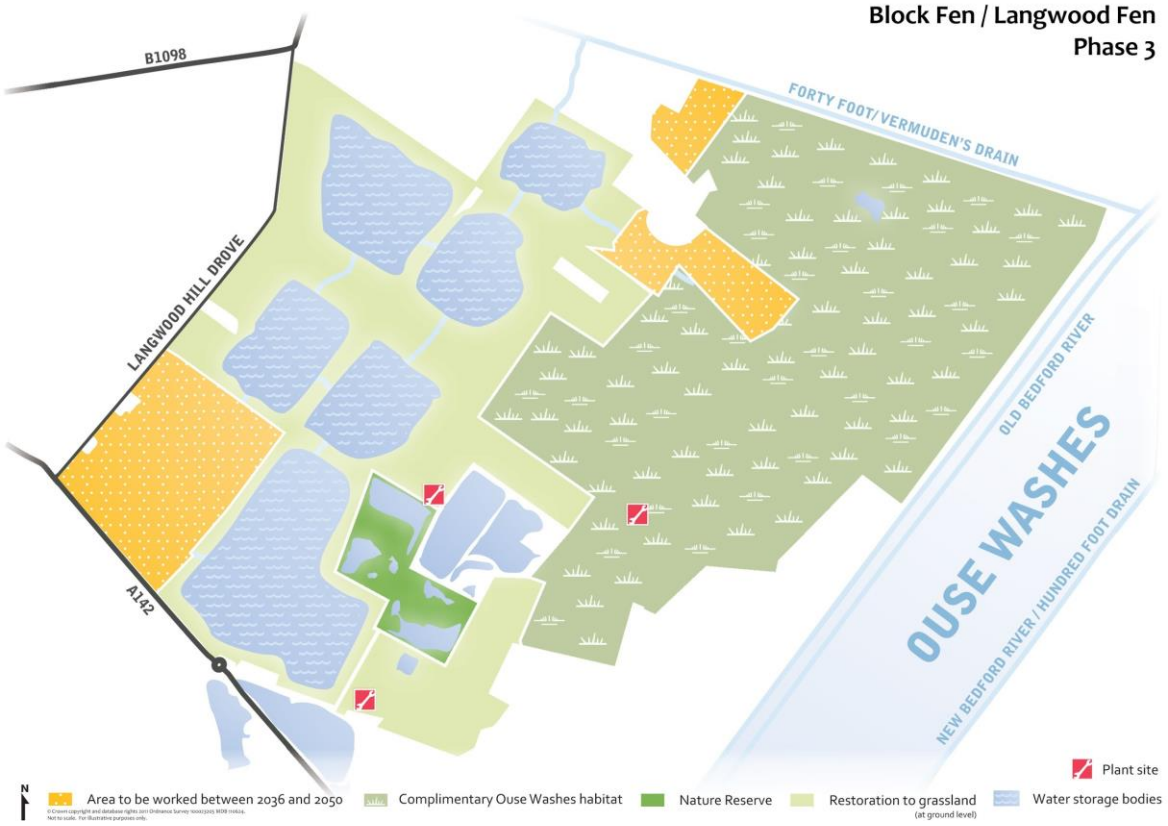
2.5 This Master Plan sets the parameters for the delivery to be achieved through a variety of more formal means such as the development management system (which determines planning applications), and associated legal agreements which can cover such matters as long term management arrangements and funding,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

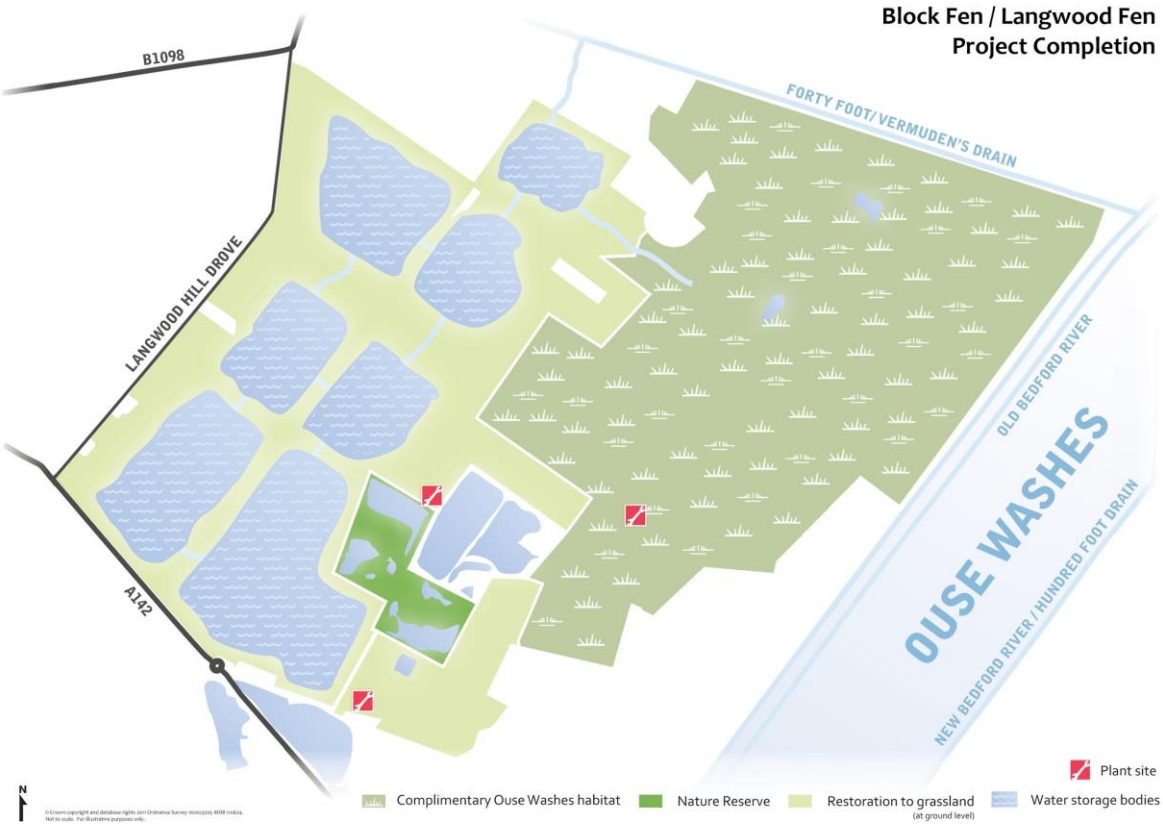
2.6 The vision for the development of the Block Fen / Langwood Fen area over the coming years is shown in the following four indicative maps, with 'snap shots' of the development shown for the different phases of the project. It is currently anticipated that mineral extraction will be completed by around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

Figure 1: Indicative Phasing Plans




Block Fen / Langwood Fen
Phase 2
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 2026 and 2036
Complimentary Ouse Washes habitat
Nature Reserve
Restoration to grassland
(at ground level)
Water storage bodies


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

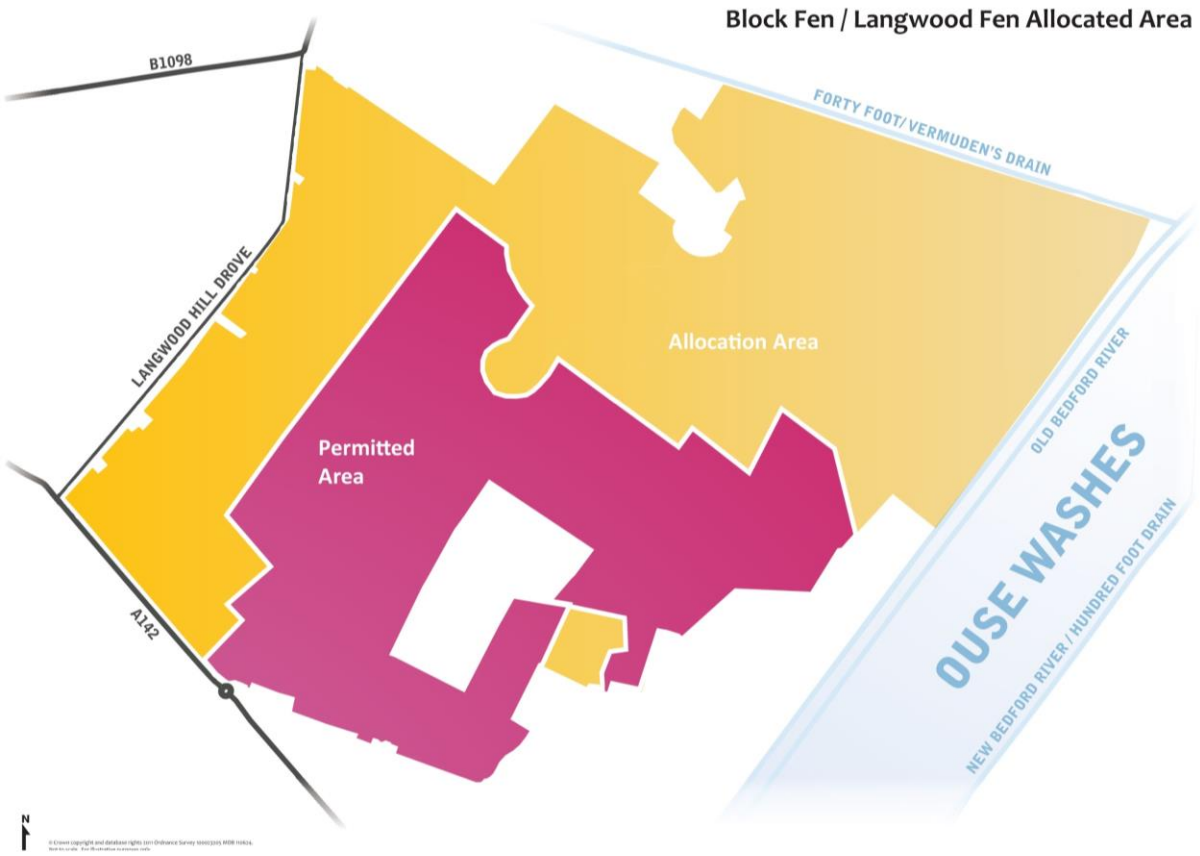
3.7. The previous Cambridgeshire and Peterborough Minerals and Waste Core Strategy identified that the Block Fen / Langwood Fen area should be extended further to provide a strategic long term resource for the extraction of sand and gravel. The Core Strategy therefore allocated a further area of around 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.

3.8. The map below (Figure 2) shows indicatively the areas of existing quarries, and the areas which are being allocated. In practice buffers may need to be considered e.g from the A142 to support any engineering structures.

3.9. 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 are likely to be required to accompany any planning application, and these should take account of the potential risk of

de-watering and the impact this may pose for archeology. 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

3.10. 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 16.8 mt to be worked post 2036.

3.11. 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.

3.12. The extraction of this sand and gravel should be managed carefully so as to husband this important resource. This should be achieved through the planned gradual working of reserves. This should ensure 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 around 21.5 million tonnes.

3.13. 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.

3.14. 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.

3.15. 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 can be used for water storage, and the shallower eastern area can be used for the creation of extensive lowland wet grassland habitat to complement the Ouse Washes.

3.16. In order to help to control the release of the sand and gravel two '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:

- production units / production areas are sufficient to contribute to the forecast need for sand and gravel;
- the need to consider the deliverability of proposals by taking into account known land ownership and land options;
- that all access should 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.

3.17. 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:

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

	Working of reserves from 2016 to 2036	Working of reserves post 2036
Permitted reserves	14.5mt	2.3mt
Allocated	7.0mt	14.5mt
Total	21.5mt	16.8mt

3.18. The working of each production area should reflect the phasing shown in Figure 1 for the working of reserves. Planning applications should 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 should recognise this and ensure that the role of the area in this respect is not compromised.

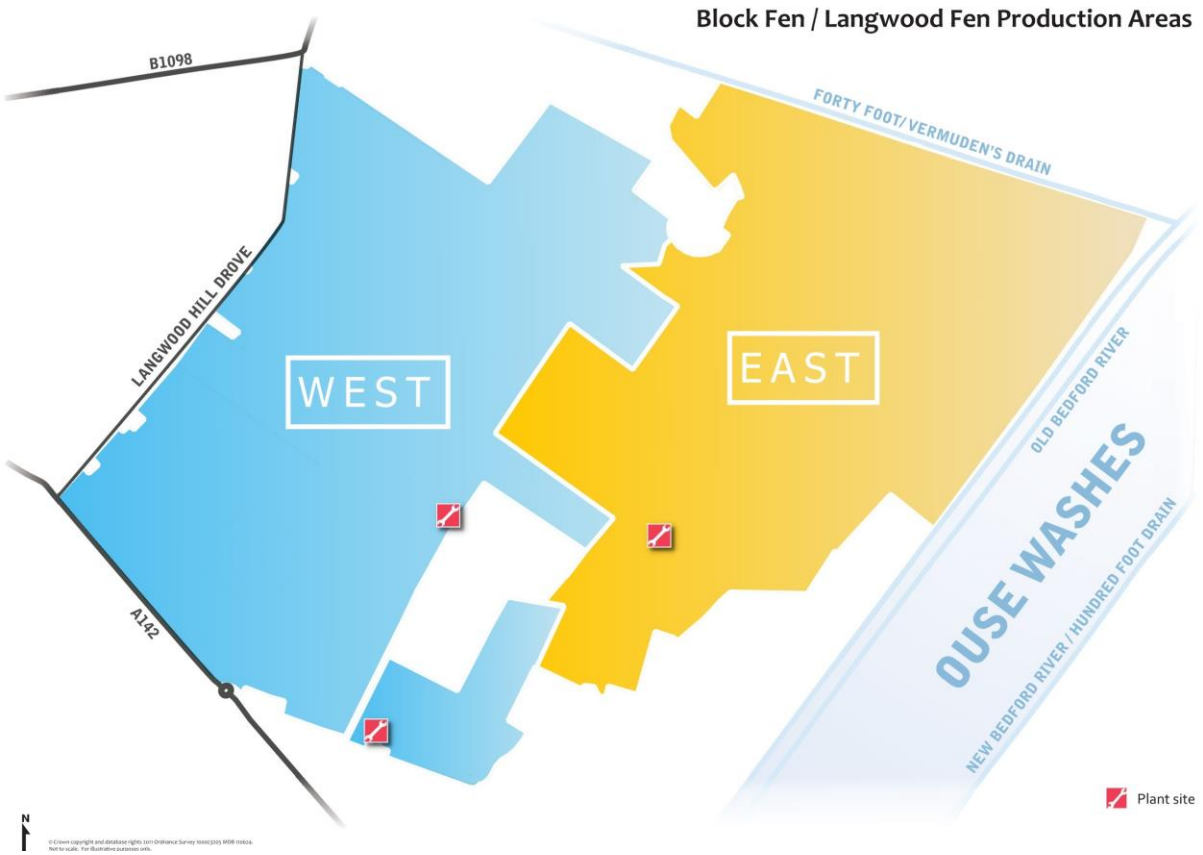
3.19. The forecast production capacity of these areas confirms that the Block Fen / Langwood Fen area should be producing an average of around 1.1 million tonnes per annum from 2016 to 2036.

Hydrogeology

3.20. When the site is worked dewatering is likely to be necessary during the extraction phase, and construction of the inert landfill. Where dewatering is licenced, an application for a dewatering licence will be required, and 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. (The potential impact of de-watering on archeological remains is highlighted in paragraph 3.9 above).

3.21. As part of the site restoration a large impermeable barrier to flow should 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, and grading 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 should 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	0.176	0.173	0.179	0.182	0.182
	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	Energy Recovery - wood waste	0.001	0.002	0.002	0.002	0.002
	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. (Source: Waste Needs Assessment, Cambridgeshire and Peterborough Minerals and Waste Local Plan (2016-2036) Proposed Submission Document, June 2019).*

4.4 The remaining inert 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 should 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.

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 is proposed. The life of the inert recycling facilities should 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 proposed to be created for the disposal of construction waste (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 require construction waste to be restored to ground level.

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 It is planned that approximately a total of 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 for inert waste disposal.

Table 3. Provision for disposal of construction waste

Phasing	2016 to 2036	Post 2036	Total
Waste Disposal Capacity	7 million m^3 of voidspace	6.3 million m^3 voidspace	13.3 million m^3 of voidspace

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

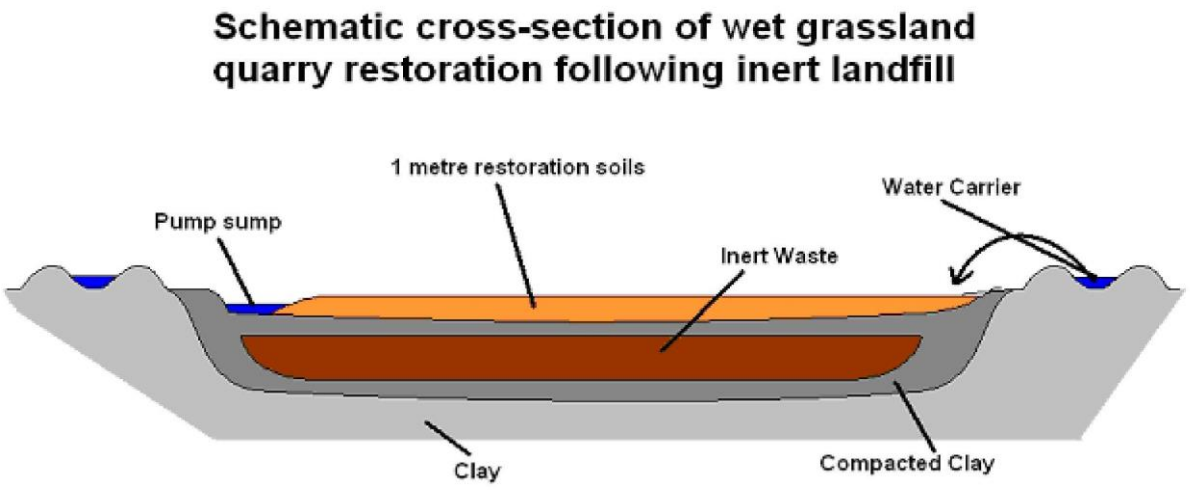
5.10. As already noted any enhancement habitat must be located close to, and ideally immediately adjacent, to the Ouse Washes. When the creation of such habitat is being delivered through sand and gravel extraction its possible location is also influenced by the distribution of sand and gravel reserves. 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 is proposed to 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.

Figure 4: A schematic cross section of a wet grassland area is provided 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 should 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 should 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 should 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 should 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 measures 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 planned wet grassland enhancement habitat (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 in accordance with the Cranbrook/Counter Drain (Welches Dam) Strategy, is looking for water storage to accommodate 16.5 million m3 (approximately 24,100 m3 per hectare in water storage areas). The Block Fen / Langwood Fen area could contribute significantly to this scheme. Water from the Counter Drain could be transferred at times of flood into the reservoirs either via the Forty Foot or by a parallel channel. If water transfer was to be achieved via the Forty Foot 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, as depicted on the Indicative Phasing Plan (Project Completion) , see page 13.

6.14. Any scheme of this nature would need to be completely clay lined and any embankments would need to be engineered and comply with the Reservoirs Act. Operators would need to consider the original ground contours depths of deposits and the available void space in order to calculate the capacity of storage and other uses. Restoration would need to be sensitive to the use of the voids for flood storage and have no adverse impacts or prohibit the storage of floodwater. Groundwater would also need to be monitored and modelled to show that there are no adverse impacts on the surrounding area and the surrounding surface water drainage. Also, proposals would need to show to the Environment Agency’s satisfaction how water would be managed and transferred in and out of the storage areas. Any proposals involving inert landfill in the creation of the flood water storage would need to ensure that imported waste would not come into contact with the groundwater, and infilled areas would need to be fully lined with clay. Any imported waste would also be subject to strict waste acceptance criteria.

6.15. 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.

6.16. The amount of water storage space that can be created is influenced by the form and number of the proposed lakes. 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 should be provided by a number of smaller lakes. Whilst these may appear to be separate, they should be engineered so they are hydrologically linked, enabling water storage to undertaken in a strategic way.

6.17. It is proposed a number of water bodies will be formed, with the aim of achieving the water storage capacity in accordance with the Environment Agency's Cranbrook/Counter Drain (Welches Dam) Strategy (approximately 14,600 m3 to 24,100 m3 per hectare in the water storage areas). These water bodies will be created in a phased way, corresponding to the timing for mineral extraction, with progressive restoration taking place. Proposed restoration will need to take into consideration the requirements for Flood Storage to ensure no adverse impacts arise from frequent flooding of restored land. This should give rise to the following capacity:

Table 4: Creation of Water Storage / Supply Capacity

	2016-2036	Post 2036	Project completion
Cumulative water storage capacity million m3	5.5m m^3	11m m^3	16.5m m^3

6.18. 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'.

6.19. 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 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.

6.20. 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.

6.21. After taking into account the water requirements of the natural habitats that are planned 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.

6.22. 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. 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.

6.26. As each storage area will potentially be a Large Raised Reservoir as defined under the Reservoirs 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 Reservoirs 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

6.27. 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 should be complementary in its nature. The long term management regime should be appropriate, and should preferably be dry grazed grassland.

6.28. The land should 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.

6.29. 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

6.30. 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.

6.31. 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.

6.32. A competent body must be identified to maintain and manage the site in accordance with the design and operating rules. As already noted in paragraph 6.26, each storage area will potentially be a Large Raised Reservoir as defined under the Reservoirs 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 Reservoirs 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.

6.33. As already noted above, the details of any arrangements should be secured through 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 place before any planning permission is 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 the 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 have 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. 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.

7.9. 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.

7.10. With regard to the lowland wet grassland area, 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.

7.11. 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. Still waters, 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

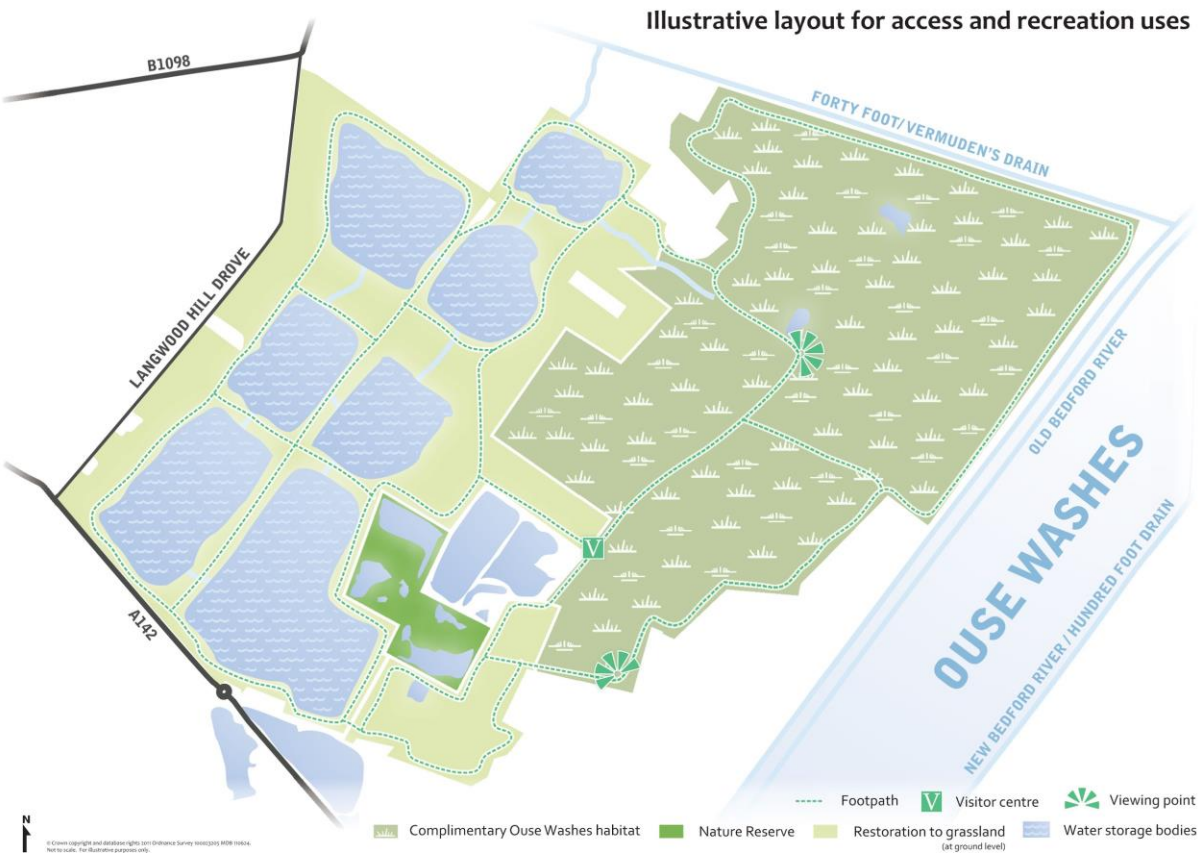
7.12. A network of paths will be provided with viewing points, with at appropriate places outdoor interpretation boards. An illustrative layout is provided in Figure 3 below. In the Block Fen / Langwood Fen area footpaths are often linear. If opportunities exist to create links with other footpaths, and / or to create circular walks, these should be investigated.

7.13. 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.

7.14. 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.

7.15. 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 5: 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 Block Fen / Langwood Fen area already give rise to lorry movements in the area, and as working and restoration of the site takes place, this will continue.

Traffic Movement

8.3 In terms of lorry movements the pattern will gradually change. Further areas of mineral extraction will come on stream in the early to mid-plan period, and both Block Fen / Langwood Fen East and West will be working simultaneously.

8.4 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 (primarily for use in the creation of the lowland wet grassland).

8.5 An estimate of traffic movements (mineral and waste) over the plan period has been undertaken. The results are set out below and represent the estimated maximum traffic movements.

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

Plan Period Year	2019	2021	2026	2031	2036
Week Day Estimated Maximum Traffic Movements (HCVs)	603	603	903	903	903

8.6 Over the Plan period the number of HCV movements is anticipated to increase by an average of 300 per day. These movements would be spread over the day, and would not be concentrated in peak flow hours.

8.7 A recent study looking at the volume of HCV traffic on the A1123 has been undertaken. As part of this study traffic data was collected (June 2019) on the A142 at Sutton and at the Block Fen Roundabout.

8.8 Analysis of the data indicates that the peak hour levels of traffic using the Block Fen Roundabout in 2036 will be such that the additional HCV traffic will not cause significant impact, and it is therefore considered that the level of traffic anticipated would not be inappropriate on the wider highway network.

Traffic Management and Routing

8.9 The significant growth anticipated / planned 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.

8.10 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 has more than adequate capacity to accommodate the traffic likely to be generated by the proposed mineral extraction and construction waste recycling and disposal activities.

8.11 The main road within the Block Fen / Langwood Fen area is Block Fen Drove. This passes a small number of businesses and residential properties. The first part of this highway has been improved and the second section is to be improved shortly. The grant of further planning consents will be conditional on this being undertaken.

8.12 A traffic routing and management agreement exists for mineral and waste HCV movements arising from existing permitted operations at Block Fen East, and planning conditions also govern the number of HCV movements allowed by day i.e. weekday, weekend, and bank and public holidays. When the new allocation comes forward it is anticipated that this arrangement would also cover the working and restoration of the new allocation area. The current cap on HCV movements would be maintained. A traffic routing agreement would also continue to direct HCVs on to 'approved roads' (consistent with the Cambridgeshire HCV Route Network and Local Plan Policy 23 Traffic, Highways and Rights of Way). The only exception to this would be to facilitate local deliveries / collections, and the approved roads would be required to be used up to the nearest point at which it then becomes necessary to use local roads.

8.13 With regard to Block Fen West when the allocations made by the Local Plan come forward similar routing and traffic management arrangements will be required; and appropriate HCV limits will be the subject of planning conditions, consistent with Local Plan policy.

Sustainable Transport

8.14 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

8.15 The Forty Foot 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 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 provide 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 the area by water is not feasible and therefore not deliverable.

Rail

8.16 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).

8.17 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.

8.18 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.

8.19 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.

8.20 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.

Recreational Traffic

8.21 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 particular 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 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 soil 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 an achievable objective.

9.9 In considering a sustainable soils restoration package regard also needs to be had to the function of 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.

Table 6: Main Soil Functions

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.

9.10 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.

9.11 The following are therefore matters which should 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 be 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.

9.12 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.

9.13 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.

9.14 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.

9.15 The wider benefits on the soils of the area are also becoming evident and represent an important resource which should 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.

9.16 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.

9.17 The management of the land and soil 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 6.

9.18 More detailed survey work is likely to be required at the planning application stage, and this should inform detailed proposals addressing phasing, restoration and the sustainable use of

soils. Appropriate arrangements would be secured by a planning condition(s) 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.

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 obtain pre-application advice; and also to consider taking pre-application advice on other matters including highways, ecology, flood and water and archaeological and historic environment matters.

11.2 The Environment Agency also provides pre-application advice. It 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, applications should detail 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 need to conserve and enhance the significance of heritage assets (noting that significance can be harmed by development within the setting of a heritage asset). As noted above it is advised that pre-application advice should be taken in respect to archaeology and the historic environment in order to fully inform proposals.

11.6 Applicants are likely to need to prepare a scheme of measures for dust suppression to avoid direct and indirect dust deposition having adverse effects on the Ouse Washes.

11.7 Applicants are likely to need to prepare a scheme of noise suppression to avoid noise having adverse effects on the Ouse Washes environment.

11.8 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.

11.9 An ecological survey is likely to 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.

11.10 The survey and risk assessment should:

- identify any rare, declining, protected or otherwise important flora, fauna or habitats within the site including 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 and propose mitigation for any adverse ecological impacts or compensation for loss; and
- propose wildlife/habitat enhancement measures.

Annex 2 - Methodology for the Creation of Enhancement Habitat

Wet Grassland Features

12.1. It is proposed that the wet grassland features will comprise 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 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 1 metre. If possible a depth of 1.2 metres is 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 gravelly sandy clay loam (southern storage area) and the third a gravelly loamy sand (northern storage area). The gravelly 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 (1 metre), 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 should be taken to achieve the following:

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

To achieve these desired conditions attention should 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.

12.7. Discussions are needed with the contractor to devise a placement method with the appropriate equipment, which will produce a consolidated soil condition without excess compaction.

12.8. 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 plough into the subsoil after subsoil placement before the peat layer is spread.

12.9. 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 done 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.

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

Other site requirements

Retention of water within the grassland cell

12.11. 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

12.12. A reservoir will be required to store water for water supplementation during the bird 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.

12.13. 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

12.14. 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

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

Table 7: Moisture Deficit Values

	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

12.16. 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.

12.17. Allowing for the open water levels to fall during the period to the end of June, the dry year supplementary water requirements are estimated to be as follows:

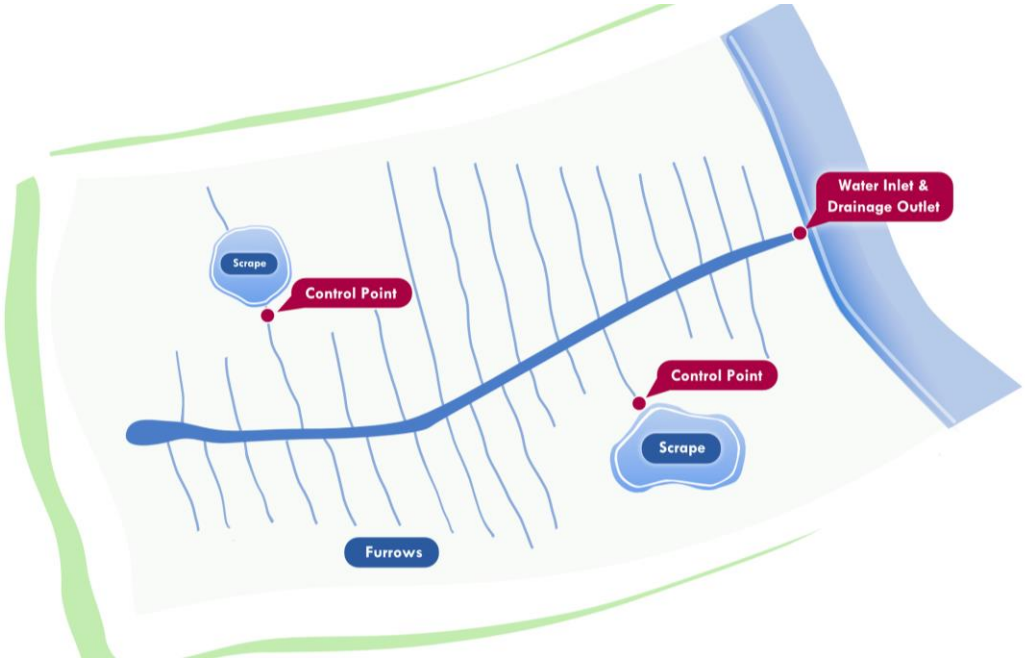
Table 8: Supplementary Water Requirements

Water Level Fall	Supplementary Water Requirement
20cm	1300 m^3/ha
25cm	1200 m^3/ha

Water management options

12.18. 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 6: Wetland Grassland Features



12.19. 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.

12.20. 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.

12.21. 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 3: THE LOCATION AND DESIGN OF WASTE MANAGEMENT FACILITIES

Adopted July 2021

Contents

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 may otherwise go to landfill. These facilities will deal with municipal (mainly household) waste, commercial and industrial waste, inert waste including construction waste, agricultural, and some hazardous waste e.g. clinical and bio medical waste. 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.

1.3. 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.

1.4. Submission of an application for an environmental permit 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 at the same time.

Scope of this Appendix

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

1.6. 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

1.7. 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 facilities, whilst others may 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 influences 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 should have the capacity to accommodate the associated traffic movements.
- Waste management facilities giving rise to large traffic flows should 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 and transport routes 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.
- Preference is given to development in less environmentally sensitive locations.
- Amenity impacts such as noise and litter should be controlled and associated design issues carefully considered.
- Sites should be located to prevent pollution, address the risk of flooding and should avoid affecting designated habitats or protected species and should consider the effects on rights of way.
- Siting should conserve and enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of a heritage asset).

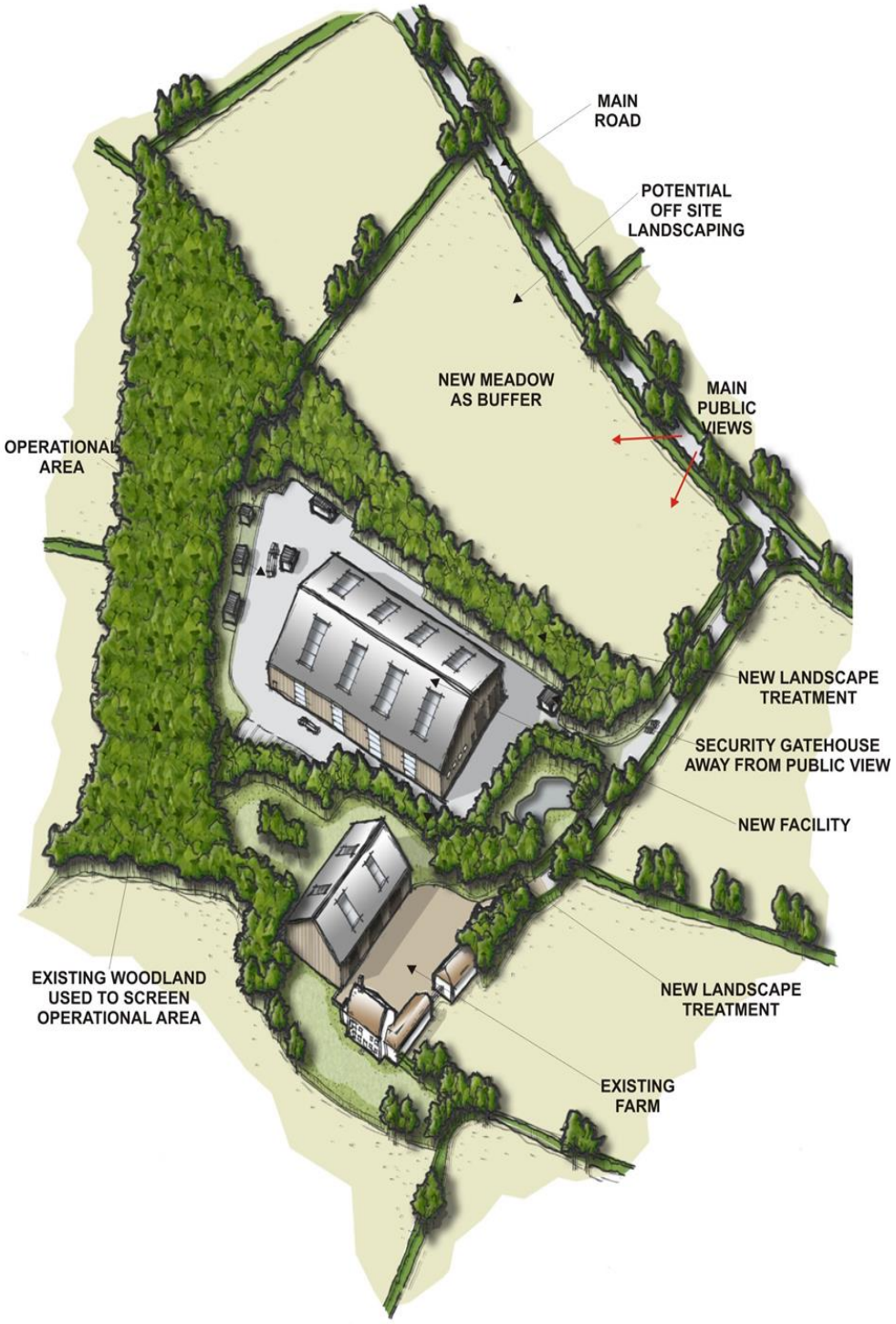
Rural Locations

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 landscaping as part of the 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 minimise the risk of mud and dust being carried on to the public highway, 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 using 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 Plan



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 conserve and enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of a heritage asset).
- The location should be selected to ensure that larger vehicles accessing the facility do not have to be routed through residential areas**.**

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 residential areas.

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

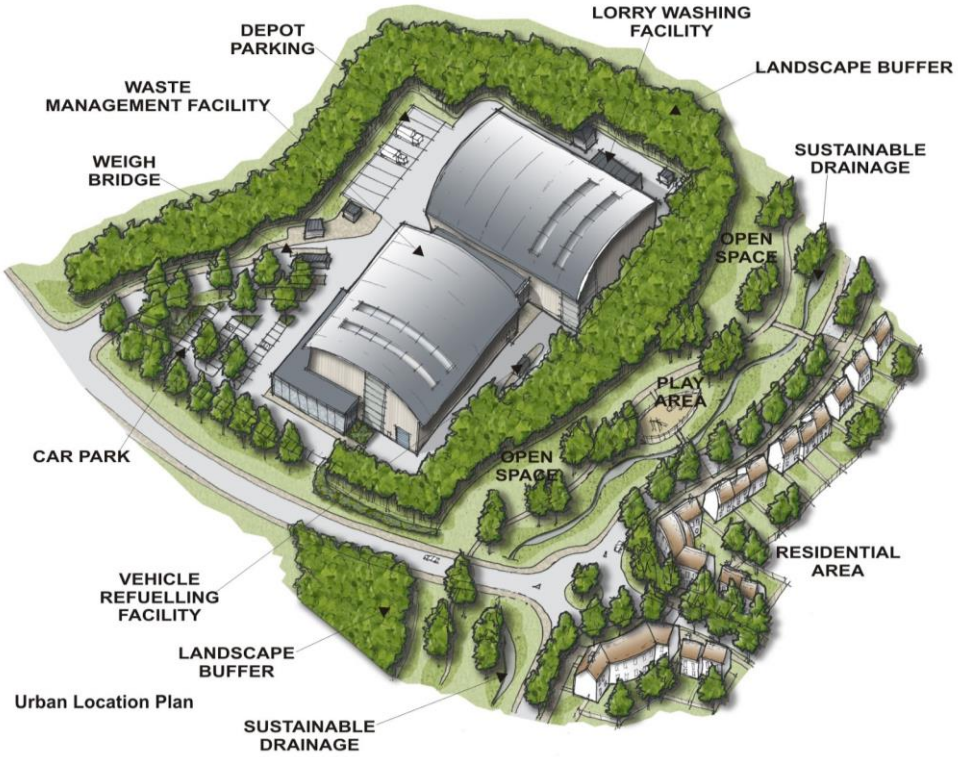
- The location and design of buildings should complement the existing or planned scale and built form of the local area.
- The location should be selected to minimise vehicular conflict.

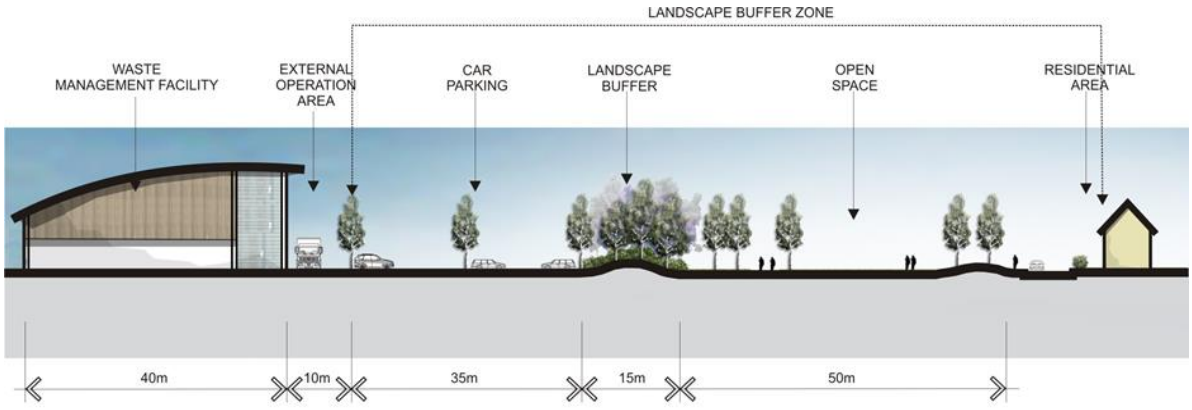
- Locations for new waste management facilities should be selected to maximise opportunities for buffers to more sensitive land uses. Buffer areas can include a wide variety of uses from employment use to landscape areas.
- Easy access to the main road network.
- Opportunities for new planting should be created and where possible buffer planting should be integrated with features including linkages to woodland.
- Proposals, including planting, should conserve and enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of a heritage asset).
- Proposals should seek to maximise the potential for renewable energy and / or in areas that could allow for the development of district energy networks.

2.8. Appropriate buffer areas should be provided between the facility and any nearby 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. The indicative Urban Location Plan shown below demonstrates how landscaping and open space may be used to form appropriate buffers in the urban context. However, where such facilities are designed into industrial or employment led areas, such buffers may well be significantly different to take account of the local circumstances.

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

Urban Location Plan





Urban Location Indicative Section

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 avoiding access through residential roads.
- 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 conserve and enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of a heritage asset).
- Proposals should seek to maximise the potential for renewable energy and / or in areas that could allow for the development of district energy networks.

Urban Edge / New Development Sites

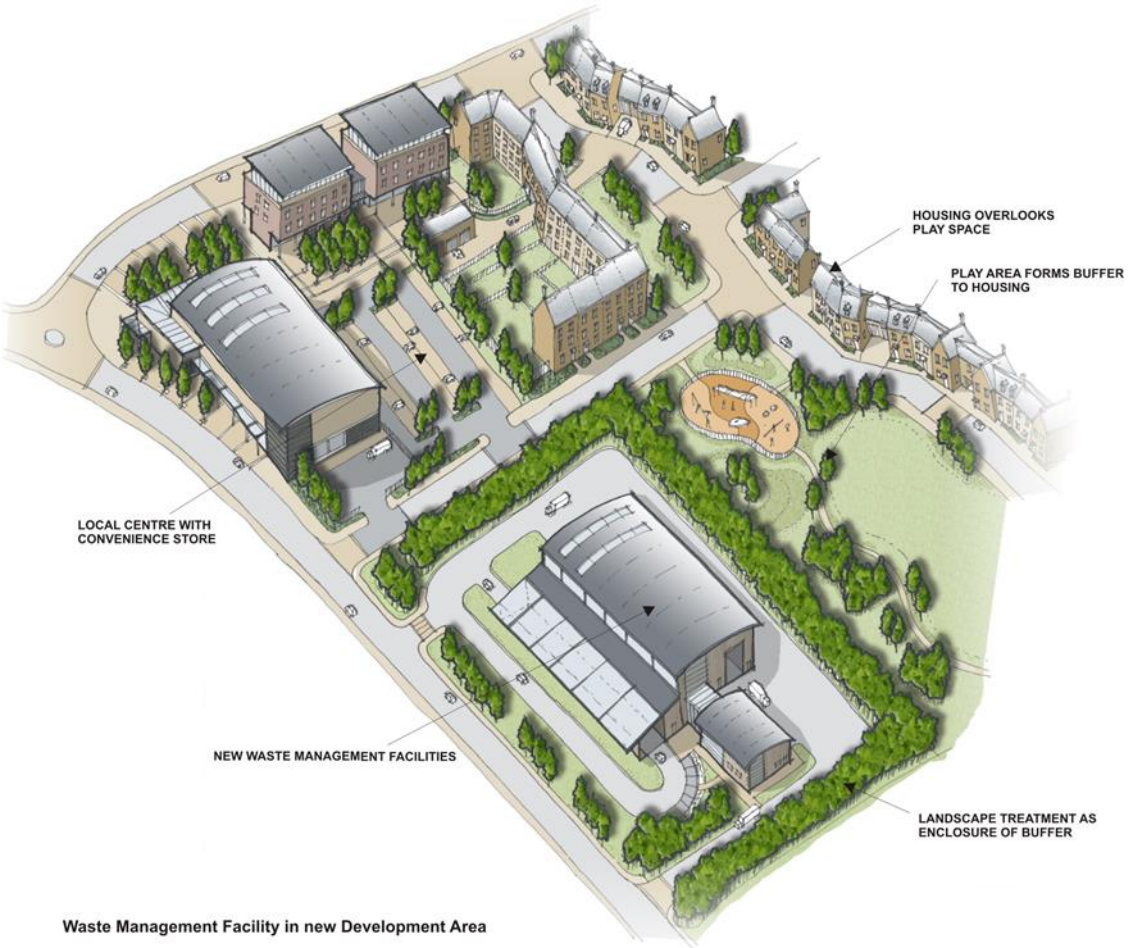
2.10. Urban edge and major new development sites provide good opportunities for waste management facilities, where they can be designed as part of the development from the outset, and are also close to where the waste is generated. Sites within new development areas should incorporate temporary waste 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 use of 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 should be a consideration 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. Sustainable technologies should be used 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 Sites



Waste Management Facility in new Development Area

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 conserve and enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of a heritage asset).
- The needs of existing communities should be considered.

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 waste management use should be tied to the life of existing time limited operations. However, any proposal for a range of facilities should 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 and emissions.

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 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.

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

- 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 where practicable. Safe access, circulation and parking for all should be integral to the design of the site. Site layout should allow the early separation of cars and pedestrians/cyclists from HCVs. Designs should enable the efficient circulation of HCVs, without unnecessary reversing. Access for disabled employees and visitors should be integral to the design.

3.14. External 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 covered 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.

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.

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

3.16. Further national information: Planning Practice Guidance - Design - Assess and Inclusion; Planning Practice Guidance - Travel Plans, Transport Assessments and Statement[3]

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 standards set by 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[4]; Institute of Lighting Engineers' Guidance Notes for the Reduction of Obtrusive Light GN01:2011[5]

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.

[3] https://www.gov.uk/guidance/design#access-and-inclusion
[4] https://www.gov.uk/guidance/light-pollution
[5] https://www.theilp.org.uk/documents/obtrusive-light/

- 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 should be in accordance with local landscape character and 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.

3.25. 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[6]; national: Planning Practice Guidance - Design - Local Character[7]

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 (bunds), 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 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 planning condition. Noise generated through construction should also be a consideration.

3.32. Further national information: Planning Practice Guidance - Noise[8]

[6] https://www.cambridgeshire.gov.uk/residents/libraries-leisure-&-culture/arts-green-spaces-&-activities/protecting-and-providing-green-space/
[7] https://www.gov.uk/guidance/design#local-character
[8] https://www.gov.uk/guidance/noise--2

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 white noise reversing bleepers or equivalent, 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.

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[9]; Cambridgeshire Insight - Air Quality[10].

Air Quality Principles

- Protect sensitive receptors by including measures to control air quality, dust and odour.
- Potential use of energy efficient low emission fuels.

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 measures 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 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[11]

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 on 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'[12] published by the Association of Chief Police Officers (ACPO) should be followed. Waste management facilities should be planned in a way that

[9] https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/surface-water-and-sustainable-drainage-systems-suds-planning/
[10] https://cambridgeshireinsight.org.uk/environment/airquality/
[11] https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/surface-water-and-sustainable-drainage-systems-suds-planning/
[12] http://www.securedbydesign.com/

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, although noise levels should be taken into account. 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 interest. Vulnerable areas should be well lit.

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

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.

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.

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

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.

[15] http://www.bre.co.uk/

4. Glossary

Biodiversity - The relative abundance and variety of plant and animal species and Ecosystems within particular habitats.

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.

Green and Brown Roof - Green roofs and brown roofs are constructed ecosystems located on top of the 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 affect the heat retention of a building.

HCV - Heavy Commercial Vehicle i.e. exceeding 7.5 tonnes.

Household Recycling Centre (HRC) - A facility where the public can dispose of bulky household and garden waste.

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 rubble, and construction and demolition waste.

Landfill - Landfill is the controlled deposit of waste to land.

Sensitive Receptor - Physical or natural resource, special interest or viewer group that will experience an impact.

Water 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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Appendix C: Schedule of Additional ('Minor') Modifications (additional text underlined, deleted text in ~~strikethrough~~).

Please note that in addition to the changes set out below, dates have been updated where required and all footnotes in the main body of the text (excluding those in policies) are references so as to run numerically in order throughout the document.

Suggested Change Ref Number	Section/Policy Number	Suggested Minor Modification	Reason for Change	SA required? (Yes/No)
MWLP/Minor/01	**Table 1, Objective 10 (and also pages 58, 64 and 69)**	Change the word '~~*undesignated*~~' to '*non-designated*'	For clarity and effectiveness, as agreed with Historic England in Statement of Common Ground (E005)	Yes (in the sense this is a change to the SA document, but does not amend the 'scoring' within the SA). See Appendix 3 Ref: MWSA/Mod/01
MWLP/Minor/11	**Para 1.1**	Amend '~~help~~' to '*helped*'	To reflect that what is being spoken about is now in the past.	No
MWLP/Minor/21	**Para 1.1/Footnote 1**	Replace existing text with the following: *"The Development Plan for Cambridgeshire and Peterborough consists, at the time of writing, of this adopted Minerals and Waste Local Plan (July 2021), the Local Plans of the Cambridgeshire Districts and Peterborough City Council (all*	To ensure that the document is factually correct.	No

		various dates), and any adopted Neighbourhood Plans or Neighbourhood Development Orders across the plan area"		
MWLP/Minor/12	**Para 1.2**	Delete entire paragraph.	This paragraph was part of the context to the consultation and not required in the adopted plan	No
MWLP/Minor/13	**Para 1.3**	Make textual changes as follows: *It was deemed ~~is~~ necessary to replace ~~the above two documents~~ the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (July 2011) and the Cambridgeshire and Peterborough Minerals and Waste Development Plan Site Specific Proposals DPD (February 2012) with this single, and up to date, Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). ~~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.*	To ensure that the document context is factually correct.	No
MWLP/Minor/14	**Para 1.4 – 1.21 and 1.24**	Delete all	These paragraphs were part of the context to the consultation and not required in the adopted plan	No

MWLP/Minor/02	**Para 3.15**	Make textual change as follows: *This Plan follows national planning policy in planning for a steady and adequate 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.*	For clarity and effectiveness, to address concern raised by the Mineral Products Association in their representation CD14: MWPS200	No
MWLP/Minor/15	**Para 3.21**	Amendments made through MM06, table following new paragraph 3.23. Correct spelling of '~~*Landwood*~~' to '*Langwood*'	To correct a spelling mistake.	No
MWLP/Minor/03	**Para 3.29**	Make textual change to update reference as follows: *It is estimated that in 2017, waste arisings within the plan area totalled around 2.782 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 1~~2~~ below). The majority of this waste was recycled or otherwise recovered, with disposal to landfill (non-hazardous and inert) accounting for around a third.*	To ensure accurate references for users of the plan	No
MWLP/Minor/04	**Para 3.33**	To make textual change as follows:	For clarity and accuracy.	No

		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 imports significantly reduced. In providing for waste management facilities the intention, therefore, is for this Local Plan 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 hierarchy.		
MWLP/Minor/16	**Policy 3**	MM17 replacement first table Under 'Other Recovery' amend row subject to read '*Treatment and energy recovery processes'*	To be consistent with the Waste Needs Assessment, where the table was derived from	No
MWLP/Minor/17	**Policy 4**	MM22 amend text to read '*Local or Neighbourhood Plan*'	In the interest of consistency, and to be factually correct	No
MWLP/Minor/05	**Policy 9**	At criterion a., insert an asterisk after the words *'proven need*'*	For clarity and effectiveness, suggested by the Councils to correct an erroneous omission in the Submitted Plan	No
MWLP/Minor/06	**Policy 17**	Amend text to criterion g. as follows	For clarity and effectiveness, as agreed with Historic England in	No

		g. provide a landscape enhancement scheme which takes account of any relevant landscape character assessments (including any historic landscape ~~assessment~~ characterisation) and which demonstrates that the development can be assimilated into its surroundings and local landscape character;	Statement of Common Ground (E005)	
MWLP/Minor/18	**Para 6.20**	MM40 within the new paragraph after 6.20 amend text to read '*Sustainable ~~urban~~ Drainage Systems'*	For consistency and to ensure correct terminology is used	No
MWLP/Minor/07	**Appendix 1: Site Profiles, M033**	Amend the following bullet point under the heading 'Archaeology and the Historic Environment': *~~The~~ An assessment of the impact of the proposals on the setting and significance of heritage assets within the wider area would also be required.*	For clarity and effectiveness, as agreed with Historic England in Statement of Common Ground (E005)	No
MWLP/Minor/22	**Appendix 2, Context/ Block Fen / Langwood Fen Master Plan**	Amend the final sentence of the first paragraph to read: *The 2011 SPD has been superseded by this guidance based ~~ceases to have any weight~~ on the adoption of this~~e~~ Local Plan.* Delete the final heading and paragraph in this section.		No
MWLP/Minor/19	**Appendix 2, Tables 3, 4 and 8**	Amend references to '~~*M3*~~' to '*M³*'	To ensure accurate presentation and references	No

MWLP/Minor/08	**Appendix 2, Table 4**	Change the figures in Table 4 as follows: *Post 2036 ~~4.5~~ 11* *Project completion ~~10.0~~ 16.5*	For clarity and effectiveness, as suggested by the Environment Agency in Statement of Common Ground (PE11)	No
MWLP/Minor/20	**Appendix 3**	At the 9th bullet of paragraph 2.2 replace '*~~a~~menity*' with '*A*menity'	To correct a typographical error	No
MWLP/Minor/09	**Appendix 3**	At the end of paragraph 3.11: Delete '*~~Local Distinctiveness~~*'	For clarity and effectiveness, as agreed with Historic England in Statement of Common Ground (E005) to correct an error in the Submitted Plan	No
MWLP/Minor/10	**SA Appendix B, Policy 3**	Under summary of mitigation measures, change 'Policy 5.18 in the London Plan' to 'Policy 5.16 in the London Plan'	To provide the correct reference	No

PETERBOROUGH CITY COUNCIL

Cambridgeshire County Council

Cambridgeshire and Peterborough Minerals and Waste Local Plan

Adopted Amendments to the Policies Map

July 2021

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 (WRA)

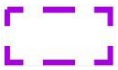
CA – Consultation Area (MAA, MDA, WMA, TIA)


MSA – Mineral Safeguarding Area (Brickclay)

MSA – Mineral Safeguarding Area (Chalk)

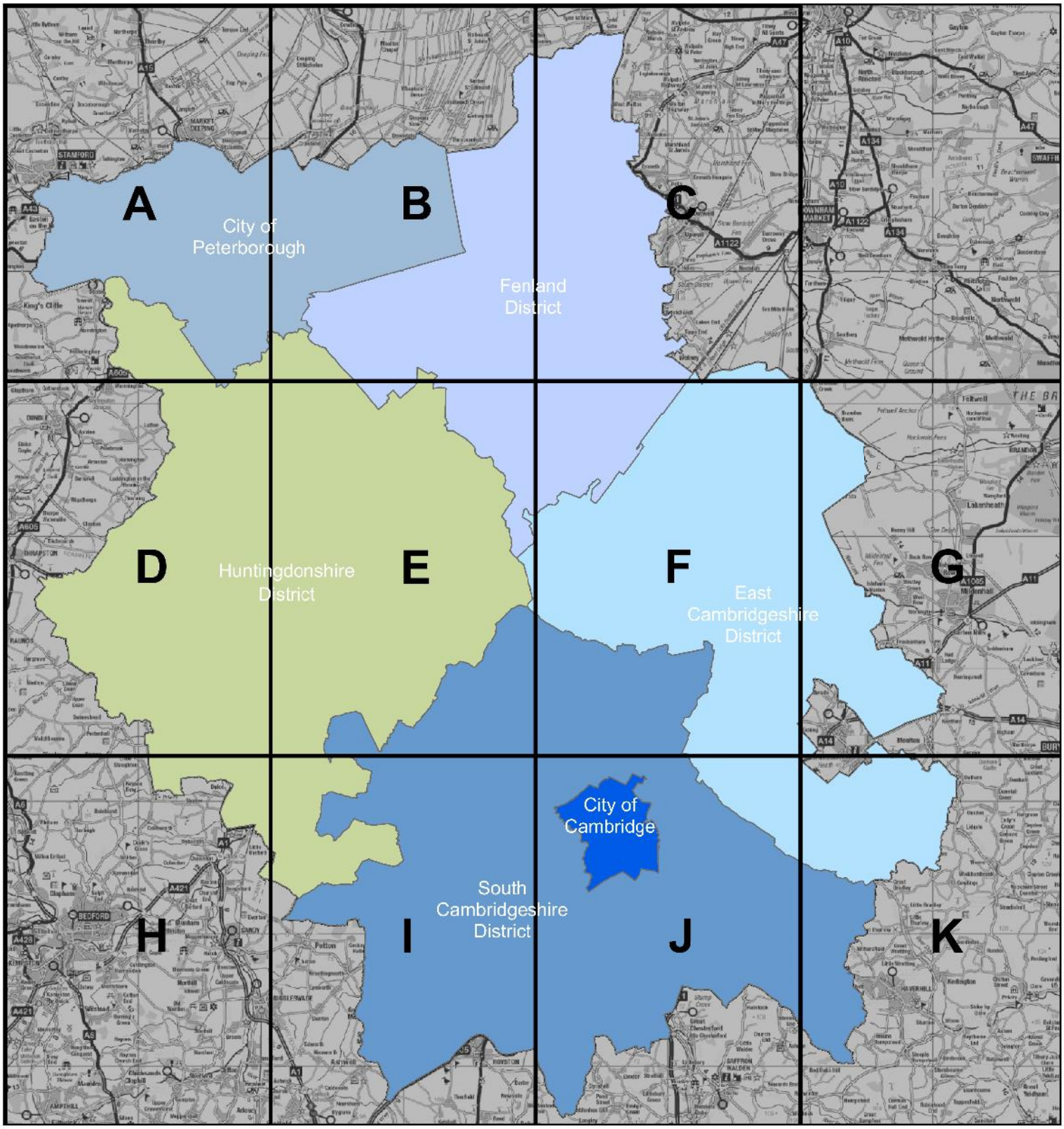

MSA – Mineral Safeguarding Area (Limestone)

MSA – Mineral Safeguarding Area (Sand and Gravel)


Plan Area Boundary

This document accompanies the adopted Cambridgeshire and Peterborough Minerals and Waste Local Plan (CPMWLP), adopted in July 2021, and aligns with the information published at the consultation stage. It is not the official 'Policies Map' for the area, but instead identifies the changes to the Policies Map from those already allocated in 2011 and 2012, that have arisen because of the adoption of the CPMWLP. The allocations and other notations identified on the maps within this document are automatically (from the date of CPMWLP adoption) included on the official 'Policies Map' of each district-based Council in Cambridgeshire and Peterborough. All previous Minerals and Waste related allocations or notations arising from 2011 and 2012 are now superseded. Minerals and Waste Local Plans are, at the same time, automatically deleted from each of the district-based Polices Maps.

It should be noted that maintaining and keeping up-to-date the individual district-based Policies Maps for the CPMWLP area is the responsibility of each district council in the CPMWLP area. Each district-based Policies Map illustrates geographically the application of the policies in the adopted 'development plan' for that district area, with the 'development plan' comprising all Local Plans (district based Local Plan(s) and the CPMWLP), plus any Neighbourhood Plans. Please contact the applicable district-based council for their latest Policies Map, though there may be some delay by each district-based council publishing updated versions of their Policies Map, in pdf or hard copy form, to take account of the changes arising from the now adopted CPMWLP.



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Grid Plan

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021

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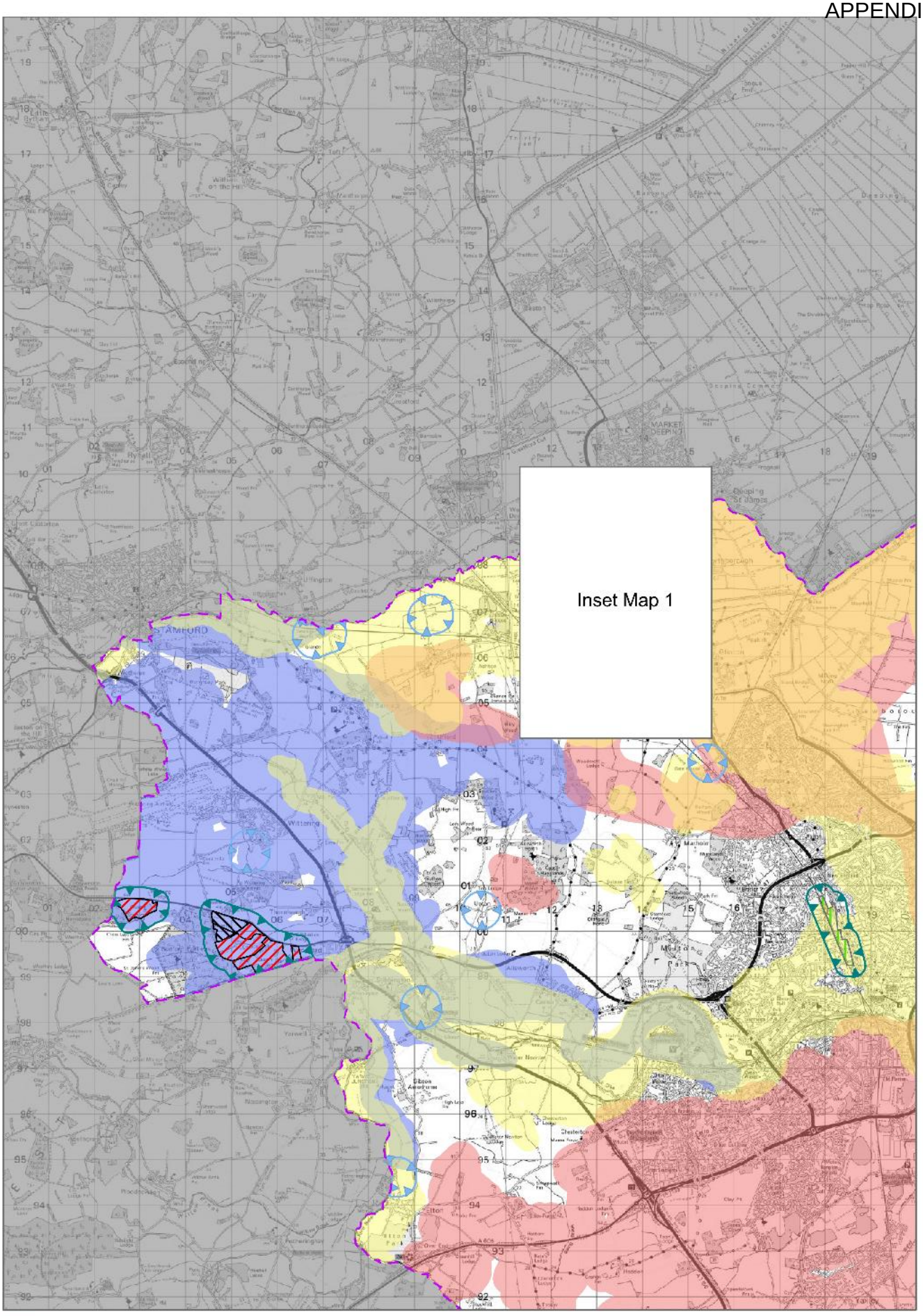

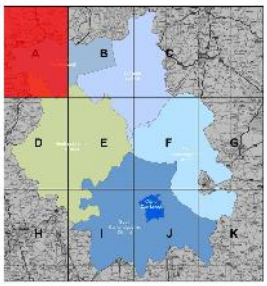

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Overview Map A

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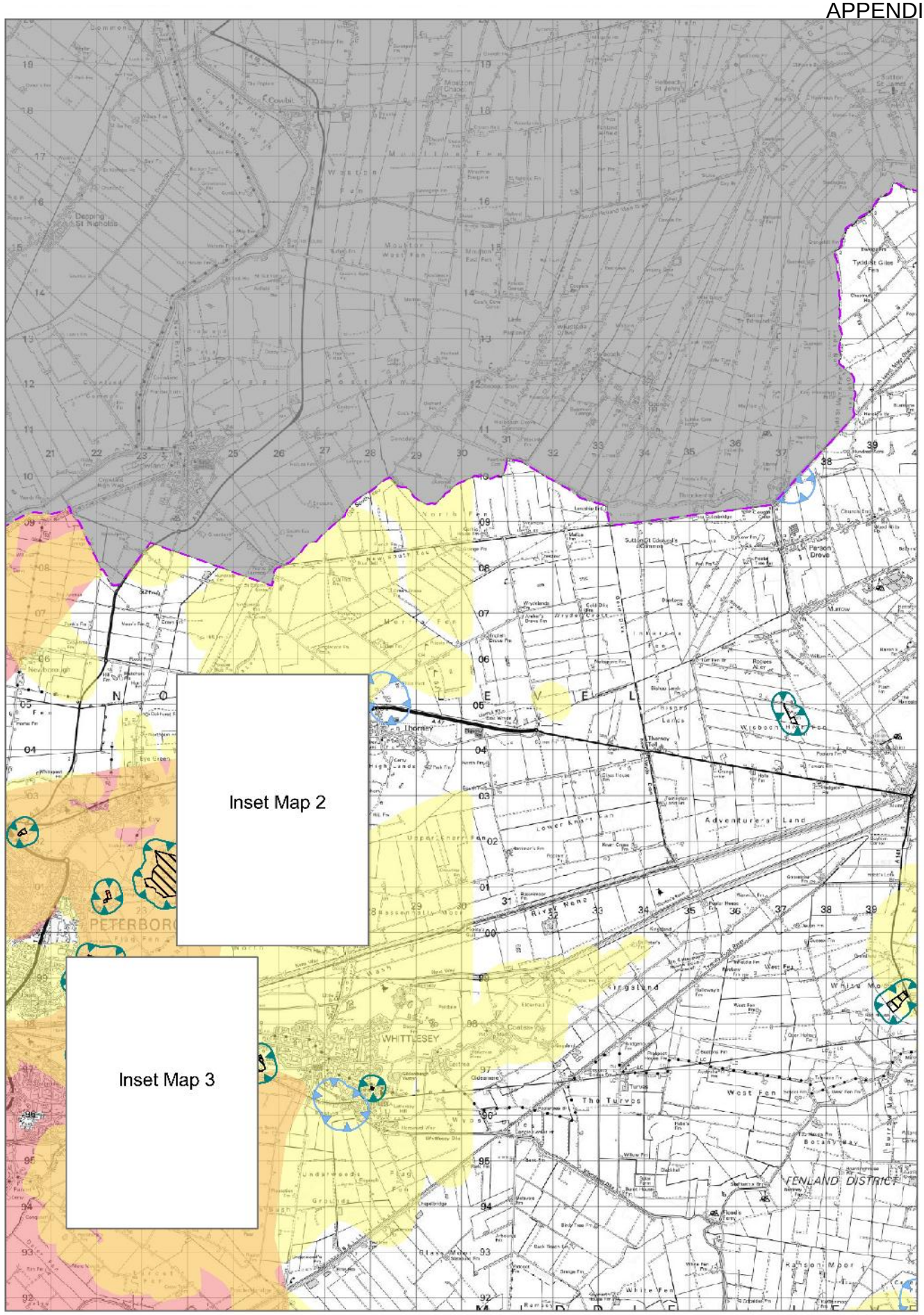

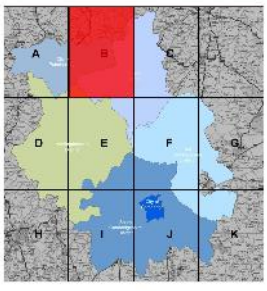

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Overview Map B

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PETERBOROUGH CITY COUNCIL

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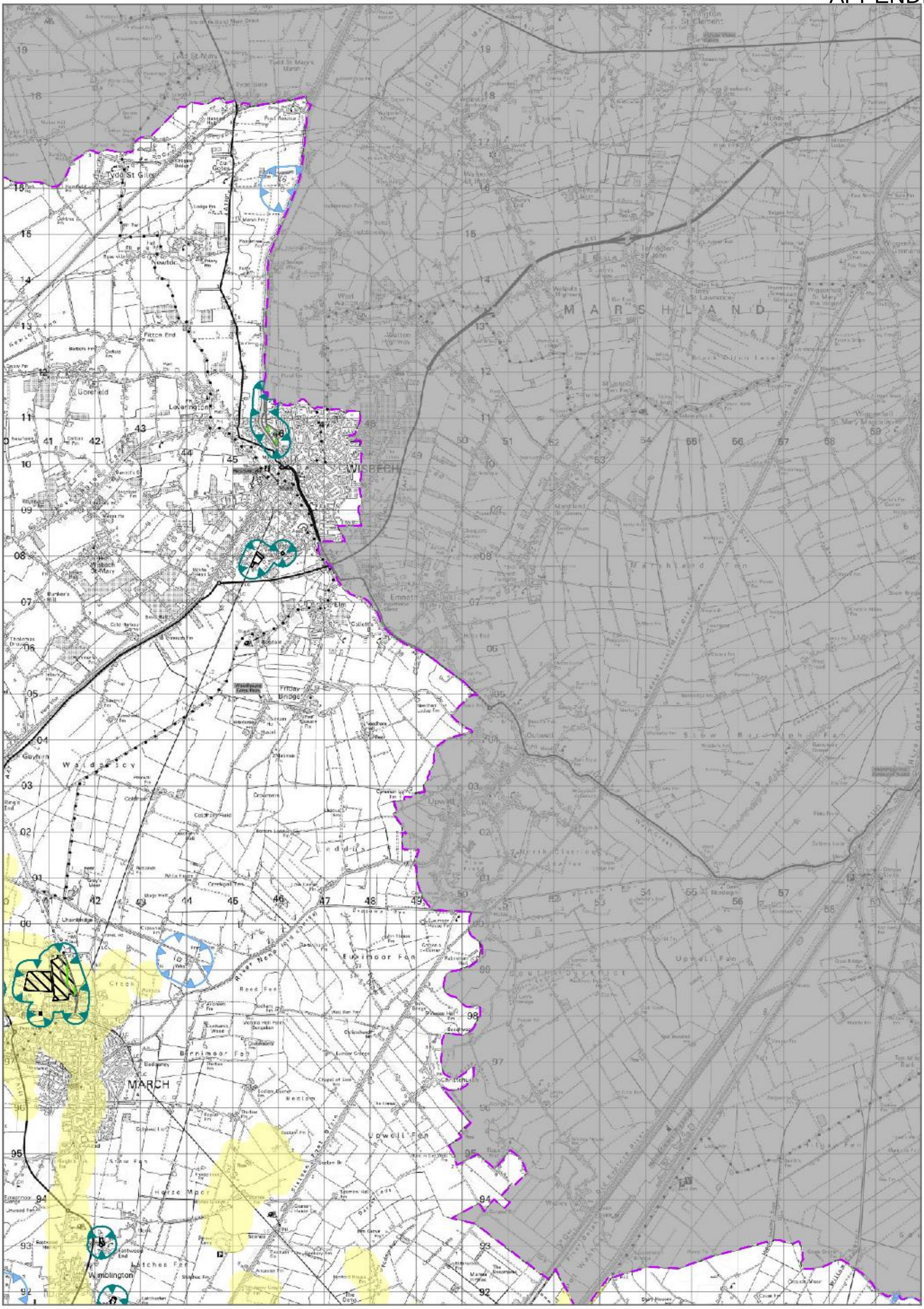

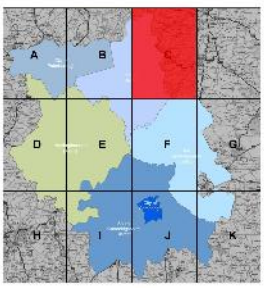

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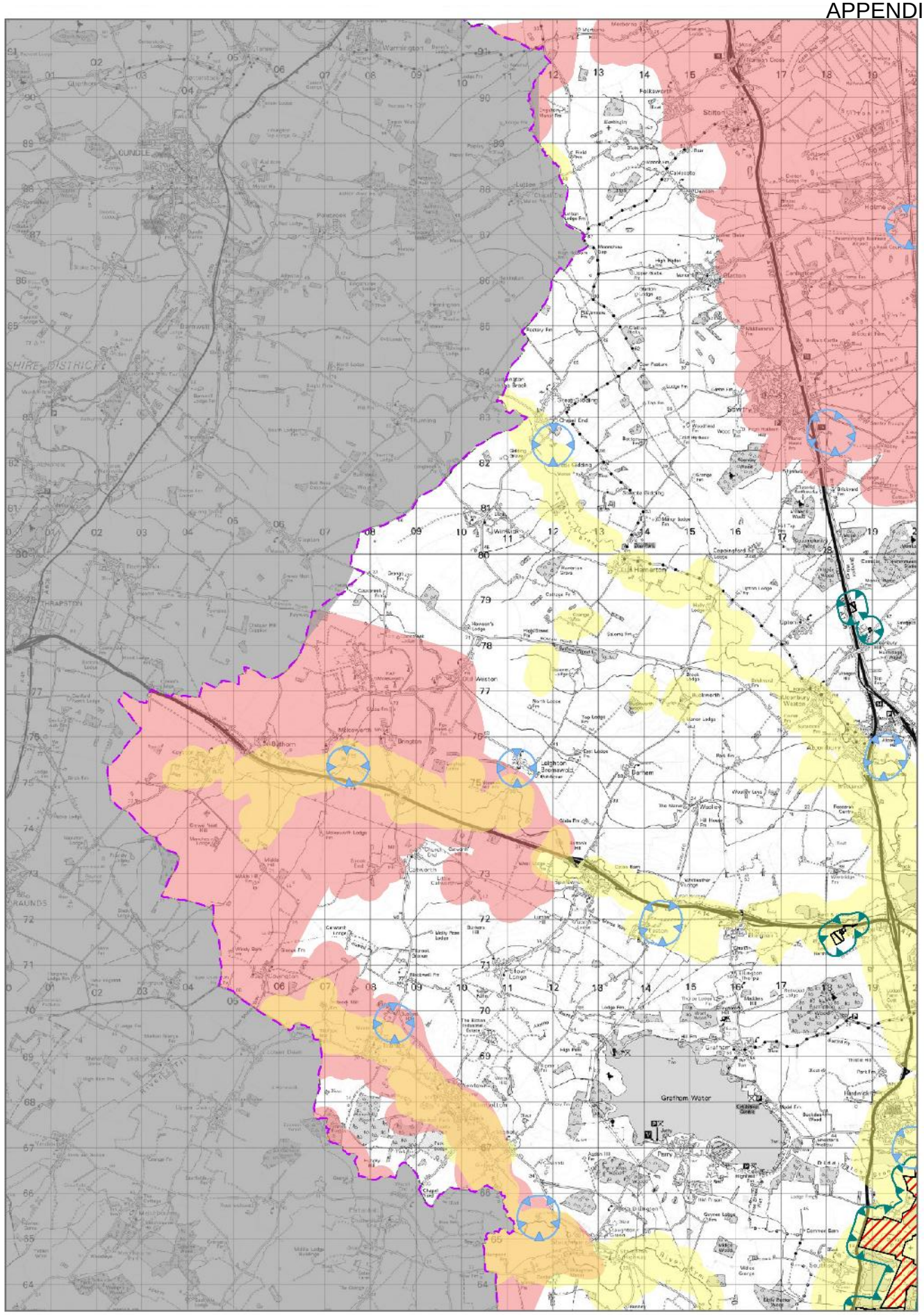

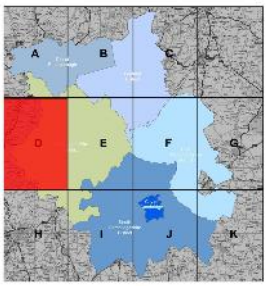

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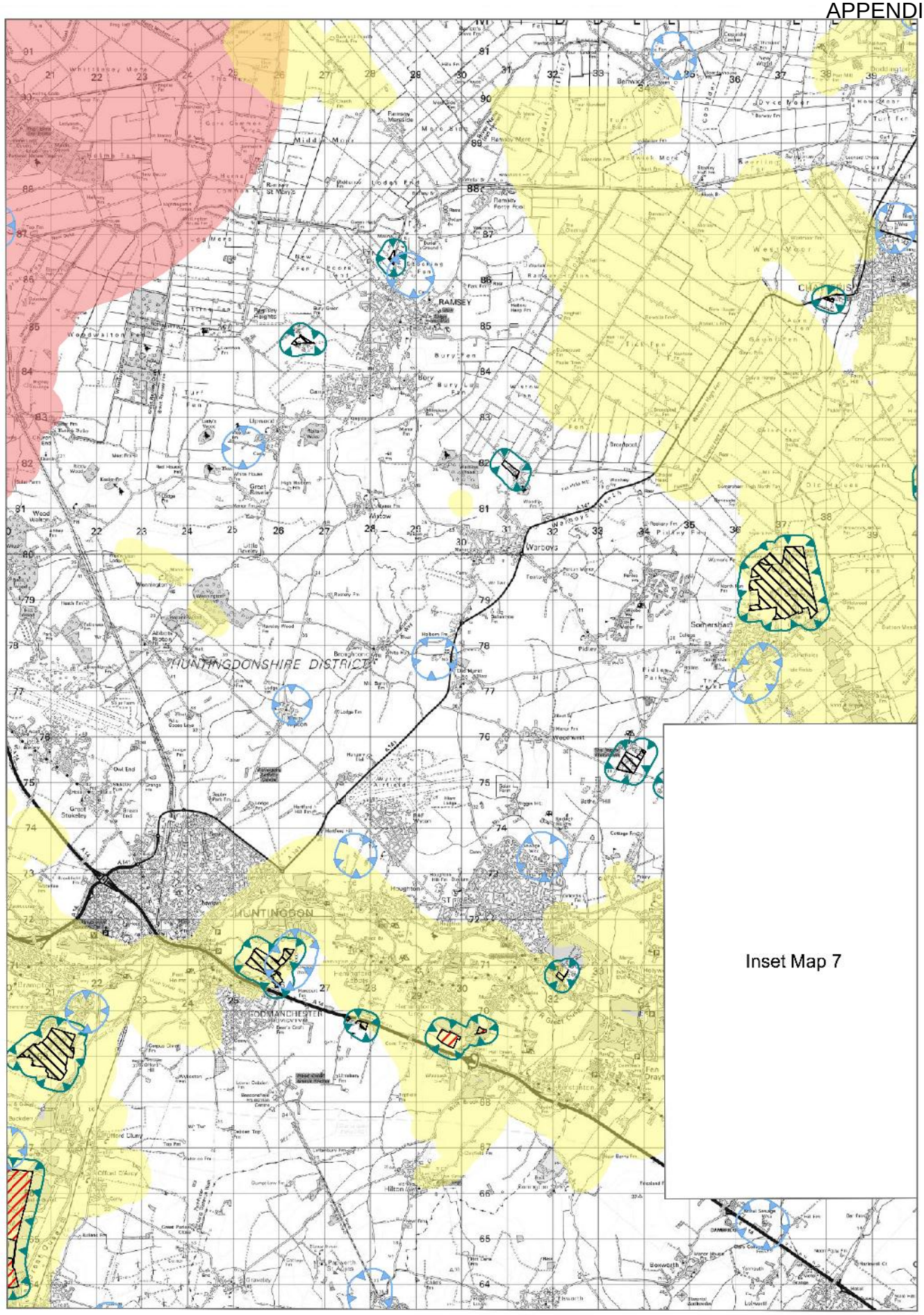
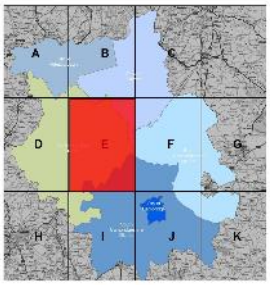
Overview Map D

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021





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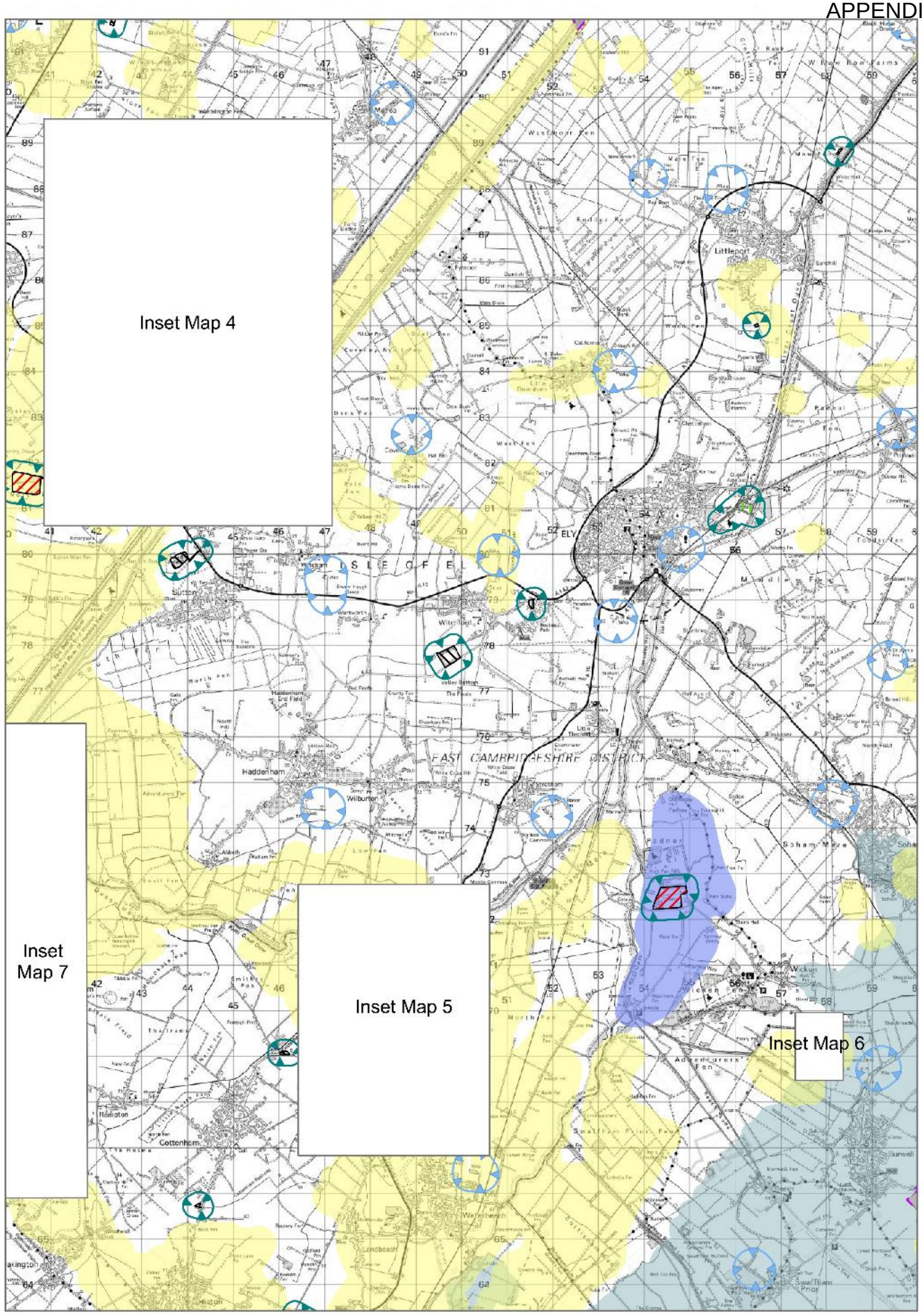

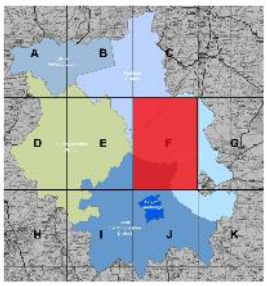

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Overview Map F

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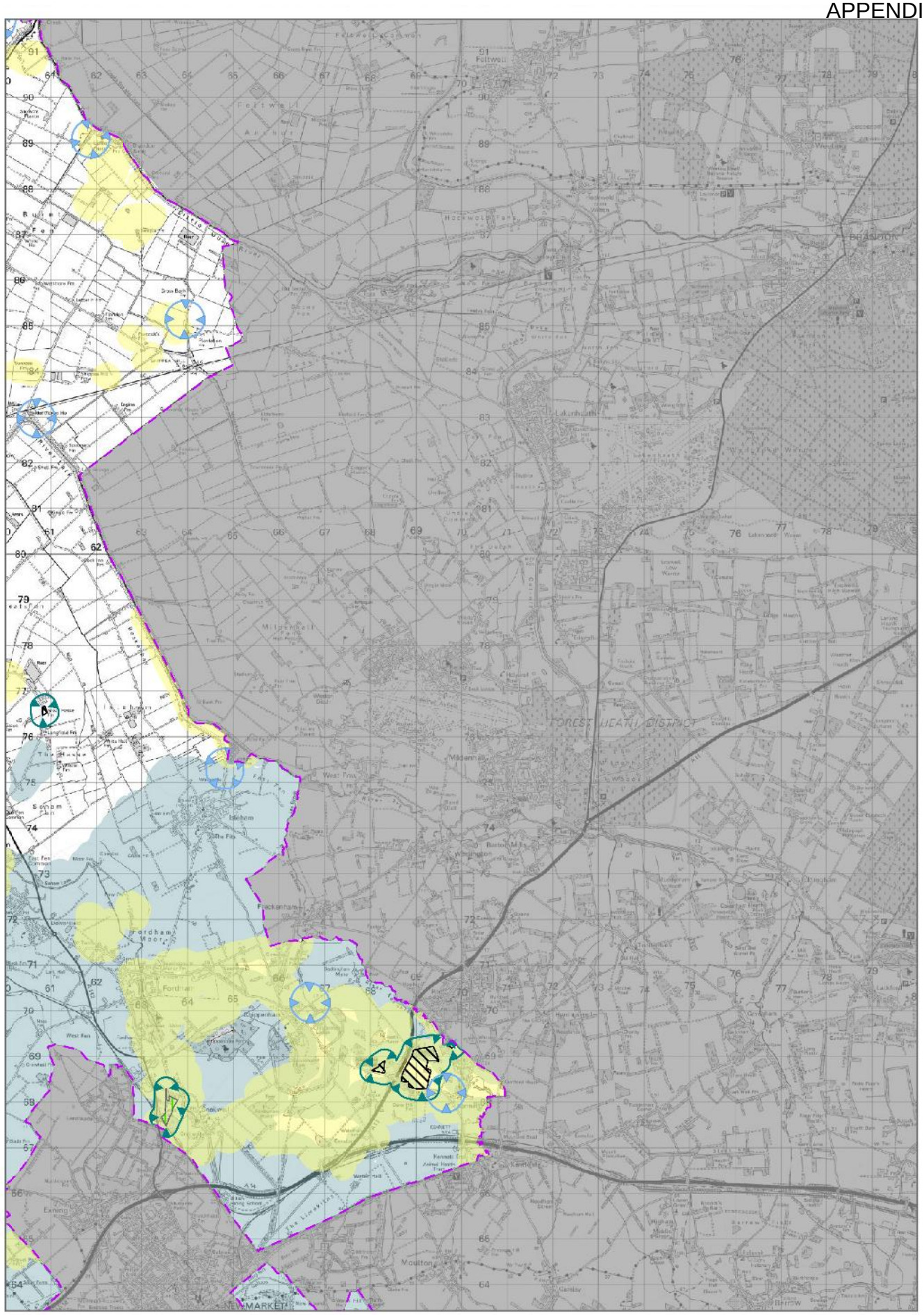

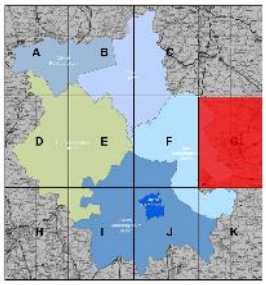

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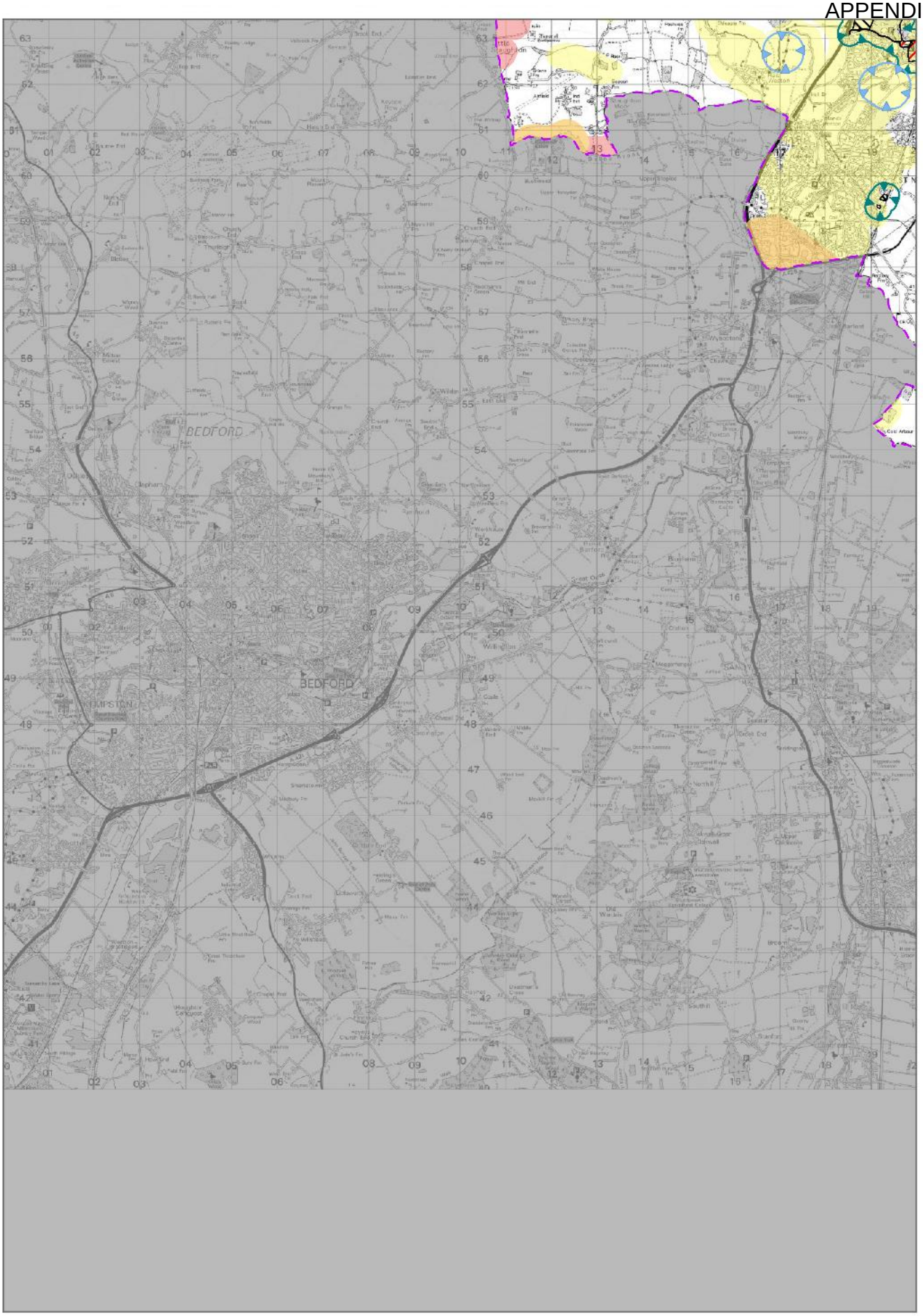
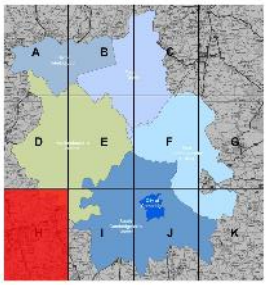
Overview Map G

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021





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Overview Map H

PETERBOROUGH CITY COUNCIL

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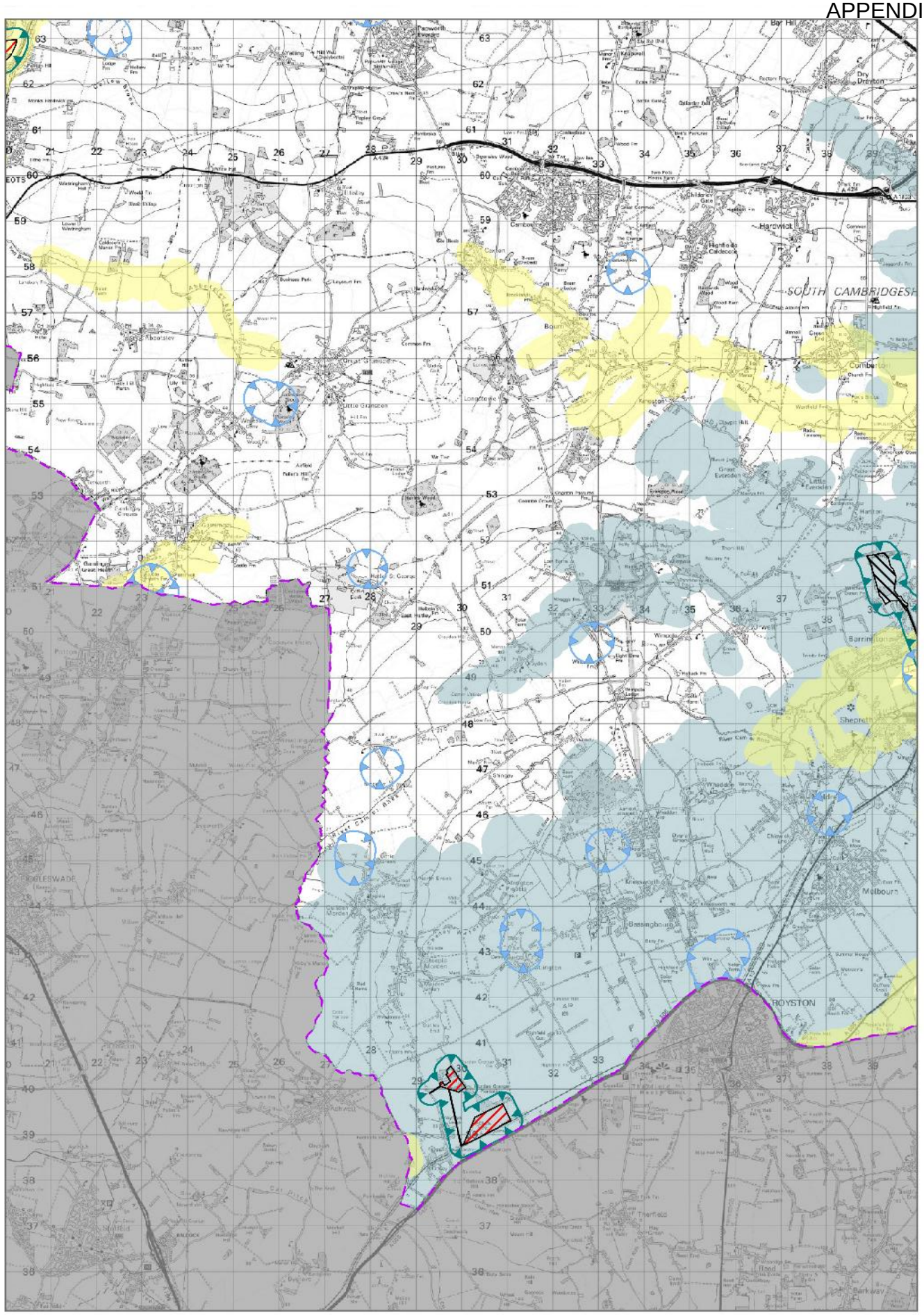
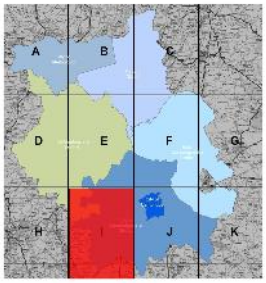
Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021





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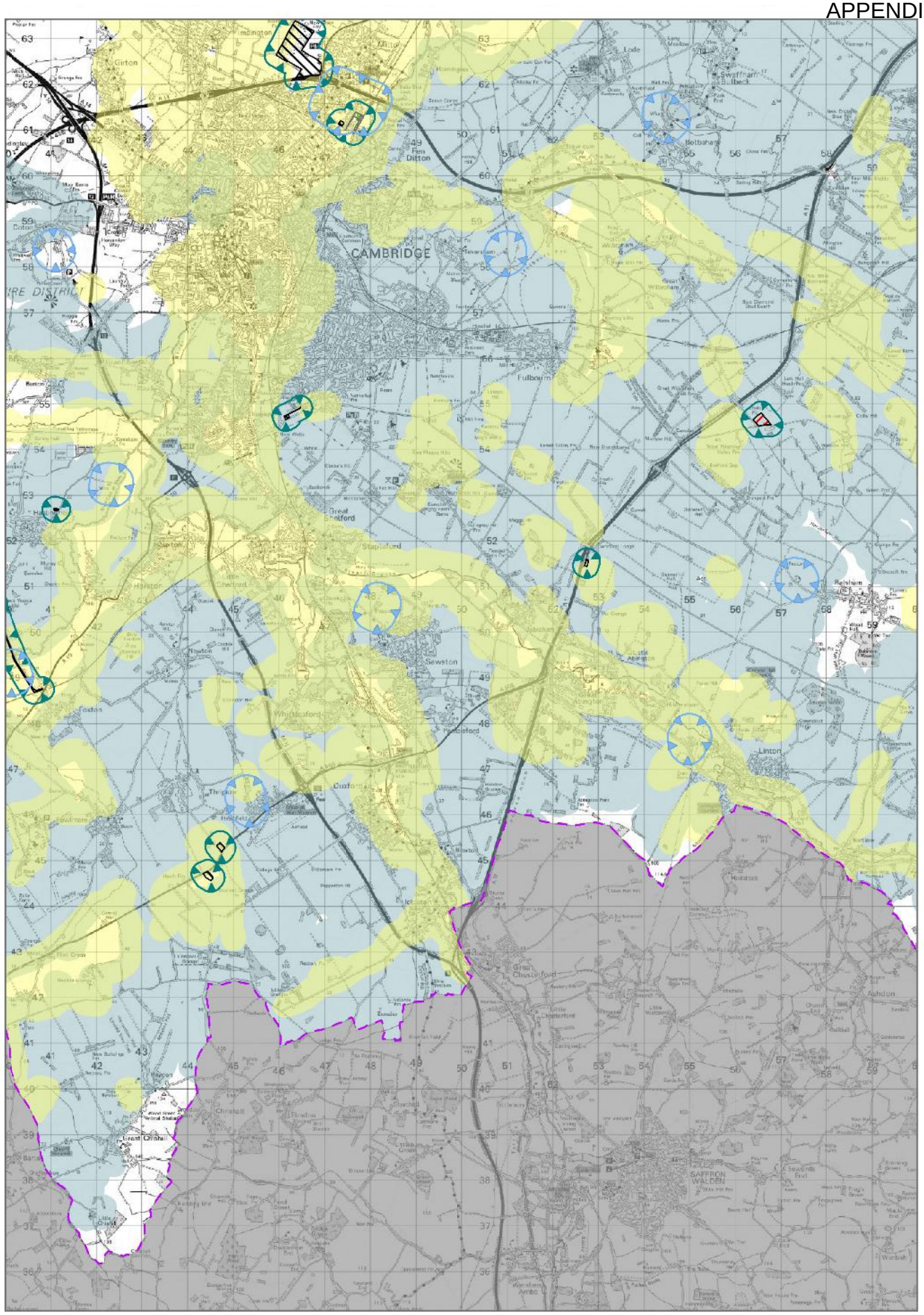
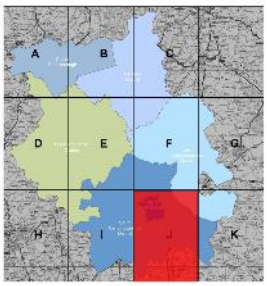
Overview Map I

PETERBOROUGH CITY COUNCIL

Cambridgeshire County Council

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021





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Overview Map J

PETERBOROUGH CITY COUNCIL

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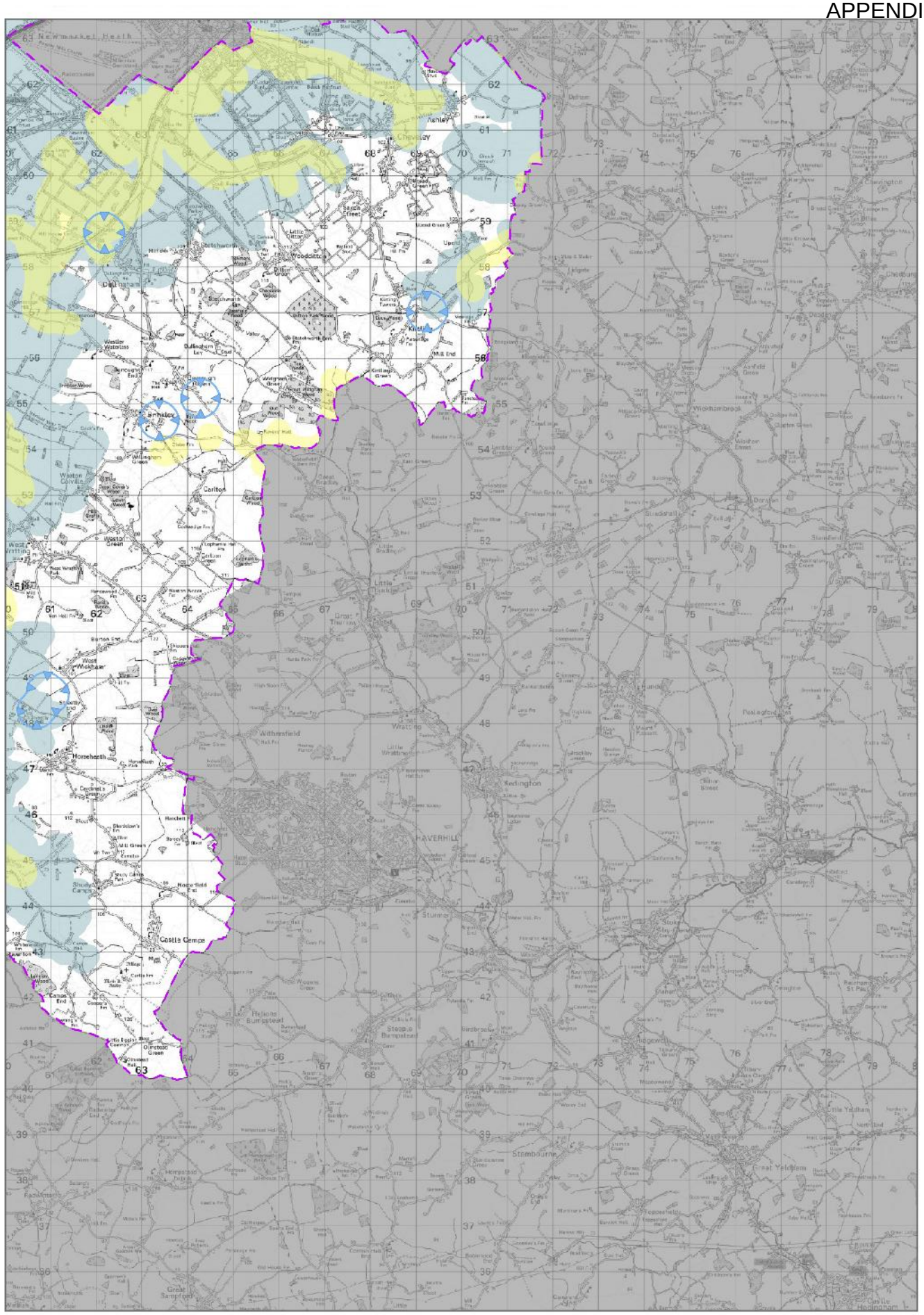
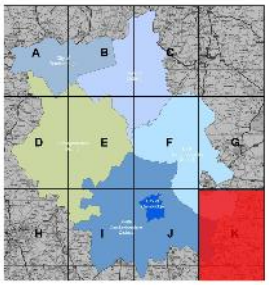
Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021





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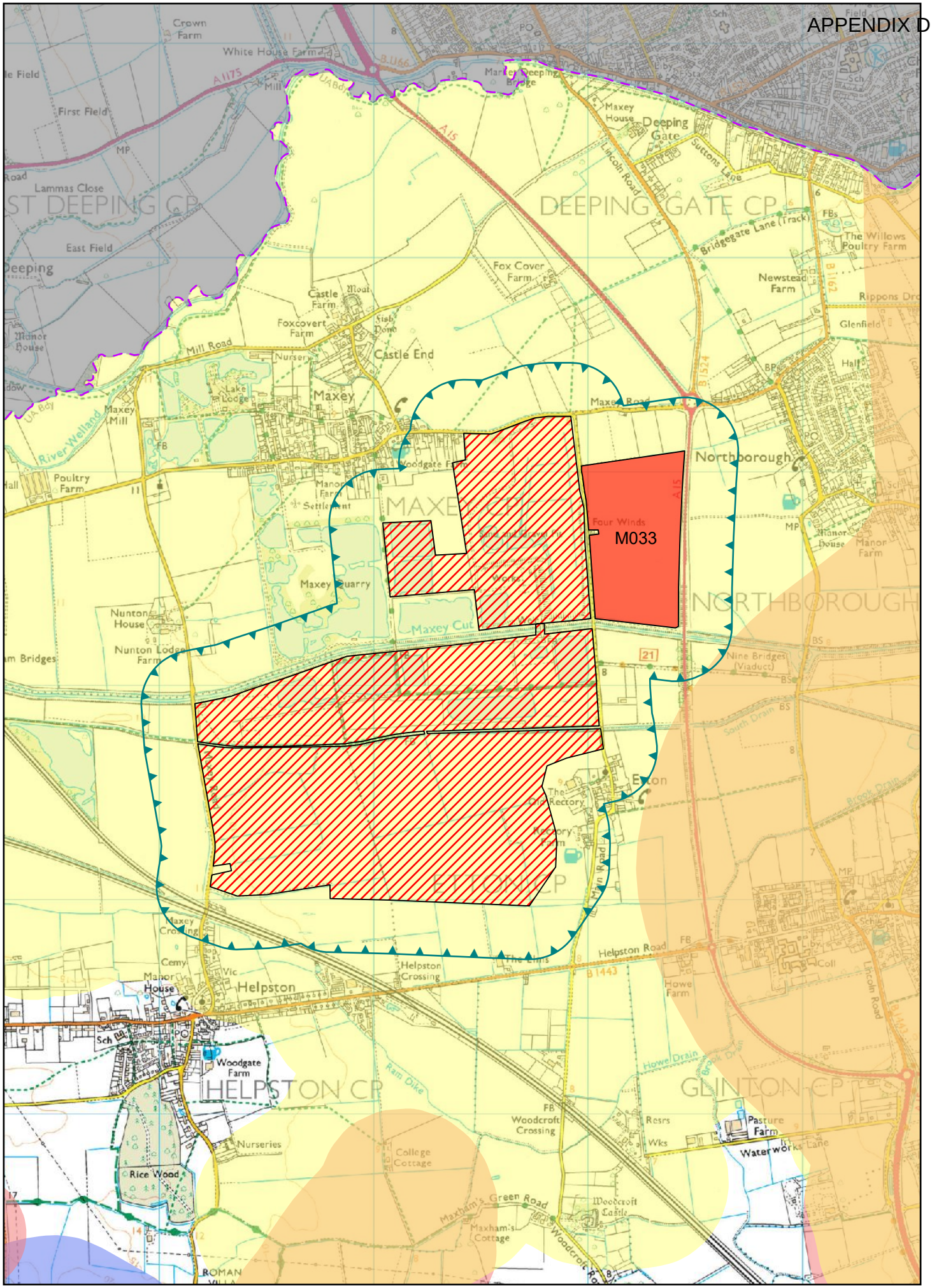
Overview Map K

PETERBOROUGH CITY COUNCIL

Cambridgeshire County Council

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021



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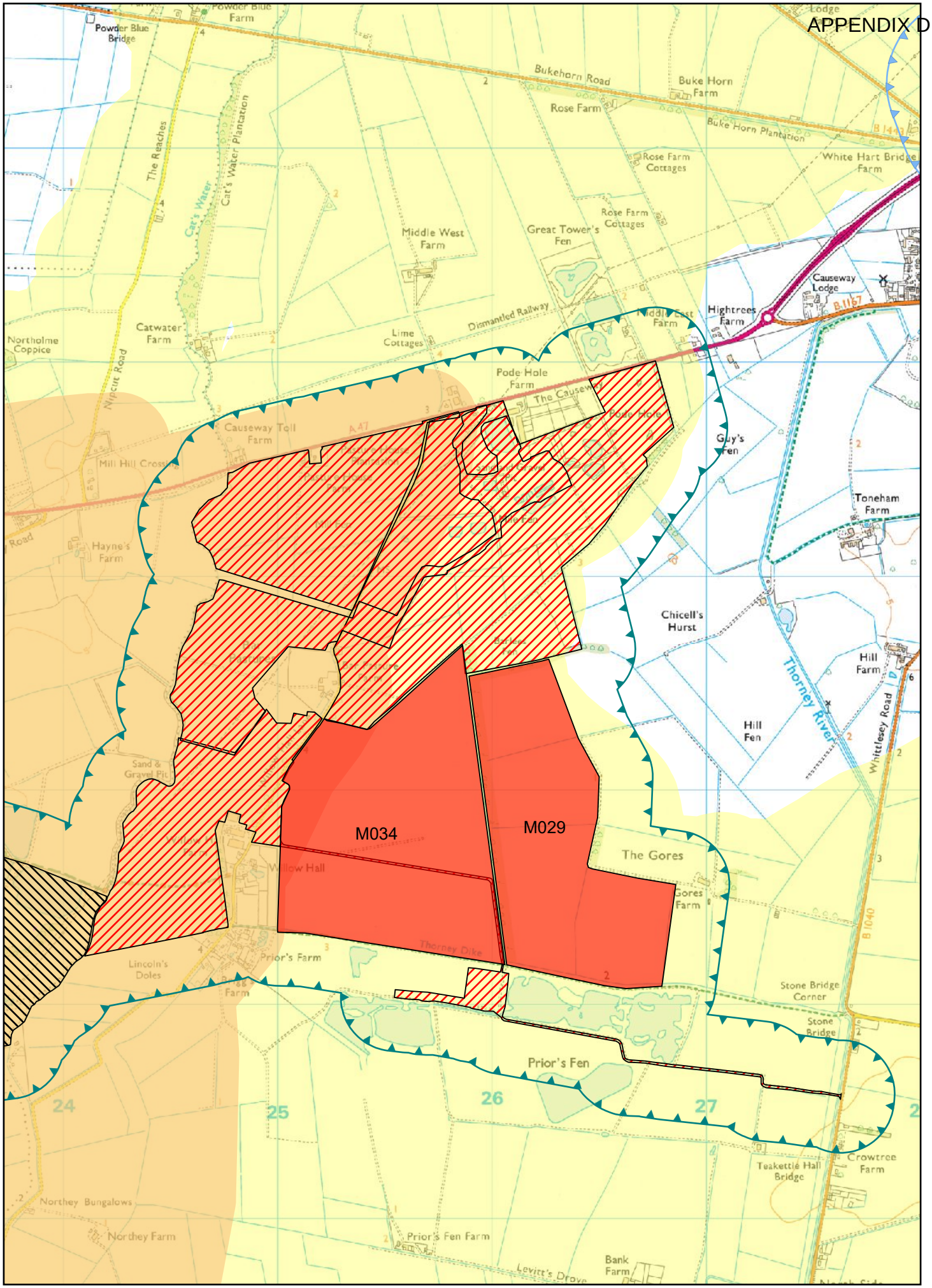
Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021



Cambridgeshire County Council

Peterborough City Council

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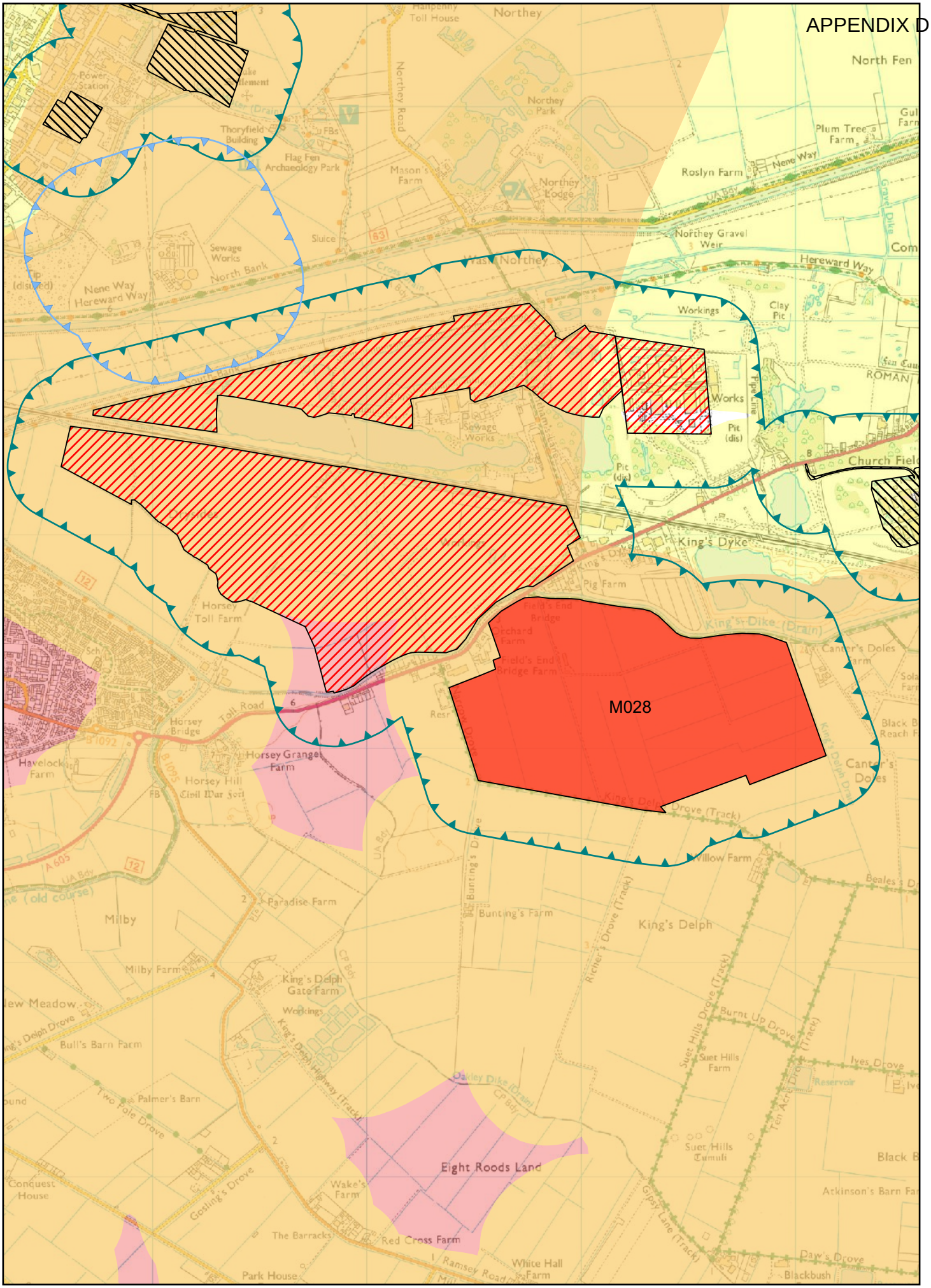
Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021



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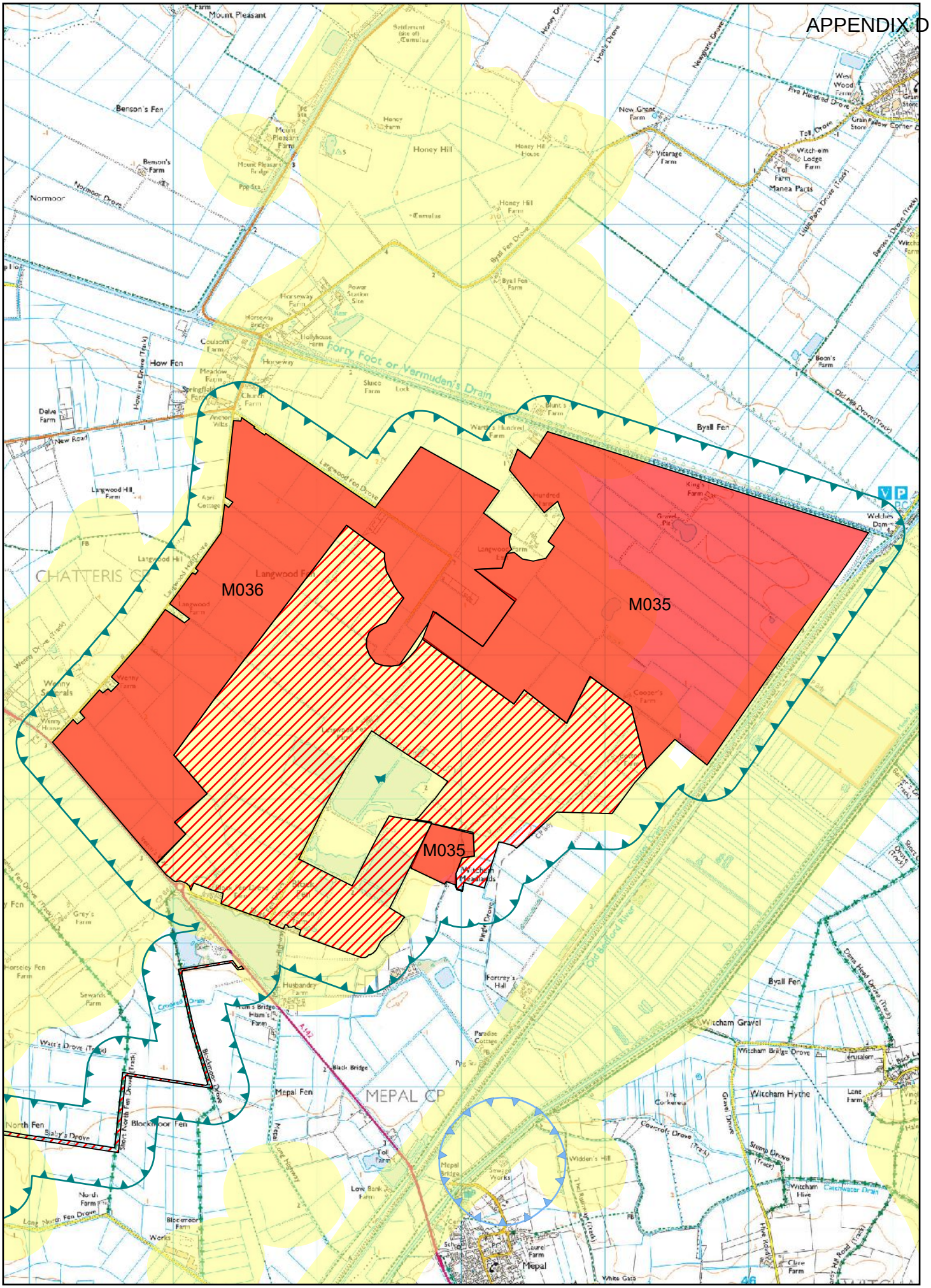
Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021



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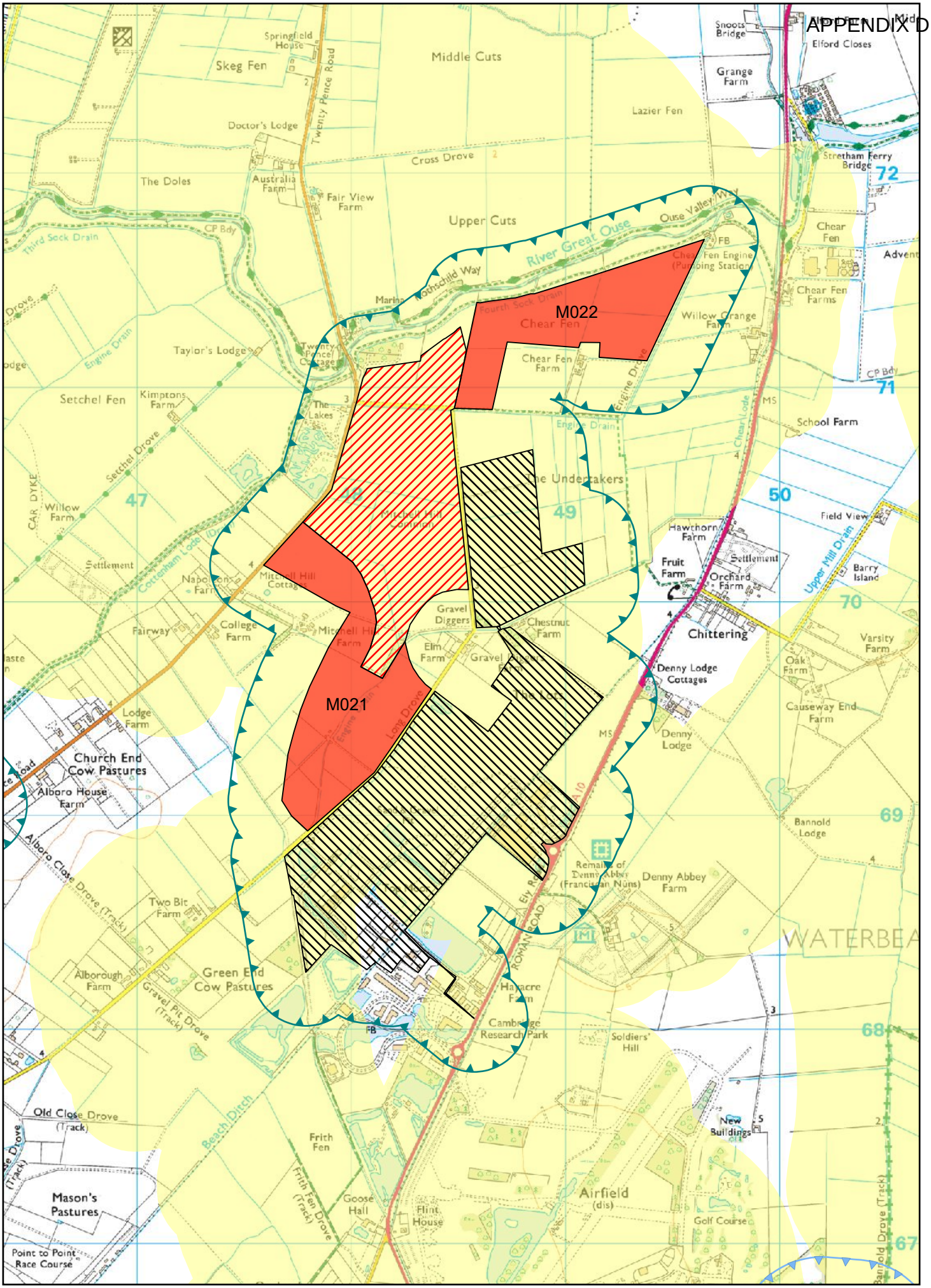
Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021



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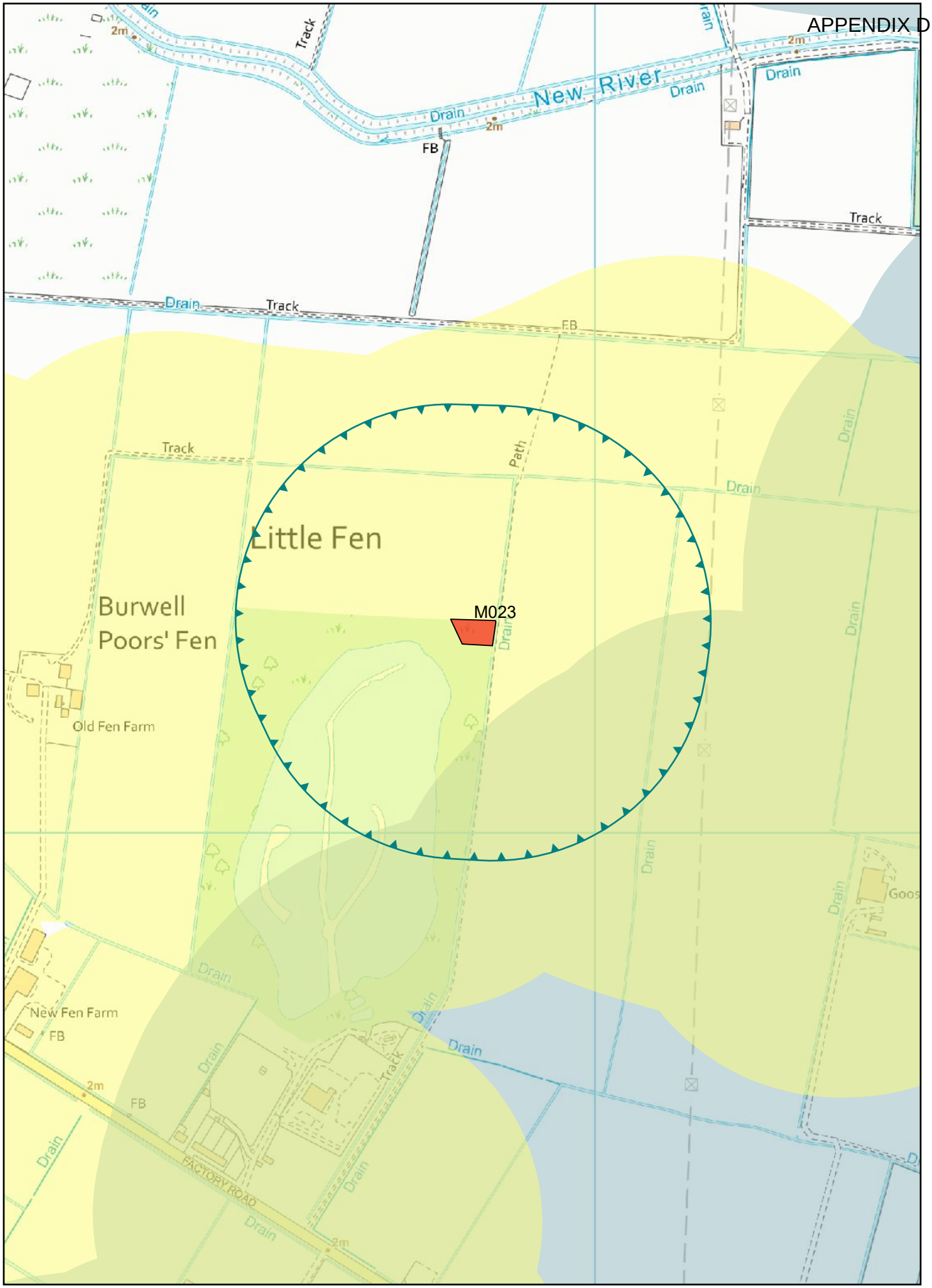
Inset Map 5 - M021 Mitchell Hill Farm South & M022 Chear Fen, Cottenham

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021



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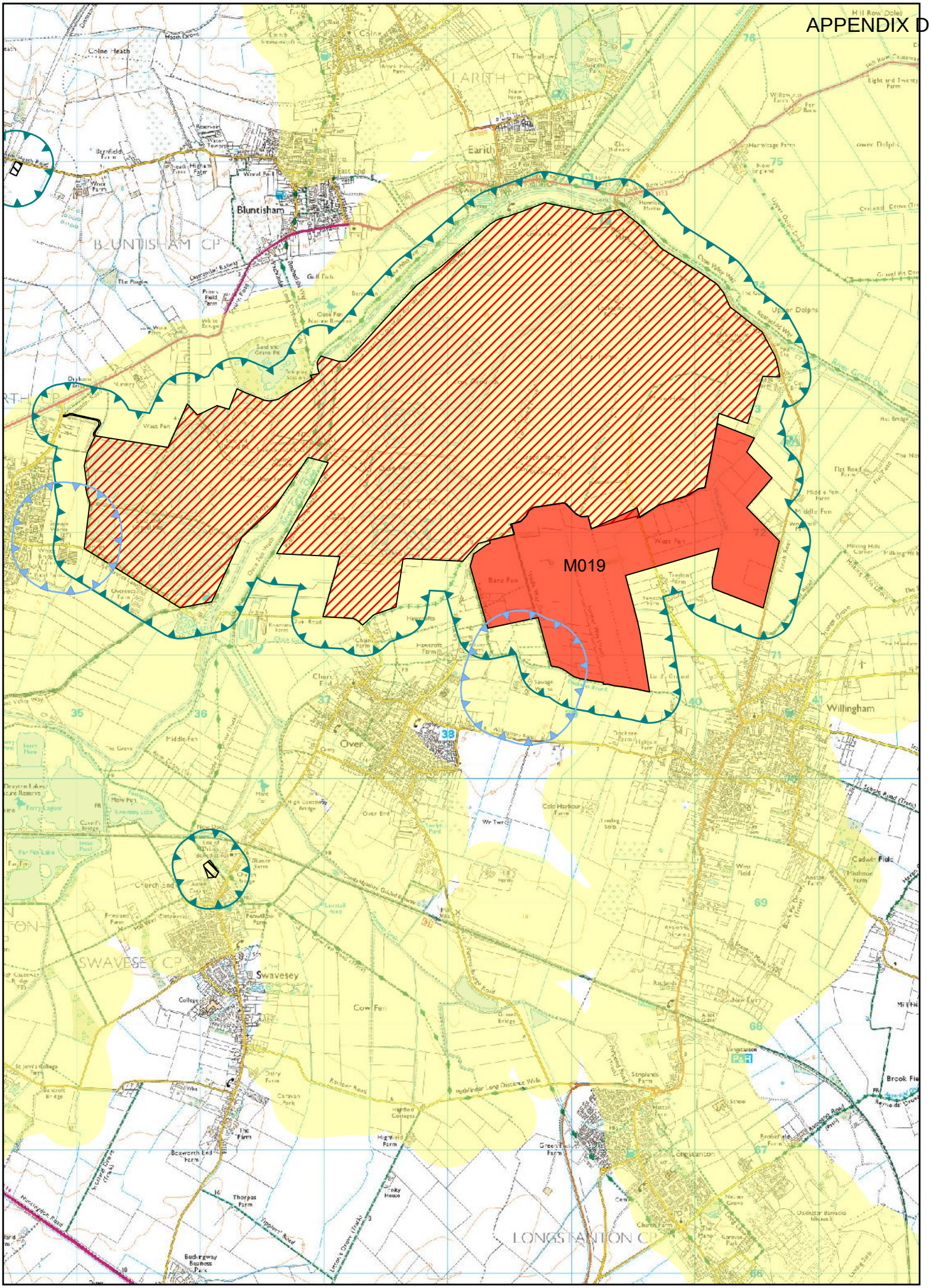
Inset Map 6 - M023 Burwell Brickpits, Burwell

Cambridgeshire and Peterborough Minerals & Waste Local Plan, Adopted 2021



Cambridgeshire County Council

Peterborough City Council

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Cambridgeshire and Peterborough Minerals & Waste Local Plan: Adopted, July 2021

CABINET	AGENDA ITEM No. 6
12 JULY 2021	PUBLIC REPORT

Report of:	Steve Cox - Executive Director; Place & Economy, Cambridgeshire and Peterborough	
Cabinet Member(s) responsible:	Cllr Peter Hiller - Cabinet Member for Strategic Planning and Commercial Strategy and Investments	
Contact Officer(s):	Emma Naylor, Senior Strategic Planning Officer (emma.naylor@peterborough.gov.uk) Richard Kay, Head of Sustainable Growth Strategy (richard.kay@peterborough.gov.uk)	Tel. 01733 863881 / 07920 160249

MAKING OF GLINTON NEIGHBOURHOOD DEVELOPMENT PLAN AND BARNACK NEIGHBOURHOOD DEVELOPMENT PLAN FOLLOWING SUCCESSFUL REFERENDUM OUTCOMES

RECOMMENDATIONS	
FROM: Executive Director; Place & Economy, Cambridgeshire and Peterborough	**Deadline date:** N/A

It is recommended that Cabinet:

1. Notes the outcome of the Referendum on the Glinton Neighbourhood Plan, which took place on 6 May 2021: the outcome being 466 votes in favour of the Glinton Neighbourhood Plan, versus 62 votes against the Neighbourhood Plan.
2. Recommends to Full Council that the Glinton Neighbourhood Plan, as set out at Appendix A, be 'made' (which means to all intents and purposes 'adopted') and thereby form part of the Development Plan for Peterborough for the purpose of making decisions on relevant planning applications within the Glinton Neighbourhood Area (the Glinton Neighbourhood Area is the same area as Glinton Parish).
3. Notes the outcome of the Referendum on the Barnack Neighbourhood Plan, which took place on 1 July 2021: the outcome being 175 votes in favour of the Barnack Neighbourhood Plan, versus 20 votes against the Neighbourhood Plan.
4. Recommends to Full Council that the Barnack Neighbourhood Plan, as set out at Appendix B, be 'made' (which means to all intents and purposes 'adopted') and thereby form part of the Development Plan for Peterborough for the purpose of making decisions on relevant planning applications within the Barnack Neighbourhood Area (the Barnack Neighbourhood Area is the same area as Barnack Parish minus the part of Burghley Park that falls within the parish).

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet following the referendum on the Glinton Neighbourhood Plan which took place on 6 May 2021, and the referendum on the Barnack Neighbourhood Plan which took place on 1 July 2021, following the submission and successful examination of the Neighbourhood Plans.

1.2 The question asked at the May 6 Glinton Referendum was: '*Do you want Peterborough City Council to use the Neighbourhood Plan for the Glinton Neighbourhood Area to help it decide planning applications in the neighbourhood area?*'

1.3 While the question asked at the 1 July Barnack Referendum was: '*Do you want Peterborough City Council to use the Neighbourhood Plan for the Barnack Neighbourhood Area to help it decide planning applications in the neighbourhood area?*'

1.4 In order for a neighbourhood plan to be 'made' by a local planning authority, it must receive a majority 'yes' vote to the question posed (i.e. it must receive more than 50% vote in favour). There is no minimum vote turnout.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to seek Cabinet approval to recommend that Council 'makes' (adopts) both the Glinton Neighbourhood Plan and the Barnack Neighbourhood Plan and thereby make both plans part of the Development Plan for Peterborough.

2.2 The Glinton Neighbourhood Plan received the required majority 'yes' vote, achieving 466 'yes' votes to 62 'no' votes: an 88% majority vote in favour.

2.3 The Barnack Neighbourhood Plan also received the required majority 'yes' vote, achieving 175 'yes' votes to 20 'no' votes: a 90% majority vote in favour.

2.4 If the result of a neighbourhood plan referendum is 'yes', then the Council must (in accordance with the legislation) '*make the neighbourhood plan*' part of the development plan.

2.5 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1, *"To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services."*

3. TIMESCALES

3.1

Is this a Major Policy Item/Statutory Plan?	**YES**	If yes, date for Cabinet meeting	**12 July 2021**
Date for relevant Council meeting	**28 July 2021**	Date for submission to Government Dept. *(Please specify which Government Dept.)*	**N/A**

4. BACKGROUND AND KEY ISSUES

4.1 Neighbourhood Planning was formally introduced to the planning system by the Localism Act in 2011. It provides communities with the opportunity to shape how their area will grow by enabling them to develop a suite of policies against which planning applications in their area will be considered, alongside other the policies in the Development Plan (such as the Peterborough Local Plan). In areas that are parished, neighbourhood plans must be prepared by the parish council. In areas that are not parished, neighbourhood plans can be prepared by a community group that establishes themselves a 'neighbourhood forum'. Neighbourhood planning is optional: there is no requirement for a parish or community group to prepare a neighbourhood plan for their area.

4.2 The Glinton Neighbourhood Area was formally designated by Peterborough City Council on 11 June 2013 and since that date members of Glinton Parish Council have developed their plan through consultation with the community and through other evidence gathering work. This work included a statutorily required consultation in July- September 2019 undertaken by the parish council (as a Qualifying Body), prior to the plan and associated evidence being formally submitted to Peterborough City Council in June 2020.

4.3 The Barnack Neighbourhood Area was formally designated by Peterborough City Council on 15 February 2019 and since that date members of Barnack Parish Council have developed their plan through consultation with the community and through other evidence gathering work. This work included a statutorily required consultation in September to October 2020 undertaken by the parish council (as a Qualifying Body), prior to the plan and associated evidence being formally submitted to Peterborough City Council in December 2020.

4.4 **Glinton Neighbourhood Plan**
Following its submission, the neighbourhood plan was again the subject of a formal consultation, this time organised by Peterborough City Council, which ran from 7 August to 2 October 2020. This consultation was followed by an independent examination by a suitably qualified individual. The independent examiner considered the plan against the necessary requirements of the relevant legislation and concluded that the plan, subject to some relatively minor modifications, met what is called the 'basic conditions' and, therefore, should proceed to a local referendum in the Glinton Neighbourhood Area. The Council issued a Decision Statement on 1 December 2020 stating that the Council agreed with these findings and that the plan should proceed to referendum.

4.5 **Barnack Neighbourhood Plan**
Following its submission, the neighbourhood plan was again the subject of a formal consultation, this time organised by Peterborough City Council, which ran from 22 January to 5 March 2021. This consultation was followed by an independent examination by a suitably qualified individual. The independent examiner considered the plan against the necessary requirements of the relevant legislation and concluded that the plan, subject to some relatively minor modifications, met what is called the 'basic conditions' and, therefore, should proceed to a local referendum in the Barnack Neighbourhood Area. The Council issued a Decision Statement on 16 April 2021 stating that the Council agreed with these findings and that the plan should proceed to referendum.

4.6 **Glinton Neighbourhood Plan**
The Counting Officer (Gillian Beasley) published the necessary information and publicised a notice of the referendum in accordance with the requirements of legislation, with the referendum taking place on Thursday 6 May 2021. The result of the referendum was 466 'yes' votes, and 62 'no' votes: the Declaration of Result was published shortly after the result was confirmed.

4.7 **Barnack Neighbourhood Plan**
The Counting Officer (Gillian Beasley) published the necessary information and publicised a notice of the referendum in accordance with the requirements of legislation, with the referendum taking place on Thursday 1 July 2021. The result of the referendum was 175 'yes' votes, and 20 'no' votes: the Declaration of Result was published shortly after the result was confirmed.

4.8 Glinton and Barnack are the fourth and fifth areas respectively to progress a neighbourhood plan to this stage in Peterborough. The Parish Councillors and members of the community responsible for the production of the Glinton and Barnack Neighbourhood Plans have invested a substantial amount of time and energy into this process which is to be commended.

5. CONSULTATION

5.1 **Glinton Neighbourhood Plan**
The Glinton Neighbourhood Plan has been the subject of consultation during its preparation. A Glinton Neighbourhood Plan Consultation Statement (available on our website) sets out the various informal consultation events and activities undertaken by the Parish Council prior to the formal 'regulation 14' consultation on the draft plan. The draft plan was subjected to a formal 9-week consultation July to September 2019 (the 'regulation 14' consultation). The consultation period of 9 weeks was notably longer than the required minimum 6 weeks: the extended period was to ensure accessibility during the summer holidays. The submitted plan was also subject to an additional 8-week consultation- the 'regulation 16' consultation- August to October 2020.

Again, this consultation was extended from the minimum 6 weeks, this time due to the Covid pandemic.

5.2 **Barnack Neighbourhood Plan**
The Barnack Neighbourhood Plan has been the subject of consultation during its preparation. A Barnack Neighbourhood Plan Consultation Statement (available on our website) sets out the various informal consultation events and activities undertaken by the Parish Council prior to the formal 'regulation 14' consultation on the draft plan. The draft plan was subjected to a formal consultation September to October 2020 (the 'regulation 14' consultation. This consultation was initially started February 2020 but was postponed due to the covid pandemic). The submitted plan was also subject to an additional consultation- the 'regulation 16' consultation- 22 January to 5 March 2021.

5.3 Post referendum, no further consultation is appropriate on the plans.

6. ANTICIPATED OUTCOMES OR IMPACT

6.1 Cabinet and Council have very little option at this stage: given the positive outcome of the referendums, the Council must 'make' the Plans unless it believes there is some form of legal process failure which warrants it not to do so. No known such failure exists.

7. REASON FOR THE RECOMMENDATION

7.1 The recommendations are in accordance with the Localism Act 2011 and the Neighbourhood Planning (General) Regulations (as amended). The Plans have been assessed by an independent examiner and officers agree that the plans both meet the basic conditions and other requirements of legislation. The Plans have subsequently passed a referendum. As such, the Plans should be 'made' part of the Development Plan.

8. ALTERNATIVE OPTIONS CONSIDERED

8.1 There are no known alternative options for the Council to consider, given the content of the legislation, the content of the Glinton Neighbourhood Plan and the Barnack Neighbourhood Plan and the process followed in their production. The alternative of not 'making' (adopting) the Plans could only be taken if a legal process failure has been identified. Amending the content of the Plans is not a legal possibility at this stage.

9. IMPLICATIONS

Financial Implications

9.1 The only financial implication of 'making' the Glinton Neighbourhood Plan and the Barnack Neighbourhood Plan is that the parish councils will receive 25% of relevant Community Infrastructure Levy (CIL) money receipts obtained from development in the respective neighbourhood area, compared to the 15% (capped) that it currently receives (PCC retain the remaining percentage in each case). It is not possible to estimate the monetary value of this impact, as it is dependent on a number of factors and variables including (but not limited to):

- the type of development that takes place (there are different charges applied to different types of development, and some development is exempt)
- The scale of development
- The Charging Schedule set by Peterborough City Council: this can vary year to year, as Peterborough City Council is required to publish an annual CIL rate summary showing the rates of CIL in its area adjusted for inflation.

Legal Implications

9.2 The preparation and making of a Neighbourhood Plan is subject to extensive legislation. All such legislation has, in the opinion of officers, been appropriately applied in both the case of Glinton and Barnack. That said, any aggrieved party has the ability to legally challenge the making of the

Plan/s should they see fit to do so. Whilst this is not presently considered likely in either case, nationally there has been a number of legal challenges to the preparation of Neighbourhood Plans so there is a possibility of this occurring. As appropriate, members will be informed should this be the case. Once the Plans are made, all planning applications in Glinton Neighbourhood Area and Barnack Neighbourhood Area must be considered against the policies within the relevant Neighbourhood Plan (as well as against wider policies and considerations).

Equalities Implications

9.3 There are no anticipated equalities implications of this recommendation.

Carbon Impact Assessment

9.4 The making of the Glinton Neighbourhood Plan and Barnack Neighbourhood Plan is unlikely to have any negative effects in relation to climate/ carbon impact.

Most effects are likely to be neutral, though there is potential for positive impact in relation to some aspects: the potential positive impacts are uncertain and will depend on what planning applications come forward in the plan period, the nature and scale of these, and other material considerations affecting the determination of the proposals.

10. BACKGROUND DOCUMENTS

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

10.1 None.

11. APPENDICES

11.1 Appendix A- Glinton Neighbourhood Plan to be made.

11.2 Appendix B- Barnack Neighbourhood Plan to be made.

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Referendum Version

Glinton Village NEIGHBOURHOOD PLAN

2016 - 2036

Contents

1. Chairman's Overview

Neighbourhood Development Plans result from the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The Glinton Neighbourhood Plan (GNP) has been developed to establish a vision for the village and to help deliver the local community's aspirations and needs for the plan period 2016 - 2036.

Unlike the Glinton Village Design Statement* and Glinton Neighbourhood Investment Plan 2008, upon which it builds, the Neighbourhood Development Plan is a statutory document that will be incorporated into the Development Plan for Peterborough and will be used by Peterborough City Council to determine planning applications. The Plan has been produced by residents, with the support of the Parish Council, using the views of the residents within the Parish of Glinton.

The Working Group has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of Glinton residents, particularly the responses received from 35.8% of dwellings to the October 2016 Glinton Village Neighbourhood Plan – Village Questionnaire which has formed the main evidence on which this document is based.

The Parish Council would like to thank the current and past members of the Working Group and pay tribute to their work since September 2013. The Parish Council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this Neighbourhood Plan.

Gerry Kirt

* Part of the 2011 Peterborough Design and Development in Selected Villages Supplementary planning document – available to view at the Peterborough City councils web site https://www.peterborough.gov.uk/

2. Introduction

2.1. Neighbourhood planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in general conformity with the strategic policies of the Development Plan and have regard to national policy and advice.

2.2. Glinton Parish Council, as the qualifying body, involved the community and jointly established the Glinton Neighbourhood Planning Group (GNPG). This group comprised of village residents and Parish Councillors to oversee the project and make recommendations on the content of the GNP.

2.3. Neighbourhood plans are to be shaped by and produced for the local community. The role of the Working Group was to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their GNP and devise policies to tackle local issues.

2.4. The GNP must be in general conformity with the strategic policies of Peterborough City Council's Local Plan. The GNP covers the period 2016 - 2036. This period has been chosen to coincide with the new Peterborough Local Plan which was adopted in early 2019.

2.5. The plan includes references and extracts from several statutory documents, such as HSE's Land Use Planning Methodology. This is to remind developers and Peterborough City Council planners of their existence and the requirement to incorporate their recommendations within all relevant applications.

Status of the GNP

2.6. Once adopted, the GNP will form part of the statutory Development Plan for Peterborough. It will be used to determine applications in accordance with Planning and Compulsory Purchase Act 2004 Section 38 (6) in that the determination of planning applications 'must be made in accordance with the Plan unless material considerations indicate otherwise'.

Developing the GNP

2.7.The GNP has been prepared for the community by the community. This document is the product of a process of community events and consultation with residents, stakeholders, statutory bodies and landowners. Through this process the Working Party has interpreted the requirements, confirmed their validity at each stage of the process and produced the Plan.

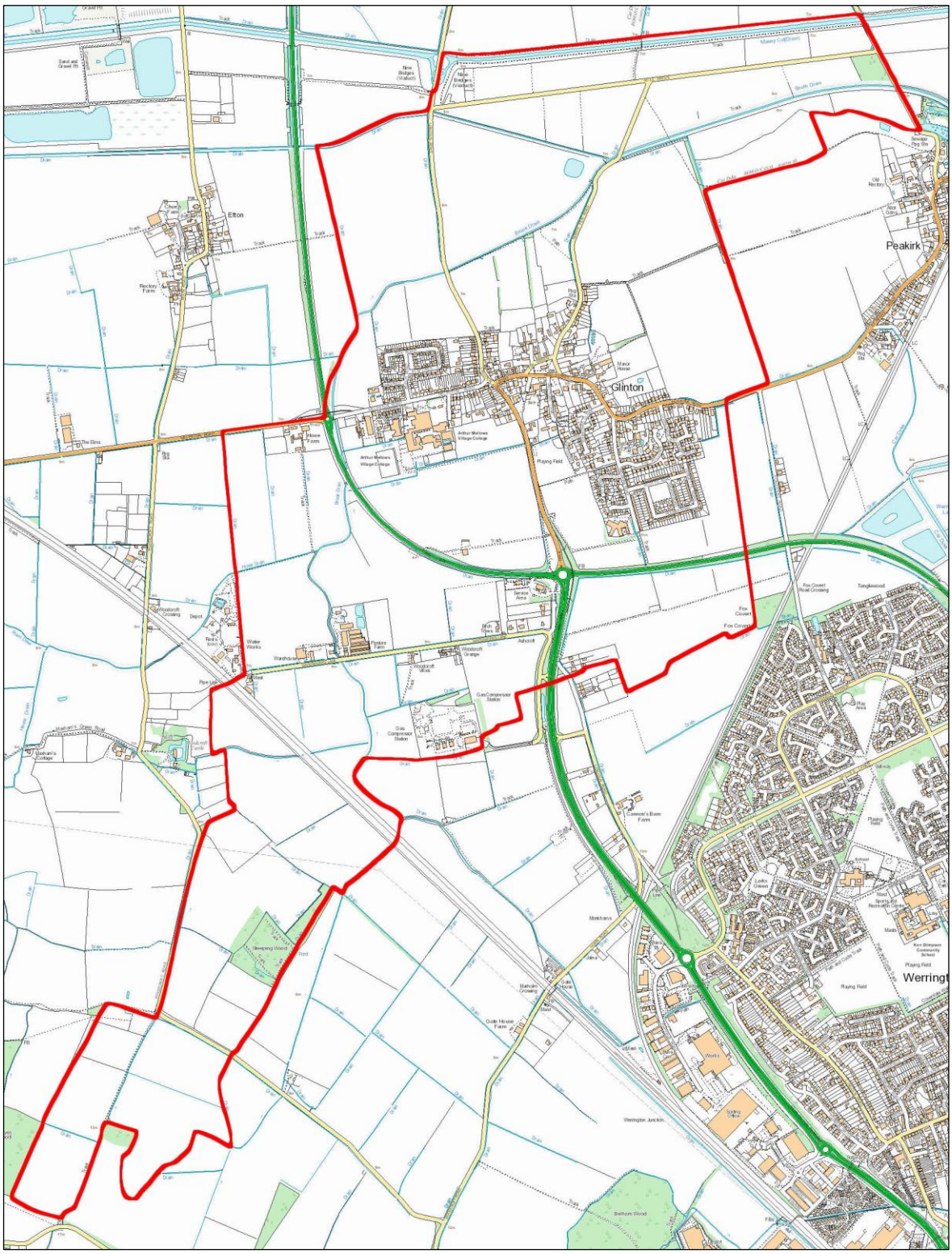
2.8. The table below provides a brief outline of the community consultation events held that fed into the GNP Questionnaire, the results of which form the basis for the GNP:

Event	Brief Description	Venue	Date
Launch Event	Overview of objectives. Distribution of questionnaire to attendees and all properties in the village	Glinton Village Hall	25/1/2014 26/1/2014
Primary School Fete	NPD roadshow to publicise the aims and objectives of the plan.	Primary School	5/7/ 2014
Horticultural Society Show	NPD roadshow to publicise the aims and objectives of the plan.	AMVC	20/9/2014
School Bazaar	NPD roadshow to publicise the aims and objectives of the plan.	Primary School	5/12/2014
AMVC Open Day	NPD roadshow to publicise the aims and objectives of the plan.	AMVC	July 2015
Primary School Open Evening	NPD roadshow to publicise the aims and objectives of the plan.	Primary School	15/7/2015
Letter to Landowners and Estate Agents	Advising them of the GNP and requesting feedback on what the working party should consider. No feedback received.		July 2015
Update	Overview of GNP, associated events and progress	Village Tribune (distributed to all households and online), Parish Council Minutes (Glinton noticeboards and online) and dedicated website and Facebook page.	January 2014 onwards
GNP Questionnaire	Questionnaire distributed to all dwellings, businesses and landowners		Sept 2016
GNP Interim Consultation Document	Results of the questionnaire distributed to all dwellings, businesses and landowners for feedback.		July/Aug 2017
Public Meeting	Planned Larkfleet Housing Development – results of the questionnaire were discussed. 99% of attendees supported the results and recommended the development should be rejected.	Glinton Village Hall	27/10/17
Public Meeting prior to Glinton Parish Council Meeting	Planned Larkfleet Housing Development – results of the questionnaire were discussed. The Council recommended the development should be rejected.	Glinton Village Hall	16/1/18

Strategic Environmental Assessment & Habitats Regulation Assessment	PCC undertook a screening exercise to determine whether the GNP required a full Strategic Environmental Assessment (SEA) and/or Habitats Regulation Assessment (HRA). It found GNP satisfied the basic conditions and was in general conformity with the strategic polices contained in the development plan (the Local Plan) for the area.		March 2019
Draft GNP	Glinton Parish Council formally adopted the draft GNP.	Glinton Village Hall	16 April 2019
Public Consultation	Statutory Consultation. Notice of the consultation distributed via leaflets to all relevant statutory bodies, landowners and residents.	Notice of the consultation also appeared in the Village Tribune. Ballot boxes were located in the doctors surgery, chemist and local shop/Post Office.	13/7/2019 To 14/9/2019
Final GNP	Glinton Parish Council formally adopted the GNP.	Glinton Village Hall	January 2020

2.9. GNPG having developed an overall understanding of views through public consultation events, discussions with landowners and a postcard survey of all residents, produced a village questionnaire which was distributed to all dwellings. The 35.8% response forms the basis for this plan.

2.10. The plan was originally developed to cover a timescale between its eventual adoption and 2030. After taking advice from PCC, it was decided to reflect the same duration of Peterborough City Council's emerging Local Plan 2016 - 2036.



Map 1: Parish Boundary of Glinton (shown in red) to which this plan refers

3. Background to the Parish

3.1. Glinton is a rural 'Fen Edge' village of c.674 houses (in 2018) with c.692 in the wider Glinton Parish area, situated to the north of Peterborough, Cambridgeshire, and is only a few metres above sea level. The landscape is flat, intersected by drainage dykes, and is characterised by expansive views over arable farmland although there are also some small areas of woodland. Within the village envelope there is a conservation area containing many historic buildings, and both within and outside of this area there are historic landscape features and areas of archaeological interest. The nearest city is Peterborough whose centre is located 6 miles from Glinton and roughly 50 minutes due north from London by train.

3.2. A number of infill sites and some agricultural buildings within the village envelope have been subject to residential development. All but one of Glinton's 5 public houses have been converted into residential dwellings with the former Crown pub used as a dwelling and the Happy Faces mother and toddler nursery school.

3.3. The south of the Parish is characterised by major infrastructure (National Grid's gas compressor station and Network Rail's east coast line) and light industrial businesses off Waterworks Lane.

Socio-Economic Profile

3.4. Almost a quarter of the population is aged between 45 and 59 and over half are over 45. This has implications for the future demographic of the Parish as in ten years a large proportion of residents will be of retirement age.

3.5. The Parish is characterised by a significant number of full-time employed people in white collar occupations and exceptionally low levels of unemployment. The Census indicates that 74% (596) of the working village population travel to work by van or car and relatively small numbers of people travel using the train, bus, bicycle or on foot. A small number (6.8%) of residents work from home.

3.6. Housing provision within the Parish largely consists of detached houses or bungalows (56.2%) and semi-detached dwellings (39.6%) with a high instance of larger homes. Census data shows that whilst houses are larger, the number of people living in each home is 2.56 which is above the English national average of 2.4. Most of the properties are owner occupied (86.1%). The percentage of socially rented households within the area is 7.7% and those privately rented is 5.2%. (All data taken from the 2011 census profile for Glinton).

Landscape

3.7. Glinton rises only a few metres above sea level on a gravel island and the surrounding landscape is characterised by arable farmland and intersected by drainage dykes and smaller drains. The fields immediately to the north and east of Glinton retain hedgerows and tree-lines which are responsible for a more enclosed feel to the landscape and an attractive visual impression. Several hedgerows within the conservation area (see PCC - Glinton Conservation Area - Appendix 1.5 trees and hedges) have been identified as important (including those to the north of the church, Balcony House, and 12 High Street), and there are a number of mature trees, veteran

trees and wide verges which help to give Glinton a distinctive character and define it as a country village (see Supplemental Planning Document https://drive.google.com/file/d/1fKGtykUxqbgY_EM27jTcLmix4nHC8Wjb/view).

Northwards view from Glinton across the Ridge and Furrow field (See maps 4.4 & 7.2 together with policies GNP4 4.4 & GNP7).

History and Conservation

3.8. The Parish contains many historically important features including a number of listed buildings, archaeological and other historic assets (see Appendix 4 - Locations of Historic Significance). The centre of Glinton is a designated Conservation Area (see Map 7.1) due to its history and architectural character. The village has a distinctive character formed over time in response to its landscape setting, history and ownership.

Glinton Manor House – built 1630-40 Grade II listed

Services

3.9. The village and its hinterland are served by a Parish Church, doctors' surgery, three care homes, a public house, the Peakirk cum Glinton Primary School and Arthur Mellows Village College. There is a chemist, a combined Post Office and local supermarket, several small to medium businesses, and several working farms. A large gas compressor station is located on the western border of the Parish. Clare Lodge, a national provider of secure accommodation, welfare only placements, and the only all female unit in the UK, operates on a site on the edge of the village envelope.

3.10. Glinton is well served with public transport connections to Peterborough, Stamford and local villages during the day and early evening.

4. Objectives

4.1. Glinton Neighbourhood Plan has been developed by volunteers from the village based on feedback from the community through the results of the Glinton Neighbourhood Plan Questionnaire 2016. The key objectives reflecting the overriding views of the community are set out below:

Climate Change

Glinton's policies have been developed to underpin the government initiative to mitigate the effects of climate change. Glinton Neighbourhood Plan is in compliance with the Peterborough Local Plan policies LP1 and LP 31 (see also Appendix 3).

Development

The GNP will protect the village from misplaced development and ensure that any development is sympathetic to, and improves, the look and feel of the village. It will encourage the construction of new houses that meet the identified requirements of Glinton residents as based on feedback from the community through the Glinton Village Plan Questionnaire 2016.

Natural Environment

The community has made it clear that they wish to make Glinton a more wildlife-friendly village, and the GNP aims to support this aspiration. Mature trees, hedges and green spaces are of particular importance to the appearance and character of the village, and these landscape features greatly contribute to the quality of village life. The GNP seeks to protect and enhance the natural environment of Glinton and the wildlife therein.

The GNP seeks to secure the protection of existing mature and veteran trees and the delivery of new trees in support of the Peterborough Environment Capital Trust ambition to plant 180,000 trees by 2030 and it also aims to establish a nature recovery area (or areas) within the parish boundary.

Services and Facilities

The GNP will encourage the creation of an attractive and usable public realm, preserve existing services (including schools and church) and support the establishment of new accessible local services and community enterprises, which meet the needs of Glinton.

Cultural Landscape

The GNP will preserve and enhance local landscape features including, but not limited to, the Conservation Area, views towards St Benedict church and views to surrounding villages.

Traffic and Transport

The GNP will encourage sympathetically designed vehicle parking whilst creating an attractive, safe and usable public realm for pedestrians and cyclists.

Sustainable Access

Developments will not be supported that adversely affect the number, maintenance and quality of sustainable routes for bus, foot and cycle transport within the Parish and between Glinton and the surrounding villages. This also includes safe routes to schools, shops and services. This will be achieved through cooperation with relevant Peterborough City Council departments, e.g. Highways Department and commercial organisations such as Delaine buses.

Sustainable Economic Development

The GNP supports increased economic activity appropriate to the rural nature of the Parish by encouraging small scale opportunities in sustainable locations and working from home conversions.

5. Policies

The policies are based on evidence supporting the Peterborough Local Plan, developed by the GNPG and feedback obtained from the Glinton Neighbourhood Plan Questionnaire 2016. Some of the key findings of the GNPQ can be found in Appendix 6.

GNP1 Housing Growth

5.1 There are 674 dwellings in Glinton village (in 2018), and there are a total of 692 dwellings in the wider Parish area (in 2018). This Parish figure has risen steadily since 2001 when it stood at 653 dwellings and then 680 dwellings in 2011, according to Census information. It is important to maintain some steady growth in Glinton to ensure that it remains a vibrant place to live, and that our valued services and facilities continue to thrive but are not overwhelmed.

5.2 According to the 2011 Census there was a higher proportion of 4 and 5 bed properties in Glinton Parish than in the wider Peterborough area. This is shown in Table below:

Bedrooms	Glinton Parish		Peterborough	
	No.	%	No.	%
All dwellings	671	100%	74,023	100%
No bedrooms	0	0%	195	0%
1 bedroom	11	2%	8,527	12%
2 bedrooms	84	13%	17,979	24%
3 bedrooms	326	49%	32,433	44%
4 or more bedrooms	250	37%	14,889	20%

5.3 Whilst the wider Peterborough area might reasonably be expected to have a lower proportion of larger houses due to the urban area, the Census information for the Peterborough area is also available broken down by whether it is “urban” or “rural”. This information shows that for rural parts of the Peterborough Local Authority area, only 29% of dwellings had 4 or more bedrooms, still substantially lower than that for Glinton.

5.4 This tendency towards larger homes has also been exaggerated by new dwellings being built and planning permissions issued since the Census in 2011. There have been 24 dwellings (net) approved, under construction or built in Glinton since 2011. Taking into account the size of existing properties that have been or are about to be demolished as part of proposals, 71% (17 dwellings) are 4 bedroom or larger, 8% (2 dwellings) are 3 bedroom, 17% (4 dwellings) are 2 bedroom and 4% (1 dwelling) are 1 bedroom. Furthermore, one of the 2 bedroom properties and two of the 3 bedroom properties were provided as affordable housing, reducing the number of smaller homes available on the general housing market.

5.5 It is important that a variety of housing size is provided by new development in order to offer the opportunity for upsizing, downsizing and to ensure that development is not only provided for people seeking large executive homes. This is important to ensure a balanced community remains in the village and that residents are not priced out of the village.

5.6 It is also important that development takes place within the village envelope as defined in the Peterborough Local Plan. This helps to ensure that the rural village setting is maintained and that the village retains its strong nucleus with new homes being located in proximity to the services and facilities.

5.7 Through consultation with the community, it is clear that there is support for some limited development within the village envelope, provided that it will not negatively impact on local character and provided it will not, in isolation or in conjunction with other development, overwhelm infrastructure. However, it is also clear that any growth must be carefully managed throughout the plan period. This plan therefore proposes a growth level of 5% in dwelling numbers in the village envelope across the plan period which allows for the development of 34 dwellings to 2036. This number is considered to be appropriate in terms of delivering organic growth over the next 15 years. It also reflects the general growth of the village in recent years and is consistent with the requirements of the Peterborough Local Plan.

Policy GNP1: Housing Growth

The housing growth will be managed across the plan period to ensure that Glinton grows steadily and sustainably. This growth will amount to around 5% in dwelling numbers as calculated at 1 April 2018, through the development of up to 34 dwellings by 2036 *.

If a development proposal together with other dwellings built after 1 April 2018 or with a live permission would result in the total number of dwellings exceeding this 34 dwelling growth level, it must be accompanied by evidence of clear local community support, or the written support of Glinton Parish Council, for the proposed scheme, demonstrated through a thorough and proportionate pre-application community consultation exercise.

Development proposals which deliver new homes should contribute positively to providing a mix of housing types, styles and sizes, where this is appropriate for the site context. Development proposals for 5 or more dwellings should incorporate some smaller homes of 3 or fewer bedrooms where this would not harm the local character.

Proposals that include dwellings of 3 or fewer bedrooms, starter or other affordable homes, bungalows, or for older people suitable for independent living, will be viewed favourably where they are consistent with the Development Plan.

* Dwellings with permission but not complete at 1 April 2018 are included in this growth level.

GNP2 Location of New Development

5.8 One of Glinton's most valued assets is its village character including the surrounding countryside. There are a number of neighbouring villages within a short distance of Glinton, with Peakirk being the closest at 590m followed by Etton at 660m, but it is the Peterborough urban area (Werrington) that is the nearest built area located only 500m from the Village Envelope - shown in Map 2.1.

Map 2.1: Glinton and its surrounding communities (village envelope shown in red)

Looking west towards Etton

5.9 This proximity to neighbouring settlements makes these gaps particularly sensitive and ensuring that they are retained, both physically and visually, is a core objective of this plan as they are essential to the distinct character and identity of Glinton.

5.10 Another important attribute of Glinton is its strong nucleated built form. It is a compact village with its facilities being located near to all households and the village is approximately 1.4km at its widest point.

5.11 Glinton is a rural 'Fen Edge' village containing a Norman Church and a large number of stone built dwellings. The landscape is characterised by broad views over arable farmland towards local villages including Peakirk, Etton and Northborough. The consultation that has been undertaken highlights that the community highly values its heritage and its rural setting.

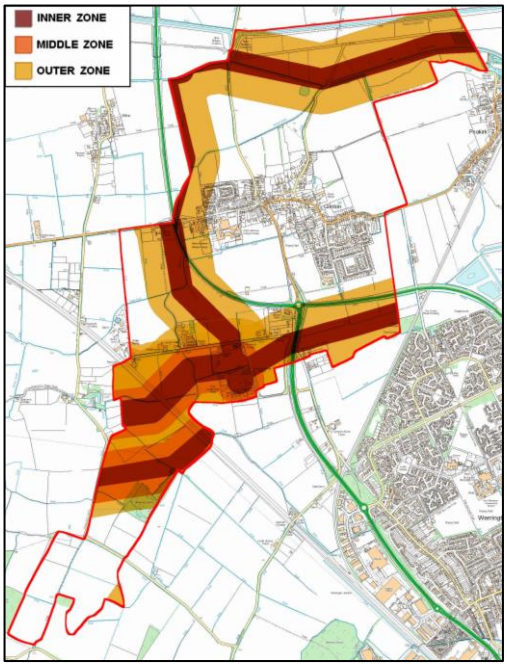
Glinton centre looking north

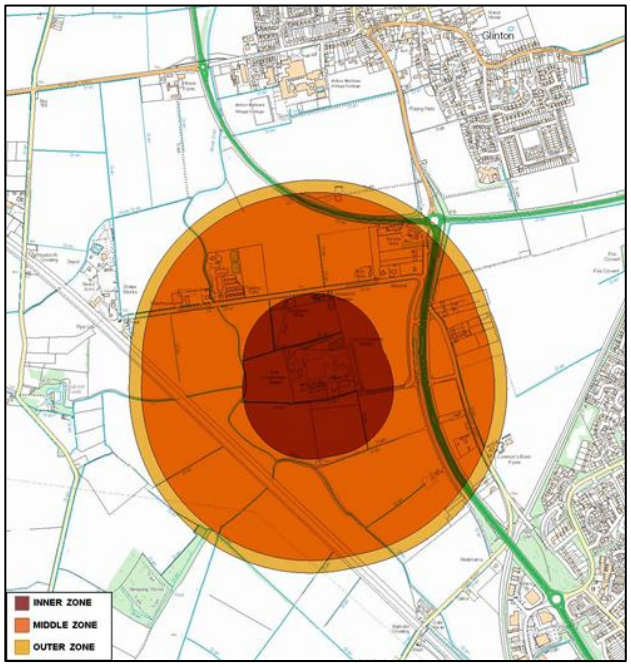
Looking south towards Peterborough

5.12 Development proposals in Glinton must respect these important characteristics and should contribute positively to them through their design and location, placing context at the heart of the proposal.

Looking east towards Peakirk

5.13 Glinton also has a number of major hazard sites and major accident hazard pipelines which affect a substantial area of the Parish. These hazards are subject to the Health and Safety Executive's Land Use Planning Methodology to ensure that they are consulted on proposals that are located within





Maps 2.2: Hazard Zones correct as January 2018 – always check with the HSE for the latest information on the size and location of these zones

the 'consultation zones' of these hazards.

5.14 The current extent of these consultation zones is shown in maps 2.2 above.

5.15 Given the coverage of these zones within the Parish it is vital to ensure that

adequate consultation is undertaken in order to ensure that current or future residents are not put in any danger.

5.16 Any work in the vicinity of gas pipelines must be compliant with - specification for safe working in the city of National Grid high pressure gas pipelines and associated installations- requirements for third parties.

Two examples of In-fill development in Glinton. Dovecote on the left and Farhtingstones on the right

Policy GNP2: Location of New Development

Development proposals within the village envelope, as shown in Map 2.1, will be supported in principle, where they satisfy the policies of the Development Plan. Outside of the village envelope land is defined as countryside. Development in the countryside will be restricted to that which is:

2.1 demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural green space, transport or utility services; or

2.2 residential development which satisfies the 'exception' test set out in policy LP8 of the Peterborough Local Plan; or

2.3 development in accordance with Policy LP11 of the Peterborough Local Plan; or

2.4 minerals or waste development in accordance with the Minerals and Waste Development Plan Documents for the area.

Development proposals outside of the village envelope should not result, either in isolation or in conjunction with other developments, in the physical or visual coalescence of Glinton with any neighbouring settlement.

The Health and Safety Executive should be consulted where a development proposal is located within a consultation zone for a hazardous installation or pipeline and this would trigger the consultation in accordance with the HSE'S Land Use Planning Methodology guidance. Proposals will not be supported where the HSE advise against a proposal following consultation.

GNP3 Design

5.17 Good design is paramount to achieving sustainable development in Glinton as it is elsewhere. This includes a number of key components including the delivery of low carbon buildings, the reflection of local character and careful consideration of the immediate surroundings, the materials used and the boundary treatments incorporated in the scheme.

Poppyfields gated development on Lincoln Road Glinton - see policy GNP3 - 3.5

5.18 It is vital that existing village characteristics are taken into account in designing development proposals. Peterborough City Council's Design and Development in Selected Villages Supplemental Planning Document (SPD) provides a useful set of 'Principles of Development' for all villages and limestone villages and a set of Glinton-specific 'Design Guidelines' which should be used to inform the design process. All development proposals will be expected to demonstrate how these principles and guidelines have been considered and factored into the proposals on plans and other evidence submitted in support of the application, wherever they are relevant to the proposal. If a proposal does not satisfy any of these criteria, evidence will be required to justify the departure.

5.19 This plan seeks to ensure that all proposals coming forward in Glinton will exhibit high quality design appropriate for the site context that will help to limit the impact on the environment whilst protecting the important attributes of the local character.

5.20 With the ever increasing and urgent need to tackle climate change, the recent declaration of a climate emergency by the local authority and a lack of central government legislation, developers and builders should be encouraged to be

Development of two new homes on the Lincoln Road

proactive in adhering to a 'greener' set of rules on housing design. Local planning bodies should be boldly stating what is now expected from responsible building and setting strong targets to developers.

5.21 Whilst government policy limits the requirements that can be placed upon developments in terms of renewable technology and carbon reduction, the neighbourhood plan challenges applicants to seek to achieve higher standards wherever possible and appropriate for the context.

5.22 Builders and developers are encouraged to submit Applications that adhere to the:

- Ministry of Housing - Communities and Local Government - The Future Home Standards
- Ministry of Housing - National Design Guide

5.23 Other welcome standards include the:

- Building for Life 12 scheme
- The Code for Sustainable Homes
- See Appendix 8 for the website links to the above documents.

Policy GNP3: Design

Development proposals must deliver high quality design through:

3.1 Delivering an amount and scale of development that is appropriate for the site, taking into account the site size and shape, making the best use of the site given its context;

3.2 Responding positively to key features on the site such as trees and other natural environmental features, topography, and buildings and retaining them as part of the scheme wherever possible;

3.3 Responding positively to important local characteristics as detailed in the Design and Development in Selected Villages SPD;

3.4 Avoiding blank frontages and introducing visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping and materials, particularly when viewed from publicly accessible areas;

3.5 Socially, physically and visually integrating the proposal with the surrounding community, avoiding features that would cause separation such as a gated community;

3.6 Providing a mix of dwelling styles and sizes where appropriate;

3.7 Ensuring the height of new development is reflective of the low (two storeys or fewer) character of present development in the village;

3.8 Including an extensive green landscaping scheme that provides habitat, roosting and foraging for wildlife and links well with surrounding green infrastructure;

3.9 Introduction of well-designed boundary treatments, suited to the village character;

3.10 Providing adequate amenity space for future occupiers of the proposals;

3.11 Not resulting in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties, including, but not limited to, through light or noise pollution;

3.12 Providing buildings and spaces that are accessible, inclusive and safe; and

3.13 Using high quality sustainable materials throughout the scheme.

3.14 Incorporating dual, electric car charging points of minimum 7.2kW power.

Proposals that exhibit substandard design quality, particularly when considered against these requirements, will not be supported.

Plans and supporting statements submitted with planning applications should make clear how decisions on the design of the proposal were arrived at and why they are appropriate for the context of the site.

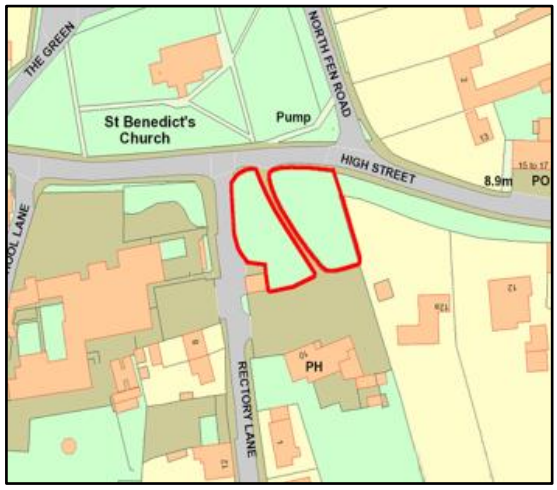
Development that exhibits outstanding or innovative design will be supported in principle, where this is appropriate for the context of the site.

Proposals that seek to incorporate renewable or low carbon technologies beyond that required by building regulations will be viewed favourably. Opportunities should be taken wherever possible and appropriate for the site context to maximise passive solar gain and minimise the use of energy and water.

Proposals that contain elements producing unjustifiable external light pollution that are unsuitable for a rural environment should strongly be discouraged e.g. 24-hour security lighting, non-PIR operated lighting and non-timed street lighting. See Appendix 9.

GNP4 Local Green Space

5.24 Glinton is a rural village surrounded by farmland. Although situated in a green environment, very few green spaces exist within the village envelope (see Map 2.1 - Glinton Village Envelope - page 13) and those that do are therefore highly valued by residents. One area is located outside the village envelope which is of historic significance (see Map 4.4- The Ridge and Furrow Field location). All spaces shown on maps 4.1 to 4.4 should be protected against future development.



Map 4.1. The green space in the middle of the village bordered by the Bluebell public house, medieval Parish Church, chemist, village pump and memorial bench, and Peakirk cum Glinton C of E Primary school.

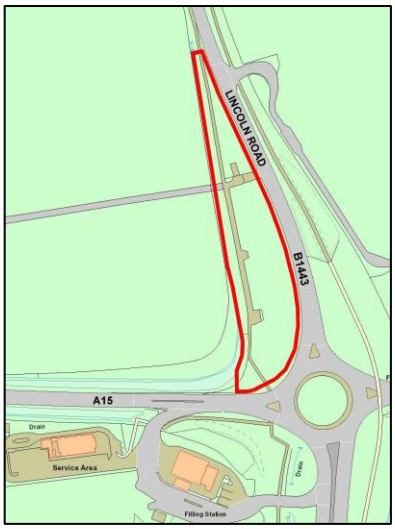
5.25 The green space in the middle of the village bordered by the 18th century Bluebell public house, medieval parish church, chemist, village pump and memorial bench, and Peakirk cum Glinton C of E school is a picturesque area that defines the visual character of Glinton. The space was originally a pond that supplied the village fire engine which was housed inside the building that is now occupied by the chemist.

Map 4.2. Play parks and green areas between the Willows and Clarendon Way

Map 4.3. The space in Scott's Road

5.26 Play parks and green areas provide oases within two of Glinton's housing developments. Of particular value to the community are those located between the Willows and Clarendon Way and the space in Scotts Road.

5.27 The grassed triangle (Map 4.5) to the west of the A15/old Lincoln Road roundabout is populated with a large number of immature trees and provides a significant green gateway into the village. While it does not fully meet the criteria for



Map 4.5. The Grassed Triangle is notable but not a designated Local Green Space

designation of Local Green Spaces and so has not been included within the list of sites in Policy GNP4, it is not considered to be capable of development due to its character and location.

5.28 Glinton is home to some fascinating and regionally significant archaeology. This is particularly prevalent in the ridge and furrow fields to the north of the village, east of Lincoln Road where there are well preserved remains of medieval and post medieval ridge and furrow.

5.29 Professor Stephen Upex (Professor of Archaeology at Cambridge University) provided a view on the archaeology and historic importance of the site. He concluded that the fields to the north of Glinton

"…represent some of the last remaining furlong extents in the entire Welland valley and possibly the last true medieval cultivation features within the whole of Glinton Parish. The origins of Glinton are ancient; it is certainly referred to in late Anglo-Saxon charters and there is good evidence to suggest that it was founded as a settlement before the conquest of 1066. Linked to this is the well established details of ridge and furrow being first developed in the mid to late Saxon period. Thus the furlongs under question at Glinton, being fairly close to the centre of the village and church, would probably date from this early period. An early reference to 'Brook Drain' in 1340, where it is called 'le Brok', clearly indicates that the land around and on both sides of the drain were being worked agriculturally and thus the furlongs under question, which butt onto this drain, by implication, were certainly there in the mid 14th century.

Map 4.4. The Ridge and Furrow Field location

My own view is that such areas of increasingly scarce ridge and furrow are of local and regional importance as historical and archaeological markers and ought to be considered for long term preservation where they can be integrated into and serve education, heritage, amenity and recreational functions."

5.30 The full assessment by Professor Upex is provided at Appendix 4.

Ridge and Furrow Green Space

Public Footpath through Ridge and Furrow

5.31 At approximately 7.7 hectares, the fields are local in character and are well contained by surrounding mature hedgerows containing hedgerow trees. Given the importance of these fields, this plan seeks to protect them from development that would remove or reduce their historic value. They are a unique survivor of ancient field systems that clearly illustrate the early development of Glinton. The fields are immediately adjacent to the village and are in close proximity to the community who use the public right of way running across the northern border for recreational purposes.

A green space at the centre of the village with The Bluebell public house in the background

5.32 All the Local Green Spaces identified within Glinton Neighbourhood plan meet the NPPF tests for land to be designated as local green space. More detail is provided in Appendix 10.

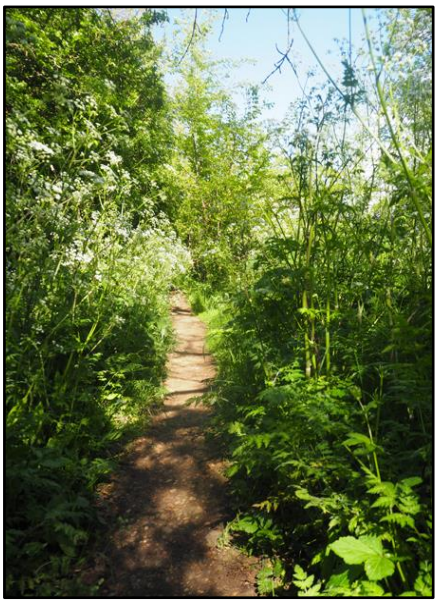
Policy GNP4: Local Green Space

Development proposals on a Local Green Space will not be permitted other than in exceptional circumstances, in line with national policy. The green spaces are:

4.1 The green space in the middle of the village bordered by the Bluebell public house, medieval parish church, chemist, village pump and memorial bench, and Peakirk cum Glinton C of E school.
4.2 Play park and green area between The Willows and Clarendon Way.
4.3 Green area in Scotts Road.
4.4 The Ridge and Furrow fields, east of Lincoln Road.

GNP5 The Natural Environment

5.33 The community places significant value on the natural environment in the Parish, including the landscape features, views, and rural environment of the Parish which are important as a wildlife habitat, leisure resource, and historic rural setting for the village.



5.34 Features such as traditional (living) field boundaries, field margins and field shapes, brooks and dykes, trees, tree lines and hedges, are of value to wildlife and to the shape and history of the landscape, and it is expected that they be maintained or enhanced where possible.

5.35 Development provides an opportunity to deliver benefits to the natural environment if done in a sensitive manner. For example, a new development at Kingsbrook in Aylesbury (visit https://www.rspb.org.uk/our-work/conservation/projects/kingsbrook-housing/ for details) has been constructed to provide proactive support for wildlife, incorporating nesting and/or roosting areas, and habitat and foraging for birds, invertebrates and small mammals. New development within the Parish of Glinton should seek to deliver these improvements, wherever possible incorporating the measures implemented at Kingsbrook.

5.36 Any harm to wildlife habitats or important environmental features (such as hedges, trees, fields, field margins and dykes) as a result of development will be resisted.

5.37 Applications should be accompanied by a clear assessment of the impacts with adequate justification for why these impacts are unavoidable along with proposals for mitigation.

Policy GNP5: The Natural Environment

Development proposals should protect existing natural features and deliver enhancements to the natural environment of Glinton wherever possible by:

5.1 Retaining existing, and delivery of new, natural landscape features including hedgerows, ponds, pools, brooks, ditches and trees;

5.2 Incorporating nesting boxes and/or roosting sites, and habitat and foraging areas for wildlife;

5.3 Avoiding the restriction of movement of wildlife through the use of soft landscaping for boundary treatment, or by providing gaps under fences or in walls; and

5.4 Providing garden areas of an appropriate size, with a landscaping scheme that will maximise opportunities to create new or extend existing habitats.

Development proposals should, wherever possible, seek to enhance connectivity of green networks through the inclusion of strong landscaping schemes that include trees, shrubs, hedgerows, and, for example, green roofs and green walls.

Where the loss of a feature is unavoidable, mitigation may be acceptable through the introduction of new features that will result in at least a neutral impact on the wildlife.

Overall, wherever practicable, a net gain in biodiversity should be achieved, demonstrated by appropriate evidence prepared by a suitably qualified person on behalf of the applicant.

Protected Trees

Ancient woodland, aged and veteran trees, trees protected by Tree Preservation Orders, and trees in the Conservation Area should be protected and retained as per the requirements of LP29 (Trees and Woodland) of the Local Plan. Where the loss of such a higher value tree/ woodland is acceptable, as per LP29, in additon to the compensatory tree planting requirements set out in LP29, the replacement tree/s should:

5.5 Be at least 10 years old; and be of the same species as the removed tree/s, unless there are overriding reasons why this is not appropriate such as being non native species;

5.6 Where possible dead trunks should be left upright and partially buried; or the stumps of felled trees left in situ and the dead wood of the felled trees left onsite to decompose.

GNP6 Car Parking

5.38 Parking problems within Glinton impact on the quality of life of its residents, creating unpleasant and sometimes unsafe scenarios where vehicles have to weave in and out of rows of parked cars. Insufficient street parking represents a safety issue within the village, particularly at school pick and drop off times.

5.39 Whilst opportunities to address existing on-street parking issues are limited, it is important to ensure that any new development does not exacerbate the problems.

Policy GNP6: Car Parking

Development proposals will be required to meet the parking standards in the up to date Local Plan as a minimum and proposals which exceed this minimum will, in principle, be welcomed, provided this does not give rise to a poor quality design overall.

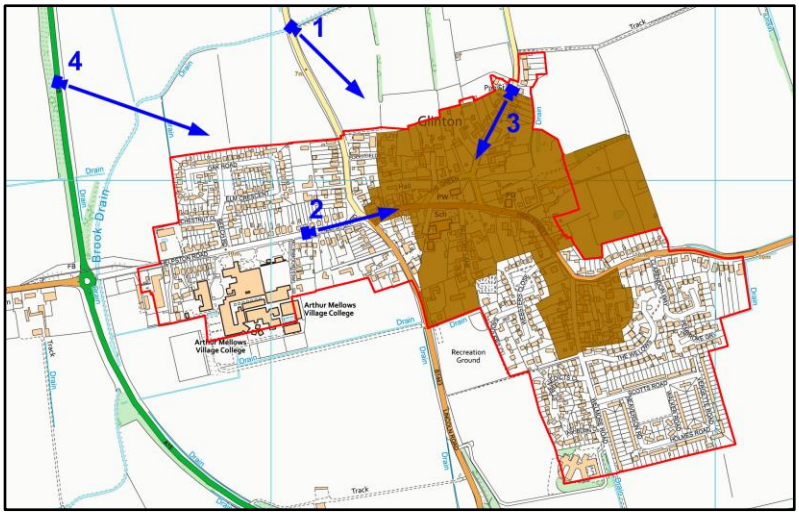
In proposals incorporating residential development, vehicle parking will usually be required to be provided on-plot. Any on-street parking will require justification for why it is the most appropriate design solution for the proposal, including a clear demonstration of how the spaces are suitably located near to an entry point of each dwelling. Any on-street parking should be included in initial designs to ensure that any visual impact is minimised and to ensure that movement for vehicles and pedestrians will not be restricted.

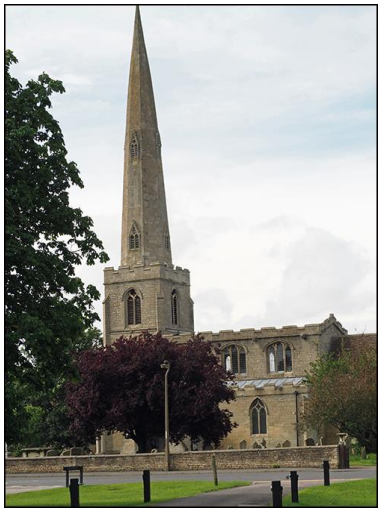
Proposals that are likely to result in unplanned on-street parking will not be supported.

Proposals will be expected to include facilities for electric plug-in vehicles with an adequate number of plugs in a convenient location to charge vehicles in each allocated car space. Information supporting the application should demonstrate the suitability of the number and location of these charging points in relation to the parking spaces to be provided.

GNP7 Important Views

5.40 Glinton contains a number of views that are particularly striking, important for local character and valued by the community. The views of open countryside across a clear separation of Glinton from its neighbouring communities are vital to the enjoyment of rural footpaths and the rural character of Glinton.





Map 7.1. Views shown by arrows 1 to 4 are of particular significance and illustrated in the photographs below. All require protection. The conservation area is indicated by the brown shading

5.41 Of particular importance are the views around the Parish towards St Benedict Parish Church. Not only is the church of local importance as a landmark, but it is also recognised as one of Britain's finest needle spires and has important historic links to the poet John Clare.

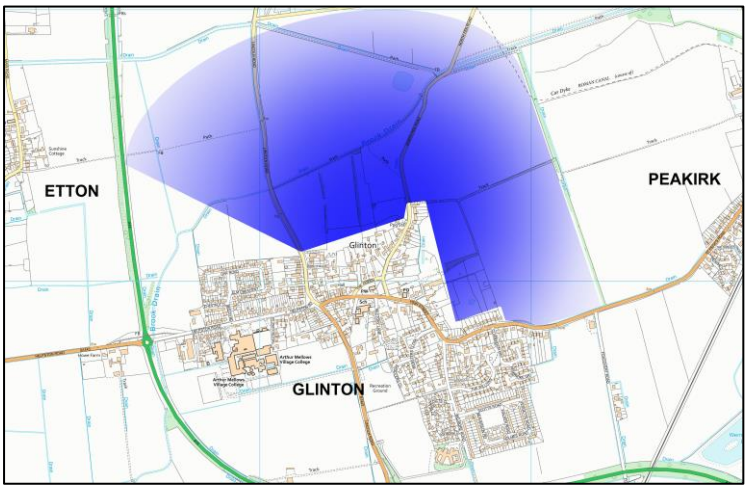
5.42 There are views of St Benedict Parish Church from a multitude of locations across the Parish and some are shown below.

View 1: South across the ridge and furrow field

View 2: East from Helpston Road

View 3: South west from North Fen Road

View 4: South east from the A15 bypass



Map 7.2. Important views radiating in and out of Glinton's northern boundary are of particular significance and are illustrated above in blue. All require protection

5.43 Views out of Glinton towards open countryside are of particular importance to residents. The rural nature of Glinton as a 'Fen Edge' village and the prominence of St Benedict church within the surrounding landscape are illustrated by the photograph shown below.

Policy GNP7: Important Views

Development proposals should not significantly obstruct or detract from any view of St Benedict Parish Church from any public location, or significantly detract from any important countryside view.

The viewpoints shown on map 7.1 are important views of St Benedict Parish Church of particular significance.

Views radiating out of Glinton's northern boundary across open countryside (including the ridge and furrow field- see GNP4 Map 4.4), and views towards the village from the north across open countryside are of particular significance and require protection (see map 7.2).

Any proposal that has potential to impact on an important view should consider the views in the design process and be accompanied by supporting information to demonstrate why the proposal will not have a negative impact on the view.

GNP8 Drainage and Flood Risk

5.44 Glinton's foul and surface water systems have been operating at full capacity for many years. Recent increases in the number of new properties, roads and driveways feeding into the infrastructure have caused regular blockages and flooding. Examples include surface drain flooding on Welmore Road, blockages in the foul systems on High Street and St Benedicts Close, and the requirement to regularly drain the sewerage buffer tank situated on North Fen Road.

Websters Farm - 2014

Welmore Road - 2014

5.45 The pressures of further development on the existing surface and foul water systems means any new development requires careful consideration and planning. Measures to both slow and to naturally clean up surface water, prior to release into local piping or water courses, are imperative. Although all major applications containing 10+ dwellings - are required to have Sustainable Drainage Systems SuDs), all developments need to be considered in respect of their incremental impact on the total infrastructure of the village.

5.46 During times of high rainfall Glinton's water courses rapidly reach capacity, particularly Brook Drain, Maxey Cut and South Drain; and field drainage along North Fen Road and Lincoln Road, which make them less capable of absorbing additional run off from new development.

5.47 A sustainable growth strategy is required to enable the utilisation of existing water handling schemes and avoid the need to install new systems wherever possible. Glinton sits between 7 and 11m above sea level which demands full attention to the policies given below.

Policy GNP8: Drainage and Flood Risk

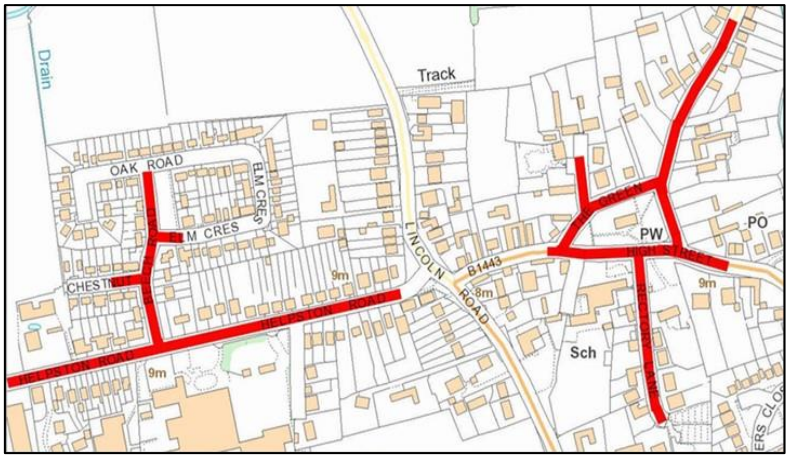
Development proposals should be in accordance with Local Plan Policy LP32 which relates to flooding and drainage, or a subsequent replacement policy. Compliance is also required with PCC's Flood and Water Management SPD – July 2019. Adequate information must be provided in support of development proposals to clearly demonstrate that there is an adequate supply of potable water; and foul water and drainage water will not have negative consequences to existing systems servicing the village of Glinton.

GNP9 Traffic

5.48 The A15 Glinton bypass (single carriage way) was constructed to the West and South of Glinton in the 1980s. Its purpose was to relieve the village of increasingly heavy through traffic, and it has largely achieved that, although village roads do become very busy at the start and finish of the school day when many school buses and cars have to thread their way through the traffic calming scheme and narrow access roads, taking students from or to surrounding villages.

The busy school-time junction where a large number of school buses wait to join the main Lincoln Road

5.49 Following the opening of the A15 Glinton bypass, the former A15 through the village was downgraded to a local access road, but it is still known as Lincoln Road. To the south of the village it links to a roundabout on the A15 Glinton bypass. This roundabout provides the principal route to Peterborough city centre and directly onto the Peterborough parkway system that gives easy access to Peterborough industry, and all arterial routes to the North, South, East and West.

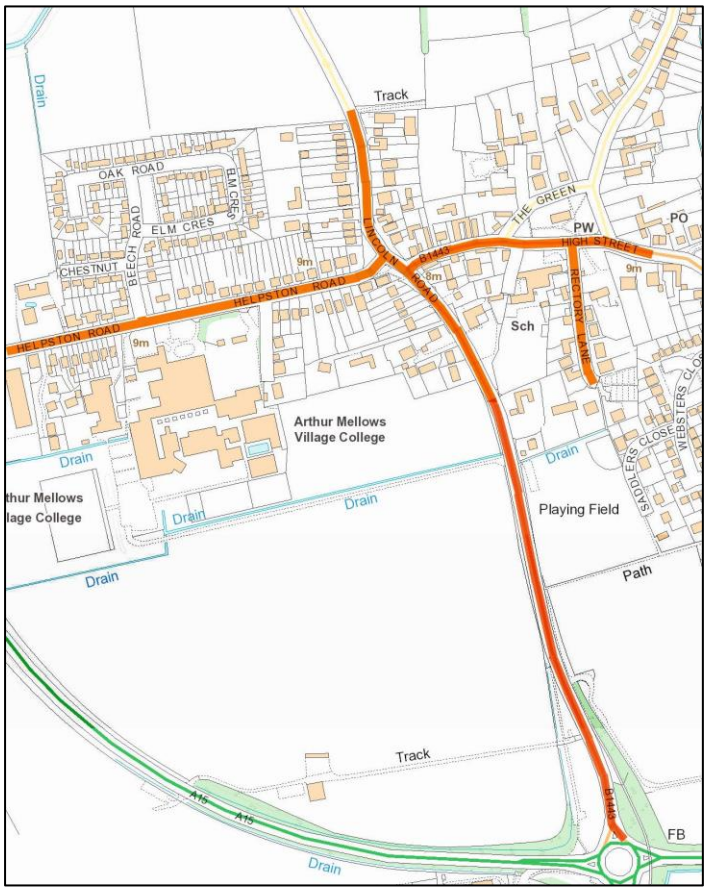


Map 9.1: Areas of parking congestion (red)

Glinton is served well by the Delaine Bus Company

5.50 North out of Glinton, the Lincoln road links to the village of Northborough, and then to the Deepings. Market Deeping is a small Lincolnshire market town with an expanding range of facilities and housing. Further north into Lincolnshire is the fast expanding town of Bourne, and to the northwest, the ancient stone town of Stamford.

5.51 Maps 9.1 and 9.2 show the key locations where traffic and parking cause problems in Glinton village.



Map 9.2: Areas of traffic congestion (orange)

5.52 Residents are mostly happy with local transport services – the main areas of contention, as demonstrated by the results of the 2016 Glinton Village Neighbourhood Plan Questionnaire, were the issues of speed control, parking and the congestion in the village during the school's opening and closing times.

Typical congestion around the central village during the start and end of the school day

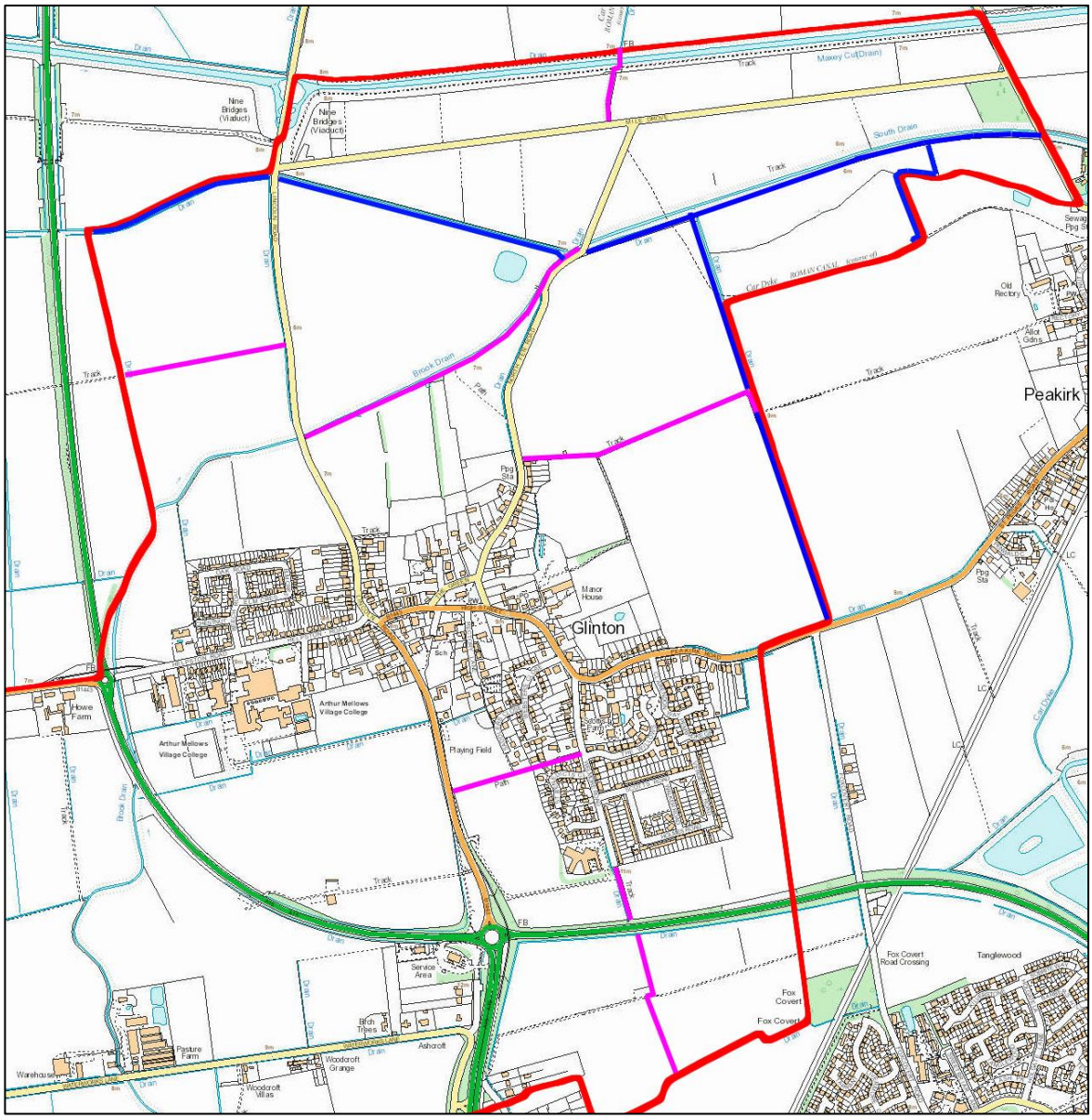
Policy GNP9: Traffic

Proposals to improve bus access for students to Arthur Mellows Village College or the provision of improved drop off facilities for parents and students will be supported.

Proposals which would increase the number of road access points onto the B1443 (Lincoln Road and High Street) or onto Helpston Road, or that would result in an increase in vehicle movements in or through the village should demonstrate through accompanying evidence that any potential impacts of the proposal can be adequately addressed.

GNP10 Accessibility - Footpaths and Cycleways

5.53 Glinton has a good and well used network of footpaths providing for safe movement for pedestrians across most of the village. It also enjoys a valued network of footpaths across the countryside in the Parish.



Map 10.1: Rights of way - public rights of way (pink) and permissive footpaths (blue). The red line shows the Parish boundary.

5.54 A number of the footpaths in the countryside around Glinton are public rights of way and others are permissive footpaths and these all link in together to provide a varied number of circuits for leisure walkers and to travel between neighbouring villages.

Left: Local and popular permissive footpath. Above: Public footpath linking Glinton with neighbouring village Peakirk

5.55 It is important for the village character and for the benefit of current and future residents that these footpaths and pedestrian connectivity are maintained and, wherever possible, enhanced or extended.

Policy GNP10: Footpaths and Cycleways

Development proposals that would obstruct or would result in a significant impact upon the enjoyment of a public footpath will not normally be allowed. This can include, but is not limited to, proposals for the creation of new dwellings, new buildings for commercial use, for a change of use where the proposed use would materially increase the activity on site, or where the proposed development would result in an impact through noise, odour, light or other pollution, where this would have potential to diminish accessibility, connectivity or tranquility of a footpath.

Development proposals that will be clearly visible from a public footpath should be designed to consider the appearance of the proposal from the footpath and incorporate green landscaping to reduce any visual impacts.

Development proposals that will enhance or extend an existing public footpath or that will deliver a new public right of way in a suitable location will be viewed favourably.

Development proposals that are located where there is an opportunity to link two or more public footpaths or to enhance connectivity through the village should incorporate this connectivity through the proposal wherever appropriate.

Development proposals should incorporate adequate and safe pedestrian links from every property within the site to the existing footpath network.

Developers that incorporate existing green footpaths within their developments will be expected to maintain the accessible width of any existing footpaths while adding green screening such as hedges to maintain their amenity.

GNP11 Growing the Local Economy

5.56 Glinton currently has 2 shops (a chemist and a convenience store/sub-post office); 1 public house/restaurant (the Bluebell Public House); 1 set of small business offices (Garrick House); a UPVC window manufacturing company; and a vehicle bodyshop repair garage.

The local sub-post office and small shop

The Bluebell Pub and Restaurant

5.57 This neighbourhood plan supports the provision of these businesses and the opportunities that might arise to grow or for new businesses to form where appropriate for the site context and for the scale of the proposal.

Policy GNP11: The Local Economy

Development in Use Class E (commercial,business and service uses) whether through the new facilities, conversion or change of use to these uses, or expansion of existing facilities will be supported provided:

11.1 It will not have an adverse impact on residential amenity and it will not otherwise compromise the use of neighbouring land;

11.2 It is of an appropriate design and scale appropriate for the site context and consistent with policy GN3;

11.3 It will not generate significant additional traffic through the villages of Glinton, Peakirk or Northborough that would result in an unacceptable impact on highway safety or severe impacts on the road network; and

11.4 It offers safe and suitable access for workers and customers, provides adequate off-street parking for the scale and use proposed.

GNP12 Clare Lodge

5.58 Clare Lodge Secure Children's Home is owned and operated by Peterborough City Council. The Home is the only all-female all welfare secure home in the UK. It provides secure accommodation for up to 20 young women aged 10 to 17 years. Clare Lodge has a long history of working with young people and there has been a Home on the Glinton site since 1978. The Home specialises in offering services to young women at risk as a result of self-harm, sexual exploitation, abuse, emotional difficulties, mental health issues and behavioural issues. It provides Care, Education and Health services on site.

5.59 Due to the nature of the Home and the young people it works with, security is of critical importance. Security within the home provides safety and protection for the young people from potential external threats.

5.60 A significant number of young people are placed at Clare Lodge, during high profile court cases around child sexual exploitation, as a result maintaining privacy by the use of screening fences and appropriate landscaping is important.

5.61 The young people who live in Clare Lodge have needs which cause them to require emergency services more frequently than those living in residential housing therefore a clear and easy route for emergency vehicles to access the site is a requirement for the safe operation of the home.

5.62 Clare Lodge currently benefits from a private, secure, access road directly from the Lincoln Road. This access was built as a result of significant problems encountered when access was through the village via Welmore Road. This compromised emergency access and the 24/7 operation of the site caused its residential neighbours significant noise issues and prevented staff and delivery vehicles access to the home. This plan seeks to ensure that such conflict is not reintroduced through development proposals at neighbouring or nearby sites.

Policy GNP12: Clare Lodge

Development proposals should not adversely impact the security, privacy, emergency and vehicle access at Clare Lodge. Development proposals which are likely to introduce future conflict with Clare Lodge due to its operational needs will not be supported.

GNP13 Recreation Ground and Village Hall

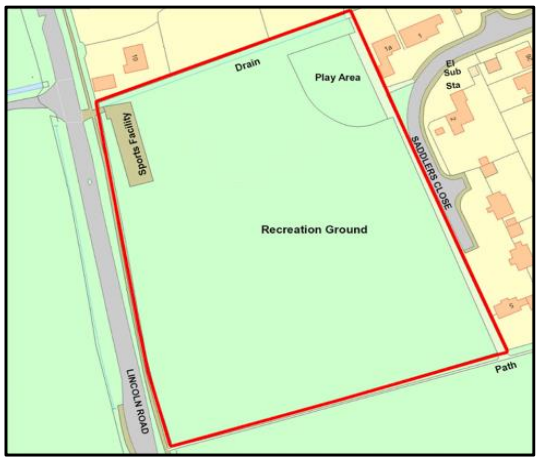
5.63 Glinton's recreation ground is owned by the Parish Council and is an important village amenity. It is bordered by trees and contains picnic tables, benches, a basketball pitch, BMX track, family fitness course, children's play park, fenced toddler play park and an extensive grassed area set out in part to a football/rugby practice pitch. It is used primarily by families, children and dog walkers.

Popular play area in the recreation around

5.64 Glinton's Village Hall is owned by the Parish Council and offers community facilities to residents. The Hall size greatly limits the range of activities that can be provided and its location causes parking problems due to the lack of a car park.

5.65 This policy seeks to protect the recreation ground's use, as previously described, in perpetuity. However, recognising it is a valuable community resource the policy does not restrict part of the ground being developed into a new village hall and associated car park to serve the residents of Glinton.

Glinton Village Hall



Map 13.1: Glinton recreation ground

Policy GNP13: Recreation Ground and Village Hall

The recreation ground, as shown on map 13.1, will remain open and accessible to the community. As such, the only development that will be supported on the recreation ground will be:

13.1 development directly related to its open space use; or

13.2 the development of a replacement village hall and associated car parking, providing that the area for this development does not undermine the main leisure functions of the recreation ground.

Appendices

The appendices which follow provide useful background to some aspects of the Plan, but do not themselves constitute policies.

Appendix 1: Glossary

Abbreviations Used:

AMVC	Arthur Mellows Village College
GNP	Glinton Neighbourhood Plan
GNPG	Glinton Neighbourhood Planning Group
GPC	Glinton Parish Council
HSE	Health and Safety Executive
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PCC	Peterborough City Council
PGIP	Peterborough Green Infrastructure and Biodiversity
SPD	Supplemental Planning Document

Terms Used:

Development Plan	The Development Plan for Peterborough consists of the Peterborough Local Plan, the Minerals and Waste Local Plan, and all adopted Neighbourhood Plans

Appendix 2: Community Aspirations

Infrastructure Development

This Neighbourhood Plan does not set out a policy in relation to infrastructure development, however, Glinton Parish Council does aspire to ensure that any such development is not of detriment to the parish or its residents.

Therefore, where development is proposed for infrastructure purposes, Glinton Parish Council will engage with the relevant parties at the earliest possible opportunity, to help ensure that any impacts are mitigated or minimised where possible.

National Grid gas compressor station

Nature Recovery Areas

In addition to policy GNP5 (The Natural Environment) which aims to protect and enhance the valued natural environment of the parish, Glinton Parish Council aspires to create within the parish of Glinton nature recovery areas including woodland. These includes the grassed triangle to the west of the A15/old Lincoln Road roundabout. The Parish Council will work to deliver this aspiration over the coming years.

Appendix 3: Climate Change

Introduction

This appendix provides additional information and guidance to GNP3 and GNP5 within Glinton Neighbourhood Plan. It is recognised that GNP provides just a snapshot of Glinton's hopes and aspirations through to 2036; for this reason Glinton Parish Council in January 2020, committed itself to a climate change emergency and via an existing action group called the Glinton and Peakirk Green group will continue to provide ongoing information about solutions to environmental damage and climate change.

GNP recognises the need for action to combat climate change in line with Peterborough City and Glinton Parish Councils' declaration of a climate change emergency. GNP is committed to encouraging strategies and planning proposals which seek to mitigate or combat the effects of climate change, while discouraging strategies and planning proposals which do not.

There is a perceived awareness within Glinton's student population of climate change but less so in terms of adults. The proactive education of Glinton's residents could help to improve acceptance of solutions and policies to combat environmental damage and climate change such as turning off car engines when waiting or parked. The location of action areas (where positive strategies are being implemented) could be publicised in the media and where appropriate, signage could be displayed.

GNP3

GNP supports the reduction of Glinton's carbon footprint while allowing for sustainable growth. The provision of clean, sustainable energy which minimises damage to the environment is supported as is working to phase out inefficient energy practices that contribute to climate change.

GNP supports the installation of equipment to provide clean, renewable and sustainable energy to existing buildings. The inclusion of this technology within new development proposals is encouraged.

Building proposals for energy-efficient houses should be positively encouraged. Measures include ultra high levels of insulation and triple glazing to conserve heat in cold weather without causing too much heat retention in excessively hot periods; eco housing, zero carbon housing and passive housing designs.

Recent concerns regarding wood burning emissions can be accessed via:

- https://woodsmokepollution.org/climate.html

Policy GNP5

Carbon sequestration should be encouraged by the following measures:

Areas of land, however small, can be better managed as meadow to encourage beneficial invertebrates and reduce the need for pesticides. Mowing verges and public areas less often will benefit the ecosystem, allowing the recovery of invertebrates and small mammals, and increasing the health and carbon-sequestering capability of the

soil.

The following are guidelines on the management of road verges:

- Plantlife: https://www.plantlife.org.uk/uk/our-work/publications/road-verge-management-guide
- Wildlife Trusts: https://www.wildlifetrusts.org/wildlife/managing-land-wildlife/how-manage-road-verge-wildlife

Trees and shade

Mature trees, hedges and large areas of grassland and other ground cover are particularly good at carbon sequestration. Tree and hedge planting should be encouraged and is a necessary part of planning for the future. The retention of mature trees can provide genuine reduction in temperature within their shade area. This can help to keep buildings cool and shade walkways. For these reasons GNP supports the recent of mature trees, hedges, grassland and ground cover.

The following contains guidelines on trees and shade:

- https://trees-energy-conservation.extension.org/trees-and-local-temperature/

Ecosystem

The establishment of nature recovery areas is also necessary to improve biodiversity. Over-use of pesticides is very damaging to the environment their reduction encouraged. Dead trees should be left in situ or in a suitable, similar location for the benefit of the ecosystem and to allow the carbon contained therein to be transferred by the action of plants and/or animals rather than be lost to the atmosphere. Plans for development in sensitive areas (flood risk, mature tree stands or hedges, important wildlife habitats etc) should be rejected.

The following contains guidelines on the insect apocalypse and climate change:

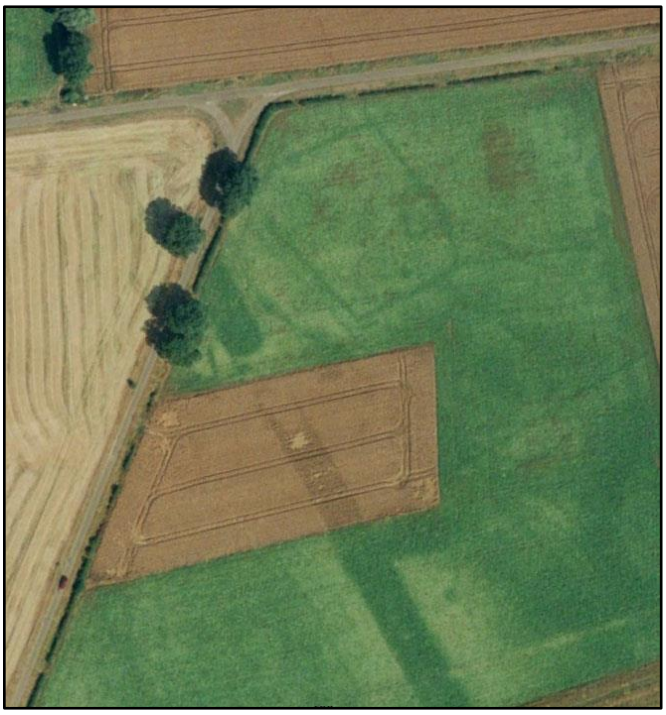
- https://www.somersetwildlife.org/news/wildlife-trusts-call-urgent-action-insects-new-report-reveals-true-impacts-unnoticed

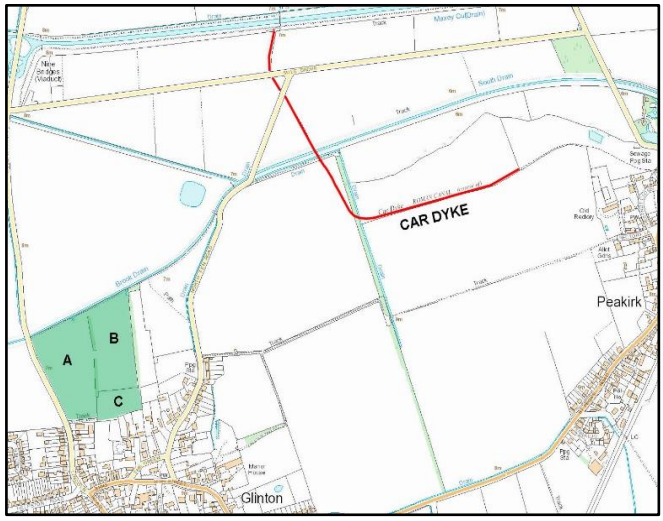
Appendix 4: Locations of Historic Significance

Whilst the Parish has a number of buildings and structures of archaeological or historic interest these are covered in other documents (Glinton Design Statement) or are detailed in the Peterborough Historic Environment Record (HER). However, there are two monuments of significant local interest that, due to their importance, are detailed below.

Car Dyke

The Car Dyke is one of the least known and mysterious archaeological monuments in Britain. Believed to be a watercourse of Roman origin, it is visible for 92km as a low earthwork or as crop/soil mark from the River Nene at Peterborough to the River Witham at Lincoln. Its exact date and function are open to speculation; however, in Roman Britain it is second in length only to Hadrian's wall.





A section of 1.2km length runs through the Parish of Glinton, visible as a low earthwork or crop/soil mark. The Car Dyke can clearly be seen as a depression in the road surface as it runs underneath the North Fen Road and Mile Drove. The aerial photograph clearly shows the Car Dyke, in Glinton Parish, as it runs east of the North Fen Road.

Recent archaeological work has shown that a nearby section, in Peakirk village, is over 12m wide and 2m to 3m deep. The section of Car Dyke immediately east of the Glinton and Peakirk Parish boundary is a substantial earthwork feature and is some of the best preserved along its entire length and as such is a scheduled monument.

Given the enigmatic nature of this monument and that so little is known about its function or date of construction, every effort should be made to ensure this monument is preserved.

Ridge and furrow fields to the north of Glinton -
Prof. Stephen Upex MCIfA. FSA.

In view of the historic significance of this site the opinion of Prof. Stephen Upex (Prof. of Archaeology, Cambridge University) was sought and is reproduced in full below:

Three fields to the north of Glinton village (centred on OS grid reference TF153062) contain well preserved remains of medieval and post medieval and furrow. The fields are bounded to the west by the line of the Lincoln Road, to the north by a former brook (Brook Drain), now cut as a modern ditched field boundary, to the east by small enclosures of probable post enclosure date (c. 1819) and to the south by the edge of the modern village of Glinton.

The field (A) against the line of the old Lincoln Road has ridges that vary in width from broad selions to narrow selions and seems to be the result of former broad selions being subdivided by a process which, in the medieval period and after was known as 'slitting'; simply the subdivision of the plough ridge longitudinally which gave more flexibility to the agricultural systems of the day. The broad ridges here are interesting as they represent some of the last remaining broad ridged selions within the whole of the Welland valley and as such are historically and archaeologically of regional significance. The longitudinal profiles of all of the ridges within this furlong are of a curved reverse 'C' form and are thus probably set out very early within the medieval period.

At the north end of the ridges in this first field (A) are the remains of the original line of the former brook which shows as a shallow, linear, curving depression. Against this former brook line are set a series of mediaeval headlands which show as slightly elevated mounded features on top of the ends of the selions. In some cases there also appear to be a second headland set back even further from the brook line which would have formed a feature known from the medieval documents as a 'short head', literally a shorter headland set into the furlong to provide a greater amount of grass and grazing land at the end of the furlong. This set of features is fairly typical of Tudor modifications to sets of furlongs and would have provided greater amounts of grazing land or meadow hay, greater flexibility within the agricultural regimes of the day and also may reflect changes in weather patterns – where land close to streams and brooks has been deliberately avoided during periods of prolonged wet weather.

The two fields to the east of this first field, (one large rectangular field (B) to the north and a smaller field (C) butting against the boundary of the village to the

south) also have traces of well-preserved ridge and furrow in them and appear to either form a separate furlong or to have been modified in a later, post medieval period. Here the selions are straight and run parallel to the headline to the east. There appears to be a slight variation between the widths of individual selions and this may be due to their modification at some point. At the north end of this furlong block, again the line of the former Brook Drain, can be seen and shows as a curved, hollow feature and there are slight indications that there are short headland remains here also. Part way down the length of the whole furlong there exists an east/west cut or channel which appears to divide the whole block of the furlong. This is either a late drainage channel cut across the furlong or some form of modification of the furlong where the length of the selions have been cut in two to form two shorter furlongs. Again, this later process is common and would have given a greater flexibility to the agricultural practices of the day and greater rotational scope in a system that was tightly regulated by the village or manorial controls of the day.

There is a growing recognition nationally that remnants of ridge and furrow that do survive from the medieval and post medieval period are of considerable importance historically and archaeologically. The three fields at Glinton represent some of the last remaining furlong extents in the entire Welland valley and possibly the last true medieval cultivation features within the whole of Glinton Parish. The origins of Glinton are ancient; it is certainly referred to in late Anglo-Saxon charters and there is good evidence to suggest that it was founded as a settlement before the conquest of 1066. Linked to this is the well established details of ridge and furrow being first developed in the mid to late Saxon period. Thus the furlongs under question at Glinton, being fairly close to the centre of the village and church, would probably date from this early period. An early reference to ‘Brook Drain’ in 1340, where it is called ‘le Brok’, clearly indicates that the land around and on both sides of the drain were being worked agriculturally and thus the furlongs under question, which butt onto this drain, by implication, were certainly there in the mid 14th century.

My own view is that such areas of increasingly scarce ridge and furrow are of local and regional importance as historical and archaeological markers and ought to be considered for long term preservation where they can be integrated into and serve education, heritage, amenity and recreational functions.

Appendix 5: Infrastructure

Due to the location of the National Grid's gas compressor station and associated high pressure pipe network in the Parish of Glinton there are locations within which the Health and Safety Executive needs to be consulted before developments are proposed.

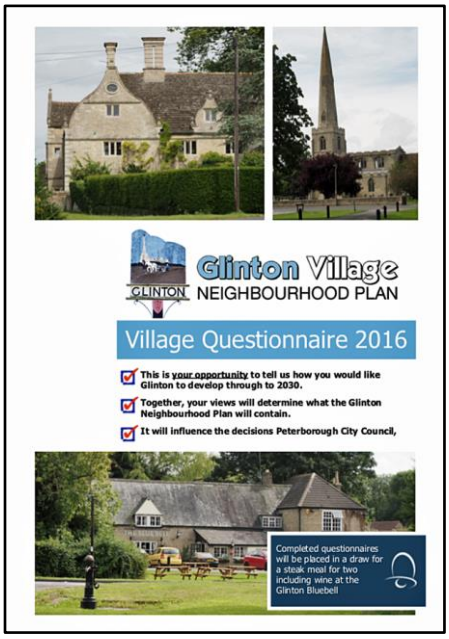
The background to these requirements is detailed in the following extract from the Health and Safety Executive Land Use Planning Methodology:

- http://www.hse.gov.uk/landuseplanning/methodology.pdf

"… Major accidents at sites storing hazardous substances are rare, but when they do happen the effects on people living nearby can be devastating. This became apparent following the Flixborough incident in the UK in 1974, more recently at Buncefield in 2005, and across Europe for example at Enschede in The Netherlands in 2000. Health and Safety Executive first offered advice to planning authorities in 1972 and this was introduced across the EU in the 1996 Seveso II Directive. The simple aim is to manage population growth close to such sites to mitigate the consequences of a major accident should one occur.

Health and Safety Executive sets a consultation distance around major hazard sites and pipelines after assessing the risks and likely effects of major accidents at the installation or pipeline. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, and pipelines. The consultation distances are based on available scientific knowledge using hazard/risk assessment models updated as new knowledge comes to light. Major accidents are also closely studied. The planning authority is notified of this consultation distance and has a statutory duty to consult Health and Safety Executive on certain proposed developments within it. Planning authorities have consulted Health and Safety Executive for many years on planning applications and enquiries within the consultation distances of hazardous installations…."

Appendix 6: Glinton's Neighbourhood Plan – Village Questionnaire October 2016 (abridged version)



In 2016 Glinton's Neighbourhood Planning team conducted a village wide questionnaire that was delivered to all 690 dwellings in the Parish. In total 247 responses were returned which represents 35.8% of the dwellings.

The questionnaire forms the main evidence base for the emerging Neighbourhood Plan. The following contains the pertinent results. A complete version appears in the supporting documentation.

1. Housing and Development

Development - Glinton is coming under increasing pressure to expand from its current size of 690 dwellings and when asked how residents would like Glinton to grow by 2030 most indicated no growth (40.2%) or it should be limited to 30 dwellings (40.2%).

Location of Development - if development were to take place within Glinton most considered that several sites to infill empty spaces around the village would be most desirable (58.8%). However, some thought concentrating it in one designated location better (32.4%).

Coalescence - Glinton is a rural village and currently separated from neighbouring villages by farmland. Most wanted to maintain the green areas without development in the countryside between Glinton and the surrounding villages (92%).

Congestion - congestion during peak times is a problem within Glinton and if development is planned in these areas, most respondents consider that proposals should be rejected if additional off-road parking is not provided (93.2%).

Housing Type - Glinton's residents would like a mixture of property sizes to be developed in the village: affordable housing (33.8%) starter homes (28.6%) two-bedroom houses (21.3%) three-bedroom houses (35%) and retirement properties (35.6%). There was less of an appetite for four bedroomed houses (16.7%).

Housing Specification - it was thought that all new houses should have adequate off-road parking (88.1%) probably to avoid further congestion. Requirement to provide environmental facilities was perhaps less important than might have been anticipated, given Glinton's status as a 'Green Village': solar panels (28.8%), charging points for electric cars (12.1%), combined heat and power units (16.1%), and grey water systems (20.9%). However, the concept of providing gardens capable of having a modest vegetable plot proved attractive (37.6%).

Green Attributes - developers should, in many people's opinion, include in any new

developments of six dwellings and above: hedges (42.9%), trees (54.3%), open grassed areas (62.4%) and to lesser extent children play areas (28%).

2. Getting About - Transport and Communication

Public Transport - Generally Glinton is served well by bus services during normal working hours. Most residents are either very satisfied or satisfied with them (34.2% and 37.8%). Only a small number use the services daily (4%), considerable numbers use them weekly and monthly (18.3% and 19.1%). The majority use the services either rarely or never (38.8% and 18.5%). Those residents needing train services must first travel into Peterborough. A small number (3%) of Glinton residents work in London and almost certainly form part of the approximate 56% who use a motor-vehicle to drive into Peterborough every working day.

Public Footpaths - Glinton is favoured with an excellent network of Footpaths which link with surrounding villages including Peakirk, Etton, Helpston, Northborough and Maxey and are largely kept in good condition. These are well used by the local community. Over 96% of residents regard the footpath network as an important resource and a community asset.

Cycle Paths - Peterborough has developed an excellent network of cycle pathways. Nearly 46% residents make use of the cycle paths but only 7% using them to ride to and from their place of employment. This figure probably excludes the large number of children who cycle to nearby villages from school. Over 76% support public investment to widen and improve cycleways, particularly on the Lincoln Road towards Northborough.

Roads and Parking - traffic calming measures in the centre of Glinton often cause gridlock during peak hours. While 37.2% felt it considered fit for purpose, 70.4% supported the need for a redesign and improvement. 50.9% of respondents thought speed cameras should be installed, however 77.5% believed that eliminating speed indicator signs was a better alternative. Nearly 80% of respondents would welcome a reduction in the excessive number of traffic information signs around the centre of the village.

School Related Congestion - the issues of school related traffic congestion (parents dropping off and collecting children at the two schools) and parking is a frequent complaint of residents. 92.4% of respondents would welcome a resolution to the problem that involves routing traffic away from the village centre.

3. Landscape and Environment

Separation - 87.5% of respondents wish to see Glinton village and Parish continue as a rural community, with clear separation from the villages of Northborough and Peakirk, and from the outskirts of Werrington.

Views - Glinton is mostly arable farmland outside of the Village Envelope. This separates it from neighbouring villages and provides open views which 91.5% of respondents consider 'highly valued'.

Footpaths - Glinton is surrounded by a network of public and permissive footpaths, which 96.2% of respondents consider an important asset to the village.

Wildlife Habitats - There is a rich variety of wildlife which 85.9% of the questionnaire respondents are keen to conserve and would support a move to protect the habitats and make Glinton a wildlife-friendly village.

Heritage - There are a dozen houses of architectural and historical significance in the village, all of which help to define Glinton's character. Several of Glinton's ancient fields are characteristic of early mediaeval settlements and are a key element of the village landscape. The retention of these important historical and architectural features was support by 88% of questionnaire respondents.

Verges - 93.6% of respondents consider the wide verges along approach roads, the remnants of the village green adjacent to the church and the wide verges to the north and east sides of the church wall should be preserved and 83.3% stated that they supported the wide verges being managed in favour of wildlife. 81.3% of respondents would support a scheme to turn a wide area of grass and trees alongside the Old Lincoln Road opposite the garage/McDonald's site into a wildlife meadow.

Green Areas - 62.4% of residents supported the provision of open grassed areas in new developments of over 6 houses.

Appendix 7: How to make a Hedge for Wildlife

From https://www.wildlifetrusts.org/actions/how-make-hedge-wildlife

Hedges provide important shelter and protection for wildlife, particularly nesting birds and hibernating insects.

Hedges are a better choice of boundary for wildlife than fences or walls, especially if native trees and shrubs are used. Hedges allow wildlife to move about between gardens and other spaces and provide feeding and breeding opportunities.

Hedges offer food in the form of leaves, nectar-rich flowers, berries, fruits, seeds and nuts, and are also good hunting grounds for predators seeking insects and other invertebrates. They make natural windbreaks, creating sheltered areas in the garden, which is particularly important for butterflies. They also create areas of shade, increasing the range of habitats within the garden for wildlife and people! Informal hedges and trees are better than those that are regularly clipped; for instance, hawthorn, holly and privet will produce few or no flowers and berries if kept trim.

"Planting hedges instead of using fences and walls allows wildlife to travel and find food and shelter more easily and means a bigger range of habitats in your garden!"

Choosing your plants:

Native shrubs and trees like hawthorn, field maple, blackthorn, beech, hornbeam and holly make an ideal mixture of hedging plants. Grow rambling plants, such as wild rose, bramble and honeysuckle, through your hedge to provide even more shelter and food for wildlife. Ivy is particularly beneficial for nesting birds and it flowers in the autumn when few other nectar sources are available to insects. Encourage prospective wildlife by growing it up into large trees.

Planting your hedges:

The best time for planting is between November and March, but never plant into waterlogged or frozen ground. Bare, rooted plants are cheaper, but take care not to expose the roots for long when planting. Until they are established, keep the base of your plants free from weeds with a thick mulch or matting.

For a mixed native hedge, try to include three plants of the same species per metre with one each of two other species.

Maintaining your hedges:

Hedges should not be pruned until late winter or early spring so that wildlife can take advantage of the insects and fruits provided during the winter months. In the first spring, cut shrubs back to 45-60 cm (18-25 in) above the ground. This encourages bushy growth.

Top tips

- To protect birds, wildlife hedges should not be trimmed in the nesting season (March to August). Try to cut sections of hedge at different times, so there is

always an undisturbed place for wildlife.

- Angling your plants at around 45 degrees as you plant them will help you to establish a hedge which is not too thin at the bottom.

Suggested plants:

Blackthorn - Prunus spinosa

Bramble - Rubus fruticosus

Cherry Laurel - Prunus laurocerasus

Common Beech - Fagus sylvatica

Common Hawthorn - Crataegus monogyna

Common Hornbeam - Carpinus betulus

Dog-rose - Rosa canina

Eglantine Rose (aka Sweet Briar) - Rosa rubiginosa

Field Maple - Acer campestre

Holly - Ilex aquifolium

Honeysuckle - Lonicera periclymenum

Ivy - Hedera helix

Traveller's-joy (aka Old Man's Beard) - Clematis vitalba

Wayfaring tree - Viburnum lantana

Appendix 8: Housing Design Website Links

Ministry of Housing - Communities and Local Government; The Future Homes Standard:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839605/Future_Homes_Standard_Consultation_Oct_2019.pdf

Ministry of Housing - National Design Guide:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

Building for Life 12:

https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

Code for Sustainable Homes:

https://www.designingbuildings.co.uk/wiki/Code_for_Sustainable_Homes

Appendix 9: Light Pollution

Light pollution is now considered by scientists to be a major contributor to the decline of insect biomass (the 'insect apocalypse'). The following links to scholarly papers on the subject provide the supporting evidence needed for the Glinton Neighbourhood Plan to include measures to reduce light pollution in the parish of Glinton and to limit the amount produced by new developments.

Insect Declines and Agro-ecosystems: Does Light Pollution Matter?

https://onlinelibrary.wiley.com/doi/abs/10.1111/aab.12440

Light Pollution is Driving the Insect Apocalypse

https://www.newswire.com/news/light-pollution-is-driving-the-insect-apocalypse-a-new-study-and-21040019

Garden Lighting: Effects on Wildlife

https://www.rhs.org.uk/advice/profile?pid=513

Appendix 10: Local Green Space

This Local Green Space Appendix sets out clearly and explicitly how each of the designated Local Green Spaces meet the four 'tests' of the National Planning Policy Framework:

> 99 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.
>
> 100 The Local Green Space designation should only be used where the green space is:
>
> a) in reasonably close proximity to the community to serves;
>
> b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
>
> c) local in character and is not an extensive tract of land.

The tables below set out how each of the locations designated as Local Green Space in this Glinton Neighbourhood Plan meet the NPPF 'tests' set out in paragraphs 99 and 100.

Table 10.1: Summary of Local Green Space Designations

Local Green Space Designation	Map Ref
Village Centre LGS (surrounded by Bluebell public house, parish church and Primary School)	Map 4.1
The Willows and Clarendon Way LGS (open space enclosed by the Willows and Clarendon Way)	Map 4.2
Scott's Road LGS (open space enclosed by Scott's Road, Neaverson Road and Walker Road)	Map 4.3
The Ridge and Furrow Field LGS (land to the north of the village, east of Lincoln Road and south of Brook Drain)	Map 4.4

Table 10.2: How Village Centre LGS meets the NPPF Local Green Space designation 'tests'

LGS Designation	The Village Centre LGS
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	Open space: mostly grassed area with trees and shrubbery. Sits at the heart of a the village, a picturesque long established residential area: provides informal recreation space for the residents of a number of streets immediately surrounding the land. Two roads enclose the land, the High Street (through road) and Rectory Lane(cul-de-sac): the land has a tarmacked drive running across it which provides access to the Bluebell public house car park. The site is bordered by the Bluebell public house, village pump, chemist (formally the fire engine house), Peakirk cum Glinton C of E school and medieval parish church. It is convenient and environmentally friendly and can be accessed by all parts of the village. Provides a 'village feel' to the local area. Approx: 0.1ha
NPPF 99 **capable of enduring beyond the end of the plan period**	The land use of this land (i.e. public open space) is long established. There have been no expressions of interest in the development of this land for any other purpose. The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).
NPPF 100 a) **in reasonably close proximity to the community it serves**	The land is within a long-established residential area. It serves those residents on immediately adjacent streets, public house and also residents from the wider village as it is very accessible.
NPPF 100 b) **demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife**	The site has recreational value: • Grassed area provides informal recreational space for ball games, play, exercise, picnics, dog walking and exercising. • It is often used used for special events such as classic car shows and village fairs. In addition to the above, the land is special to local residents as it provides openness and a 'village feel' to the local area and the trees and shrubbery encourage local wildlife.
NPPF 100 c) **local in character and is not an extensive tract of land**	This land is undeniably local in character given its size of approximately 0.1ha, and its long term (only) use as public open space/ informal recreation space. Approx: 0.1ha is a relatively small area and not an extensive tract of land.

Table 10.3: How Scott's Road LGS meets the NPPF Local Green Space designation 'tests'

LGS Designation	Scott's Road LGS
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	Public open space: grassed area. Sits at the heart of a long established residential area: provides informal recreation space for the residents of a number of streets immediately surrounding the land. The roads enclosing the land are Scott's Road, Walkers Road and Neaverson Road: the land has a tarmacked footpath running across one side providing an essential pedestrian route for residents of a number of retirement bungalows. Provides a 'rural feel' to the local area. Approx. 0.57h.

NPPF 99 **capable of enduring beyond the end of the plan period**	The land use of this land (i.e. public open space) is long established. There have been no expressions of interest in the development of this land for any other purpose. The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).
NPPF 100 a) **in reasonably close proximity to the community it serves**	The land is within a long-established residential area. It serves those residents on immediately adjacent streets, and also residents from the wider village as it is very accessible.
NPPF 100 b) **demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife**	The site has recreational value: • Grassed area provides informal recreational space for ball games, play, exercise, picnics, dog walking and exercising. In addition to the above, the land is special to local residents as it provides openness and a village feel to the local area.
NPPF 100 c) **local in character and is not an extensive tract of land**	This land is undeniably local in character given its size of approximately 0.57ha, and its long term (only) use as public open space/ informal recreation space. Approx: 0.57ha is a relatively small area and not an extensive tract of land.

Table 10.4: How The Willows and Clarendon Way LGS meets the NPPF Local Green Space designation 'tests'

LGS Designation	**The Willows and Clarendon Way LGS**
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	Public open space: mostly grassed area with trees and shrubbery, and small playground for younger children. Sits at the heart of a long established residential area: provides informal recreation space for the residents of a number of streets immediately surrounding the land. The roads enclosing the land (namely the Willows and Clarendon Way) are dead ends: the land has a tarmacked footpath running across it which provides an essential pedestrian route for residents, enabling convenient and environmentally friendly access to other parts of the village. Provides a 'village feel' to the local area. Approx. 80m north to south, and 40m wide at widest point
NPPF 99 **capable of enduring beyond the end of the plan period**	The land use of this land (i.e. public open space) is long established. There have been no expressions of interest in the development of this land for any other purpose. The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).
NPPF 100 a) **in reasonably close proximity to the community it serves**	The land is within a long-established residential area. It serves those residents on immediately adjacent streets, and also residents from the wider village as it is very accessible.
NPPF 100 b) **demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,**	The site has recreational value: • Grassed area provides informal recreational space for ball games, play, exercise, picnics, dog walking and exercising.

recreational value (including as a playing field), tranquillity or richness of its wildlife	• The small playground with equipment for younger children is valued by parents and grandparents in the village. Especially so as it is one of only 3 playgrounds in the village. In addition to the above, the land is special to local residents as it provides openness and a village feel to the local area and the trees and shrubbery encourage local wildlife.
NPPF 100 c) **local in character and is not an extensive tract of land**	This land is undeniably local in character given its size of approximately 0.32ha, and its long term (only) use as public open space/ informal recreation space. Approx: 0.32ha is a relatively small area and not an extensive tract of land.

Table 10.5: How The Ridge and Furrow Field LGS meets the NPPF Local Green Space designation 'tests'

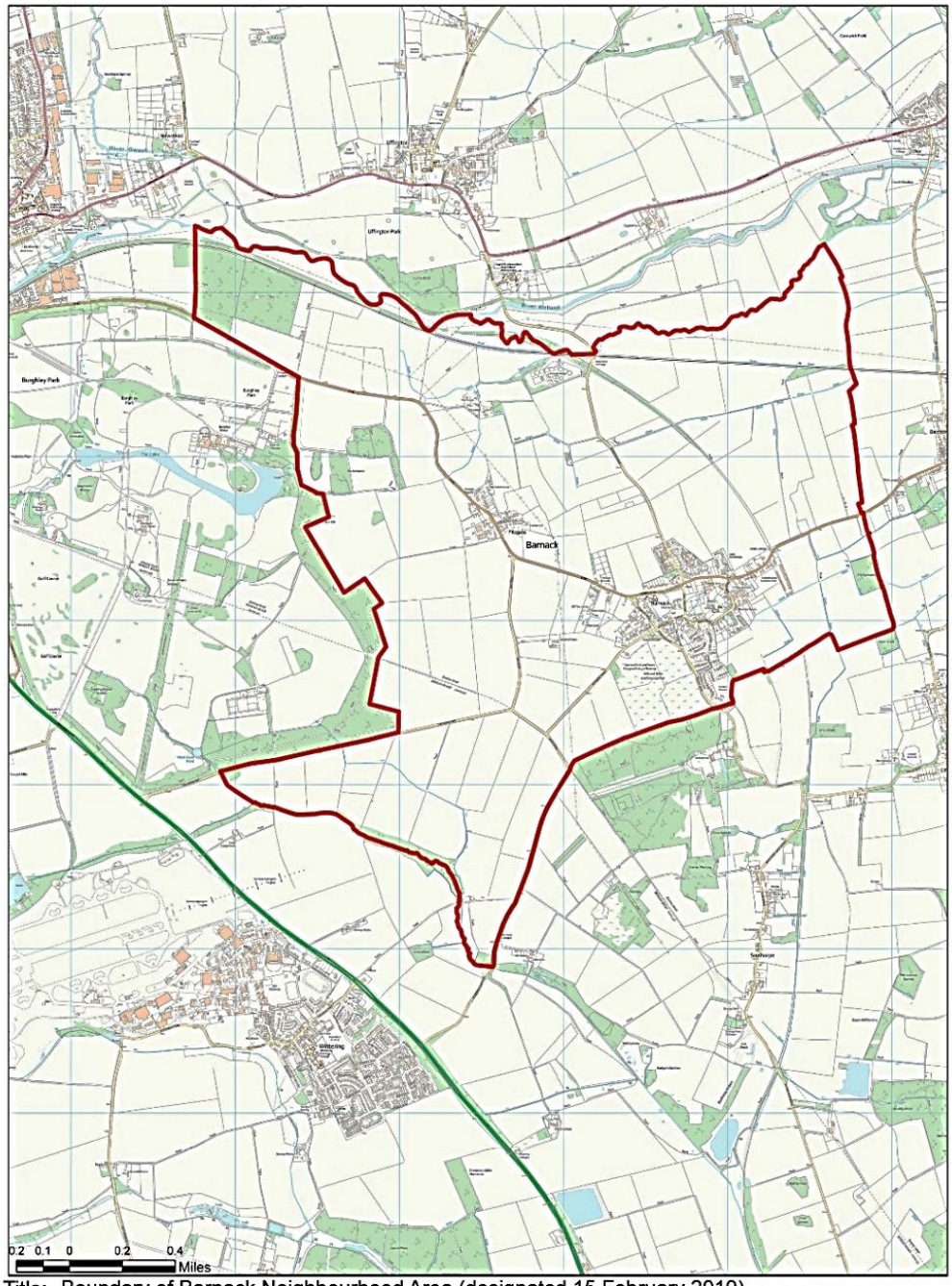
LGS Designation	**The Ridge and Furrow Field LGS**
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	Open field: mostly grassed area with trees and shrubbery. Sits at the northern edge of the village, east of Lincoln road. The site contains well preserved remains of medieval and post medieval ridge and furrow. It provides informal recreation space for the residents of the village such as dog walking and walkers using the footpath along its northern border. The site provides outstanding views of the village particularly the needle spire of St Benedict Parish church. Provides a 'village feel' to the local area. Approx. 7.5ha
NPPF 99 **capable of enduring beyond the end of the plan period**	The land use of this land is for the production of fodder. There has been one expression of interest for the development of this land, however, part is on a flood plain and access from the Lincoln road is thought likely to be resisted by the Highways dept. The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).
NPPF 100 a) **in reasonably close proximity to the community it serves**	The land is adjacent to the northern edge of the village. It serves the residents from the wider village as it is very accessible.
NPPF 100 b) **demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife**	The site has recreational value: • Grassed area provides informal recreational space for dog walking and exercising. • The ridge and furrow field is the last surviving untouched example within Cambridgeshire and possibility one of the best in the UK. In addition to the above, the land is special to local residents as it provides openness and a 'village feel' to the local area and the trees and shrubbery encourage local wildlife.
NPPF 100 c) **local in character and is not an extensive tract of land**	This land is undeniably local in character and a unique survivor of a complete ridge and furrow field within Cambridgeshire. Approx: 0.75ha is a relatively modest field and not an extensive tract of land.

Barnack Neighbourhood Plan 2020 to 2036


PILGATE
TELEPHONE

BARNACK NEIGHBOURHOOD PLAN 2020 to 2036

Referendum Version April 2021



Barnack Neighbourhood Area

Contents

Part 1. Introduction: setting the scene

Why produce a neighbourhood plan?

1.1 In 2011, the Localism Act introduced new powers for communities to make neighbourhood plans and thereby to influence the future of their local area. Neighbourhood planning allows communities to work through a parish council (the 'qualifying body') to say where they think new houses and businesses should be built and what they should look like. A neighbourhood plan must be in line with both national planning policy and with the strategic policies for the wider area set by the local authority. Providing these and other conditions are satisfied, a referendum is held and local people vote on the plan. If it is approved by a majority of those who vote, the local authority will bring it into force.

1.2 The National Planning Policy Framework (NPPF)[1] sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It is based on a presumption in favour of sustainable development. The following quotations from the NPPF set out some of the requirements for neighbourhood planning and indicate the constraints imposed upon it.

- Paragraph 8: "*Achieving sustainable development means that the planning system has three overarching objectives*". These elements are economic, social and environmental.
- Paragraph 29: "*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies*."
- Paragraph 37: "*Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before …. referendum*."

1.3 In 1987, the United Nations' Brundtland Commission[2] produced an enduring definition of sustainable development: "*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs*." This aspiration has been kept firmly in mind during the preparation of Barnack's Neighbourhood Plan.

1.4 Peterborough City Council's current Local Plan[3] covers the period up to 2036. It includes the ambition to *"be heralded as the UK's Environmental Capital"*. Underlying Peterborough's Local Plan is a statement of intent that echoes the three over-arching objectives of the NPPF, expressing the ambition to "*secure development that improves the economic, social and environmental conditions in the area"*[4], in other words to ensure that development is truly sustainable.

1.5 Barnack Neighbourhood Plan, produced by the Parish Council on behalf of the local community, also covers the period up to 2036. To fulfil the requirement of the NPPF that a

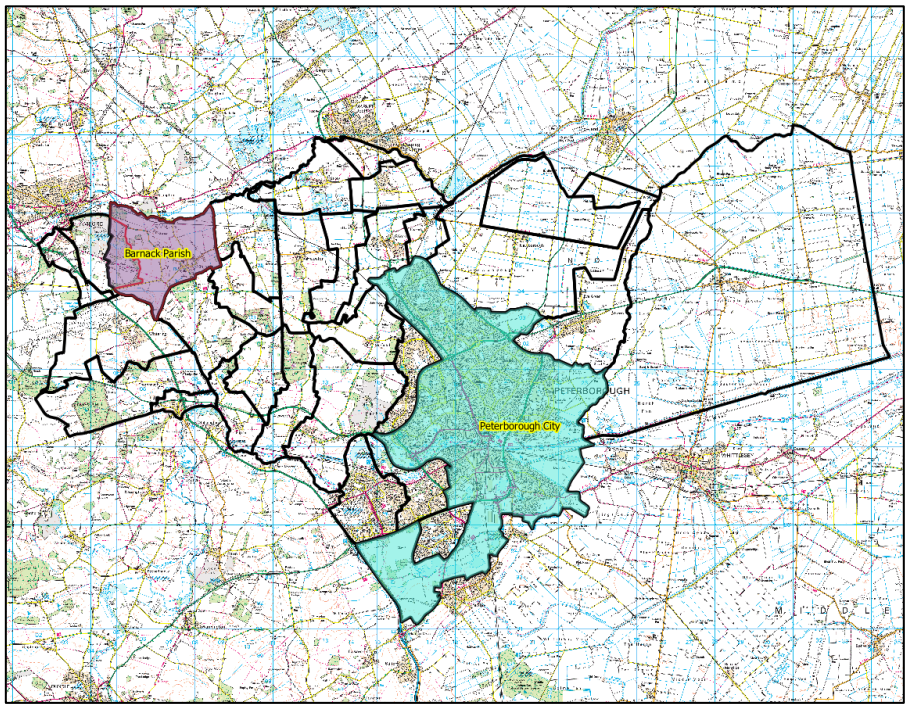
[1] Ministry of Housing, Communities and Local Government. February 2019. *National Planning Policy Framework.*
[2] The World Commission on Environment and Development. 1987. *Our Common Future.*
[3] https://www.peterborough.gov.uk/localplan
[4] Policy LP1: Sustainable Development and the Creation of the UK's Environment Capital.

neighbourhood plan must be broadly in line with Local Authority policy, there is frequent reference in Barnack's Plan to Peterborough's Local Plan. The Neighbourhood Plan does not need to duplicate policies in the Local Plan.

1.6 The Community Infrastructure Levy (CIL) is a charge levied by local authorities on new development in their area, to help them deliver the infrastructure needed to support this development. A neighbourhood plan brings financial benefits to the local community. A parish lacking a neighbourhood plan receives 15% of the CIL revenue arising from development in its area, with 85% going to the local authority. Once Barnack has an adopted neighbourhood plan it will receive 25% of any CIL revenue arising from development in the Neighbourhood Area[5]. This money can be spent on projects that benefit the local community.

Our local community

Map 1. Parishes in Peterborough Local Authority area



1.7 The Civil Parish of Barnack lies in the far north west of Peterborough Unitary Authority (Map 1), ten miles from the City but only three miles from Stamford. The old course of the River Welland forms both the northern parish boundary and the Lincolnshire border. The village of Barnack is home to the majority of the population, but about 10% of residents live in the hamlet of Pilsgate, half a mile to the north west. Most of Burghley House and the eastern half of Burghley Park lie in the parish, and a dozen cottages and ancillary buildings in this part of the Park are inhabited. In addition, there are a few isolated houses in the countryside: Windmill Farm west of Barnack; Mill Farm at the southern extremity of the parish; Station House adjacent to the level crossing at the northern edge of the parish; and three houses at Pilsgate Grange, north of Pilsgate.

[5] Ministry of Housing, Communities and Local Government guidance: *Community Infrastructure Levy*, March 2019

1.8 The 2011 national census recorded 931 residents in the Parish of Barnack, living in 414 households with an average size of 2.4 people. The statistics in the table below show that in comparison with both Peterborough Local Authority area and England our population contains a higher proportion of older people and fewer young children. The high level of car ownership may reflect the relative isolation of this rural community and the inadequacy of public transport. The policies of this Neighbourhood Plan that address issues relevant to the statistics are indicated in the table.

Statistics from the 2011 census returns[6]

Characteristics	England	Peterbor-ough UA	Barnack Parish	Neighbourhood Plan policies
Population structure				
Mean age of population (years)	39.3	36.9	46.3	A1, A2, C1, C2, C3 D1
% of population under five years of age	6.3	7.6	3.2	
% of population over 64 years of age	16.4	13.5	27.4	
Accommodation				
% of households dwelling owner-occupied	64	60	61	A1, A2
% in detached house / bungalow	22	27	53	
Car ownership				
% of households with no car or van	26	25	15	A2 D1
% of households with 2 or more vehicles	32	30	47	

1.9 Since 2011, a housing estate of 41 dwellings has been built in the village of Barnack, and a second development of 80 houses is due for completion in 2021. Therefore the 2011 census figures, while still a robust source of information, are out of date and do not account for the influx of families occupying these new homes. When the 80 new houses are occupied, the population of the parish may exceed 1,200.

[6] https://www.peterborough.gov.uk/council/about-peterborough/census-2011/
https://www.ons.gov.uk/census/2011census/2011censusdata

Geographical and historical background

1.10 Barnack and Pilsgate stand in the area once known as the Nassaburgh Hundred, the land west of Peterborough between the valleys of the rivers Nene to the south and Welland to the north. This area is an undulating plateau underlain by Jurassic oolitic limestones and clays. Barnack stands at 30m above sea level on an outcrop of the Upper Lincolnshire limestone, which was quarried for its durable building stone, known as Barnack Rag. Pilsgate, 1 km to the north west, stands at 50 m. To the north of Barnack the land, mostly alluvial gravels and silt, slopes gently to the River Welland.

1.11 There is archaeological evidence to show that the Barnack area has been inhabited for about 4,000 years, with the earliest settlements sited along the Welland valley, where linear features and ring ditches have been located. Excavations near Pilsgate Lodges of a multiple round barrow in 1974-76 (Donaldson 1977)[7] revealed 22 burials and numerous artefacts dated to the early part of the Bronze Age (2500 to 800 BC).

1.12 The Roman town of Durobrivae, an important industrial centre, lay 9 km to the south east in the Nene valley and from there Ermine Street runs west of Barnack village. Traces of Roman field systems have been identified within the parish.

1.13 The first recorded mention of Barnack is in 664 AD, when Wulfhere, King of Mercia, granted the 'vill' to the Abbey of Medeshamstede (now Peterborough)[8]. The village is named in the Anglo-Saxon Chronicle (c. 892) as Beornica, with the name thought to derive from Beorna Ac meaning *warriors' oak.* In the Domesday Book (1086) Barnack is recorded as Bernac and Pilsgate as Pillesgete.

1.14 Barnack's significance grew as demand for its building stone spread. Barnack Rag was transported overland and then down the Nene and Welland, to be used in the construction of ecclesiastical buildings over a wide area, including the abbeys at Peterborough, Thorney, Sawtry, Crowland, Ramsey and Ely. The quarrying activities produced the distinctive landscape known as the Hills and Holes. Barnack also became a centre for the decorative carving of stone grave slabs. These have been found as far away as Norfolk. The oldest, of Anglo-Scandinavian type, was unearthed in Barnack churchyard in 2011 and has been dated to the late 11th century. It is now on display inside the church.

Anglo-Scandinavian grave slab

[7]Donaldson, P. 1977. *The excavation of a multiple round barrow at Barnack, Cambridgeshire, 1974 – 1976.* The Antiquities Journal Volume LXII Part II.

[8] http://www.pase.ac.uk/

1.15 In the Domesday Book of 1086[9] Pilsgate's population is given as 38 households – around 150 people – and Barnack's as 20 households – around 80 people. However, the Poll Tax returns of 1377 indicate that while Pilsgate's population had remained at about 150, Barnack's had grown to over 500, reflecting the growth in quarrying and stone-working, which made it a centre of regional importance. The 1670 Hearth Tax for the parish shows a decline to 382. The population in 1901 was 614.

1.16 Throughout the Middle Ages the land in the parish was farmed by tenants of the Lords of the Manor. The land was divided into large open fields, cultivated in strips. In addition, there was common land for grazing livestock. In 1578 the manor was acquired by William Cecil, Lord Burghley, who enclosed a park of 132 acres. This was greatly enlarged between 1793 and 1802 by Henry Cecil, to 1,400 acres. Deep ploughing in recent times has largely destroyed evidence of strip farming, although some ridge-and-furrow can be seen in Burghley Park and south of The Limes farmyard. Barnack and Pilsgate were enclosed by a Parliamentary Act of 1800, producing a landscape of hawthorn hedges and dry-stone walls surrounding new fields in which the old strips had been consolidated. Stone walls are a particular feature of the parish, the better ones constructed in carefully laid courses with either 'cock-and-hen' or half-round cappings. The reduction in area of ancient woodland consequent upon the expansion in agriculture has been followed by the planting of trees in hedgerows and built-up areas. Many hedgerows have been grubbed up as fields have been enlarged to accommodate modern agricultural machinery.

1.17 Some of the ancient rights of way were lost during enclosure, notably Diking Road, which ran from Wittering Road to the tower windmill; Churn Road, the upper road from Barnack village to the end of Pudding Bag Lane in Pilsgate; and the road that ran north east to Tallington from the present Uffington Road.

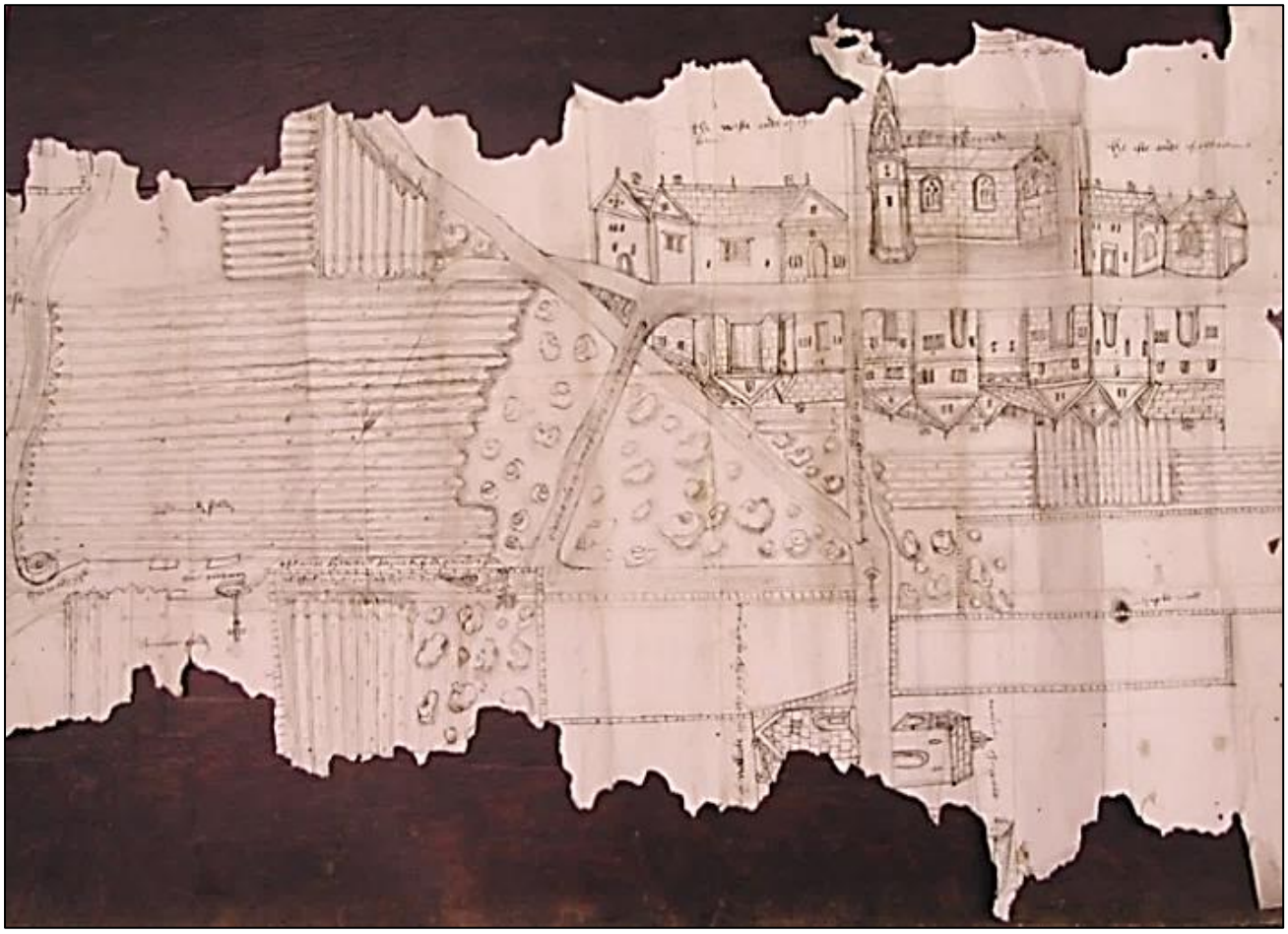
1.18 The 16th century map (Burghley House archive, Exeter Drawer 12/48) (Map 2) provides the earliest representation of the morphology of Barnack. The present form of the village is recognisable: the church and Main Street can be seen. The village is essentially linear in form. The houses are shown pictorially to be stone-built with what appear to be Collyweston slate roofs. The roads to Stamford and Walcot are marked, along with the Hills and Holes and part of the open-field system.

1.19 William Murray's 1773 pre-enclosure map of Barnack (Burghley House archive, Exeter Map 275) shows that by then the village had spread west to Stamford Road and east to Back Lane, now Bainton/Station Road, maintaining its broadly linear form. The open spaces created at road junctions and where a change in direction of Main Street occurs, are clearly seen. It is these spaces which today add interest to the street scene. The Square is the most prominent of these. This pattern was unchanged on the enclosure map (Map 3).

1.20 During the 1800s, Barnack extended west along Stamford Road and east to the railway, which was opened in 1867 and closed to passengers in 1929. Development in the 20th and 21st centuries has fundamentally altered the original linear shape of Barnack.

[9] https://opendomesday.org/place/TF0705/barnack/

Map 2. 16th century map of Barnack



Map 3. Extract from the early 19th century enclosure map

Part 2. Procedure

The origins

2.1 Barnack's involvement in local planning and development is long-standing. This includes the production of the Village Design Statement[10] in 2001 and publication of the first Parish Plan[11] in 2005. In response to the 2011 Localism Act, Barnack Parish Council decided to revisit these documents, and in 2014 a new Parish Action Plan was drawn up.

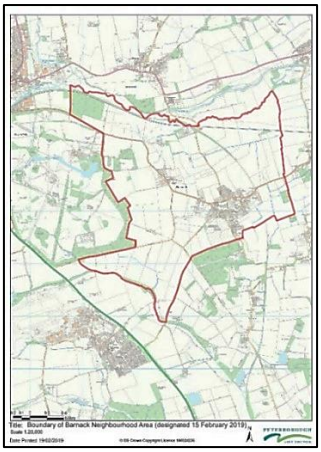
2.2 This Parish Action Plan is reviewed every two years. It is posted on the Barnack Parish Council website[12] and a hard copy, in the form of an A5 booklet, is delivered to every household in the Parish. It sets out ten broad aims as a framework for action, with proposed or ongoing parish projects listed under each aim. Unlike a neighbourhood plan, the Action Plan is not a formal planning document and it carries no weight in planning decisions.

Beginning the neighbourhood planning process

2.3 In December 2017 Barnack Parish Council held a public meeting to investigate the level of community support for producing a Neighbourhood Plan. In a subsequent poll, 84% of the votes cast were in favour of producing one. In July 2018 the Parish Council (in its capacity as a 'qualifying body' under the Localism Act 2011) decided to go ahead with a Neighbourhood Plan and appointed a Working Group to draft it.

2.4 Barnack Neighbourhood Area was formally designated in February 2019 (see Map 4 and frontispiece). It comprises the whole of Barnack Parish excluding Burghley Park and Burghley House. These have long-term management plans in place, agreed between Burghley House Preservation Trust and national statutory bodies such as Historic England, Natural England and Defra.

Map 4. Barnack Neighbourhood Area



[10] Barnack Parish Council. 2001. *Barnack and Pilsgate Village Design Statement*

[11] Barnack Parish Council. 2005. *Barnack and Pilsgate Parish Plan*

[12] www.barnackparishcouncil.org

Community involvement: the questionnaire

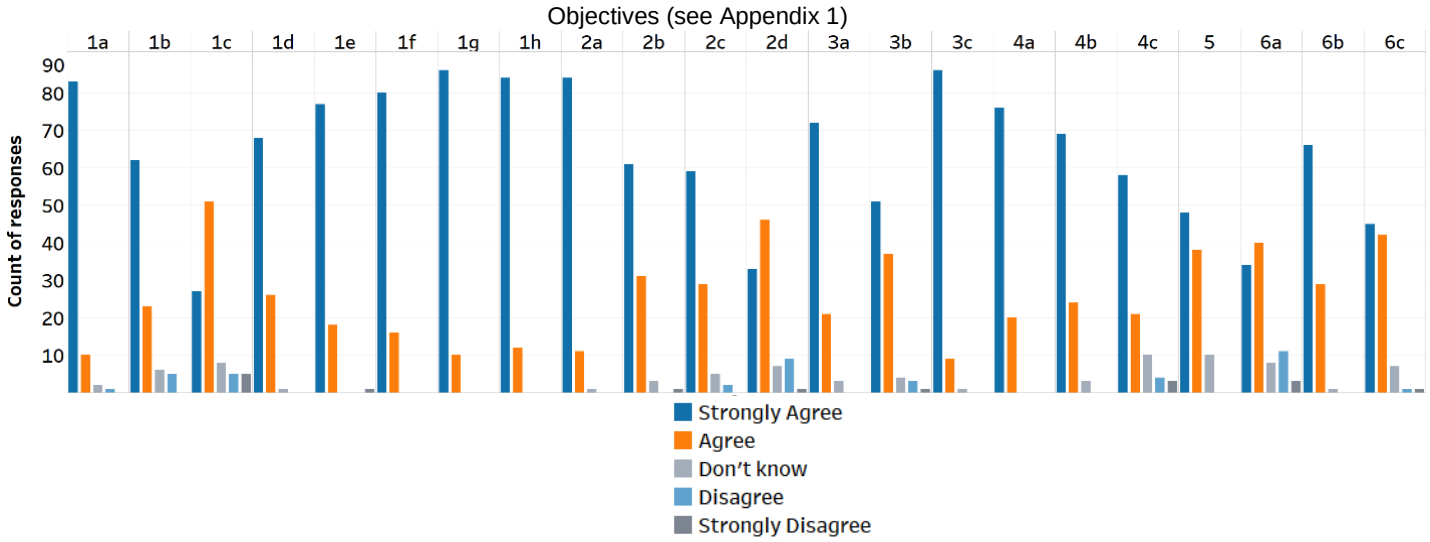
2.5 In January 2019 the Neighbourhood Plan Working Group circulated a questionnaire to find out what residents felt should be included in Barnack Neighbourhood Plan. Six of the ten broad aims and many of the projects in the existing Parish Action Plan were relevant to development. Nineteen of these projects were framed as objectives in the questionnaire and three new ones were added (see Appendix 1).

2.6 Respondents were asked whether they strongly agreed, agreed, disagreed or strongly disagreed with each of the 22 objectives, or didn't know. People were also asked to list the advantages and disadvantages of living in Barnack, and to suggest further objectives for the Plan.

2.7 A paper copy of the questionnaire was delivered to every household in the parish apart from the dozen households in Burghley Park excluded from the Neighbourhood Area. A link was set up to an online version on *Survey Monkey.*

2.8 58 hard copy and 40 electronic responses were received, giving a total response rate of 22% of households in the Neighbourhood Area (assuming a single response per household). The number of responses of each kind for each of the objectives is given in Figure 1. This shows that most people answered all the questions and that all 22 of the proposed objectives were well supported**.**

Figure 1. Distribution of survey responses



2.9 Advantages of living in Barnack that were frequently cited in the free text boxes were location (e.g. conveniently near Stamford and Peterborough); community spirit; the attractiveness and accessibility of the countryside; quiet surroundings; historic buildings; the bus service; and village amenities (school, pub, village hall, nature reserve).

2.10 76% of the respondents thought that the lack of a village shop was a disadvantage; 46% regretted the absence of a post office. Many people complained about speeding traffic and poor road maintenance. Others mentioned over-development, inadequate public transport and a lack of play facilities for children.

Vision and themes

Vision

2.11 The results of the questionnaire were used to formulate a vision for Barnack Neighbourhood Plan. In summary, the vision is that between 2020 and 2036 Barnack Neighbourhood Plan will achieve sustainable development by

- preserving the built heritage and ensuring that new development complements it;
- putting the natural environment at the heart of all decisions on development;
- integrating the community through the provision of shared amenities and facilities;
- promoting the local economy by encouraging employment opportunities.

2.12 These four aspirations will be realised by promoting the following objectives:

- Once the large housing estate on the northern side of Barnack is complete, any subsequent development will be small-scale, confined to sites within the village development envelopes and composed mainly of small homes.
- Our rich heritage of historic buildings, archaeological features, dry-stone walls and open green spaces in the villages will be preserved.
- Any new development in the stone-built core of Barnack will be traditional in style and constructed of local stone.
- A wider variety of building styles may develop outside the Conservation Areas, but good design will be of paramount importance.
- The close identification with and appreciation of the surrounding countryside and its wildlife will continue.
- There will be plentiful opportunities to enjoy the benefits of the countryside through the maintenance and enhancement of the public rights of way network.
- Barnack Hills and Holes National Nature Reserve and all the County Wildlife Sites will be in favourable ecological condition, with their rare species flourishing.
- Development will lead to a net gain in biodiversity:
  - tree cover and the area of land actively managed for nature conservation or set aside as wildlife corridors / stepping-stones will double between 2019 and 2050 and
  - all new building will incorporate wildlife-friendly features.
- The environmental impacts of development will be a primary consideration, with encouragement given to such measures as efficient thermal insulation, energy microgeneration and rainwater harvesting.
- The villages of Barnack and Pilsgate will retain their rural character, at the same time offering to their residents a range of services and facilities.
- Barnack and Pilsgate will remain as separate settlements with a shared community spirit.
- Newly-arrived residents will be able to benefit from the use of amenities such as the village hall and the allotments.
- The school, Home-from-Home and Pre-school will be thriving.
- Barnack will remain a safe and secure place in which to live.
- There will be adequate, well-used outdoor sporting facilities for all ages.
- There will be a thriving village store and post office, as well as a well-supported pub.
- Station Road Business Park will continue to provide employment opportunities.
- There will be ample opportunity for working from home, so the need for commuting will be reduced.

Themes

2.13 As explained in paragraph 1.2, the NPPF lays down three over-arching objectives that should be used when planning for sustainable development. Barnack Neighbourhood Plan echoes this approach and Part 3 is presented as follows:

NPPF objective	Barnack Neighbourhood Plan theme	Barnack Neighbourhood Plan policy
Environmental	A. Built Environment	A1. Scale and Location of Housing Development
		A2. Built Heritage and Design Criteria for Housing Development
		A3. Renewable Energy Generation
		A4. Open Green Spaces in the Villages
	B. Natural Environment	B1. Wildlife Habitats and Species
		B2. Designated Wildlife Sites
Social	C. Community	C1. Village Amenities
		C2. Sports Facilities
		C3. Public Rights of Way
Economic	D. Local Economy	D1. Employment and Local Businesses

2.14 Each of the ten policies in this Neighbourhood Plan is based on a separate subset of aims and objectives. The aims of each policy are given at the beginning of the relevant section in Part 3. The objectives (or measures taken to realise the aims) in each case are statements taken from the questionnaire, all of which received strong support from residents.

2.15 Guidance given under *Context*, *Resources* and *Nature* in the National Design Guide[13] is particularly pertinent to Themes A and B of this Neighbourhood Plan. The Design Guide states that well-designed places reflect a sound understanding of context; relate well to their surroundings; influence their context positively; and represent a response to local history, culture and heritage. Good design takes account of the conservation of natural resources and the impacts of climate change. Nature is acknowledged as contributing to the quality of life, so well-designed development should include measures to achieve biodiversity net gain. All these recommendations are incorporated in the policies laid out in this Neighbourhood Plan.

2.16 Care for the environment is also a cornerstone of Peterborough's Local Plan. Policy LP1 articulates the ambition for Peterborough to become the UK's Environment Capital. Barnack aspires to be one of the most environmentally aware parishes in Peterborough.

[13] Ministry of Housing, Communities and Local Government. October 2019. *National Design Guide. Planning practice guidance for beautiful, enduring and successful places*

Part 3. Policies

Theme A: Built Environment

A1: Scale and Location of Housing Development

AIMS
To ensure that in Barnack Neighbourhood Area

- large-scale new development is restricted to the existing allocation of 80 homes;
- any other housing development is confined to infill plots within the village development envelopes and provides small homes suitable for first-time buyers or for down-sizing.

Background

3.1 The linear form of the old village of Barnack, referred to in Section 1, was modified during the twentieth and twenty-first centuries by expansion both to the north and south of the original settlement[14]. These developments have been in a wide variety of building styles and materials. Their locations are marked on Map 5.

3.2 To the north of the village, the first major development in the twentieth century comprised distinctive, cottage-style social housing with rendered fronts and large gardens, built on the east side of Uffington Road and the north side of Bainton Road (the B1443) in the 1920s.

East side of Uffington Road: social housing built in the 1920s

Later, an estate of two dozen houses and bungalows was constructed as additional social housing in Little Northfields, followed in the early 21st century by The Acres, a cluster of 28 small homes suitable for retired people to rent. In the 1960s, seven substantial detached houses, faced with Bradstone, were built on the north side of Bainton Road. Two recent housing developments lie to the west of Uffington Road: the 41 houses of the Paynes Field estate and the 80 houses of the adjacent Sissons Close. They have small gardens that reflect the amenity space typically provided in modern housing and are built in buff brick with stone cladding to the outward-facing frontages. Paynes Field was constructed around 2012 on the site of demolished post-World War II 'prefabs'. The Sissons Close development, due for completion in 2021, will increase the population of Barnack by approximately 20%.

[14] Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal*.

21st century homes on the west side of Uffington Road

3.3 To the south of the village, major housing developments in the second half of the 20th century include 20 Council houses in Orchard Road and 70 privately owned houses built in the grounds of the former rectory, now Kingsley House. This 1960s estate is built in brick, is spaciously laid out and incorporates many ancient trees, including an avenue of hybrid limes that lined the old carriage drive to the Rectory.

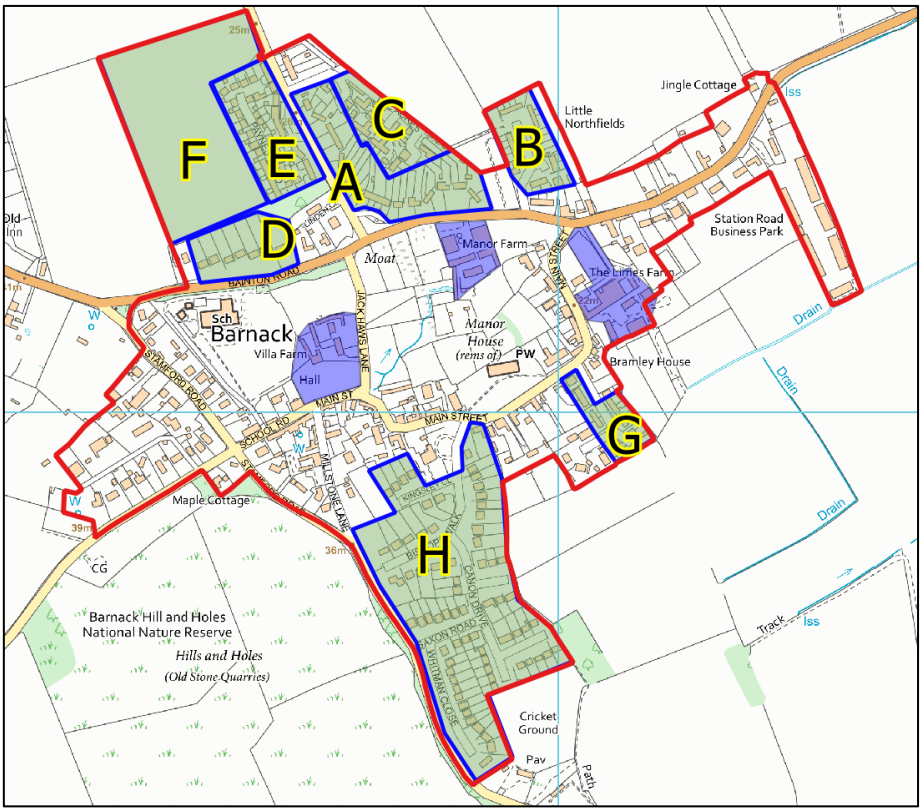
Former Council houses, Orchard Road

Bishops Walk, Kingsley Estate

3.4 In the 1870s there were 27 houses in Pilsgate[15]. There are now 38 properties (see Map 6), some of which have replaced older houses. The largest of the modern developments, all east of the B1443, include eight detached brick houses forming Lattimer's Paddock, a terrace of six Council houses in Pudding Bag Lane, and a development of five houses in the Old Stackyard, built in 2005. The last includes barn conversions and new houses built of local stone.

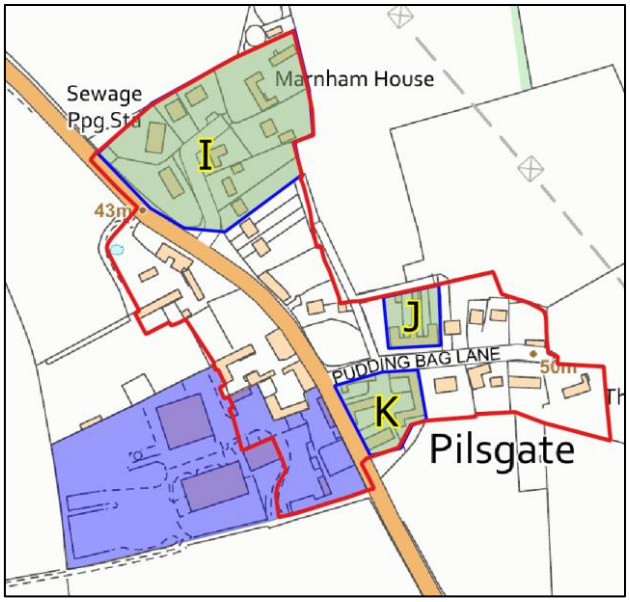
[15] Peterborough City Council Growth and Regeneration. 2017. *Pilsgate Conservation Area Appraisal. Report and Management Plan.*

Map 5. Barnack village envelope, farmyards and major housing developments



A: 1920s social housing; B: Little Northfields; C; The Acres; D; 1960s houses on Bainton Road; E: Paynes Field; F: Sissons Close; G: Orchard Road Council houses; H: Kingsley Estate. Villa, Manor and The Limes Farmyards are shaded blue

Map 6. Pilsgate village envelope, farmyard and larger housing developments



I: Lattimer's Paddock; J: Pudding Bag Lane Council houses; K: The Old Stackyard Pilsgate Farmyard.is shaded blue

Consultation findings

3.5 In the questionnaire circulated to residents there were three objectives relevant to policy on scale and location of housing. A large majority of respondents was against further large-scale development and support even for small-scale development was unenthusiastic.

Objectives relevant to Scale and Location of Development	% strongly agreed	% agreed
No more large developments anywhere in the neighbourhood area.	86	10
No development in the countryside (i.e. outside the villages)	65	24
Support small developments in suitable sites	28	53

Justification and intent

3.6 Paragraph 77 of the National Planning Policy Framework (NPPF) states "*In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs*". Paragraph 79 says that development of isolated houses in the countryside should be avoided, except in circumstances such as "*the essential need for a rural worker… to live permanently at or near their place of work*". This is echoed in Policy LP11: Development in the Countryside in the Peterborough Local Plan, which states: "*Planning permission for a permanent dwelling in the countryside to enable an agricultural worker to live at, or in the immediate vicinity of, their place of work, will only be granted to support existing agricultural activities on a well-established agricultural unit, provided that there is a clearly established existing functional need …. and that the agricultural activity is financially sound."*

3.7 Policy *LP3: Spatial Strategy for the Location of Residential Development* in the Peterborough Local Plan states that the housing target for 2016 to 2036 is 19,440 new homes, with 5% of the planned growth in villages. Further development will be limited to infill or redevelopment at a scale appropriate to each village. Under Policy *LP41: Medium Village Allocations,* Barnack is allocated 80 houses in 4.29 ha off Uffington Road (Sissons Close). No housing allocation is made for Pilsgate, which is classified as a small village under Policy LP42. Policy *LP8: Meeting Housing Needs* says that developments of 15 or more dwellings should provide 30% affordable housing.

3.8 Peterborough's Housing Strategy[16] points out that "*rural areas are dominated by properties with three bedrooms or more meaning that not only is there a more limited supply of affordable housing, it is also more difficult to access entry level market housing. A survey undertaken as part of the 2010 Peterborough Strategic Housing Market Assessment* (SHMA) *found that whilst incomes and savings of persons in rural areas are overall generally higher than in urban areas, given the low level of affordable housing and the limited entry level housing, there can be particular issues in accessing affordable housing locally.*" The relatively high cost of housing In Barnack is confirmed by figures from Zoopla[17]. In the twelve months up to July 12th 2019, the average house price in Barnack was £442,385, compared with £221,219 in Peterborough and £354,451 in Stamford.

[16] Peterborough City Council. 2017. Peterborough Housing Strategy 2016 to 2021.

[17] https://www.zoopla.co.uk/house-prices/

3.9 The 2017 SHMA[18] concludes that between 2016 and 2036 there will be a net deficit of affordable housing in Peterborough (unitary authority area) of 559 per annum. According to the Peterborough Local Plan, this is approximately 57% of the annual objectively assessed housing need.

3.10 Peterborough City Council has confirmed[19] that the Local Plan's housing requirement for Barnack from 2016 to 2036 is 80 dwellings. Because Policy LP41.4 allocates a site (Sissons Close) in Barnack for 80 houses, no additional dwellings are required through the Neighbourhood Plan to meet the need identified in the Local Plan. However, in accordance with national policy, this is not a ceiling and does not rule out building on small 'windfall' sites.

3.11 In Sissons Close, 30% of the 80 houses are 'affordable', as stipulated in Policy LP8. However, as regards the houses for sale on the open market, there is a high preponderance of large (4- and 5-bedroom) homes (see table below).

The mix of house sizes in Sissons Close

No. of bedrooms	Whole of Sissons Close 80 houses		Housing Association (Affordable homes) 24 houses		Open market 56 houses	
1	6	7.5%	6	25%	0	0%
2	11	14%	11	46%	0	0%
3	20	25%	6	25%	14	25%
4	25	31%	1	4%	24	43%
5	18	22.5%	0	0%	18	32%

3.12 Statistics on household spaces from the 2011 census[20] (see the following table) indicate that relative to Peterborough as a whole, there was a smaller proportion of three-bedroomed houses in Barnack. This trend has continued in the Sissons Close development.

House sizes in Barnack and Peterborough (% of total resource)

Number of bedrooms	Barnack Parish	Peterborough UA
1	7%	12%
2	27%	24%
3	34%	44%
4 or more	33%	20%

3.13 Two farmyards – at The Limes in Barnack and at Pilsgate Farm – remained in agricultural use in 2019. There are two other farmyards in Barnack (see Map 5). In 2019 Manor

[18] JG Consulting. March 2017. *Report for Peterborough Housing Market Area and Boston Borough Council. Strategic Housing Market Assessment update*

[19] Email from Gemma Wildman, Principal Planner, 20th June 2019

[20] https://www.ons.gov.uk/census/2011census/2011censusdata

Farmyard was the centre of an equestrian business, and the Villa Farm / Close House complex accommodated a gardening school. Most of Pilsgate Farmyard lies outside the village development envelope (Map 6), where the policy against building in the countryside would apply, but the three farmyards in Barnack lie entirely within the village envelope. Policy A4 covers paddocks associated with Villa Farm and Manor Farm.

3.14 Neighbourhood Plan Policy A1 attempts to redress the current imbalance, as demonstrated by the Sissons Close development, in the mix of new housing available for sale on the open market. It intends to ensure that during the lifetime of this Plan

- there will be no new large housing developments in the Neighbourhood Area;
- a supply of small houses is built on infill sites, to help diversify the community and to enable first-time buyers to purchase homes in Barnack and Pilsgate.

3.15 Policy A1 also seeks to ensure that the village development envelopes (shown on Maps 5 and 6) are respected and maintained.

Policy A1: Scale and Location of Housing Development

1. Proposals for new-build homes, or for the conversion of existing buildings to housing, should be limited to developments of a maximum of five dwellings, located on infill sites (including farmyards) within the village development envelopes of Barnack and Pilsgate. Proposals for developing more than five dwellings on a single site within the plan period will not be supported.

2. In any of the four farmyards in Barnack and Pilsgate, such development (i.e. up to a maximum of five dwellings) through conversion of existing farm buildings and/or new-build will only be supported if
   a) it is compatible with any established and on-going use of the farmyards;
   b) the external appearance and integrity of converted heritage buildings is preserved; and
   c) the agricultural character of the wider site is maintained.

3. With the exception of applications for single dwellings, all proposals should provide one and/or two bedroom homes. Proposals for dwellings with three or more bedrooms will be resisted unless
   a) it can clearly be demonstrated that their design is appropriate for the site; and
   b) they are part of a scheme in which the majority of dwellings being delivered (as new-build and/or conversion) have one or two bedrooms.

4. Any proposal to build a permanent new dwelling outside the village envelopes, to enable an essential agricultural or other rural worker to live at their place of work (or in the immediate vicinity), will be supported only if, in addition to the criteria set out in Part D of Policy *LP 11: Development in the Countryside* of Peterborough Local Plan, the proposal is for a single house with no more than three bedrooms, other than in exceptional circumstances.

A2: Built Heritage and Design Criteria for Housing Development

AIMS

- To protect historic buildings and their settings in Barnack and Pilsgate
- To ensure that new developments and conversions of existing buildings are designed appropriately in relation to their settings in the villages.
- To achieve high standards of building design, construction and energy efficiency.

Background

3.16 According to the *Barnack Conservation Area and Village Appraisal*, Barnack is one of England's finest stone villages. There are over 40 listed buildings in Barnack[21], further testimony to its historic value. The church is Grade I; No. 7, Station Road, which dates from the 13th or 14th century, is Grade II*; the remainder are Grade II. They include:

- buildings associated with farming, such as The Limes farmhouse with its 15th century 'tithe barn' and 18th century dovecote;
- the 15th century Feoffee Cottages on Millstone Lane;
- elegant houses such as Kingsley House (the old Rectory), the Old Bakehouse in The Square and Cedar House on Main Street;
- the Millstone Inn;
- the Village Hall (the former village school building, dating from 1796)

Barnack telephone kiosk and the War Memorial are Grade II listed structures.

3.17 The most prominent building in Barnack is the church. The tower is one of the finest surviving examples of Saxon masonry in Britain. It can be seen from all four road approaches, from several footpaths. and from the high ground near Ufford.

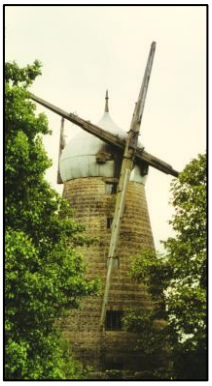
3.18 In Pilsgate there are three Grade II listed buildings, including Pilsgate House, which dates back to the 17th century. Pilsgate also has a listed telephone kiosk. Listed buildings at some distance from the villages include the tower windmill, dating from 1789 and standing on high ground to the west of Barnack, and the remains of a watermill on the Whitewater Stream, west of Wittering Ford Road.

3.19 Peterborough City Council Historic Environment Record (HER) is the primary information service for the historic environment of Peterborough Unitary Authority[22].

3.20 Pre 19th century buildings in both Barnack and Pilsgate were constructed of local limestone, roofed with Collyweston slate or thatch. Outhouses sometimes had pantile roofs. Dry-stone walls around gardens and fields are a prominent feature of both villages. The individuality of the old buildings contrasts strongly with the uniformity of modern housing developments elsewhere in the villages. The characteristics of the street patterns and details of the old houses are described in the Design Statements and the Conservation Area Appraisals for Barnack and Pilsgate[23].

[21] https://peterborough.maps.arcgis.com/home/index.html (Hawkeye - Archaeology – Listed Buildings)
[22] The HER is publicly available on the heritage Gateway at https://www.heritagegateway.org.uk/gateway/.
[23] Barnack Parish Council. 2001. *Barnack and Pilsgate Village Design Statement*
Peterborough City Council. 2011. *Design and Development in Selected Villages*. Supplementary Planning Document.
Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal. Report and Management Plan*
Peterborough City Council. 2017. *Pilsgate Conservation Area Appraisal. Report and Management Plan*

Barnack Church



Barnack Windmill

No. 7 Station Road

Feoffee Cottages

Cedar House

Pilsgate House

Kingsley House

Close House

3.21 Barnack Conservation Area includes most of the village south of the B1443, including the 70 detached houses built in the grounds of Kingsley House (the former rectory) in the 1960s. The Conservation Area was enlarged to include the Kingsley Estate, following recommendations made in 2008[24] to take greater account of the relationship of buildings to their landscape setting. The aerial photograph shows the sweeping curve of the Bishop's Walk lime avenue, planted in the 1920s to line the carriage driveway to the Rectory. Here, as elsewhere in Barnack and Pilsgate, trees are a valued landscape and nature conservation

[24] Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal. Report and Management Plan.*

asset. They include several large *Wellingtonia* in Barnack, mature pollarded willows in Manor Farm Paddock and a large horse chestnut tree in Chapel Field, Pilsgate.

Google Earth image of part of the Kingsley Estate, Barnack

3.22 In addition to the listed buildings, there are 19 houses in Barnack's Conservation Area subject to general Article 4 Direction Orders, meaning that the owner is required to seek planning consent for some developments that normally would be allowed under permitted development rights. Many stone boundary walls and trees are also protected.

3.23 The Conservation Areas of Barnack and Pilsgate are shown in Maps 7a, 7b and 8. Map 7a indicates the streets constituting Barnack's historic stone-built core: Stamford Road, School Road, the northern half of Millstone Lane, The Square, Main Street, Jack Haws Lane and Station Road[25] (excluding the Business Park). The adjacent Manor Farm and Kingsley House are also included in this category. Although most of the houses in the village core are built of limestone, a few are more recent brick buildings, The old street pattern is clearly visible in the Enclosure map (Map 3).

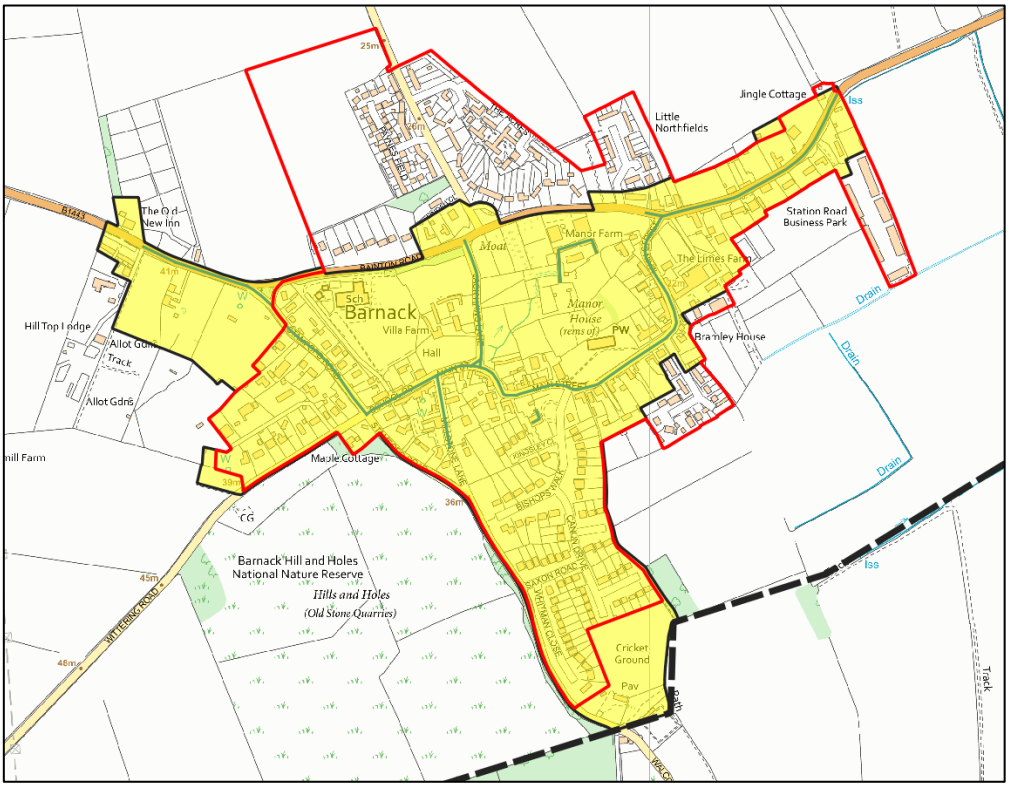
Consultation findings

3.24 The results of the questionnaire show strong support for the protection of our built heritage, and a desire to ensure that new development is appropriate to its setting and takes into account its environmental impact.

Objectives relevant to Built Heritage and Criteria for Infill Development	% strongly agreed	% agreed
Ensure that buildings are appropriate in style and materials	72	27
Ensure that historic buildings are preserved.	83	17
Ensure adequate provision for off-road car parking	80	19
Ensure that road safety and the impact of lorry movements are taken into account in developments that increase traffic density	90	9
Ensure that adequate waste management facilities and water saving systems are incorporated into all developments	69	30
Conserve and enhance wildlife sites and natural and semi-natural habitats, including woodland, trees and wildlife corridors	79	21

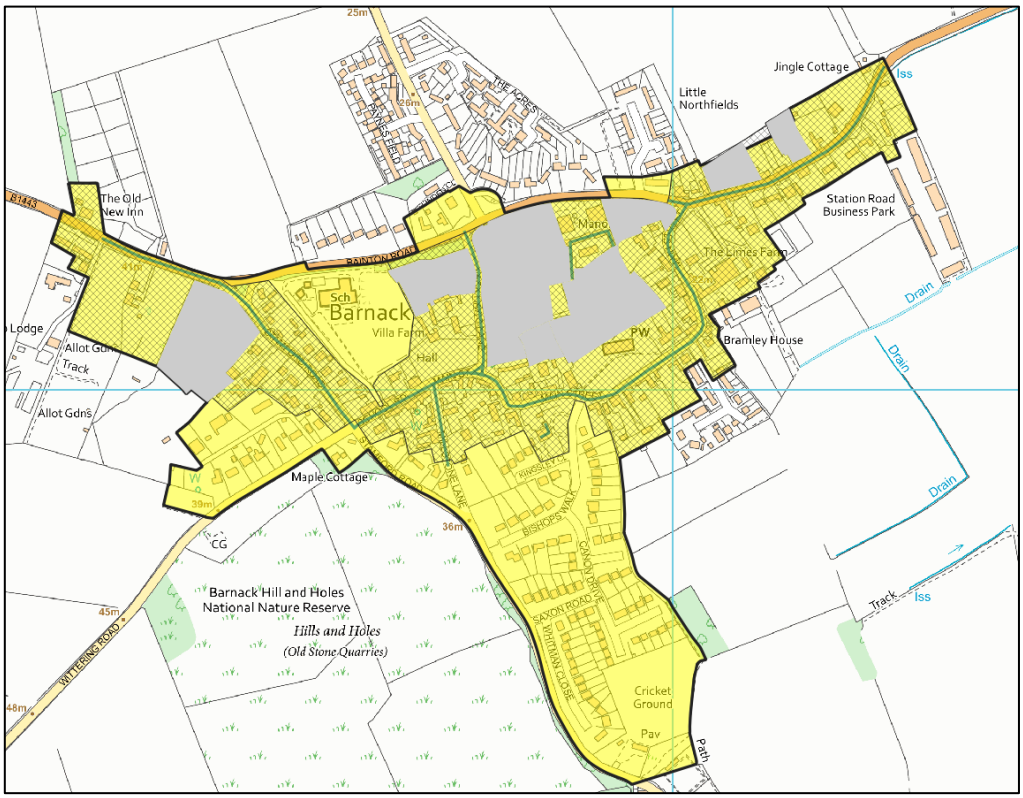
[25] The distribution of protected stone buildings along these streets is shown in Appendix 1.5 of the *Barnack Conservation Area and Village Appraisal.*

Map 7a. Barnack Conservation Area and roads in Zone A



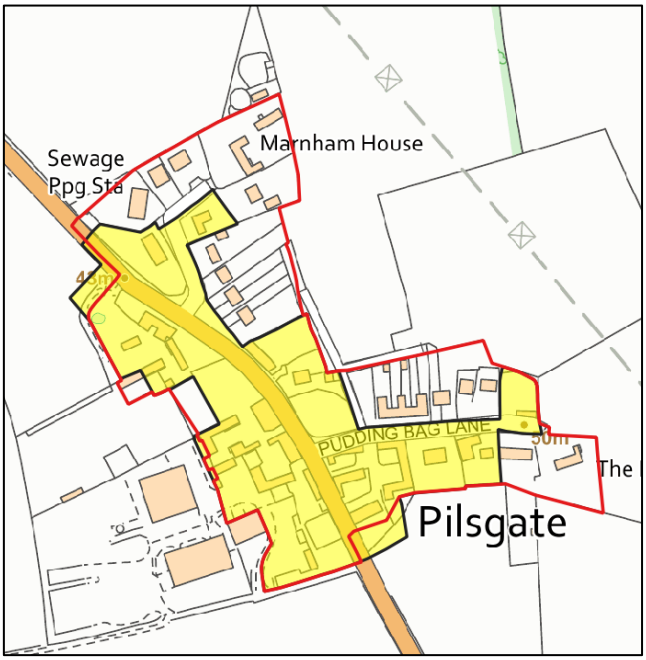
Conservation Area is coloured yellow. Village envelope is shown in red. Roads in Zone A shown in green

Map 7b. Zone A



Area constituting Zone A is hatched. Blank areas are protected open green spaces (see Policy A4)

Map 8. Pilsgate Conservation Area



The Conservation Area is coloured yellow. The village envelope is shown in red

Justification and intent

3.25 Paragraph 127c of the NPPF states "*Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*" Paragraph 125 states that plans should "*set out a clear vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*" The National Design Guide[26] states that well-designed development *"is based on an understanding of the existing situation including ….. the local vernacular and other precedents that contribute to local character."*

3.26 Policy *LP19: The Historic Environment* in the Peterborough Local Plan states that "*All new development must respect, and enhance or reinforce where appropriate, the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value".* Policy *LP9: Custom Build, Self-build and Prestige Homes* says that the loss of an existing building will only be allowed if it does not contribute to the historic environment. Policy *LP13: Transport* lays down standards for parking provision. Policy *LP29: Trees and Woodland* says that development proposals should be based on the principle that "*the existing tree and woodland cover is maintained, improved and expanded".*

[26] Ministry of Housing, Communities and Local Government. 2019. *National Design Guide. Planning practice guidance for beautiful, enduring and successful places*

3.27 The Supplementary Planning Document *Design and Development in Selected Villages*[27] includes Barnack and Pilsgate as limestone villages and lays down principles of design for new buildings, with special reference to Conservation Areas. This Neighbourhood Plan endorses the principles set out. in the *Design and Development* SPD and in the *Conservation Area and Village Appraisal M*anagement Plans for both Barnack and Pilsgate[28].

3.28 This Neighbourhood Plan has not identified any specific sites for infill development in Barnack or Pilsgate. Instead, it puts forward principles and lays down standards of design, construction and energy efficiency that will be expected from any development proposal.

3.29 Barnack Conservation Area is extensive, covering most of the village south of the B1443. It includes both the old stone-built core of the village (Zone A in Map 7b) and modern housing developments. The 1960s Kingsley Estate, for instance, was included in the enlarged Conservation Area on landscape grounds, rather than on the architectural merit of the buildings. While the aim of this Neighbourhood Plan is to preserve the special character of the whole of the Conservation Area, particular consideration is given to Zone A, where almost all the listed buildings are situated and where more prescriptive restrictions on design are laid down for new developments. The normal restrictions on permitted development rights, demolition, tree works etc. will, of course be supported throughout the Conservation Areas of Barnack and Pilsgate.

3.30 Neighbourhood Plan Policy A2 applies to small infill developments of up to five dwellings, as laid down in Policy A1. Policy A2 is intended to

- protect heritage assets, including listed buildings and archaeological features (which may require investigation, as was the case with a recent infill development in Millstone Lane[29]) and their settings;
- ensure that new developments are appropriate to their surroundings, especially in the historic stone-built core of Barnack;
- make sure that developments are of a high standard of design, construction and energy efficiency (new dwellings should be compliant with the Future Homes Standard[30], when this is introduced);
- prevent undue restriction on innovation in design outside the Conservation Areas.

Adverse impacts on neighbours should be avoided during construction work by adherence wherever possible to the *Code of Considerate Practice*[31] given in the website of the *Considerate Constructors Scheme.*

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[27] Peterborough City Council. 2011. *Design and Development in Selected Villages*. Supplementary Planning Document.

[28] Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal*

Peterborough City Council. 2017. *Pilsgate Conservation Area Appraisal.*

[29] Trimble, D. 2015, Land at Millstone Lane, Barnack, Peterborough. *Archaeological strip, map and sample excavation.* Unpublished report. Witham Archaeology. https://doi.org/10.5284/1035462.

[30] Ministry of Housing, Communities and Local Government. October 2019. *The Future Homes Standard. 2019 consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new buildings.*

[31] See *Code of Considerate Practice* at https://www.ccscheme.org.uk/wp-content/uploads/2017/05/code-of-considerate-practice-2017.pdf

Policy A2: Built Heritage and Design Criteria for Housing Development

1. All housing development (including new dwellings, conversions and extensions) should harmonise with the character of building in the surrounding area, but this should not preclude the use of innovative design, especially when directed towards energy efficiency or other environmental benefit. Proposals should take account of the following:
   a) New buildings should not exceed three storeys including accommodation in the roof-space.
   b) Off-road car parking for new homes should be provided at the rate of one space per unit bedroom, up to a maximum of four spaces per dwelling, with a single garage considered to be one of the spaces.
   c) For new houses, plug-in facilities should be provided for charging electric vehicles.
   d) Natural materials are preferred to artificial ones such as PVC.
   e) Flat roofs should be avoided.
   f) Chimneys (false or usable) should normally be incorporated in the design.
   g) Extensions, annexes and new conservatories should be of a design and size appropriate to their location.
   h) Thermal insulation should be the highest standard achievable (Future Homes Standard).
   i) A rainwater harvesting and storage system should be installed in all new buildings.
   j) The installation of grey water utilisation systems and storm water harvesting in new houses will be supported.
   k) Paving materials should be self-draining; tarmac should be avoided.
   l) Dry-stone boundary walls and old railings should be retained or reinstated; tall timber board or panel fencing should not be used on road frontages.
   m) Access to Broadband should be provided for new homes.
   n) High security doors and windows, and external lighting with movement sensors should be installed.
   o) Grass verges and hedges should be retained wherever possible.
   p) Trees should be afforded the protection laid down in Policy *LP29: Trees and Woodland* of Peterborough Local Plan.
   q) Due regard should be paid to the investigation and protection of archaeological features, as laid down in Policy *LP 19: The Historic Environment* of Peterborough Local Plan.

2. Zone A of Barnack Conservation Area

This zone comprises the historic core of Barnack - Stamford Road, School Road, the northern half of Millstone Lane, The Square, Main Street, Jack Haws Lane, Station Road (excluding the Business Park), Manor Farm and Kingsley House (see Map 7b). In addition to the guidance above, the following are requirements:

   a) New-build or extension to / conversion of an existing stone building should be traditional in style and of a height and scale compatible with the existing stone buildings.
   b) New buildings and extensions to stone buildings should be faced with local limestone and roofed with Collyweston slate (or a high quality substitute, laid in diminishing courses), Welsh slate, clay pantile or thatch, as appropriate.
   c) Alterations to brick or rendered buildings should be similar in style and materials to those of the existing structure.
   d) Attention should be paid to the detailing of elements such as doors, window frames, lintels, sills, corbels, quoins, soffits, guttering and downpipes so that they complement. those in nearby houses similar in style to the development.

3. Heritage buildings

Pre-20th century buildings including barns, and other buildings of heritage value, should be retained and sympathetically maintained or converted, rather than being demolished and replaced.

A3: Renewable Energy Generation

AIMS

- To ensure that renewable energy generation schemes are acceptable and located in appropriate places.
- To protect built heritage and landscape features from the adverse impacts of renewable energy developments.

Background

3.31 In June 2019 the Government gave a commitment that by 2050 the UK would achieve net zero carbon emissions. This target was enshrined in law through an amendment to the Climate Change Act 2008. In July 2019 Peterborough City Council declared a climate emergency. This commits the Council to achieving 100% clean energy across its buildings and services by 2030 and ensuring that all strategic decisions, budgets and approaches to planning decisions are in line with a shift to zero carbon by 2030. These declarations are likely to mean a proliferation of photovoltaic panels on village roofs and solar farms in the countryside. While the Parish Council fully acknowledges the need for increased carbon-free energy generation to combat climate change, the visual impact of solar panels in the stone-built heart of village Conservation Areas and in attractive landscape is of concern.

3.32 In 2014 planning permission was granted for the Installation of a 3.9 MWp solar farm and associated infrastructure on land to the south of Wittering Ford Road, just outside Barnack Neighbourhood Area. The development did not go ahead.

3.33 The installation of solar panels and other energy microgeneration equipment (e.g. wind turbines, heat pumps)[32] on listed buildings requires planning permission. On other buildings this is normally regarded as permitted development. In 2014, Barnack Parish Council undertook a survey to assess the potential impact of the installation of roof-mounted solar panels in the stone-built core of Barnack (Stamford Road, School Road, Millstone Lane, Jack Haws Lane, The Square, Main Street, Station Road (excluding the Business Park) and Manor Farm – Zone A in Maps 7a and 7b). Apart from listed buildings, a total of 26 houses in the old core of Barnack were found to have south- or west-facing roofs visible from the street, making them potential sites for the installation of solar panels that would be visually intrusive. Twelve of these houses were subject to existing Article 4 Direction Orders for other developments. In 2016, Peterborough City Council consulted residents, then issued Article 4 Direction Orders covering the installation of roof-mounted solar panels to all 26 households identified through the survey. No objections were received. This exercise did not cover Pilsgate or the rest of the Conservation Area in Barnack, where numerous houses already had solar panels on their roofs.

3.34 Wind farm developments must be allocated in a Development Plan. No areas for wind farm development. are identified in either the Peterborough Local Plan or Barnack Neighbourhood Plan.

[32] The Green Energy (Definition and Promotion) Act 2009 defines microgeneration as technology that generates up to 50 kW electricity or 300 kW heat.

Solar panels on housing association bungalows, Little Northfields

Consultation findings

3.35 The objective in the questionnaire on renewable energy generation received a large overall majority in favour, although most were unenthusiastic. This may have been due to a lack of specificity in the question.

Barnack Neighbourhood Plan objectives relevant to Renewable Energy Generation	**% strongly agreed**	**% agreed**
Promote renewable energy generation (e.g. solar panels) in suitable places	35	42

Justification and intent

3.36 Paragraph 151 of the NPPF states: *"To help increase the use and supply of renewable and low carbon energy and heat, plans should a) promote a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are assessed satisfactorily (including cumulative landscape and visual impacts)".*

3.37 Policy *LP31: Renewable and Low Carbon Energy* in the Peterborough Local Plan says that landscape, heritage assets, residential amenity, highways, aviation and agricultural land classification should be taken into account when weighing up the relative merits and impacts of non-wind renewable energy development. Policy *LP27: Landscape Character* states "*New development in and adjoining the countryside should be located and designed in a way that is sensitive to its landscape setting."* The impact of solar farms on wildlife is discussed in RSPB's 2014 Solar Energy Policy Briefing[33]. RSPB supports appropriately sited and managed solar farms but would oppose those that would have a significant and detrimental impact on biodiversity.

3.38 There is a pressing need to tackle the problem of climate change. Neighbourhood Plan Policy A3 is intended to guide decision-makers in determining whether the benefit of a

[33] www.rspb.org.uk/Images/Solar_power_briefing_tcm9

proposal for generating energy from solar or other renewable sources outweighs any adverse impacts of the scheme[34].

Policy A3: Renewable Energy Generation

1. Applications for the installation of solar panels, heat pumps or microgeneration wind turbines on listed buildings would be supported only if the installation were fully reversible and the equipment were not visible from a road or a public right of way.

2. Planning applications for the installation of roof-mounted solar panels on houses in the historic core of Barnack (Zone A of the Conservation Area - Stamford Road, School Road, Millstone Lane, Jack Haws Lane, The Square, Main Street, Station Road (excluding the Business Park), and Manor Farm – see Maps 7a and 7b) that are subject to a relevant Article 4 Direction would be supported only if the equipment were not visible from a road or a public right of way.

3. Proposals for the development of solar farms in the countryside will be assessed in relation to their proximity to housing and their potential impact on the surrounding landscape and on wildlife. Proposals would not be supported if the planned development were sited:
   a) where the panels would be visually intrusive, such as on rising ground visible from a road or public right of way, or close to houses; or
   b) adjacent to Barnack Hills and Holes SSSI / Special Area of Conservation.

4. Proposals for the development of solar farms should include measures for:
   a) ameliorating the visual impact of the scheme by screening with vegetation; and
   b) enhancing biodiversity (e.g. by planting flower-rich grassland).

[34] The installation of solar panels on the roofs of buildings other than those that are listed or are subject to the relevant Article 4 Direction is a permitted development, so planning applications would not be required.

A4: Open Green Spaces in the Villages

AIM

- To protect the most cherished open-green spaces in Barnack and Pilsgate from development, in order to preserve reminders of our history, to retain valued views and to maintain the strong sense of place in the Conservation Areas.

Background

3.39 The old part of the village of Barnack is unusual in its feeling of spaciousness. This is due in large part to the extensive green spaces at its heart. In addition to the Hills and Holes National Nature Reserve (see Policy B2), there are paddocks and other grassy areas that contribute significantly to the open, rural character of the Conservation Area. These spaces are bounded by stone walls, reflecting the historic layout of farmland. The Barnack Conservation Area and Village Appraisal[35] points out that "*Barnack is unique in having ancient Lammas Closes and small fields enclosed by high stone walls and interacting with the buildings. The closes off Jack Haws Lane have a particular sense of place and the dovecote and Wilfrid Wood paddocks* [north of the B1443] *are also significant.*"

3.40 The paddocks to the north of St. John the Baptist Church were once the grounds of the demolished Manor House, originally Norman[36]. These fields contain medieval earthworks, the site of the Manor House itself; and a stream bordered by mature willow pollards. The sward is rich in wild flowers and, when rested from grazing by horses, offers a valuable resource for pollinating insects. A dovecote, built in 1798, stands in one of the two paddocks to the north of the B144. The aerial photograph and Map 9 show the paddocks on the site of the Manor House grounds, and those west of Jack Haws Lane and north of the B1443. The Manor House paddocks allow views of the north side of the church from Jack Haws Lane to the west and from Bainton Road to the north (see photograph).

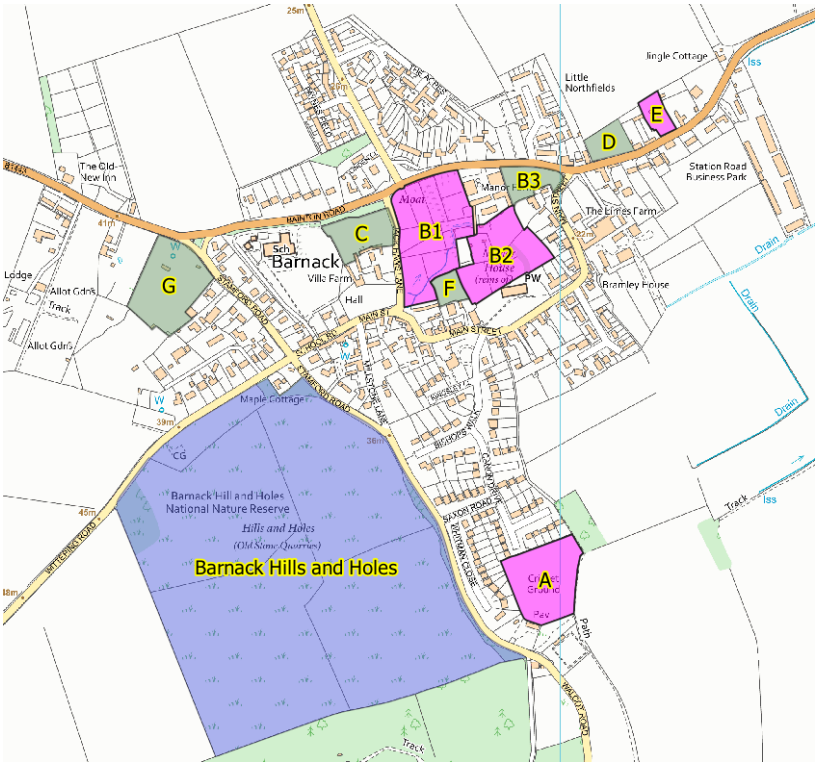
Google Earth image of the centre of Barnack

View of the church across Manor Farm Paddocks

[35] Peterborough City Council Planning Delivery Service. 2008. *Barnack Conservation Area and Village Appraisal. Report and Management Plan.*

[36] https://www.heritagegateway.org.uk/gateway

Map 9. Location of protected space in Barnack[37]



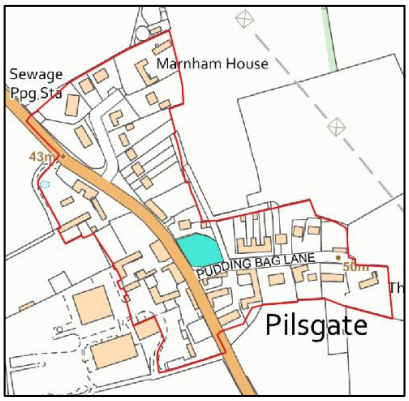
A: Cricket Ground - Local Green Space (designation in Peterborough Local Plan)
B1: Manor Farm West, B2: Manor Farm South, E: Dovecote Paddock - Local Green Space (designated under Barnack Neighbourhood Plan)
B3: Manor Farm Paddock East, C: Villa Farm Paddock, F: Gatehouse Paddock, G: Barnack Grassland - Protected Green Space in Village (designation in Peterborough Local Plan)
D: Forge Paddock – Protected Green Space in Village (designated under Barnack Neighbourhood Plan)

3.41 Towards the western end of Barnack, opposite the War Memorial, is another open space - Banack Grassland (G on Map 9). This flower-rich County Wildlife Site shows evidence of past limestone quarrying. Barnack Cricket Ground (A on Map 9) at the southern end of the village, is accessible to the public The Primary School playing field, owned by Peterborough City Council, is also open to the public for recreational pursuits, but only during out-of-school hours. Other open spaces in Barnack are the Hills and Holes National Nature Reserve, the allotments, the cemetery and the churchyard (see Policy C1).

3.42 The Pilsgate Conservation Area Appraisal[38] says "*The stone walled paddock and mature horse chestnut tree in the centre of the village provide a high quality focal point.*" This is Chapel Field, situated at the junction of Puddingbag Lane and the B1443 (Map 10) and reputedly the site of a medieval chapel[39]. A cluster of Barnack Beauty apple trees - a local variety - has been planted in Chapel Field.

[37] Map based on Inset No.6, Policies Map, Peterborough Local Plan
[38] Peterborough City Council Growth and Regeneration. 2017. *Pilsgate Conservation Area Appraisal. Report and Management Plan.*
[39] Briston, M. E. & Halliday, T. M. (eds.) 2009. *The Pilsgate Manor of the Sacrist of Peterborough Abbey.* Northamponshire Record Society.

Map 10. Chapel Field, Pilsgate



Aerial photograph of Chapel Field

Consultation findings

3.43 The results of the questionnaire show that 100% of the respondents were in favour of preserving the villages' green spaces, valued views and landscapes.

Barnack Neighbourhood Plan objectives relevant to Open Green Spaces in the Villages	**% strongly agreed**	**% agreed**
Preserve the existing open green spaces in the villages	90	10
Preserve valued views and landscapes	87.5	12.5

Justification and intent

3.44 Paragraph 99 of the NPPF states that "*The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them"*. To qualify for this designation, a site must be "*capable of enduring beyond the plan period".* Paragraph 100 says that the *Local Green Space designation should only be used where the green space is:*

a) *in reasonably close proximity to the community it serves;*
b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
c) *local in character and is not an extensive tract of land.*

3.45 The policies in the Peterborough Local Plan that are most relevant to this section of Barnack Neighbourhood Plan are *LP19: The Historic Environment, LP22: Green Infrastructure Network* and *LP23: Local Green Space, Protected Green Space and Existing Open Spaces*. The location of all the areas designated as Local Green Space or as Protected Green Space in Village, as well as open areas regarded as non-designated heritage assets (i.e. Protected Open Space or Gap in Village) are shown in Inset No. 6 (for Barnack) and No. 19 (for Pilsgate) in the Policies Map.

3.46 The Cricket Ground (Site A in Map 9) is the only site in Barnack Neighbourhood Area that was designated in the Peterborough Local Plan 2016 to 2036 as Local Green Space, and the only protected open space, apart from the Hills and Holes National Nature Reserve, with public access. Sites B1, B2, B3, C, F and G in Barnack (Map 9) and Chapel Field in Pilsgate

(Map 10) are shown in the 2019 Peterborough Policies Map as Protected Green Space in Village - a local designation. Sites D and E (Map 9) are shown in the Policies Map as heritage assets (Protected Open Space or Gap in Village). Sites designated as Protected Green Space in Village or recognised as heritage assets are afforded a lower level of protection than that enjoyed by sites with the national designation Local Green Space. The NPPF rules out new development on Local Green Space other than in very special circumstances.

3.47 Policy A4 below designates sites B1 (Manor Farm West), B2 (Manor Farm South) and E (Dovecote Paddock) (as shown on Map 9) as Local Green Space. Appendix 2 sets out a detailed justification for upgrading the designation of these sites. Because Barnack has satisfied its 80-house allocation for the plan period, and in addition there are numerous potential infill development sites in the Neighbourhood Area, these three green spaces are capable of enduring beyond the plan period (see NPPF paragraph 99). The criteria in NPPF paragraph 100 are satisfied because the sites

a) lie within the Village Envelope;
b) are special because of their historic and landscape value, and their contribution to Barnack's individuality and sense of place; and
c) are small, stone-walled paddocks characteristic of the local area.

Policy A4 also designates Forge Paddock (site D on Map 9) as Protected Green Space in Village. Appendix 2 sets out the reasons: the site is associated with historic agricultural and industrial buildings, as well as allowing views of open countryside to the north, beyond the built-up area.

3.48 Policy A4 is intended to

- preserve the valued views and green spaces in Barnack and Pilsgate
- increase the current level of protection for some of the green spaces in the historic core of Barnack.

Policy A4: Open Green Spaces in the Villages

1. Manor Farm Paddock West, Manor Farm Paddock South and Dovecote Paddock (sites B1, B2 and E in Map 9 and Appendix 2) are designated as areas of Local Green Space.
2. Local Green Space (i.e. Manor Farm Paddock West, Manor Farm Paddock South, Dovecote Paddock and Barnack Cricket Ground) will be protected in line with the NPPF, which rules out new development on these sites other than in very special circumstances.
3. Forge Paddock (site D in Map 9 and Appendix 2)) is designated as a Protected Green Space in Barnack.
4. Protected Green Space in Barnack (sites B3, C, D, F and G in Map 9) and in Pilsgate (Chapel Field in Map 10) will be protected from development unless there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and heritage assets.
5. Any proposal for development adjacent to a designated Local Green Space or Protected Green Space in Barnack or Pilsgate should be sympathetic to the setting and should not diminish the visual amenity of the green space.
6. Proposals for development in Barnack should not compromise views of the church across Local Green Space or protected Green Space.

Theme B: Natural Environment

B1: Wildlife Habitats and Species

AIM

To ensure that biodiversity net gain is generated from development by

- contributing to the conservation of threatened wildlife species
- enhancing, expanding and creating semi-natural habitats and wildlife corridors.

Background

3.49 The 2019 United Nations report on biodiversity[40] indicates that a million species are threatened with worldwide extinction. 15% of the UK's native species, including over one in four mammals, were regarded in 2019 as being at risk of extinction and the overall abundance of wildlife in this country had fallen by 13% since the 1970s[41]. The UK Government's Biodiversity Action Plan[42] includes a list of 'priority' habitats and species most in need of conservation. Section 40 of the *Natural Environment and Rural Communities Act 2006* requires local planning authorities to have regard to the conservation of these priority habitats and species.

3.50 Although much of the farmland in Barnack Neighbourhood Area is intensively cultivated and therefore low in biodiversity, there are extensive networks of wildlife corridors such as road verges, hedges and ditches. A few small areas within the villages, including the cemetery, the churchyard, the war memorial green and some road verges in the Kingsley Estate, support an abundance of wild flowers, including orchids. The church is an important nesting site for bats. A large garden at Close House is managed primarily as a wildlife area. The eleven priority habitats that occur in the Barnack Neighbourhood Area are shown in Table 1, Appendix 3. Some, such as limestone grassland, are well represented, but standing water and wetlands are very limited in extent. No 'ancient woodland' (i.e. woodland that has existed continuously since 1600 or before)[43] remains. Table 2, Appendix 3 lists the 45 priority species known to have occurred in Barnack Neighbourhood Area since 2000. Designated wildlife sites are covered in Policy B2.

Consultation findings

3.51 In the questionnaire there were two objectives relating to wildlife habitats and species. There was unanimous support for one and close to unanimous support for the other.

[40] UN Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services. 2019. Global Assessment Report.

[41] RSPB *et al.* 2019. *State of Nature 2019*

[42] UK Government. 1994. *Biodiversity The UK Action Plan*. HMSO. http://jncc.defra.gov.uk/page-5705.

[43] See Peterborough City Council's Hawkeye interactive mapping system

Barnack Neighbourhood Plan objectives relevant to Wildlife Habitats and Species	% strongly agreed	% agreed
Conserve and enhance wildlife sites and natural and semi-natural habitats, including woodland, trees and wildlife corridors.	79	21
Ensure that development plans afford maximum possible protection to wildlife species.	72	25

Justification and intent

3.52 In July 2018 HM Government produced a 25-year plan for the environment[44]. In the forward, the Secretary of State for Environment, Food and Rural Affairs states: *"We will ensure that we support development and the environment by embedding the principle that new development should result in net environmental gain.*" The National Planning Policy Framework (NPPF) says that planning policies and decisions should protect and enhance biodiverse sites (para. 170); and *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity"* (para. 174b).

3.53 The vision in Peterborough's Green Infrastructure and Biodiversity Supplementary Planning Document (2018) is: "*By 2036 the Council and its partners will have helped to create an ecological network across Peterborough that is rich in wildlife, providing connectivity of valuable habitats between areas of high quality natural green spaces, delivering multiple benefits to both people and wildlife, whilst enabling the city to grow sustainably and providing a high quality of life for all."* This vision is reflected in Local Plan Policy *LP22: Green Infrastructure Network*, which states "*All development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme design*" and *LP28: Biodiversity and Geological Conservation*, which says that the Council has "a *duty to promote the protection and recovery of priority species and habitats*", *LP29: Trees and Woodland* says that development proposals should be based on the principle of maintaining, improving and expanding woodland and protecting ancient trees.

3.54 In July 2019, the Local Nature Partnership for Cambridgeshire and Peterborough[45] produced *Doubling Nature: A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050.* This puts nature at the heart of Peterborough's growth agenda and aims to double the area of land actively managed for nature across Cambridgeshire and Peterborough. To supplement this ambition, the Langdyke Countryside Trust, working in partnership with Natural England, the Wildlife Trusts, Nene Park Trust and other local community groups, launched *The John Clare Countryside Vision* for a nature recovery area across the landscape west of Peterborough, together with measures to strengthen the natural, historic and cultural heritage of the area. The widespread appreciation of nature has been demonstrated during the COVID-19 pandemic, with many people seeking solace in the quiet enjoyment of the countryside.

[44] H. M. Government. 2018. *A Green Future: Our 25 Year Plan to Improve the Environment.*

[45] www.naturalcambridgeshire.org.uk

3.55 Policy B1 is intended to ensure that development results where possible in **net gain** for wildlife[46] and that the aims of *Doubling Nature* are pursued in Barnack by

- maintaining, expanding and enhancing existing wildlife habitats;
- safeguarding wild animal and plant species against the adverse effects of development;
- protecting trees, both for their contribution to the landscape and the environmental services they provide[47]

The habitat and species checklists in Appendix 3, which are specific to Barnack, should be consulted when submitting planning applications, in addition to the briefer Biodiversity Checklist issued by Peterborough City Council.

Policy B1: Wildlife Habitats and Species

1. Development proposals should:
   a) wherever possible, deliver biodiversity net gain, to support Peterborough and Cambridgeshire's 'Doubling Nature' ambition;
   b) follow the principle that existing tree cover should be maintained and, where possible, opportunities should be taken to expand it;
   c) incorporate tree planting in landscaping plans, but avoid tree planting in species- rich limestone grassland;
   d) avoid damage to or destruction of hedgerows (especially those of importance, as defined by the *Hedgerows Regulations 1997*);
   e) protect other existing wildlife corridors and stepping-stones (such as copses, flower-rich road verges and ponds);
   f) provide new habitat (such as garden ponds, wild-flower borders and berry-rich shrubberies);
   g) use only native species that occur naturally in the locality in any planting schemes for public spaces and roadsides unless arboricultural considerations mean native species are not appropriate; and
   h) incorporate structures of benefit to wildlife (such as bird, bat and insect nest boxes; nesting platforms for swallows; house martin nest cups; nest bricks for swifts; hibernation sites and 'porous' fences for hedgehogs; green roofs and green walls).

2. Any proposal for the construction of new buildings, or for the conversion of buildings to residential or non-residential use, should include a proportionate ecological appraisal demonstrating that either
   a) no protected species and no priority habitats and species listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 would be adversely affected by the development;
   or
   b) effective measures to avoid or mitigate any threat to these habitats and species are to be put in place.

3. Proposals for setting aside and managing land for nature recovery or for the protection of wildlife species or habitats will be supported in principle. Proposals which contribute towards implementation of measures in The John Clare Countryside Vision will be particularly welcome.

[46] Net gain or loss can be assessed using updates to the Defra Biodiversity Metric described in: Department for Environment, Food and Rural Affairs and Natural England. 2012. *Biodiversity offsetting pilot. Technical Paper: the metric for the biodiversity offsetting pilot in England.*

[47] The Tree Council: Charter for Trees, Woods and People.

B2: Designated Wildlife Sites

AIM

- To protect designated wildlife sites and improve their effectiveness.

Background

3.56 97% of lowland flowery meadow was lost in England and Wales between the 1930s and the 1980s, and only 2% of the remaining grasslands have a high diversity of plant species[48]. In our Neighbourhood Area we are fortunate in having an ancient disused limestone quarry – Barnack Hills and Holes National Nature Reserve (see Map 9). Over 300 species of flowering plant grow there, including eight orchids. Each spring the spectacle of thousands of Pasque Flowers in bloom draws visitors from all over the country[49]. Pasque Flower, Man Orchid and Frog Orchid are among the rare species that are threatened with extinction in Britain[50] but can still be seen at Barnack.

Pasque Flower on Barnack Hills and Holes

3.57 Barnack Hills and Holes National Nature Reserve (see Map 9 for location) is managed by Natural England. This 22 ha remnant of grassland is not only nationally important (a Site of Special Scientific Interest - SSSI) but also internationally important, having been designated as a Special Area of Conservation (SAC) under the *EU Habitats Directive*[51] because of its outstanding assemblage of orchids. It is also designated as open access land under the *Countryside and Rights of Way Act 2000.* Natural England's *Site Improvement Plan*[52] identifies public access and disturbance as pressures on the site. The network of beaten paths (see aerial photograph) and the loss of skylarks, which still nest in arable fields nearby, are evidence of this pressure. In the summer of 2013 Natural England carried out a visitor

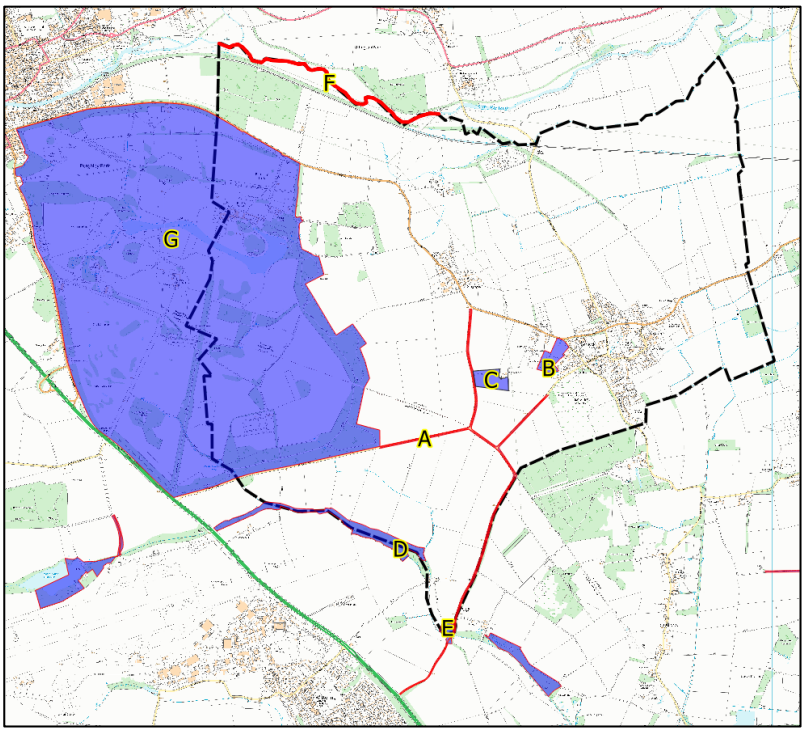
[48] RSPB *et al.* 2016. *State of Nature 2016*
[49] See https://langdyke.org.uk/
[50] Cheffings, C.M. & Farrell, L. 2005. *Species Status No. 7: The Vascular Plant Red List for Great Britain*. Joint Nature Conservation Committee.
[51] See http://jncc.defra.gov.uk/page-23
[52] See http://publications.naturalengland.org.uk/publication/4529218465562624

survey. The 120 responses indicated that about half the visitors were from the local area and that people are drawn to the Reserve for a wide variety of recreational purposes.

Google Earth image showing the network of paths on Barnack Hills and Holes

3.58 Barnack Hills and Holes is the only SSSI in Barnack Neighbourhood Area, but there are six County Wildlife Sites (Map 11)[53]. Although they are not regarded as nationally important, these sites are of great value in a local context. Each of the County Wildlife Sites has been selected as an example of a priority habitat (see Table 1, Appendix 3). Open green spaces in the villages (see Policy A4) form part of the green infrastructure network and also provide valuable wildlife habitat.

Map 11. Location of County Wildlife Sites in Barnack Parish



A: Barnack Road Verges B: Barnack Grassland C: Windmill Farm Meadow
D Whitewater Valley E: Mill Farm Meadow F: River Welland
G: Burghley Park (outside Barnack Neighbourhood Area)

[53] https://peterborough.maps.arcgis.com/home/index.html (Hawkeye – Natural Environment – County Wildlife Sites)

Consultation findings

3.59 The response to the questionnaire showed unanimous support for conserving wildlife sites and a large majority in favour of specific measures for the protection of Barnack Hills and Holes.

Barnack Neighbourhood Plan objectives relevant to Designated Wildlife Sites	% strongly agreed	% agreed
Conserve and enhance wildlife sites and natural and semi-natural habitats, including woodland, trees and wildlife corridors	79	21
Support Natural England in securing appropriate additional provision for access and recreation, to alleviate public pressure on the Hills and Holes Nature Reserve.	60	22

Justification and intent

3.60 The NPPF says that planning policies and decisions should protect and enhance biodiverse sites (paragraph 170) and *"distinguish between the hierarchy of international, national and locally designated sites"* (paragraph 171).

3.61 The Local Planning Authority has a special responsibility to safeguard Barnack Hills and Holes Special Area of Conservation, because of its international importance. Part 1a of Local Plan Policy *LP28: Biodiversity and Geological Conservation* states *"The highest level of protection will be afforded to international sites designated for their nature conservation or geological importance.... Development proposals that are likely to have an adverse impact, either alone or in combination, on international designated sites, must satisfy the requirements of the Habitats Regulations …."*. Part C of Policy *LP21: New Open Space, Sport and Recreation Facilities* says: *"Where a new development has the potential to have significant adverse effect on a designated international or national site …. as a result of additional recreational pressure on that site, the development may be required to provide open space of sufficient size, type and quality to mitigate that pressure."* A condition of the current 80-house development in Barnack was the creation of 1.7 ha of undulating, calcareous grassland habitat which, it is hoped, will reduce recreational pressure on the Hills and Holes. In addition, a Section 106 agreement is in place to assist in management of public access to the SAC. Natural England has a long-term plan[54] to secure additional land near the Hills and Holes that can be used for recreation and reduce public pressure on the Nature Reserve.

3.62 Part 1c of Policy LP28 says *"Development likely to have an adverse effect on locally designated sites …. including County Wildlife 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."* The County Wildlife Site most vulnerable to damage from development is probably Barnack Road Verges, which could suffer increased atmospheric pollution from traffic, compaction by heavy lorries, dumping of materials, and disturbance as a result of the installation of pipes and other infrastructure. The routes taken by construction vehicles, as well as other potential environmental impacts at a distance from a development site, should be taken into account in development proposals.

[54] Site Improvement Plan at http://publications.naturalengland.org.uk/publication/4529218465562624

3.63 Policy B2 is intended to protect and where possible to enhance designated wildlife sites (in particular Barnack Hills and Holes SSSI / SAC.

Policy B2: Designated Wildlife Sites

1. Any new residential development scheme with the potential to have a significant adverse effect on the integrity of Barnack Hills and Holes SSSI / SAC as a result of additional recreational pressure, may be required to provide open space of sufficient size, type and quality to mitigate that pressure, in line with Policy *LP21 New Open Space, Sport and Recreation Facilities* of the Local Plan. The provision of or contribution to other mitigation measures may also be required, as per Policy LP21 of the Local Plan.

2. Proposals for the development of a recreational area in the vicinity of Barnack Hills and Holes, designed to attract visitors away from the Nature Reserve, will be supported in principle, subject to an appropriate location being found and a management plan being agreed.

Theme C: Community

C1: Village Amenities

AIM

- To sustain and, where appropriate, to improve village amenities.

Background

3.64 Diverse amenities have developed over many years to a level that contributes greatly to the wellbeing of the community. The effort of local residents is essential for the continued existence of most of these amenities.

3.65 See Policy D1 for businesses, including a shop. The amenities covered by Policy C1 are:

- the Parish Church
- Barnack Church of England Primary School and other child-care facilities
- public recreation areas
- the village hall and other meeting places
- allotments
- cemetery.

3.66 **Parish church**
Dedicated to St. John Baptist, the parish church was founded during the Saxon era and extended during the Norman and later Medieval periods. The church is a centre for weekly worship and for a number of local activities and is a focal point for visitors. Any alterations to the fabric of this Grade1 listed ecclesiastical building, such as the installation of a heating system, would be subject to the Church of England faculty rules and procedures, with oversight by the Diocesan Advisory Council. The Parish Council is consulted when planning permission is sought for a material change to the exterior of the building

3.67 **School and other child-care facilities**
The school building was constructed in 1950. Its catchment area includes the neighbouring parishes of Southorpe, Wothorpe, Bainton and Ufford. The School's capacity in 2019 was 206 children. Barnack Pre-school is a charity housed in custom-built premises adjacent to the Primary School building. Home-from-Home offers care out of school hours for children of primary school age and for pre-school children. In 2019 it occupied a mobile classroom rented from the school. It is anticipated that expansion of the village will create increased demand and the need to expand Barnack School, the Pre-school and Home-from-Home. The school field has always been open to residents outside school hours.

3.68 **Public recreation areas**
Apart from the school field, there are only two, the cricket ground (see Policy C2) and a play area for young children incorporated as part of the Sissons Close housing development off Uffington Road. (See Policy C2.)

3.69 **Meeting places**
In addition to the church, there are three buildings available for use by the community for activities as varied as coffee mornings, keep fit classes, carpet bowls, karate and meetings of the Women's Institute, the Youth Club and the Parish Council. Once the old school building, part of which dates back to 1796, the village hall is leased from Burghley House

Preservation Trust and is run by the Community Association. The Acres and Little Northfields Community Centre is owned and run by Crosskeys Homes Housing Association and is primarily for the use of its tenants. The sports pavilion, although used principally by the Cricket Club, is a community facility available for hire.

Barnack Village Hall

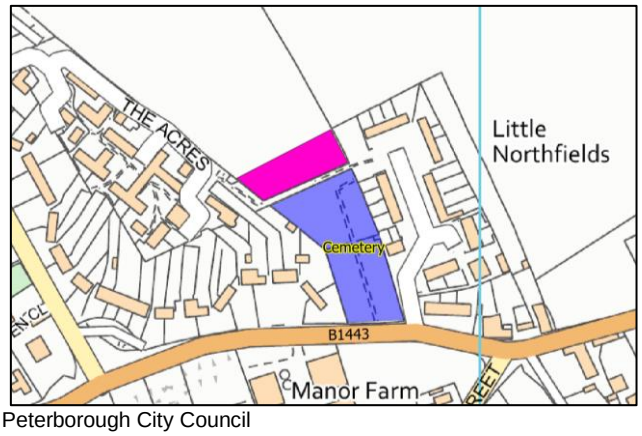
3.70 **Allotments**

The allotments are situated on the south side of the B1443 at the western end of Barnack village. Since the late 19th century, Burghley House Preservation Trust has leased about 2 ha of land there for use by local people as allotments.

3.71 **Cemetery**

Barnack Parish Council is a Burial Authority. The cemetery was established in 1903 when the churchyard became fully occupied. The current cemetery will accommodate burials for the next few decades, but more land will then be needed. 0.15 ha of agricultural land adjacent to the northern end of the cemetery (marked in pink on Map 12) was acquired by the Local Authority in 1964 for a future extension and is registered to Peterborough City Council.

Map 12. Land set aside for a future extension to the cemetery



Land set aside shown in pink

Consultation findings

3.72 The results of the questionnaire indicate strong support for the four objectives relevant to supporting and improving village amenities.

Barnack Neighbourhood Plan objectives relevant to Village Amenities	% strongly agreed	% agreed
Support the enhancement of meeting places such as the Village Hall, the Sports Pavilion and The Acres Community Hall	64	32
Support Barnack School and village childcare facilities	62	31
Ensure the continued provision of land for future expansion of the cemetery	34	48
Support the continued provision and use of allotments	47	44

Justification and intent

3.73 Paragraph 91 of the NPPF states that "*Planning policies and decisions should aim to achieve healthy, inclusive and safe places*" which "*enable and support healthy lifestyles ….. for example through…. access to healthier food, allotments …..*" Paragraph 92 goes on to state that "*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should* a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments ……. c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs".* Paragraph 94 says that *"It is important that a sufficient choice of school places* is *available to meet the needs of existing and new communities".*

3.74 Policy *LP7: Health and Wellbeing* in the Peterborough Local Plan states that development proposals should *"promote, support and enhance both the physical and mental health and wellbeing of the community*". This will be achieved by "*development schemes safeguarding and, where opportunities arise, creating or enhancing the role of allotments, orchards....".* Policy *LP30: Culture, Leisure, Tourism and Community Facilities* states that the Council will support the development of new [such] facilities. Additionally, "*All development proposals should recognize that community facilities such as …… places of worship and community halls, or any registered asset of community value, are an integral component in achieving and maintaining sustainable, well integrated development*".

3.75 Policy C1 intends to ensure that amenities are properly maintained and developed. This is apposite because the COVID-19 pandemic has shown how vital such amenities are for the coherence and resilience of communities.

Policy C1: Village Amenities

1. Development proposals that would adversely affect any existing village amenity (church, School, Pre-school, Home-from-Home, public recreation areas, village hall, sports pavilion, allotments, cemetery) or any new amenity that is established over the plan period, will not be supported.

2. Development proposals leading to the improvement of any of these amenities will be supported in principle.

3. Any necessary development related to the continuation of educational provision at Barnack School or Pre-school will be supported in principle. Development of the school playing field for any other purpose will not be supported.

4. Development proposals on the land reserved for enlarging the cemetery northwards will be supported only if the purpose is the extension of cemetery facilities.

C2: Sports Facilities

AIM

- To support, maintain and improve the provision of sports facilities in the Neighbourhood Area.

Background

3.76 Club cricket matches have been played in and around Barnack since 1847[55] and six fields have been used at different times as cricket grounds. Walcot Park Cricket Club and Barnack Cricket Club (BCC) once co-existed, sharing a number of players. After the First World War, a meeting was called to merge activities involving cricket, football, quoits, bowls and tennis, and Barnack United Sports Club (BUSC) was formed. Its stated objective was the promotion of all kinds of outdoor sports. BUSC was dissolved in 1955.

3.77 Over the years, while many sports have dwindled and others such as table tennis and darts have come and gone, BCC has continued to exist. The present cricket ground is at the southern end of the village, on land adjacent to the Kingsley Estate. This land was set aside by the builders, Monsell Youell Homes Ltd., on condition that it was used for cricket, and BCC has played there since 1964. The site is now owned by Barnack Community Association and is leased to BCC for a peppercorn rent.

3.78 A substantial pavilion was built there in 2011 / 2012, using BCC funds and Section 106 money from the Payne's Field development on the northern side of Barnack. The pavilion is a community facility with first call reserved for BCC.

3.79 At present, BCC plays adult cricket in Saturday and Sunday leagues and has a thriving youth section of Under 13, Under 11, Under 9 and a girls' team, which is the envy of many clubs in the area.

3.80 Barnack Bowls Club ground is situated close to the Cricket Ground, just beyond the parish boundary and therefore outside the Neighbourhood Area. The Bowls Club is open daily in the summer and enjoys an active membership with many social and league matches.

3.81 The primary school playing field is open to the public outside school hours but within daylight hours, for informal recreation. The field has some play equipment and goal posts, but no formal football pitch.

3.82 A fully equipped young children's play area (LEAP[56]) is included in the Sissons Close development at the northern end of Barnack. It should be complete in 2021.

3.83 Indoor sports facilities include carpet bowls and 'keep fit' classes such as karate, which are held in the village hall.

[55] Brian Palmer. 1983. *Cricket in Barnack 1847 – 1983. A History of Walcot Park and Barnack Cricket Clubs.*

[56] Local Equipped Area for Play

Consultation findings

3.84 In April 2013 a public meeting was held to assess demand for a Multi-use Games Area (MUGA), which could be used for tennis, basketball, netball and football, amongst other games. There was enthusiastic support for the idea and the vote, by a show of hands, was an overwhelming majority in favour. A parish project to install a MUGA continues.

3.85 Responses to the questionnaire showed support for the provision of sports facilities and unanimous support for the preservation of open spaces such as the Cricket Ground.

Barnack Neighbourhood Plan objective relevant to Sports Facilities	% strongly agreed	% agreed
Support the provision of recreational and sports facilities	53	39
Preserve the existing open green spaces in the villages	90	10

Justification and intent

3.86 Paragraph 96 of the NPPF says: "*Access to ……. opportunities for sport and physical activities is important for the health and well-being of communities".* Paragraph 97 advises against building on sports and recreation land, including playing fields.

3.87 Local Plan Policy *LP7: Health and Wellbeing* states: "*Development proposals should promote, support and enhance both the physical and mental health and wellbeing of the community* e.g. by *facilitating participation in sport and physical activity."*

3.88 Barnack Cricket Ground is protected from development because it is designated in the Peterborough Local Plan as Local Green Space. Local Plan Policy *LP23: Local Green Space, Protected Green Space and Existing Open Spaces* says that Local Green Space "*will be protected in line with the NPPF, which rules out new development on these sites other than in very special circumstances."* (See also Policy A4 of this Neighbourhood Plan).

3.89 Although the existing sports facilities and land are well protected, there is inadequate provision and variety of such facilities in the Neighbourhood Area.

3.90 This policy is intended to

- safeguard land in the Neighbourhood Area used by residents for sporting activities;
- make sure that sports facilities are provided for people of all ages, especially the young.

Policy C2: Sports Facilities

1. Development proposals that would result in a reduction in the availability of land or facilities open to residents for sporting activities would not be supported.

2. Development of new sports facilities for community use will be supported in principle.

C3: Public Rights of Way

AIM

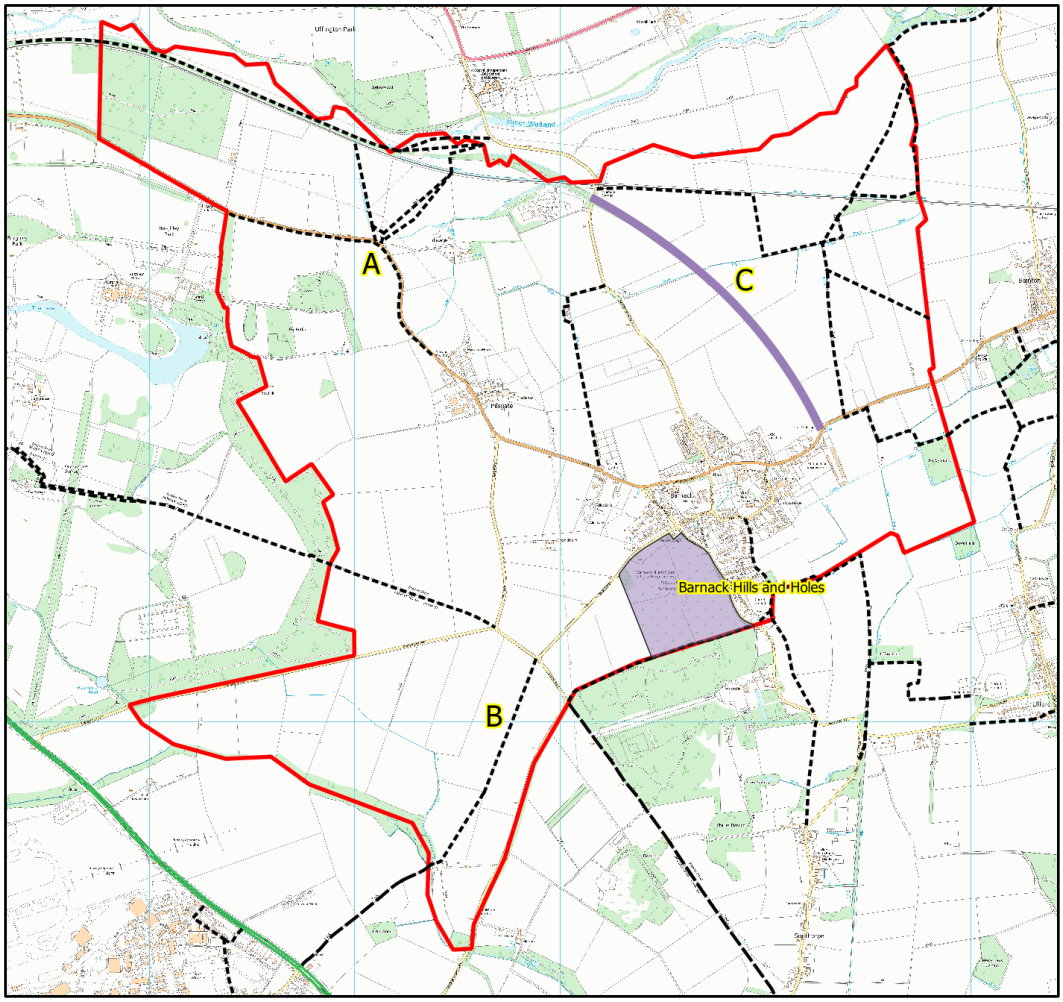
To ensure that the network of rights of way in Barnack Neighbourhood Area is protected and enhanced. This will:

- improve the leisure facilities available to residents and visitors and
- contribute to the physical and mental health of the community.

Background

3.91 Map 13 shows the extent of the public rights of way network in and adjacent to Barnack Neighbourhood Area. All the rights of way in the Neighbourhood Area are footpaths. Although they are distributed fairly evenly the network is not well connected because footpaths are separated by roads that can be busy and dangerous. In addition to the footpath network, Barnack Hills and Holes National Nature Reserve is designated as open access land under the Countryside and Rights of Way Act 2000.

Map 13. Public rights of way in and adjacent to Barnack Neighbourhood Area



Footpaths are shown as black dotted lines, bridleways as dashed lines.
A, B and C are referred to in paragraphs 3.92, 3.93 and 3.94.

3.92 The Pilsgate Path (labelled A in Map 13) was created in 2013 at the instigation of Barnack Parish Council. It facilitates pedestrian access from Barnack and Pilsgate to the main entrance of Burghley Park, while avoiding a dangerous section of the B1443. The path was constructed as a combined footpath and cycleway – the only one in the Neighbourhood Area – and has been designated as part of Route 63 of the National Cycle Network.

The Pilsgate Path under construction

3.93 Barnack Neighbourhood Area is devoid of bridleways, although there are two in adjacent parishes to the south (marked as dashed lines in Map 13). The Right of Way labelled B is a footpath, which precludes legal access by horse riders to the isolated bridleway to the south west, in Wittering Parish, which terminates at the A1.

3.94 The dismantled former Wansford to Stamford railway line has been identified in Peterborough's Local Plan as a potential new public right of way. Part of this line (labelled 'C' in Map 13) is clear on the ground as a strip of developing woodland, running through agricultural land north-east of Barnack and Pilsgate. The route of the line is relatively intact in Barnack Neighbourhood Area, although a short section to the north of the B1443 is now a garden, and a length on the south side of the road has been subsumed in the Station Road Business Park. If this route does become part of Peterborough's green infrastructure, some diversions would be necessary. It would also be essential to designate a few new rights of way to connect the old railway line to Barnack's existing footpath network. This would create a direct link from Barnack to Stamford and several villages, as well as to three long-distance rights of way – Torpel Way along the Welland at the northern end of the parish, Hereward Way at Southorpe, and Nene Way further south.

Consultation findings

3.95 The single objective concerning rights of way that was included in the questionnaire received almost unanimous support.

Barnack Neighbourhood Plan objective relevant to public rights of way	**% strongly agreed**	**% agreed**
Ensure that development does not damage and, where possible, enhances the footpath, bridleway and cycleway network	75	22

Justification and Intent

3.96 The NPPF says that planning policies and decisions should "*enable and support healthy lifestyles …… for example through the provision of safe and accessible green infrastructure … .. and layouts that encourage walking and cycling*" (paragraph 91c); "*protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users*" (paragraph 98); and "*provide for high quality walking and cycling networks*" (paragraph 104d).

3.97 Policy LP7: Health and Wellbeing in the Peterborough Local Plan advocates development proposals that "*support and enhance both the physical and mental health and wellbeing of the community e.g.* by *facilitating participation in sport and physical activity."* Policy LP22: Green Infrastructure Network aims to protect and improve green infrastructure features, including public rights of way and cycleways. Policy LP15: Safeguarded Land for Future Key Infrastructure identifies the dismantled former Wansford to Stamford railway line for future development as a route for walking and cycling.

3.98 Policy C3 is intended to increase access to the countryside by local people and visitors, and in doing so, to contribute to the physical and mental health of the community. The aims are

- to increase connectivity in Barnack's rights of way network, so that more circular routes are possible and busy roads can be avoided; and
- to ensure that wherever possible, development enhances the opportunities for off-road walking, cycling and horse riding.

Barnack Parish Council will encourage combined action with neighbouring parishes on improving and extending the wider rights of way network.

Policy C3: Public Rights of Way

1. Proposals that would increase the length or improve the connectivity of the footpath network in Barnack Neighbourhood Area will be supported in principle.
2. Proposals to develop the Barnack section of the dismantled Wansford to Stamford Railway Line as a right of way will be supported, providing that this will not result in a negative impact upon areas rich in wildlife.
3. Proposals for new footpaths should include, wherever appropriate, facilities for wheelchair access.
4. Proposals to upgrade footpaths to bridleways or cycleways will be supported as long as safety and structural concerns are satisfied.
5. Development proposals that would obstruct a public right of way will not be supported.
6. Development proposals that would significantly detract from the landscape, as viewed from a public right of way, should incorporate green landscaping to ameliorate the impact.
7. Development proposals that promote access to rights of way should not result in an unacceptable increase in vehicle movements or parking problems in the villages.

Theme D: Local Economy

D1: Employment and Local Businesses

Aims

To develop and maintain a prosperous rural economy, including the provision of both employment opportunities and service to the community, by supporting:

- the sustainable growth and expansion of business, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- the retention and development of local services and community facilities, such as local shops

Background

3.99 Barnack and Pilsgate Neighbourhood Area is a rural community of about 1,000 people (see paragraph 1.8). A housing estate of 80 houses, due for completion in 2021, is likely to increase the population by 20% and change its age structure, probably leading to an increase in the proportion of people in employment.

3.100 The Neighbourhood Area is well placed for people to find employment in Stamford or Peterborough, which are accessible from Barnack by an hourly bus service. Some people commute to London on a daily basis, as a fast train service runs from Peterborough. Trains also run hourly from Stamford to locations including Leicester, Birmingham, Cambridge and Stansted Airport.

3.101 The Neighbourhood Area provides businesses with easy access east and west on the A47 and A14, and south on the A1. Travelling northwards is via Stamford or Wansford.

3.102 Barnack's Village Store and Post Office, a valued asset to the community, closed in 2016. Change of use to a domestic dwelling was granted, as the retail business was regarded as not being viable. The increase in population in Barnack could mean that after 2020 there may be sufficient demand to make a local shop viable.

The Post Office c. 1980

3.103 Barnack's only remaining village pub, the Mllstone, is much valued for providing facilities for social interaction, dining and meetings.

3.104 In 2019/20, sixteen businesses in Barnack operated from premises on the Station Road Business Park, located off the B1443 at the eastern end of Barnack (see Map 5). These businesses included Chandlers Country Store selling animal feeds and agricultural supplies, and outlets for bathrooms, stoves, boilers and lawn-mowers. There was car maintenance and car re-building at two businesses and computer memory modules assembled at another. Four of the businesses involved engineering. Altogether some 45 people were employed, although only a handful reside in Barnack. These businesses are from the A1 (shop) and B1 (office and light industry) planning use classes[57], and include tradesmen and companies providing services such as plumbing and MOT testing.

3.105 The 2011 census figures for the Neighbourhood Area show that only 2.35% of the working population (10 people) worked in agriculture. Modern trends in farming, such as greater mechanisation and the use of agricultural contractors, indicate that this source of employment is declining. There are four farmyards within the Neighbourhood Area villages. Only one in Barnack and one in Pilsgate can be described as working farmyards, while the

[57] https://en.wikipedia.org/wiki/Planning use classes in England
and
https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

others are active as 'land-based rural businesses', one a business offering livery, the other a gardening school. These businesses only provide very limited employment opportunities.

3.106 In 2019 two properties were advertising bed and breakfast accommodation, and one other offered accommodation on a short 'To Let' basis. Again, these businesses only provided very limited employment opportunities. However, Barnack is well placed to take advantage of tourism resulting from local events such as Burghley Horse Trials.

3.107 Barnack Parish Church of St. John the Baptist is visited by tourists from both near and far, as it is well known for its Anglo-Saxon tower. Tours of the church take place by arrangement.

3.108 Very little land is available in Barnack for infill development where new premises might be built to accommodate a shop and post office. However, there are old farm buildings with potential for commercial development under planning use classes A1 (shops) and A2 (financial and professional).

Consultation findings

3.109 The results of the questionnaire show that 86% of responses to the question "*What do you think are the disadvantages of living in Barnack?*" cite the lack of a village shop and 52% mention the absence of a post office. 99% of all respondents supported the objective of developing a post office and shop.

3.110 The results also indicate strong support for local employment, including opportunities for residents to work from home.

Barnack Neighbourhood Plan objectives relevant to Employment and Local Businesses	**% strongly agreed**	**% agreed**
Support the development of a post office and shop of a size and type appropriate to the village setting	88	11
Support local employment, including opportunities for residents to work from home	50	40

Justification and intent

3.111 Under the heading *Supporting a Prosperous Rural Economy,* paragraph 83 of the NPPF says that planning policies and decisions should enable

a) *the sustainable growth and expansion of all types of business, both through conversion of existing buildings and well-designed new buildings;*
b) *the development and diversification of agricultural and other land-based rural businesses;*
c) *sustainable rural tourism and leisure developments which respect the character of the countryside;*
d) *the retention and development of accessible local services and community facilities, such as local shops.*

3.112 Policy *LP4: Spatial Strategy for Employment, Skills and University Development* in the Peterborough Local Plan says "*Small-scale employment development will be allowed in*

villages where it would meet local needs and, in particular, would form part of mixed-use development." Policy *LP12: Retail and Other Town Centre Uses* states that "*The creation of a new or extension to an existing village shop will be supported where it is in connection with the planned growth of the village or where it would help to achieve a more sustainable rural community, subject to amenity and environmental considerations, and the requirement that the scale of any additional retail provision should be of an appropriate size and scale for the size of the village and its catchment*". The development of tourism and community facilities is supported by Policy *LP30: Culture, Leisure, Tourism and Community Facilities*.

3.113 Policy D1 aims to contribute to the improvement of life in the Neighbourhood Area by supporting development proposals that increase local employment opportunities and enhance local services, thus reducing the need for travelling, both to work and for routine shopping.

3.114 Criterion 4 prevents the redevelopment of Station Road Business Park to residential development, other than that permitted under the General Permitted Development Order. The policy effectively supports the continued or further use of the Business Park under Use Class E, which includes commercial, business and service uses[58].

Policy D1: Employment and Local Businesses

1. Development proposals for improving local services and employment opportunities will be supported in principle if:
   a) they provide premises (either new or a conversion of an existing building) for a village shop of a size and type appropriate to the village setting, preferably incorporating a post office;
   b) in the absence of a private business, they support the creation and viability of a community pub; and / or
   c) they increase facilities for working from home or operating a business from home (e.g. by providing extra car parking space, bed and breakfast accommodation, workspace or storage space).

2. Proposals for commercial or mixed housing and commercial development may be supported, but only if the total number of units (dwellings and businesses) amounts to five or fewer (see Policy A1).

3. Business developments must be appropriately located and must not
   a) adversely affect village character through new buildings, extensions to existing buildings or increased use of the site;
   b) create noise, light or other nuisance; or
   c) result in parking or traffic problems.

4. Subject to the provisions of the General Permitted Development Order, any proposal to change the use of the Station Road Business Park (or any part of it) to housing, or to redevelop the site for that purpose, will not be supported.

[58] https://www.legislation.gov.uk/uksi/2020/757/made

Part 4. Implementation

Neighbourhood Plan policies

4.1 Barnack Neighbourhood Plan spans the period 2020 to 2036. The Peterborough Local Plan also extends until 2036. Much may change during this time, for instance national or local policy on development may be reviewed, or climate change may drive policy in new directions. Should it become necessary at any point, Barnack Parish Council will review this Neighbourhood Plan.

4.2 The principles for sustainable development set out in Barnack Neighbourhood Plan echo the National Planning Policy Framework's overarching objectives, which are environmental, social and economic. Once adopted, this Neighbourhood Plan becomes an integral part of Peterborough's development plan. Through the normal planning process, Barnack Parish Council will work closely with Peterborough City Council in scrutinising all development proposals for the Neighbourhood Area. The ten policies set down in this Neighbourhood Plan will be used by the Parish Council as criteria for assessing the proposals.

4.3 The housing allocation for Barnack up to 2036 has been fully satisfied by the construction of an 80-house estate, due for completion in 2021. However, in addition to this major development, some small-scale, sustainable housing development will be supported through the Neighbourhood Plan.

4.4 A summary of the policies put forward in Barnack Neighbourhood Plan is given in Appendix 4. The main aims of this Neighbourhood Plan are to:

- achieve a gradual and modest growth in housing, with new building restricted to small infill sites inside the village envelopes;
- increase the supply of small houses suitable for first-time buyers;
- ensure high standards of design and construction in new buildings and conversions;
- maintain the character of Barnack and Pilsgate Conservation Areas;
- protect the rich built heritage of the villages;
- protect and enhance wildlife, the natural environment and green infrastructure;
- support the generation of renewable energy in appropriate locations;
- maintain and improve village amenities, services and recreational facilities;
- facilitate access to the countryside through improvements to the local network of public rights of way;
- support the development of local businesses, thereby improving local employment opportunities.

4.5 Peterborough City Council, through its Local Plan, is committed to becoming the UK's Environmental Capital. Barnack Parish Council endorses this aspiration and echoes it in this Neighbourhood Plan, which lays emphasis on environmental issues. While cherishing the natural and built heritage of our Neighbourhood Area, we acknowledge that change is inevitable and that fresh approaches are needed in order to ensure a truly sustainable future for our community.

Parish projects

4.6 By no means all the aspirations of a community can be achieved through the planning process. There are pressing needs in Barnack and Pilsgate that cannot be realised through a Neighbourhood Plan: instead they can be tackled as projects in a Parish Action Plan. Barnack has had an up-to-date Action Plan since 2014 and its third review is due in 2020.

4.7 Nineteen of the proposed or ongoing actions in the second (2018) revision of the Parish Action Plan were considered relevant to development planning, and so were included as objectives in the Neighbourhood Plan questionnaire. The response to the questionnaire revealed numerous concerns over other matters, which cannot be dealt with effectively by a Neighbourhood Plan alone. Foremost amongst these are the lack of a village shop and post office, traffic problems, inadequate public transport and insufficient recreational facilities for young people.

4.8 Although these problems cannot be solved directly through the planning system, the Parish Council can assist by supporting development proposals aimed at solutions. Money passed to the Parish Council as a levy on development (Community Infrastructure Levy - CIL) can be put towards projects to solve some of these problems. Concerted action with other parishes in Barnack Ward and with organisations such as Natural England, the Langdyke Countryside Trust and the Local Access Forum can be effective in implementing projects.

4.9 Projects in the Parish Action Plan that were proposed or were under way in 2019 / 2020, when this Neighbourhood Plan was being written, include the following:

- installing traffic calming measures in Barnack and Pilsgate;
- erecting more bus shelters;
- re-introducing Speedwatch;
- identifying premises suitable for a village shop and post office; supporting the establishment of the business;
- finding a suitable site for a Multi-Use Games Area and installing one;
- landscaping the War Memorial Green and improving the adjacent road junction;
- installing defibrillators in redundant public telephone boxes;
- providing regular extra facilities for bulk waste collection;
- supporting village organisations, meeting places, the school and community activities;
- planting a community orchard;
- extending the public rights of way network;
- working with Natural England, the Wildlife Trust and the Langdyke Countryside Trust to draw up and implement a Nature Recovery Plan for the parish.

Acknowledgements

Barnack Neighbourhood Plan has been formulated on behalf of Barnack Parish Council and the residents of the parish by a group of volunteers who have a wide range of skills and backgrounds and who are representative of the whole community of Barnack and Pilsgate.

Special thanks go to the volunteer members of the Working Group for their consistent hard work and dedication over the period of creating and delivering the draft Plan Document:

- Margaret Palmer (Chair of the Working Group and Vice-chair of Barnack Parish Council)
- Zena Coles (Secretary)
- William Armitage (Treasurer)
- Barry Creamer
- Chris Pearman
- Malcolm Pickering
- Derek Simmonds

Thanks also to

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Both the Parish Council and the Working Group would like to thank the local community for their help and support throughout the process of producing this Neighbourhood Plan.

The images of 16th and 19th century maps of Barnack (Maps 2 and 3) are courtesy of Burghley House Preservation Trust Collection.

Appendix 1. Objectives in the questionnaire

Aim 1: *Maintain the rural and historic character of the area*

1a)	No more large developments anywhere in the area covered by the Neighbourhood Plan.
1b)	No development in the countryside (i.e. outside the villages).
1c)*	Support small developments in suitable sites.
1d)	Ensure that buildings are appropriate in style and materials.
1e)	Ensure adequate provision for off-road car parking (including for visitors) in developments.
1f)	Ensure that historic buildings are preserved.
1g)	Preserve the existing open green spaces in the villages.
1h)	Preserve valued views and landscapes.

Aim 2: *Improve village amenities*

2a)	Support the development of a Post Office and shop of a size and type appropriate to the village setting.
2b)	Support the enhancement of meeting places such as the Village Hall, the Sports Pavilion and The Acres Community Hall.
2c)	Support Barnack School and village childcare facilities.
2d)	Ensure the continued provision of land for the future expansion of the Cemetery.

Aim 3: *Improve health and safety*

3a)	Ensure that development does not damage and, where possible, enhances the footpath, bridleway and cycleway network.
3b)	Support the provision of recreational and sports facilities.
3c)	Ensure that road safety and the impact of lorry movements are taken into account in developments that increase traffic density.

Aim 4: *Conserve and enhance wildlife and natural habitats*

4a)	Conserve and enhance wildlife sites and natural and semi-natural habitats, including wood-land, trees and wildlife corridors.
4b)*	Ensure that development plans afford maximum possible protection to wildlife species.
4c)	Support Natural England in securing appropriate additional provision for access and recreation, to alleviate public pressure on the Hills and Holes Nature Reserve.

Aim 5: *Promote local employment opportunities*

5)	Support local employment, including opportunities for residents to work from home.

Aim 6: *Promote a sustainable lifestyle*

6a)	Promote renewable energy generation (e.g. solar panels) in suitable places.
6b)*	Ensure that adequate waste management facilities and water saving systems are incorporated into all developments.
6c)	Support the provision and use of allotments.

* Objectives additional to those included in the 2018 Parish Action Plan

Appendix 2. Justification for recommended designations of protected green spaces in Barnack and Pilsgate

Local Plan site names and IDs taken from: Peterborough City Council. January 2018. *Peterborough Local Plan: Local Green Space and Protected Green Space in Villages Evidence Report*. An evidence document in support of Policy LP23.

Local Plan site name	Neighbourhood Plan name and location	Local Plan ID	Local Plan designation	Special features	Owner/ access	Recommended designation
Barnack Cricket Club	Barnack Cricket Ground (A on Map 9) Southern end of Barnack, adjacent to public RoW footpaths	LGS 003	Local Green Space	In Conservation Area, outside Village Envelope Self-contained, with clearly defined boundaries (traditional stone walls). Open access to the public. A well-used, well-maintained local sports facility.	Barnack Com-munity Assoc. Open access.	**Local Green Space** Meets NPPF para. 100 criteria: a) adjacent to a housing estate b) a playing field open to the public c) about 1 ha in extent.
Land East of Jack Haws Lane Barnack	Manor Farm Paddock West (B1 on Map 9). East of Jack Haws Lane and south of the B1443	LGS 040	Protected Green Space in Village	Within Conservation Area and Village Envelope. Part of a complex of ancient Lammas Closes associated with the demolished Norman Manor House and listed farm buildings. Clearly defined boundary (old stone walls). Medieval earthworks (moat or fish pond). Stream with mature willow pollards; sward contains an abundance of wild flowers. Contributes to the characteristic open appear-ance of the village. Allows views from the road of the northern side of the Saxon church.	Burghley House Preser-vation Trust No public access	**Local Green Space**** Meets NPPF para. 100 criteria: a) within Village Envelope in the heart of the Conservation Area b) ancient walled enclosure; of archaeological significance; associated with historic buildings; high landscape amenity value; contributes greatly to Barnack's individuality and sense of place. c) stone-walled paddock, under 2 ha.
Land off Main Street Barnack	Manor Farm Paddock South (B2 on Map 9). East of Jack Haws Lane, just north of Barnack church.	LGS 017	Protected Green Space in Village	Within Conservation Area and Village Envelope. Part of a complex of ancient Lammas Closes associated with the demolished Norman Manor House and listed farm buildings. Clearly defined boundary (old stone walls). Site of Manor House and a carp or curling pond; High visual amenity, contributing to the characteristic open appearance of the village. Adjacent to and an essential part of the setting of the Saxon church.	Burghley House Preser-vation Trust No public access	**Local Green Space**** Meets NPPF para. 100 criteria: a) within Village Envelope, in heart of the Conservation Area b) ancient walled enclosure; of great archaeological significance; associated with historic buildings; back-drop to the Saxon church; contributes to Barnack's individuality and sense of place. c) stone-walled paddock, about 1.5 ha.
Land south of Bainton Road Barnack	Manor Farm Paddock East (B3 on Map 9). South of B1443	LGS 042	Protected Green Space in Village	Within Conservation Area and Village Envelope. Part of a complex of ancient Lammas Closes associated with the demolished Norman Manor House and listed farm buildings. Surrounded by dry-stone walls. No archaeological interest known. Not visible from the roads.	Burghley House Preser-vation Trust No public access	**Protected Green Space in Village** as in Local Plan [Unlike the other Manor Farm paddocks, it does not meet NPPF criteria for Local Green Space because it has little landscape value and no known archaeological interest.]

Land west of Jack Haws Lane Barnack	Villa Farm paddock (C on Map 9). West of Jack Haws Lane.	LGS 041	Protected Green Space in Village	Within Conservation Area and Village Envelope. Adjacent to the Grade 2 listed Close House. Surrounded by dry-stone walls. Complements Manor Farm Paddocks on the east side of Jack Haws Lane...	Burghley HP Trust. No public access	**Protected Green Space in Village** as in Local Plan
Paddock A North of Bi443 Barnack	Forge Paddock (D on Map 9). North of B1443.	LGS 089	Protected Open Space or Gap in Frontage in Village	Within Conservation Area and Village Envelope. Pasture land adjacent to the old blacksmith's forge (Grade 2 listed).	Burghley HP Trust. No public access	**Protected Green Space in Village** Paddock associated with historic agricultural / industrial buildings Allows views of open countryside to the north, beyond the built-up area.
Paddock B North of B1443 Barnack	Dovecote Paddock (E on Map 9). North of B1443.	LGS 090	Protected Open Space or Gap in Frontage in Village	Within Conservation Area and Village Envelope. Pasture land around a Grade 2 18th Century dovecote; adjacent to a Grade 2 barn.. Between two listed cottages, one Grade 2 the other Grade 2* (the oldest house in Barnack, possibly 14th Century.) High visual amenity, allowing views of the open countryside north of the built-up area.	Burghley HP Trust. No public access	**Local Green Space**** Meets NPPF para. 100 criteria: a) within the Village Envelope b) associated with several historic buildings; contributes to Barnack's individuality and sense of place. **c)** stone-walled paddock,under 0.5 ha.
Land north of Fivebar Gate Main Street Barnack	Gatehouse Paddock (F on Map 9, Off Main Street.	LGS 039	Protected Green Space in Village	A small paddock, once part of the Manor Farm. Separated from the rest of the Manor Farm Paddocks by stone walls and a tall hedge. Barely visible from the roads. Within Conservation Area and Village Envelope.	Private owner No public access	**Protected Green Space in Village** as in Local Plan
Junction of Stamford Road and Bainton Road Barnack	Barnack Grassland (G on Map 9). South of Bi443. Near War Memorial.	LGS 047	Protected Green Space in Village	Within Conservation Area, just outside Village Envelope. Flower-rich calcareous grassland enclosed by stone walls. Formerly quarried for limestone. A County Wildlife Site.	Private land. No public access	**Protected Green Space in Village** as in Local Plan
Puddingbag Lane Pilsgate	Chapel Field, Pilsgate Junction of B1443 and Puddingbag Lane.	LGS 025	Protected Green Space in Village	Within Conservation Area and Village Envelope. A stone-walled paddock. Reputed to be the site of a medieval chapel. Contains a large horse chestnut tree, providing a focal point for the village	Burghley HP Trust. No public access	**Protected Green Space in Village** as in Local Plan

National Planning Policy Framework (NPPF)

** Paragraph 99 says that Local Green Spaces should be capable of enduring beyond the end of the plan period. Barnack has satisfied its 80-house allocation and in addition there are numerous potential infill development sites in the Neighbourhood Area. Therefore these three green spaces are all capable of enduring beyond the plan period. Paragraph 100 says that the Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

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Appendix 3. Priority habitats and species in Barnack

Table 1. Priority (Biodiversity Action Plan) Habitats present in Barnack Neighbourhood Area

Priority Habitat represented in Barnack Neighbourhood Area	Distribution of Priority Habitat in Barnack Neighbourhood Area	County Wildlife Site selected for Priority Habitat
Rivers	Meandering stretch (c. 2 km) of River Welland from Uffington Road (TF065069) to just east of Stamford (TF048074). Forms part of the northern boundary of the parish. White Water Brook (TF0503, TF0603)	River Welland
Ponds	Small pond north of the railway (TF087065)	
Arable Field Margins	Extensive in Neighbourhood Area	
Hedgerows	Extensive in Neighbourhood Area The oldest hedgerow, dated by the number of woody species (2010 survey by Frieda Gosling) is on the south-east side of Wittering Ford Road (TF0603). It is pre-Norman and lies on the parish boundary with Southorpe,	
Traditional Orchards	A few Barnack Beauty apple trees in Chapel Field, Pilsgate.(TF067056)	
Wet Woodland	Narrow strip along White Water Valley (TF0603) (c. 5 ha)	White Water Valley
Lowland Mixed Deciduous Woodland	The Synhams (c 3 ha) (TF088052) The Butlands (c 5 ha) (TF0505, TF0506) Plantations south of River Welland (TF0507)	
Lowland Calcareous Grassland	Barnack Hills and Holes SSSI / SAC (22 ha), Numerous pasture fields 4.5 km road verge network (c. 4 ha) (TF0704, TF0604 TF0603)	Windmill Farm Meadow, Barnack Grassland, Barnack Road Verges
Purple Moor Grass and Rush Pasture (Fen)	Mill Farm Meadow (0.8 ha) (TF065029)	Mill Farm Meadow
Reedbed	Narrow strips in river and ditch margins	
Brownfield biodiversity sites (open mosaic habitats on previously developed land)	Barnack Hills and Holes SSSI / SAC (22 ha)	

The habitats in Table 1 and the species in Table 2 are identified as priority in *Biodiversity The UK Action Plan* (1994) http://jncc.defra.gov.uk/page-5705. They are also listed under Section 41 of the *Natural Environment and Rural Communities* (NERC) *Act 2006*, which requires local planning authorities to have regard to their conservation.

County Wildlife Sites and habitat types are shown on Peterborough City Council's Hawkeye Interactive Mapping System https://peterborough.maps.arcgis.com/home/index.html (Natural Environment).

Table 2. Post-1999 records for Priority (Biodiversity Action Plan) Species from Barnack Neighbourhood Area

Group	Common name	Scientific name	Record
Amphibians	Common Toad	*Bufo bufo*	X
Reptiles	Common Lizard	*Zootoca vivipara*	X
	Grass Snake	*Natrix natrix*	(X)
	Slow-worm	*Anguis fragilis*	(X)
Birds	Bullfinch	*Pyrrhula pyrrhula*	X
	Corn Bunting	*Emberiza calandra*	X
	Cuckoo	*Cuculus canorus*	X
	Dunnock	*Prunella modularis*	X
	House Sparrow	*Passer domesticus*	X
	Linnet	*Carduelis cannabina*	X
	Marsh Tit	*Poecile palustris*	X
	Reed Bunting	*Emberiza schoeniclus*	X
	Sky Lark	*Alauda arvensis*	X
	Song Thrush	*Turdus philomelos*	X
	Spotted Flycatcher	*Muscicapa striata*	X
	Starling	*Sturnus vulgaris*	X
	Tree Sparrow	*Passer montanus*	X
	Turtle Dove	*Streptopelia turtur*	X
	Yellowhammer	*Emberiza citrinella*	X
Mammals	Brown Hare	*Lepus europaeus*	(X)
	Brown long-eared bat	*Plecotus auritus*	X
	Noctule	*Nyctalus noctula*	X
	Soprano Pipistrelle	*Pipistrellus pygmaeus*	X
	Hedgehog	*Erinaceus europaeus*	X
Butterflies	Dingy Skipper	*Erynnis tages*	X
	Small Heath	*Coenonympha pamphilus*	X
	Wall	*Lasiommata megera*	X
	White Letter Hairstreak	*Satyrium w-album*	X
Moths	Barberry Carpet	*Pareulype berberata*	X
	Brown-spot Pinion	*Agrochola litura*	X
	Buff Ermine	*Spilosoma luteum*	X
	Centre-barred Sallow	*Atethmia centrago*	X
	Cinnabar	*Tyria jacobaeae*	X
	Concolorous	*Chortodes extrema*	X
	Dusky Thorn	*Ennomos fuscantaria*	X
	Large Nutmeg	*Apamea anceps*	X
	Mouse Moth	*Amphipyra tragopoginis*	X
	Rosy minor	*Mesolegia literosa*	X
	Shaded Broad-bar	*Scotopteryx chenopodiata*	X
	White Ermine	*Spilosoma lubricipeda*	X
Plants	Frog Orchid	*Coeloglossum viride*	X
	Man Orchid	*Aceras anthropophorum*	X
	Pasqueflower	*Pulsatilla vulgaris*	X
	Purple Milk-vetch	*Astragalus danicus*	X
	Rare Spring-sedge	*Carex ericetorum*	X

X Records held in Cambs. & Peterborough Environmental Records Centre (https://www.cperc.org.uk/)

(X) Records from other sources (Wildlife Trust and observations of local people)

Note. Additional species, including Badger, Barn Owl, Red Kite and all bats, are given special protection under other legislation (*Protection of Badgers Act 1992, Wildlife and Countryside Act 1981, Conservation of Species and Habitats Regulations 2010*) and they also need to be taken into account during development.

Appendix 4. Barnack Neighbourhood Plan: summary of policy

Policy name	Policy statement
A1: Scale and Location of Housing Development	Housing development should be limited to infill sites within the village envelopes – a maximum of 5 dwellings per site. The majority of infill housing should be small dwellings (1- and 2-bedroomed). In farmyards, development should maintain the agricultural character of the site. Any development outside the village envelope to house a rural worker whose presence on site or in the immediate vicinity is essential, should have no more than 3 bedrooms.
A2: Built Heritage and Design Criteria for Housing Development	New buildings should harmonise with the character of surrounding buildings. High standards of design, quality and energy efficiency are expected. Grass verges, hedges, dry-stone walls and old railings should be retained. Trees should be protected as in LP29. Archaeological interest to be taken fully into account. In the historic core of Barnack development should be traditional in style, using local stone, Collyweston-style slate, Welsh slate, pantile or thatch. Renovate or convert rather than demolish and replace heritage buildings.
A3: Renewable Energy Generation	Microgeneration equipment on listed or Article 4 buildings should not be visible from a road or a public Right of Way. Installation on listed buildings should be fully reversible. Proposals for solar farms will be assessed in relation to their proximity to housing and their impact on the surrounding landscape and on wildlife. Solar farms should include measures for amelioration of visual impact and for enhancing biodiversity.
A4: Open Green Spaces in the Villages	No development on any of the areas in Barnack and Pilsgate that are designated as Local Green Space or Protected Green Space in Village. Manor Farm Paddock East, Manor Farm Paddock South and Dovecote Paddock are designated as Local Green Space, giving them maximum protection from development. Forge Paddock is designated as a Protected Green Space in Village. Adjacent development should not compromise views of the open space or of the church.
B1: Wildlife Habitats and Species	Development should result in net gain for wildlife, supporting the 'Doubling Nature' ambition. Existing tree B1: Wildlife cover should be maintained and, where possible, expanded. Destruction of hedgerows should be avoided. Existing wildlife corridors and stepping-stones to be protected and more provided. Wherever possible, only locally native species to be planted in public areas. Structures of benefit to wildlife (e.g. nest boxes) should be incorporated in new buildings. Ecological appraisals and protection of priority species and habitats are expected. Support for setting aside and managing land for nature recovery.
B2: Designated Wildlife Sites	Mitigation may be required for residential development that creates recreational pressure that is potentially damaging to Barnack Hills and Holes SAC / SSSI. Support for developing a recreational area nearby to relieve existing public pressure on the Hills and Holes.
C1: Village Amenities	Proposals adversely affecting the church, School, Pre-school, Home-from-Home, village halls, allotments or cemetery not supported; improvements would be supported. Continuation of educational provision supported, but no other development on the school grounds. No development on land reserved for an extension to the cemetery.
C2: Sporting Facilities	Proposals that would reduce the availability of land used for sport would not be supported. Support in principle for new sports facilities for community use.
C3: Public Rights of Way	Improvement of the right of way network supported, including the development of the Barnack section of the disused Wansford to Stamford Railway Line. Support for upgrading footpaths to bridleways or cycleways and for wheelchair access to new rights of way, wherever feasible. New development should not obstruct a right of way. Proposals for development that is visible from a right of way, and that would significantly detract from the landscape, should incorporate green landscaping. Provision of access to a right of way should not result in traffic problems in the villages.
D1: Employment and Local Businesses	Support for development of a village shop, post office and, if necessary, community pub. Support for developments to facilitate working from home, but these must not adversely affect village character or create nuisance or parking problems. A maximum of 5 units in mixed commercial and housing developments. Subject to the provisions of the General Permitted Development Order, proposals to change the use of the Station Road Business Park to housing, or to redevelop the site for that purpose, will not be supported.


BARNACK

CABINET	AGENDA ITEM No. 8
12 JULY 2021	PUBLIC REPORT

Report of:	Steve Cox, Executive Director Place & Economy, Cambridgeshire and Peterborough	
Cabinet Member(s) responsible:	Cllr Nigel Simons, Cabinet Member for Waste, Street Scene and the Environment	
Contact Officer(s):	Hannah Swinburne, Principal Climate Change Officer	Tel. 01733 453479

UPDATE TO CLIMATE CHANGE WORKING GROUP'S TERMS OF REFERENCE

RECOMMENDATIONS	
FROM: Cabinet Member for Waste, Street Scene and the Environment	**Deadline date: N/A**
It is recommended that Cabinet approves the updated terms of reference for the climate change working group.	

1. ORIGIN OF REPORT

1.1 The climate change working group recommend that its terms of reference be updated to reflect the recent requirement to hold evidence gathering sessions in public.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to:

1) recommend that the climate change working group's terms of reference is updated.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.9, '... [To make] recommendations to Council about proposed changes to the Council's major policy and budget framework.'

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	**NO**	If yes, date for Cabinet meeting	**N/A**

4. BACKGROUND AND KEY ISSUES

4.1 **Introduction**

The climate change working group was established to provide a cross-party steer on policy development. It makes recommendations to the relevant decision making group, e.g. Cabinet or Council.

In November 2019 Cabinet approved the establishment of the climate change working group and agreed the terms of reference. The climate change working group recommends that Cabinet approves the updated version of the terms of reference to reflect the recent requirement to hold evidence gathering sessions in public, unless the matters are of a sensitive nature. The updated

terms of reference also includes other minimal changes to wording which do not significantly alter the content.

5. CONSULTATION

5.1 All members of the climate change working group recommend that Cabinet approves the revised terms of reference.

6. ANTICIPATED OUTCOMES OR IMPACT

6.1 It is anticipated that Cabinet will approve the revised terms of reference.

7. REASON FOR THE RECOMMENDATION

7.1 In March 2021, Council voted to require evidence gathering sessions of working group meetings to be held in public, unless the subject matter is sensitive in nature. The climate change working group agreed that its terms of reference should reflect this. The revised terms of reference also includes minor changes to the wording elsewhere.

8. ALTERNATIVE OPTIONS CONSIDERED

8.1 Not altering the terms of reference was considered, but it was deemed necessary to update the document to reflect the recent requirement to hold evidence gathering sessions in public.

9. IMPLICATIONS

Financial Implications

9.1 Updating the terms of reference has no financial implications.

Legal Implications

9.2 There is no legal requirement to produce a Council-CMAP or City-CMAP, and no legal requirement for the council to hit specific carbon saving targets. However, the council is under a general duty to have regard to the environment in all decisions it makes, and national government has set a legally binding target to reduce national carbon emissions to net-zero by 2050.

There is a legal duty to maintain any trees planted on land that the Council owns and is responsible for, as defined in the Health and Safety at Work Act 1974, Management of Health & Safety at Work Regulations 1999, Highways Act 1980 and The Occupiers Liability Act 1957. If Council commits to the planting of additional trees, PCC will be legally responsible for their maintenance.

Equalities Implications

9.3 There are no known implications, positive or negative.

Carbon Impact Assessment

9.4 Updating the terms of reference has no implications on carbon emissions.

10. BACKGROUND DOCUMENTS

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

10.1 Current terms of reference

11. APPENDICES

11.1 *Appendix 1: Terms of reference*

Terms of Reference for the Climate Change Member Working Group

Purpose of the Climate Change Member Working Group

1. The overarching purpose for the Working Group is to aid greater understanding of the key issues which the Council must consider, and the reasonable options that exist to address those issues, in respect of meeting the July 2019 'climate emergency declaration' of this Council. The full declaration can be found here: https://democracy.peterborough.gov.uk/documents/g4347/Decisions%2024th-Jul-2019%2018.00%20Council.pdf?T=2
2. The purpose of the Working Group is to help speed up actions relating to delivering the Motion.
3. The focus of the Working Group is on key issues to deliver the Motion, not all detailed issues.
4. The Working Group has no fixed end date, and will be drawn to a close should Cabinet or Full Council deem it appropriate to do so.

Functions of the Climate Change Member Working Group

5. The Working Group has no decision-making powers: its purpose is to aid greater understanding of issues, options and policy development in relation to the Council's response to climate change.
6. Where Actions relating to matters considered by this Working Group reasonably fall on officers to undertake (in accordance with delegations in the constitution), then the Working Group may steer officers in taking those actions. Where Actions require a decision to be taken at a Member level (such as via Full Council, Cabinet or a CMDN, in accordance with the constitution), then the Working Group may recommend to the appropriate decision taker what actions should be taken.
7. A prime function of the Group is to assist in the formulation of the Action Plan due by March 2020, and any future iterations of it, together with the monitoring of the targets which the Action Plan sets.

Procedures of the Climate Change Member Working Group

8. One representative from each political party is invited to sit on the Working Group. Substitutes are permitted. The Chair of the Working Group will be the Cabinet Member for Waste, Street Scene and the Environment. Appropriate officers will attend meetings of the Working Group.
9. External attendees may be invited to the meeting, such as to present information or offer expert advice.

10. Working group meetings will be held in private, with the exception of evidence gathering sessions with key witnesses, which the public will be invited to observe, unless the subject matter is considered to be of a sensitive nature, in which case it may not be possible to hold the evidence gathering session in public. Any report to the Cabinet or a Cabinet Member will be published on the website (once such matters arising are agreed by the Chair as an accurate record).
11. The Working Group will determine regularity, time, length, and location of future meetings.
12. Agendas for the meeting will be sent to attendees at least 5 calendar days prior to each meeting of the Working Group.

**It should be noted that, separately, a Partnership Group and a Citizens Panel are required to be set up, in accordance with the approved Motion, and these will offer the opportunity for wider public involvement in discussions and proposed actions.*

CABINET	AGENDA ITEM No. 9
12 July 2021	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Andy Coles, Cabinet Member for Finance	
Contact Officer(s):	Peter Carpenter, Corporate Director of Resources Kirsty Nutton, Head of Corporate Finance	Tel. 452520 Tel. 384590

BUDGET CONTROL REPORT MAY 2021

RECOMMENDATIONS	
FROM: Director of Corporate Resources	**Deadline date:** N/A

It is recommended that Cabinet notes:

1. The budgetary control position for 2021/22 at 31 May 2021 is a forecast overspend of £3.701m against budget.
2. The additional funding, costs, and activity associated with the Covid-19 (C-19) pandemic, as outlined in section 4.
3. The key variance analysis and explanations are contained in Appendix A.

1. ORIGIN OF THE REPORT

1.1. This report is submitted to Cabinet following discussion by the Corporate Management Team (CMT).

2. PURPOSE AND REASON FOR REPORT

2.1. This report is for Cabinet to consider under its Terms of Reference No. 3.2.7 'To be responsible for the Council's overall budget and determine action required to ensure that the overall budget remains within the total cash limit'.

2.2. This report provides Cabinet with the forecast outturn for 2021/22 as at May 2021 budgetary control position.

3. TIMESCALE

Is this a Major Policy Item/ Statutory Plan	No	If yes, date for Cabinet meeting	N/A
Date for relevant Council meeting	N/A	Date for submission to Government Dept.	N/A

4. MAY 2021 BUDGETARY CONTROL REPORT (BCR)- REVENUE

4.1. The revenue budget for 2021/22, agreed at Full Council on 3rd March 2021, was approved at £187.255m.

4.2. The following table outlines a summary of the budgetary control position, within each directorate. The Council is currently reporting a projected overspend of £3.701m, which equates to 3% of the net the budget.

Directorate	Budget £k	Forecast Spend £k	Variance £k	Overall Status
Chief Executive	1,219	1,219	0	On Budget
Governance	4,167	4,102	(65)	Underspend
Place & Economy	23,912	24,741	829	Overspend
People & Communities	99,537	106,450	6,913	Overspend
Public Health	(188)	(186)	2	Overspend
Resources	22,535	20,858	(1,677)	Underspend
Customer & Digital Services	7,356	7,104	(252)	Underspend
Business Improvement	722	704	(18)	Underspend
Capital Financing	27,994	27,994	0	On Budget
Total Expenditure	**187,255**	**192,986**	**5,731**	Overspend
Financing	(187,255)	(189,285)	(2,030)	Underspend
Net	**0**	**3,701**	**3,701**	Overspend

4.3. The key variances impacting the Council's financial position are summarised in the following points:

Favourable Variances

- Financing - Based on the NNDR1 return submitted in January to government, Council is expected to receive £2.030m share of the benefit gained via Cambridgeshire and Peterborough Business Pool Rates for 2021/22. This was not included within budget due to the timing of the receipt of information.
- Resources – The Pension actuary completed the cessation assessment for Peterborough Culture and Leisure Trust (Vivacity) with resulted in favourable variance of £1.3m by receiving a single year reduction to their secondary contributions for the year 2021/22. This variance is the result of the Funding and Management Agreement with Vivacity and the risk agreement for pension contributions.
- Customer & Digital Services - £0.197m of additional income generation because of the East of England Broadband Network Service Level Agreement's (SLA) with partner organisations.

Adverse Variances

- People & Communities – Parking services is reporting a loss of £1.6m due to loss of income in relation to Parking Charges continuing to be affected by reduced footfall in the city and Environment Enforcement Services. See 4.9 below on Sale Fees and Charges income for mitigating funding.
- People & Communities- £1.490m adverse variance on Adults Social Care because of rising service demand, support for the care market and additional staffing costs to ensure the backlog created over the pandemic is reviewed.
- People & Communities – An additional £2.369m of forecast expenditure from an expected rise in the need for Looked after Children's placements and the need for other services associated with children's social care such as Children with disabilities, early help, family safeguarding and short

break commissioning. Officers are developing scenarios for possible demand trajectories for both Childrens and Adult services to enable analysis of drivers and possible management action to mitigate some of the increased cost pressures.

- Place & Economy - An additional £1.2m of expenditure within Housing Services due to the cost of using Hotels and B&B's, and associated security and maintenance costs.

4.4. Further details regarding the service variances are outlined within Appendix A of this report.

Financial Impact of C-19

Financial Position

4.5. The C-19 pandemic has had a significant impact on the Council's financial position, with the pandemic adding an additional layer of financial complexity and uncertainty. The Council has, through all the services it provides, experienced both societal and financial impacts of the pandemic. During 2020/21 the Council reported additional C-19 related expenditure of £30.2m, offset through receipt of £32.3m additional government funding. Although the funding was greater than the additional costs incurred in year, the significant needs of our communities, resulting in significant financial pressures as a result of C-19 will be long-lasting and the Council contributed to the reserves in 2020/21 to ensure these additional needs would be covered in 2021/22 (outlined in full in the Final Outturn 2020/21 Cabinet Report).

4.6. The 2021/22 budget incorporated £8.1m of additional Adults and Children's Social Care costs because of rising needs and demand caused by C-19. The Council has experienced a delay in the anticipated service demand for reasons such

- as families caring for loved ones at home as an alternative to using residential care,
- delays in the anticipated levels of children's referrals due to school closures during Lockdown 3, and
- the continuation of financial support schemes such as furlough,

The Council is now experiencing a sharp rise in demand. This is evidenced within this May budgetary control position with a combined further £4.6m pressure being reported across these areas.

4.7. The full extent of the rise in demand for services is uncertain. Officers are reviewing referral caseloads, service user numbers and working closely with the business intelligence team to better understand the emerging patterns and associated financial impact. This review will inform the development of future budgets and to ensure estimates are robust and meet the rising demand for support from the community.

4.8. Other notable areas of financial pressure, resulting from C-19 include the additional cost of providing accommodation for rough sleepers and the reduction in parking income. Other known financial challenges such as the non-delivery of savings plans totalling £5.7m and the £8.1m of additional Children's and Adults Social Care have already been rebased within the 2021/22 budget, approved at Council in March (outlined further in the MTFS 2021/22-2023/24).

4.9. In addition to the unringfenced grants for C-19 Response Fund (£6.336m) and the Local Council Tax Support Funding (£1.590m) that are built in to the 2021/22 budget, the government has continued to financially support local authorities with the following C-19 related activities such as:

- **Infection Control 3 and Rapid Testing Fund, £1.166m -** announced in March 2021 by the government to ensure care providers continue to receive financial support to enable them to reduce virus transmission and re-enable close contact visiting. The fund is ring fenced

exclusively for action which support care homes, and the Council will ensure the funds are passported to eligible providers.

- **Containment Outbreak Fund £6.692m -** (includes grant carried forward from 2020/21). This included targeted testing for hard-to-reach groups, enhanced communications and marketing, targeted support for schools and education settings, and additional resource to ensure compliance with restrictions.
- **Welcome Back Fund £0.182m** - announced in April 2021, this fund is to build on the reopening of the High Streets Safely Fund (May 2020), and will be used to support businesses and communities to reopen safely.
- **Winter Grant Scheme £0.259m** - has supported families with the cost of food, fuel and other additional support.
- **Emergency Active Travel £0.567m** - funding for the Council to provide improved walking and cycling facilities over the pandemic. Initially the scheme was temporary but was extended by the government with a longer-term vision. The Council's longer term plan is expected to be finalised shortly, with recommendations from a cross party working group to be considered by Cabinet.
- **Sales Fees and Charges £TBC -** The government Sales Fees and Charges (SFC) compensation scheme was extended to cover April -June. The Council is still experiencing income losses, particularly on parking services, with forecast grant for the SFC scheme expected to be reported within June BCR once a detailed calculation has been completed. To be clear the pressures expected as a result of loss of income are included within May position, however the expected SFC grant compensation is not at this stage.

Business Rates, Council Tax and Business

4.10. The Council is continuing to promptly administer the Business Support Grants on behalf of Department for Business, Energy & Industrial Strategy (BEIS). This includes Business Restart Grant which was announced in March to support the economy to reopen and recover. The Council has received £8.3m in Restart Grant and £5.8m Additional Restrictions Grant (ARG) which has also been extended in to 2021/22.

4.11. During 2020/21 a number of Material Change in Circumstance (MCC) appeals have been raised by businesses, with the effective date of 23/3/20, due to C-19. In response to this significant national rise in appeals, and with the potential risk of destabilising the business rates system, the government announced that it will legislate "to rule-out C-19 related MCC appeals". Instead, Local Authorities will be allocated a share of a new £1.5bn grant that can be used to provide business rates relief to support those local businesses most affected by the pandemic. The grant will be an "extra, targeted support package" for those businesses who did not benefit from the extended retail discount.

4.12. The legislation is still to be passed and Local Authorities await the release of the £1.5bn grant allocations and further details for the Business Rates Relief scheme. It is expected this will be a descretionary scheme and once confirmed the Council will design a scheme and promptly issue reliefs to support eligible businesses within Peterborough.

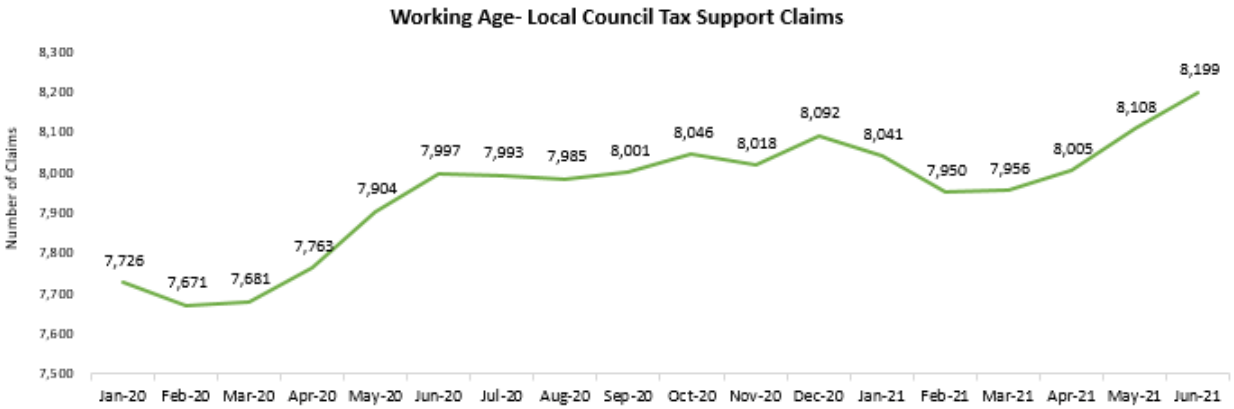
Business Rates (NNDR)

4.13. The Council's Collection rate for Business Rates income is 2.03% behind target for 2021/22, Which is an improved position against the reduced collection rates the Council experienced in 2021/22.

4.14. The Council reported within the 2020/21 Outturn Report that it had £11.5m of uncollected Business Rates income at the end of the financial year which equated to an annual collection rate of 81.83%, much lower than the average collection rate of 97.86%. The Council had put recovery action for these debts on hold in 2020/21 as a result of government guidance and to support busunesses. However, active recovery commenced in February 2021, with an action plan being put in place to collect the outstanding balances. This action plan for recovery of incomes due includes the use of additional temporary resource, regular monitoring and more frequent reminder/recovery letters which is in addition to standard recovery procedures. Since the 1 April 2021 these actions have reduced the outstanding balance by 17% to £9.6m.

Council Tax

4.15. Local Council Tax Support (LCTS) working age caseloads are continuing to rise with an additional 528 households receiving support since the start of the pandemic, a 6.9% rise. Prior to the C-19 pandemic the working age caseloads were steadily reducing however the pandemic has created significant economic uncertainty, with the impact of three periods of Lockdown meaning many people have lost their source of income, jobs and many have been furloughed at a reduced rate. The following chart illustrates the monthly trend:



4.16. Despite the increase in LCTS caseloads the collection rate for Council Tax income is performing 0.13% better than the target for 2021/22. This performance will remain under close observation throughout 2021/22 especially as the economy recovers and government road map progresses.

5. APPENDICES

5.1. Further information is provided in the following appendices:

- Appendix A – Budgetary Control Report Dashboard- December 2020

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Appendix A- Budgetary Control Report Dashboard

Period **May-21**

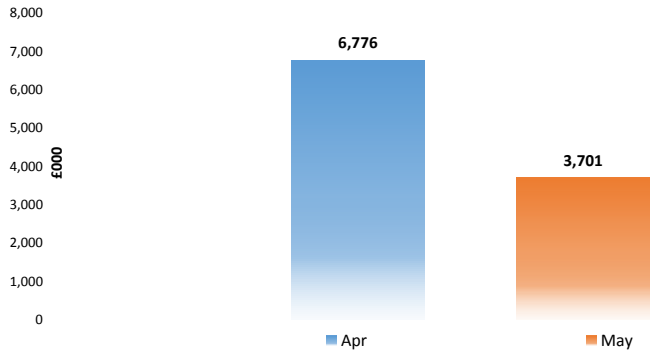
£3.7m Forecast Overspend

3% Forecast Overspend as a proportion of Budget

Directorate	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
Chief Executives	1,219	1,219	(0)	0	(0)	Underspend
Governance	4,167	4,102	(65)	0	(65)	Underspend
Place & Economy	23,912	24,741	829	1,229	(400)	Overspend
People & Communities	99,537	106,450	6,913	5,889	1,024	Overspend
Public Health	(188)	(186)	2	0	2	Overspend
Resources	22,535	20,858	(1,677)	(192)	(1,485)	Underspend
Customer & Digital Services	7,356	7,104	(252)	(150)	(102)	Underspend
Business Improvement	722	704	(18)	0	(18)	Underspend
Capital Financing	27,994	27,994	0	0	0	On Budget
Total Expenditure	**187,255**	**192,986**	**5,731**	**6,776**	**(1,045)**	Overspend
Financing	(187,255)	(189,285)	(2,030)	0	(2,030)	Underspend
Net	**0**	**3,701**	**3,701**	**6,776**	**(3,075)**	Overspend

**based on an estimated value compensation to be received from MHCLG*

May's forecast position has improved by £3.075m in comparison to April



Key Budget Pressures		
People & Communities	1,641	Parking: Loss of income in relation to Parking charges and Parking and Environment Enforcement services.
People & Communities	1,508	Childrens: Additional forecast spend on Children's placements, Children's with disabilities and Short Break Commissioning.
People & Communities	1,342	Adults: Forecast additional spend mainly as a result of Market Sustainability in adult social care services.
Place & Economy	1,224	Housing: Forecast additonal spend due in Housing Hotal and B&B costs as well as security and maintenance costs.
People & Communities	858	Childrens: Forecast additional spend as a result of rising demand for Family Safeguarding and Early Help sevices
People & Communities	699	Commissioning: Pressure as a result of reduced occupancy at Clare Lodge.
People & Communities	358	Communities-Regulatory Services: Reduction in Housing Enforcement some of which is due to the delay in obtaining agreement to the new scheme.

Key Favourable Variances		
Financing	2,030	Based on the NNDR1 return submitted in January to government Council is expecting to receive a £2.030m share of the benefit gained via the Cambridgeshire and Peterborough Business Rates Pool for 201/22. This wasnt included within the budget due to timing of the available forecast and the uncertainty surrounding the esitmates resulting from th economic impact of C-19.
Resources	1,337	Corporate: The pension actuary completed the cessation assessment for Peterborough Culture and Leisure Trust (Vivacity) which resulted in receiving a single year reduction to their secondary contributions for the year 2021/22
Place & Economy	500	Waste: EFW Plant Electricity Inome as a result of an increase in wholesale export price of Electricity.
Resources	217	PSSP: saving in relation to Business Support contract credits.
Resources	100	PSSP: Final year of growth income received as part of the Peterborough Serco Strategic Partnership contract.
Financing	TBC	The government Sales Fees and Charges (SFC) compensation scheme was extended to cover April -June. The Council is still experiencing income losses, particularly on parking services, with forecast grant for the SFC scheme expected to be reported within June BCR
Customer & Digital Services	197	Additional Income generation as a result of SLA's with partner orginisations.

People & Communities — May-21

£6.9m Forecast Overspend

7% Forecast Overspend as a proportion of Budget

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
People & Communities	Director	2,276	2,144	(132)	0 ▲	(132)	Underspend
People & Communities	Education	6,621	6,697	76	0 ▼	76	Overspend
People & Communities	Adults - Commissioning	46,508	47,844	1,336	2,732 ▲	(1,396)	Overspend
People & Communities	Adults - Operations	9,841	9,995	154	362 ▲	(208)	Overspend
People & Communities	Children´s - Operations	12,028	12,889	861	595 ▼	266	Overspend
People & Communities	Children´s Commissioning	18,009	19,517	1,508	1,608 ▲	(100)	Overspend
People & Communities	Commissioning Team and Commercial Operations	475	1,198	723	53 ▼	670	Overspend
People & Communities	Communities - City Centre Management	345	472	127	0 ▼	127	Overspend
People & Communities	Communities - Cohesion and Integration	16	17	1	0 ▼	1	Overspend
People & Communities	Communities - Community Safety	(1,348)	238	1,586	506 ▼	1,080	Overspend
People & Communities	Communities - Think Communities	3,045	3,045	0	0 ▼	0	Overspend
People & Communities	Communities-Regulatory Services	1,722	2,191	469	14 ▼	455	Overspend
People & Communities	Children's & Safeguarding (DSG)	6,042	6,224	182	0 ▼	182	Overspend
People & Communities	Commissioning and Commercial Operations (DSG)	11	11	0	0 ▬	0	On Budget
People & Communities	Education (DSG)	(6,053)	(6,032)	21	19 ▼	2	Overspend
	Total People & Communities	**99,537**	**106,450**	**6,913**	**5,889** ▼	**1,024**	Overspend

Directorate Overview

The People and Communities Directorate is currently forecasting an overspend of £6.913m. The overspend is split between £6.418m of pressure aresulting from Covid-19 and a forecast overspend of £0.495m relating to business as usual activity.

The COVID Impact is broken down as follows:

* £4.193m additional spend in response to Covid-19.
* £1.798m forecast under achievement of income.
* £0.461m pressure re Non-achievement of MTFS
* £0.034m saving in relation to reduced spend.

Directorate Variance Analysis

Education	£0.150m forecast pressure as a result of lost income within the School Improvement service. This includes: * £0.050m - School Improvement traded services as Schools are prioritising Covid-19 recovery. * £0.100m - Attendance Fine Fixed Penalty Notices relates to where parents take children out of school during term time for holidays. Due to historic experience of the level of notices being issued a budget was built into the MTFS. However there is forecast pressure recognised as income is unlikely to return to pre-pandemic levels until restrictions on foreign travel are lifted and penalty notices are issued as a deterrent for parents for taking children out of school.
Adults - Commissioning	£1.342m overspend in relation to pressures caused by Covid-19. This includes: * £1.242m - of Market Sustainability pressures from 2020/2021 factored in. This is under review as watching how demand is developing as part of the covid recovery plan * £0.038m - NESTA have been commissioned to review the health and social care system around Discharge to Assess (hospital discharges) redesign including elements such as timely discharges from hospital, seven day working reducing delayed discharges and reviewing support to patients through the process * £0.063m - Day Opportunities requires additional support due to reduced capacity on re-opening as a result of additional Covid-19 measures put in place.
Adults - Operations	£0.335m forecast pressure due to additional spend required as a result of Covid-19, this includes: * £0.315m - Staffing pressure from the delayed Covid-19 recovery plan for social care teams and Reablement and is based predominantly on using temporary agency which is more costly to support with the backlog of work including Court of Protection and Deprivation of Liberty Standards * £0.020m - Technology Enabled Care support

	£0.205m Underspend on staffing costs, is mainly due to the difficulties in recruiting to vacancies due availability of appropriately qualified staff, new appointments being at a lower spinal column point or reduced hours in comparison to budget.
Children´s - Operations	£0.858m forecast pressure as a result of additional expenditure required as a result of Covid-19. This includes: * £0.578m - Assessment and Family Safeguarding demand, additional recourses will be required due to the already increasing numbers of assessments and referrals. * £0.263m - Additional Early Help costs - additional resources are required to respond to a rise in Children's Social Care referrals which will require Early Intervention services. * £0.017m - Additional Youth Family worker to cover a staff member having to shield This is due to the forecast rise in the number of Looked after Children (LAC) this financial year.
Children´s Commissioning	£1.508m forecast pressure as a result or required additional expenditure resulting from Covid-19. This includes: * £1.260m - Childrens Social Care (CSC) Placements - due to increased child protection and family support referrals, which will in turn result in a rise in LAC numbers. * £0.233m - Children with Disabilities * £0.015m - Short breaks Commissioning
Commissioning Team and Commercial Operations	£0.699m forecast pressure in relation to Clare Lodge, this is based on average occupancy of 10 young people. The £0.699m forecast overspend represents: * A projected shortfall of income of £1.193m based on reduced average occupancy of 10 young people * Off-set by reduced expenditure (including staffing and agency) of £0.494m.
Communities - City Centre Management	£0.127m forecast pressure includes: £0.112m forecast loss of income at the Market due to non-essential traders having not yet reopened stalls following the Lockdown 3.0 restrictions and £0.015m as a result of the 2021 Great Eastern Run being cancelled.
Communities - Community Safe	£1.641m forecast pressure due to loss of income across multiple services including £0.948m from Parking charges, £0.277m from Parking Enforcement and £0.416m from Environmental Enforcement. Actual parking income continues to be significantly less than budget due to the reduction in footfall within the town centre due to Covid-19. Environmental Enforcement staff are still been redeployed to support the Covid-19 response. Parking Enforcement is fully operational but income will be dependent on footfall in the town centre.
Communities-Regulatory Services	£0.145m forecast pressure within the Coroners service partially as a result of Covid-19 (£0.078m) and partially from Business as Usual (£0.067m). This is due to the requirement to adhere to strict Covid-19 guideline regarding PPE and a backlog of cases, therefore there is a need to appoint additional area coroners and assistant coroners. There is also a need to invest in ICT, due to a shortage of Covid-19 secure premises for inquests for remote inquests.
	£0.358m forecast pressure within the Housing Enforcement team of which £0.390m relates to Selective Licensing as a result of the delay in obtaining agreement for the new scheme which is offset with a forecast underspend in Housing Enforcement.

Public Health May-21

£0.0m Forecast Overspend

0% Forecast as a proportion of the Expenditure Budget (exc the Public Health Grant)

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	
Public Health	Children 0-5 Health Visitors	3,974	3,975	1	0 ▼	1	Overspend
Public Health	Children 5-19 Health Programmes	942	942	0	0 ▼	0	Overspend
Public Health	Sexual Health	1,999	1,999	(0)	0 ▲	(0)	Underspend
Public Health	Substance Misuse	2,308	2,308	0	0 ▼	0	Overspend
Public Health	Smoking and Tobacco	286	286	0	0 ▼	0	Overspend
Public Health	Miscellaneous Public Health Services	1,428	1,428	(0)	0 ▲	(0)	Underspend
Public Health	Public Health Grant	(11,124)	(11,124)	0	0 ▬	0	On Budget
	Total Public Health	**(188)**	**(186)**	**2**	**0** ▼	**2**	Overspend

Directorate Overview

The Public Health Directorate is forecast to overspend by £0.001m. A thorough review of Public Health budgets will be undertaken with the recently appointed Director of Public Health.

Governance May-21

£-0.1m Forecast Underspend

-2% Forecast Underspend as a proportion of Budget

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
Governance	Director of Governance	140	125	(15)	0 ▲	(15)	Underspend
Governance	Legal Services	1,807	1,825	18	0 ▼	18	Overspend
Governance	Constitutional Services	2,039	1,969	(70)	0 ▲	(70)	Underspend
Governance	Performance & Information	181	183	2	0 ▼	2	Overspend
	Total Governance	**4,167**	**4,102**	**(65)**	**0** ▲	**(65)**	Underspend

Directorate Overview

The Governance Directorate is currently reporting a small favourable variance within the service of £0.065m

Resources May-21

£-1.7m Forecast Underspend

-7% Forecast Underspend as a proportion of Budget

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
Resources	Director's Office	269	227	(42)	0 ▲	(42)	Underspend
Resources	Financial Services	3,952	3,870	(82)	0 ▲	(82)	Underspend
Resources	Corporate Items	9,439	8,087	(1,352)	0 ▲	(1,352)	Underspend
Resources	Peterborough Serco Strategic Partnership	8,089	7,708	(381)	(192) ▲	(189)	Underspend
Resources	Corporate Property	1,832	1,833	1	0 ▼	1	Overspend
Resources	Energy	478	639	161	0 ▼	161	Overspend
Resources	Cemeteries, Cremation & Registrars	(1,525)	(1,506)	19	0 ▼	19	Overspend
	Total Resources	**22,535**	**20,858**	**(1,677)**	**(192)** ▲	**(1,485)**	Underspend

Directorate Overview

Resources Directorate is currently reporting a favourable variance against budget of £1.678m. The main variances at this stage are pension cost savings following the Vivacity cessation assessment and savings within the PSSP Business Support contract due to the freezing of core vacancies until transformation work takes place.

Directorate Variance Analysis

Corporate Items	£1.337m Favourable - The pension actuary completed the cessation assessment for Peterborough Culture and Leisure Trust (Vivacity) following their admission ceasing on 30/09/2020. This has resulted in PCC receiving a single year reduction to their secondary contributions for the year 2021/22 to the value of 50% of the Vivacity surplus detailed in the assessment report. This variance is the result of the Funding and Management Agreement with Vivacity and the risk agreement for pension contributions.
	£0.050m Favourable - Following a review of the Compulsory Added Years and Unfunded Pension contributions, there is an expected saving against the corporate premature retirement budget.
Peterborough Serco Strategic Partnership	£0.100m Favourable - Final year of growth income received as part of the Peterborough Serco Strategic Partnership contract not budgeted.
	£0.217m Favourable - Business Support contract credits (freezing core vacancies where possible until transformation work takes place), offset by centralised project costs unable to be recharged directly to projects.
Energy	£0.161m pressure - Currently reporting an overall pressure on the Energy budget group, mainly due to potential pressures on income and savings targets. In addition, there are legal cost pressures which are unfunded. A report has been submitted for consideration by Cabinet on 21 June on the future of the Empower loan. The recommendation is to bring the assets back in to the direct control of the Council either by direct acquisition of the assets or through a Council wholly owned subsidiary company. A further update on options and implications will be available after this.

Chief Executives May-21

£0.0m Forecast Underspend

0% Forecast Underspend as a proportion of Budget

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
Chief Executives	Chief Executive	162	162	(0)	0	(0)	Underspend
Chief Executives	HR	1,057	1,057	0	0	0	Overspend
	Total Chief Executives	**1,219**	**1,219**	**(0)**	**0**	**(0)**	Underspend

Directorate Overview

The Chief Executive Directorate is currently reporting no variance against budget.

Place & Economy May-21

£0.8m Forecast Overspend

3% Forecast Overspend as a proportion of Budget

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
Place & Economy	Development and Construction	(68)	(68)	(0)	0 ▲	(0)	Underspend
Place & Economy	Director Place & Economy	158	158	(0)	0 ▲	(0)	Underspend
Place & Economy	Peterborough Highway Services	4,304	4,213	(91)	0 ▲	(91)	Underspend
Place & Economy	Sustainable Growth Strategy	1,519	1,519	0	0 ▼	0	Overspend
Place & Economy	Waste, Cleansing and Open Spaces	15,800	15,482	(318)	(378) ▼	60	Underspend
Place & Economy	Westcombe Engineering	26	39	13	0 ▼	13	Overspend
Place & Economy	Director of Housing	1,674	2,898	1,224	1,607 ▲	(383)	Overspend
Place & Economy	Growth & Regeneration	499	500	1	0 ▼	1	Overspend
	Total Place & Economy	**23,912**	**24,741**	**829**	**1,229** ▲	**(400)**	Overspend

Directorate Overview

The Place & Economy Directorate is currently forcasting an overspend of £0.829m. The main variances at this stage are Covid-19 related Housing Services pressures of £1.224m, partly offset by savings in Waste, Cleansing & Open Spaces.

Directorate Variance Analysis

Waste, Cleansing and Open Spaces	£0.500m Favourable - Energy from Waste (EFW) Plant Electricity Inome - Increase in wholesale export price of Electricity. A pressure of £0.5m was reflected in the Council's budget for 21/22 due to reduction in energy prices; however the energy market overall is showing faster signs of recovery than anticipated and the Council is able to achieve an improvement in the sale price. The position will be kept under review to inform the budget setting for 2022/23
	£0.042m Pressure - Additional cost at HRC due to Covid-19, such as staffing, Traffic Management, Cleansing, Signage.
	£0.067m Pressure - Vehicle hire and additonal staffing costs on waste collection rounds due to Covid-19
	£0.073m Pressure - Other misc pressures, including Bulky Waste service
Director of Housing	£1.224m Pressure is expected in housing, this is due to the continuing necessity to provide accommodation to rough sleepers in hotels and B&B's. The pressure is made up of a £1.424m expenditure, which is being partially offset by £0.200m of Rough Sleeper initative grant income. This is a prudent forecast and is based upon using hotels and B&B's for the full financial year including other associated costs, such as security. However, the plan is to reduce the use of hotels and B&B's this financial year which inturn would reduce this pressure . MHCLG are rolling out another funding programme which the council will be submitting another bid, although this is capital funding this will directly reduce our expenditure on hotel and B&B accommodation as more places will become available to house rough sleepers.

Business Improvement May-21

£0.0m Forecast Underspend

-2% Forecast Underspend as a proportion of Budget

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
Business Improvement	Programme Management Office	722	704	(18)	0	(18)	Underspend
	Total Business Improvement	**722**	**704**	**(18)**	**0**	**(18)**	Underspend

Directorate Overview

The BID Directorate is currently reporting a small favourable variance within the service of £0.018m

Customer & Digital Services May-21

£-0.3m Forecast Underspend

-3% % Forecast Underspend as a proportion of Budget

Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Overall Status
Customer & Digital Services	IT & Digital Services	6,602	6,320	(282)	(150) ▲	(132)	Underspend
Customer & Digital Services	Marketing & Communications	409	439	30	0 ▼	30	Overspend
Customer & Digital Services	Resilience & Health & Safety	266	266	0	0 ▼	0	Overspend
Customer & Digital Services	Director of Customer & Digital Services	79	79	0	0 ▬	0	On Budget
	Total Customer & Digital Services	**7,356**	**7,104**	**(252)**	**(150)** ▲	**(102)**	Underspend

Directorate Overview

The Customer & Digital Directorate is currently reporting an overall favourable variance of £0.253m against budget. The main variances are within IT & Digital service area, primarily through identification of additional external income above budget.

Directorate Variance Analysis

IT & Digital Services	£0.197m Favourable - Additional income expected to be generated through external sources including SLAs with partner orginisations and East of England Broadband Network (E2BN). This is likely to be an ongoing income stream and will be reviewed as part of the 2022/23 budget setting process.
	£0.049m Favourable - In-year, non-repeatable savings within Software and Hardware, Telephony and Microsoft contracts.
	£0.037m Favourable - Other minor variances within the service area.

Capital Financing May-21

£0.0m Forecast Revenue On Budget

0% Forecast On Budget as a proportion of Budget

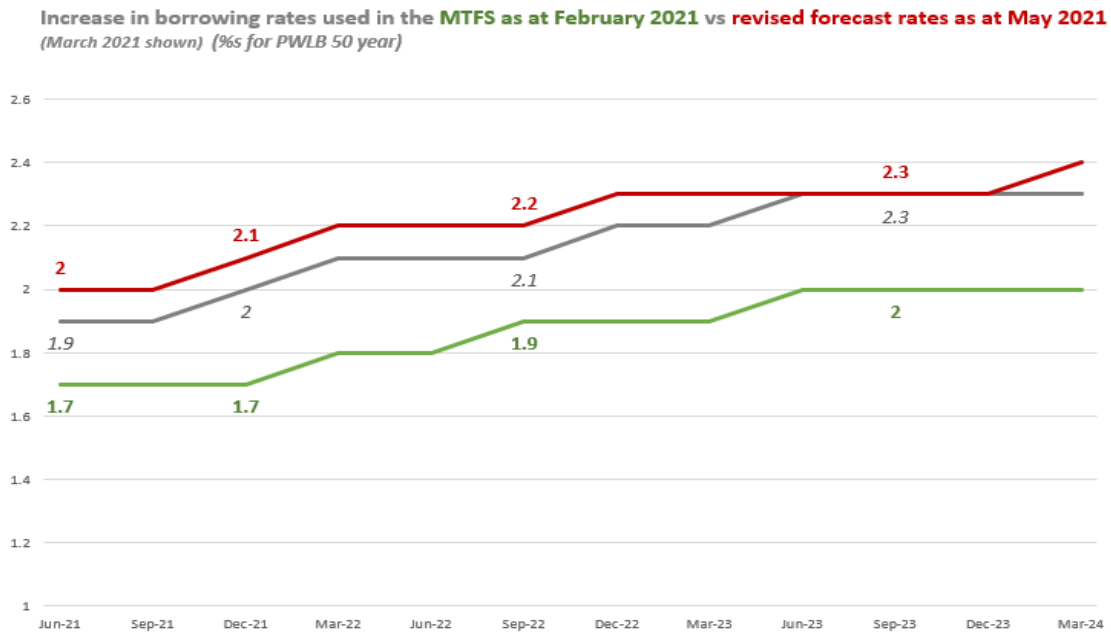
Directorate	Budget Group	Budget £k	Forecast Spend £k	Variance £k	Previous Month Variance £k	Movement £k	Status
Resources	Capital Financing	27,994	27,994	0	0	0	On Budget
	Total Capital Financing	**27,994**	**27,994**	**0**	**0**	**0**	On Budget

Capital Financing and Capital Receipts Overview

Less borrowing was undertaken for the capital programme in 2020/21 than budgeted for in the MTFS resulting in less budget being required to fund existing borrowing, therefore a small saving is anticipated on the existing loan interest payments. However this is likely to be offset by the cost of new borrowing as interest rates are forecast to rise above the assumptions used in the MTFS for interest rates. As at May, Link, the Council's treasury advisors, have noted that since the start of 2021 there has been a lot of volatility in gilt yields, and hence resultant PWLB interest rates. Unsettled financial markets have been experienced following US President Biden's determination to push through a $1.9trn fiscal boost for the US economy as a recovery package from the Covid pandemic. The overall longer-run trend is for gilt yields and PWLB rates to rise, meaning it will be more expensive for the Council to borrow in order to fund the capital programme and investment in assets.

As part of the drive to find additional savings for the current and future year, the capital programme is currently being reviewed by Directors for 2021/22 and future years to ensure that a realistic profile of scheme delivery is being costed to enable forecast for borrowing and timings to be more realistically estimated and mitigate some of the budget pressures resulting from the interest rate rise.

The minimum revenue provision detailed calculation is anticipated to be completed over the summer months and given that the performance of the capital programme was £55m for 2020/21 compared to the budget of £83m a forecast underspend is anticipated.



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