

PLANNING COMMITTEE



Date: Monday, 12 June 2017

Democratic and Members' Services

Quentin Baker

LGSS Director: Law and Governance

10:00hr

Shire Hall

Castle Hill

Cambridge

CB3 0AP

Kreis Viersen Room

Shire Hall, Castle Hill, Cambridge, CB3 0AP

AGENDA

Open to Public and Press

- 1 Appointment of Chairman/Chairwoman & Vice
Chairman/Chairwoman**
- 2 Apologies for Absence**
- 3 Declarations of Interest**

*Guidance on declaring interests is available at
<http://tinyurl.com/ccs-conduct-code>*

- | | | |
|----------|----------------------------------|--------------|
| 4 | Minutes - 20th April 2017 | 5 - 8 |
|----------|----------------------------------|--------------|

PLANNING APPLICATIONS

- | | | |
|----------|--|---------------|
| 5 | F-2013-16-CM Lyons Farm, Wimblington Fen, Wimblington | 9 - 28 |
|----------|--|---------------|

DECISIONS

6	Local Validation List Review	29 - 72
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ITEMS FOR INFORMATION

7	Summary of Decisions Taken Under Delegated Powers	73 - 76
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The Planning Committee comprises the following members:

Councillor Anna Bradnam Councillor David Connor Councillor Ian Gardener Councillor Lynda Harford Councillor Peter Hudson Councillor Bill Hunt Councillor Sebastian Kindersley and Councillor Jocelynn Scutt

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact

Clerk Name: Daniel Snowdon

Clerk Telephone: 01223 699177

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Public speaking on the agenda items above is encouraged. Speakers must register their intention to speak by contacting the Democratic Services Officer no later than 12.00 noon

three working days before the meeting. Full details of arrangements for public speaking are set out in Part 4, Part 4.4 of the Council's Constitution <http://tinyurl.com/cambs-constitution>.

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PLANNING COMMITTEE: MINUTES

Date: Thursday 20th April 2017

Time: 10.00am – 10:18am

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors P Ashcroft, B Ashwood, D Connor (Chairman), B Hunt, S Kindersley, A Lay and M Loynes.

239. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies were received from Councillors Harford, Scutt and Smith.

There were no declarations of interest.

240. MINUTES – 16TH MARCH 2017

The minutes of the Planning Committee meeting held on 16th March 2017 were agreed as a correct record and signed by the Chairman.

241. WIDENING OF EXISTING BANK BY EXPORTATION OF WASTE SOIL (RETROSPECTIVE)

AT: MANOR FARM, LOW ROAD, FENSTANTON, PE28 9HU

FOR: A M BEHAGG FARMS

LPA REF: H/5003/14/CM

The Committee received a planning application that was first presented to the Committee in February 2016 where the application was deferred to allow the applicant time to discuss with the objector means of improving the way in which water moved from the ditch next to Huntingdon Road over or through the bank to the flood plain to the north. Members were reminded of the location of the bank and were informed that the objector was now satisfied with the work that had been undertaken by the applicant and no longer objected to the application. Members' also noted that the County Council as the Highways Authority was undertaking extensive work on the bridge that would clear the culvert and replace the back-flap valve.

Speaking in support of the application, David Mead agent for the applicant drew attention to the work undertaken by the applicant in consultation with the objector and the work undertaken by the County Council on the bridge.

It was proposed by Councillor Kindersley and seconded by Councillor Lay that the recommendation be put.

It was resolved unanimously to grant planning permission subject to the conditions attached at Appendix A to these minutes.

242. ENFORCEMENT UPDATE REPORT

The Committee received the Enforcement Update Report that covered the period 1 January 2017 to 31 March 2017. In particular officers updated Members with developments regarding 2 enforcement actions which had taken place since the report was published; Section 13 of the report for Land at Warboys Airfield Industrial Estate where landowners had been served a Planning Contravention Notice noted that a response had been received from the landowner committing to reducing the level of waste at the site but progress was slow so officers would be visiting the site to assess progress; and Section 15 of the report for East Anglian Resources Limited (Earl) wood waste site, Benwick Road, Whittlesey where a Planning Contravention Notice had now been served to which officers were awaiting a response. Attention was also drawn to Appendix 1 of the report which set out the list of cases where enforcement action has been taken and where monitoring is still ongoing; and Appendix 2 which set out cases where extant enforcement notices exist but no further action is planned at this time.

During discussion Members:

- Thanked officers for the work undertaken regarding enforcement action that could often be extremely difficult.
- Drew attention to paragraph 11 of the report, land known as “Asgard”/Field 6184, emphasising the importance of maintaining prompt action. Officers advised that a letter had been sent to the landowners that requested a response by 24th April 2017 and that if nothing was heard then a warrant to gain access to the land would be sought through court. Officers agreed to provide an update to Members on whether a response was received and at key stages going forward. **ACTION**
- Highlighted Section 14 of the report, Barrington Quarry, which had planning permission for the quarry void to be filled with material imported to the site by rail, the impact of the noise and vibration from the delivery of which was reported as affecting nearby properties. Officers informed Members that correspondence had been received from the Parish Council in relation to the site and information had been submitted in relation to these matters by the site operator, CEMEX, which was still being assessed. Therefore the Planning Contravention Notice would not be issued until all the information had been fully reviewed. A meeting with CEMEX had been scheduled to take place on 24 May 2017.
- Noted the evidential and public interest tests that had to be met prior to prosecution action being taken. Prosecution did not resolve the breach of planning control and therefore negotiation was often preferred as it resolved breaches more quickly and cost effectively. However, it was acknowledged that there is a fine line that needed to be balanced.

243. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

It was resolved to note the decisions made under delegated powers.

Chairman

1. The approved drawings are:
 - 2014-11-1 Location Plan dated April 14
 - 2014-11-2 Rev B Flood Bank Levels dated April 14 (stamped received by Cambs County Council 04 Nov 2015)

Reason: To maintain a connection to the flood plain to the north of the bank and minimise the risk of exacerbating flooding on Huntingdon Road in accordance with the Huntingdonshire Local Plan (1995) policy CS 9 and Huntingdonshire District Council Core Strategy (2009) policy CS1.

**SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT COMPLYING WITH
CONDITION 3 OF PLANNING PERMISSION F/2004/14/CM (COMPLETION OF CONSTRUCTION
OF TWO AGRICULTURAL IRRIGATION RESERVOIRS, BY THE EXTRACTION AND EXPORT
OFF SITE OF APPROXIMATELY 650,000 TONNES OF UNPROCESSED SAND AND GRAVEL)
TO EXTEND THE DURATION OF THE DEVELOPMENT BY 17 MONTHS UNTIL 8 JUNE 2018**

AT: Lyons Farm, Wimblington Fen, Wimblington
LPA REF: F/2013/16/CM
FOR: Nicholas Farms

To: Planning Committee
Date: 12 June 2017
From: Head of Growth & Economy
Electoral division(s): March South & Rural
Purpose: To consider the above planning application

Recommendation: *That planning permission be GRANTED subject to the
conditions set out in paragraph 10.1.*

<i>Officer contact:</i>	
Name:	Helen Wass
Post:	Development Management Officer (Strategic & Specialist Applications)
Email:	Helen.wass@cambridgeshire.gov.uk
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1.0 INTRODUCTION

- 1.1 Planning permission no F/02014/10/CM was granted on 26 April 2012 for the construction of two below surface, clay lined agricultural irrigation reservoirs, by the extraction and export off site of approximately 685,000 tonnes of unprocessed sand and gravel. The sand and gravel was to be taken to the applicant's Witcham Meadlands Quarry at Block Fen for processing.
- 1.2 Planning application F/02014/10/CM was accompanied by an environmental statement dated November 2010 which comprised the following: potential need for irrigation water and soil resource survey; hydrological and hydrogeological assessment including flood risk assessment; archaeological assessment; traffic impact assessment; ecological report; landscape and visual impact assessment; noise impact assessment.
- 1.3 The County Council resolved to grant conditional planning permission in September 2011 subject the completion of a S106 agreement to secure:
 - Provision of evidence of consent from the Environment Agency for the abstraction of water
 - Provision of evidence of landowners' need for the irrigation water before commencing phase 2
 - An HCV traffic routeing agreement
 - A financial contribution to road improvements
 - A scheme for temporary mineral stockpiling arrangements at Witcham Meadlands Quarry
- 1.4 When the planning application was submitted in 2010 it was anticipated that the quarry would yield approximately 685,000 tonnes of sand and gravel which would be worked over a period of 3.5 years. This equates to a rate of approximately 196,000 tonnes per year. Condition 3 of planning permission F/02014/10/CM required mineral extraction to have ceased and the reservoirs commissioned within 4 years of the commencement of the development. Development commenced on 8 January 2013.
- 1.5 In April 2014 an application (ref F/2004/14/CM) was submitted for permission to carry out the development without complying with condition 15 which required the developer to maintain a written record of all HCV movements into and out of the site. Planning permission was granted on 27 January 2016. Condition 3 was amended and requires the works to be completed and the reservoirs be commissioned by 8 January 2017. The 2012 S106 agreement is subject to a deed of variation dated 12 January 2016. Extraction of mineral has continued since 8 January 2017 in breach of planning control. The application is now in part retrospective.

2.0 THE SITE AND ITS LOCATION

- 2.1 The mineral extraction, and subsequently the reservoirs, are situated within a 23.7 hectare parcel of land located 2 kilometres west of Manea in the parish of Wimblington. Access is derived from the C class Byall Fen Drove via an approximately 500 metre long private haul road. The total area of the development site is 24.4 hectares.
- 2.2 Most of the site is, or was before mineral extraction took place, Grade 2 agricultural land; the remainder is Grade 1. All of the site is in Flood Zone 3.
- 2.3 The closest scheduled monument to the site is a Romano-British settlement near Honeybridge, 1 kilometre to the west. There are three bowl barrows approximately 1.5 kilometres to the south west. The closest listed building to the site is a Grade II barn at Honey Hill Farm, 1 kilometre to the south west.
- 2.4 The Ouse Washes Site of Special Scientific Interest (SSSI) to the site is 3.3 kilometres to the

south east. It is also of international importance and is designated a Ramsar site, Special Area of Conservation and Special Protection Area.

- 2.5 The closest residential properties to the site are New Ghant Farm and Vicarage Farm, 300 and 400 metres to the south east respectively and Honey Hill House, 500 metres to the south west.

3.0 THE PROPOSAL

- 3.1 The developer is seeking permission to carry out the development without complying with condition 3 to allow him until 8 June 2018 to complete mineral extraction, commission the reservoirs and restore their margins. The additional 17 months requested takes into account a lower demand for sand and gravel than was anticipated in 2010 when the first application was submitted and a remaining mineral reserve at the time the application was submitted in August 2016 of approximately 183,000 tonnes. Mineral extraction has continued since 8 January 2017 and at the end of April 2017 the reserves were approximately 138,500 tonnes.

4.0 CONSULTATIONS AND PUBLICITY

- 4.1 Fenland District Council – No objection.
- 4.2 Wimblington Parish Council – No comments received.
- 4.3 Manea Parish Council – Support the application subject to the imposition of a condition requiring the applicant to ensure that the carriageway of Byall Fen Drove is maintained at its current standard.
- 4.4 Environment Agency – No objection in principle.
- 4.5 CCC Highways Development Management – Planning consent F/2004/14/CM gave permission for the completion of two irrigation reservoirs by extraction and export off site of approximately 685,000 tonnes of unprocessed sand and gravel. This permission expired 8th January 2017, by which time all works relating to the commissioning of the reservoirs should have been completed.
- 4.6 The current planning application (F/2013/16/CM) is a Section 73 application to vary condition 3 of planning consent F/2004/14/CM and allow the applicant a further 17 months (to 8th June 2018) to extract the full sand and gravel quota (approx. 183,000 tonnes remaining) that was permitted under planning consent F/2004/14/CM.
- 4.7 Given the number of vehicle movements associated with the extraction of 685,000 tonnes of sand and gravel was considered acceptable, and given this is an application to simply vary the period of time permitted to extract the remaining sand and gravel quota, a recommendation to refuse the application cannot be substantiated.
- 4.8 It should be noted that since issuing consent F/2004/14/CM, and from when the sand and gravel extraction commenced, the LHA's maintenance costs along the approved haulage route increased exponentially. The continuous overrun of the edge of pavement and verges resulted in the LHA implementing a £250,000 road widening scheme, a number carriageway shoulder restoration and surface patching schemes, and paid out for a number of carriageway defect related insurance claims. Clearly the £13,500 contribution taken for highway improvement measures for consent F/2004/14/CM was not an appropriate amount of money to address the consequential damage cause by the amount of HCV movements generated by this development.
- 4.9 Should any further development proposals come forward that would result in a significant number of HCV vehicle movements on Byall Fen Drove then it is likely there would be a

requirement to improve the carriageway pavement construction/width so that it is suitable for the transport impact associated with the development in question.

4.10 In conclusion, there are no highway objections to the current application.

5.0 INDIVIDUAL REPRESENTATIONS

5.1 Thirteen local residents have objected to the application. All are concerned about the effect of the HGV traffic generated by the development on the condition of the public highway and the safety of other road users:

- The road is not strong or wide enough for the number and size of the HGVs transporting the sand and gravel;
- The road has been seriously damaged resulting in closure and repair which was an inconvenience for other users;
- Sand and gravel lorries are intimidating to other drivers who tend to use the centre of the road to avoid the potholes and damage verges;
- The council should seek funds from the developer to repair the damage;
- The noise and vibration from sand and gravel lorries disturbs occupiers of houses close to the road. This application would result in a further 17 months of disturbance;
- The sand and gravel should be processed on the site which would reduce vehicle movements; and
- Hauling the sand and gravel to Witcham Meadlands Quarry for processing has contributed to the deterioration of the northern section of Block Fen Drove which has not been widened.

5.2 Other concerns are:

- The site has become a gravel quarry with no irrigation water provided yet;
- All the sand and gravel should have been taken to Witcham Meadlands Quarry by January 2017 and sold from there when there is demand in the market;
- The planning conditions may not have been complied with;
- The stockpiles have had a negative impact on the landscape;
- The negative effects may not outweigh the contribution to the local community – there has been a lack of contribution to local infrastructure and to local employment.

6.0 PLANNING HISTORY

6.1 F/02014/10/CM – The construction of two agricultural irrigation reservoirs, by the extraction and export off site of approximately 685,000 tonnes of unprocessed sand and gravel. Granted 26 April 2012

F/2004/14/CM – Completion of the construction of two agricultural irrigation reservoirs, by the extraction and export off site of approximately 685,000 tonnes of unprocessed sand and gravel (subject to revised conditions) - Granted 27 January 2016

7.0 PLANNING POLICY

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies from the development plan are set out in paragraphs 7.3 and 7.4 below.

- 7.2 The National Planning Policy Framework (2012) is also a material planning consideration.
- 7.3 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) (the MWCS)

CS1 - Strategic Vision and Objectives for Sustainable Minerals Development
CS25 – Restoration and Aftercare of Mineral and Waste Management Sites
CS32 – Traffic and Highways
CS33 – Protection of Landscape Character
CS34 – Protecting Surrounding Uses
CS35 – Biodiversity and Geodiversity
CS36 – Archaeology and the Historic Environment
CS38 – Sustainable Use of Soils
CS39 – Water Resources and Water Pollution Prevention
CS42 - Agricultural Reservoirs, Potable Water Reservoirs and Incidental Mineral Extraction

- 7.4 Fenland Local Plan (adopted May 2014) (the FLP)

LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District
LP18 – The Historic Environment
LP19 – The Natural Environment

8.0 PLANNING CONSIDERATIONS

- 8.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (para 14). It states that:
- Proposed development that accords with the development plan should be approved without delay;
 - Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
 - Proposed development that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.
- 8.2 Along with a presumption in favour of sustainable development the NPPF (para 28) seeks to promote a strong rural economy by the development and diversification of agricultural and other land-based rural businesses. The proposed development which will enable the capture and storage of water in times of surplus and its reuse in times of deficit to grow food is consistent with the Government's objectives.
- 8.3 The current application is for permission for additional time in which to complete the extraction of sand and gravel which is necessary to create the agricultural irrigation reservoirs. It therefore needs to be assessed against MWCS policy CS42. MWCS policy CS42 deals with agricultural reservoirs and sets out 5 criteria which proposals must fulfil in order for planning permission to be granted

- a) there is a proven need for the proposal
- b) any mineral extracted will be used in a sustainable manner
- c) the reservoir design minimises its surface area by maximising its depth
- d) the minimum amount of mineral is to be extracted consistent with the purpose of the development
- e) the phasing and duration of the development adequately reflects the importance of early delivery of water resources or other approved development

- 8.4 Planning application F/02014/10/CM was assessed against the MWCS policies in September 2011. At that time it was considered that the proposed development met the 5 criteria in policy CS42. The factors affecting criteria (a) – (d) have not changed but criterion (e) should be reconsidered. In 2011 the applicant anticipated that the development would be completed within 3 ½ years, with the first reservoir in operation for irrigation purposes within 18 months of the start of the construction phase. The sand and gravel would be extracted at a rate of 200,000 to 220,000 tonnes per annum. The development commenced on 8 January 2013. According to the applicant's predictions it was therefore expected that the first reservoir would be commissioned by July 2014 and the development completed by July 2016. Condition 3 of planning permission required the development to be completed within 4 years of commencement i.e. by 8 January 2017.
- 8.5 Demand for sand and gravel was not as high as the applicant anticipated in 2011 therefore the rate of extraction has been less than was necessary to complete the development by 8 January 2017. When the current application was submitted in August 2016 approximately 183,000 tonnes of mineral remained to be removed i.e. approximately 27% of the permitted reserve. At the end of April 2017 this had reduced to 138,500 tonnes (20% of the permitted reserve).
- 8.6 The anticipated completion of the first reservoir within 18 months of commencement has not been achieved. The applicant has advised that work on creating the embankment between the reservoirs will commence in mid-June 2017. It could be considered that criterion (e) of MWCS policy CS42 has not been met in that irrigation water has not been delivered as soon as initially proposed. However, if the extension of time for completing the development is not granted, the agricultural justification for the reservoirs could be compromised. It is now necessary to assess whether or not the proposal complies with the other relevant development plan policies.

Traffic and highways

- 8.7 The objections to the application for the most part relate to the impact of the HGVs serving the quarry on the public highway, on other highway users and on residential amenity. The likely effect of the volume of HGVs generated by the development was assessed in 2011 on the basis of 80 movements per day (40 in and 40 out) and a contribution from the developer was required for highway improvement works. Whilst there would appear to be evidence that HGVs from the site have contributed to damage to Byall Fen Drove, legal advice is that it is not open to the mineral planning authority to seek additional contributions from the developer at this stage, as the same development with the same tonnages and associated overall HGV movements is being carried out but over a longer period. In December 2016 the applicant stated that there were, at that time, typically more than 200 HGV movements (100 in and 100 out) per day and undertook to limit the rate of output to 50 HGV movements per day (25 in and 25 out) from January 2017 until the current application had been determined. Given that the development was originally assessed and found acceptable on the basis of 80 HGV movements (40 in and 40 out) per day, it is considered appropriate to limit this by a planning condition which also requires the operator to maintain a record of HGV movements. The applicant has agreed to this.

- 8.8 Condition 41 of planning permission F/2004/14/CM states that no plant or machinery may be installed at the site without the mineral planning authority's written approval. In December 2016 the mineral planning authority gave approval for a mineral processing plant to be installed. Without condition 41 the processing plant would have been permitted development under Class A of Part 17 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Since then the sand and gravel has been processed at the site i.e. the silt has been removed. This amounts to about 7% less material leaving Lyons Farm Quarry and consequently a reduction in vehicle movements. It also removes the need for the HGVs to travel to Block Fen Drove for processing which as an objector has noted is in need of repair at its northern end.
- 8.9 Condition 36 of planning permission F/2004/14/CM states that no clay for engineering may be imported to the site without the mineral planning authority's written approval. In September 2016 the operator sought approval to import 78,000 cubic metres (approximately 124,800 tonnes). This would equate to 6,240 loads or 12,480 HGV movements. This traffic would be additional to that which was considered in 2011. The applicant states that 70 – 75% would be "backloaded" leaving an additional 3,744 HGV movements over the remaining life of the project. This would amount to an average of 10 – 12 movements per day which would be a 15% increase in HGV movements over and above those considered in 2011. This increase would add to the impact of the traffic from the development on Byall Fen Drove and for this reason the proposal to import clay was not approved. The developer is instead using the clay which underlies the sand and gravel to create the base and side seals for the reservoirs.
- 8.10 MWCS policy CS32 states that minerals development will only be permitted where access and the highway network serving the site are suitable or could be made suitable and able to accommodate any increase in traffic and/or the nature of the traffic associated with the development. FLP policy LP15 states that any development that has transport implications will not be granted planning permission unless deliverable mitigation measures have been identified which will make the development acceptable in transport terms. The current proposal would not increase the amount of traffic generated by the development as a whole or change its nature. Processing the mineral on site would reduce traffic generated since the beginning of 2017 by approximately 7%. The impact of traffic from the development on Byall Fen Drove is explained in paragraph 4.8 above. For the reasons set out in paragraph 8.7 it is not considered possible to seek further contributions from the developer for highway improvements.
- 8.11 MWCS policy CS32 goes on to say that minerals development will only be permitted where any associated increase in traffic would not cause unacceptable harm to the environment, road safety or residential amenity. Given the small reduction in the total number of vehicle movements that would be the result of processing mineral on site it is considered that the impacts on the environment, road safety and residential amenity are marginally less than when the development was considered in 2011.
- 8.12 For the reasons set out in paragraphs 8.10 and 8.11 it is considered that allowing a further 17 months from 8 January 2017 or 12 months from June 2017 for the development to be completed would not conflict with MWCS policy CS32 or FLP policy LP15.

Visual impact

- 8.13 An objector considers that the stockpiles of stripped soil and mineral have had a negative effect on the environment. Condition 27 of planning permission F/2004/14/CM requires soils to be stored in accordance with a scheme that was approved by the mineral planning authority on 12 August 2012. The approved scheme allows topsoil to be stored in mounds up to 3 metres high and subsoil in mounds up to 5 metres high. There is no record in the reports of county council officers' site monitoring visits that the soil stockpiles have exceeded the height

limits set out in the approved scheme. When the proposed development was assessed in 2011 it was noted that it would have a noticeable visual impact in an otherwise flat local landscape during the construction period. This would be temporary and the resulting below ground reservoirs would not have such impacts in the long term. It is considered that the development complies with MWCS policy CS33 which requires mineral development to be assimilated into its surroundings and local landscape character and with FLP policy LP16 (d) which requires development not to adversely impact on the landscape character of the local area.

Other environmental considerations

- 8.14 The current application does not propose any changes to the method of working or the restoration of the site. The development was considered in 2011 to comply with the relevant policies of the MWCS (July 2011). The same document remains part of the development plan and it is considered that the development, as amended by the current proposal, would still comply with policies CS1 - Strategic Vision and Objectives for Sustainable Minerals Development; CS25 – Restoration and Aftercare of Mineral and Waste Management Sites; CS34 – Protecting Surrounding Uses; CS35 – Biodiversity and Geodiversity; CS36 – Archaeology and the Historic Environment; CS38 – Sustainable Use of Soils; and CS39 – Water Resources and Water Pollution Prevention.
- 8.15 The Fenland Local Plan was adopted in May 2014 so was not part of the development plan when the development was considered in 2011. The current proposal needs to be assessed against the relevant FLP policies. Policy LP2 signposts policy LP15 in respect of transport (which has been dealt with in paragraphs 8.7 – 8.12 above) and policy LP16 in respect of avoiding adverse impacts of development. Policy LP16 requires development to mitigate against risks from sources of noise, emissions, pollution, contamination, odour and dust and protects form water body deterioration. It is considered that the requirements of the planning conditions provide sufficient mitigation.
- 8.16 The Environment Agency advised in 2011 that there were no concerns about flood risk. The development would not increase surface water run off so would comply with FLP policy LP14. In 2011 the County Council's Historic Environment Team advised that the results of an archaeological evaluation indicated low potential for archaeological evidence that pre-dated Vermuyden's drainage of the fens. The nearest designated heritage assets are at least 1 kilometre from the site. It is considered that the development would not have an adverse impact on their settings. For these reasons it is considered that the development complies with FLP policy LP18.
- 8.17 The restoration, management and aftercare of the site is secured by details approved by the mineral planning authority in September 2012. The approved scheme includes planting appropriated wetland species at the margins of the reservoirs; a small number of willow trees on the northwest boundary of the site and the creation of a beetle bank on the land between the two reservoirs. It is considered that these features, which would be managed for 5 years, would increase the biodiversity of formally intensively cultivated arable land and so comply with FLP policy LP19.

9.0 CONCLUSION

- 9.1 The reasons for the objections to the proposal relating to the impact of HGVs serving the quarry on the public highway are understood. However, for the reasons set out earlier in this report the mineral planning authority is not able to seek further financial contributions from the developer to mitigate the impact of a total volume of traffic that has not increased since the development was first considered. Processing the sand and gravel on site since the beginning

of 2017 would slightly reduce the overall volume of HGV traffic for the remaining 12 months it will take to complete the development

- 9.2 If planning permission is not granted, the resulting development would be two partially constructed reservoirs. Whilst it would be possible to redesign the restoration scheme to take this into account, the purpose of the development i.e. agricultural irrigation would not be fulfilled. Water is crucial to fenland agriculture and is a commodity which is becoming scarcer and its availability less predictable. The desire of growers to have a secure source of water for irrigation is acknowledged and considered to contribute to a thriving agricultural economy. It is considered that the completion of the reservoirs and provision of 450,000 cubic metres of water storage capacity for agricultural irrigation outweighs the impact of the HGV traffic.

10.0 RECOMMENDATION

- 10.1 It is recommended that permission be granted subject to the following conditions.

Commencement

1. This permission shall take effect on the day of issue and shall supersede planning permission F/2004/14/CM.

Reason: For the avoidance of doubt and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

Compliance with Submitted Details

2. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form, planning statement, and environmental statement set out in the original application (F/02014/10/CM), received by the mineral planning authority on 30 November 2010, as amended by the conditions stated on this decision notice and the following documents and drawings:

- Drawing titled *Relocated Site Access & Visibility*, produced by David Tucker Associates, Drawing no: LF103, dated Sept 2011 and drawing titled *Site Plan* produced by David Tucker Associates, Drawing no: LF101, dated Dec 2011.
- Report titled *Ecological Assessment (Addendum- survey of the access route from Byall Fen Drove)* by Robert Stebbings Consultancy Ltd. dated, 13 January 2011, ref no: 091/10-01725/e/0111.
- Email dated 1 June 2011 (Nicholas to North) identifying location of off-site sand and gravel processing plant.
- Report titled *Potential need for irrigation water to supply Lyons Farm, Wimblington Fen and neighbouring farmland*, by Land Research Associates, dated 10 June 2011, ref no: 644/9a.
- Drawing no. LF6 *Mineral Processing Plant Detail* dated 14/09/2016.
- Figure 2 of L F Acoustics report *Mineral Processing at Lyons Farm, Wimblington* dated November 2016.

Reason: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, with

the minimum harm to the local environment and in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.

Cessation of Development

3. The development hereby permitted shall be for a limited period only, expiring on 8 June 2018, by which time all works, including the removal of all equipment, the final restoration and landscaping and the commissioning of the reservoirs shall have been completed.

Reason: *To ensure that the working and restoration of the mineral site to its proposed use as an agricultural irrigation reservoir takes place within an acceptable timescale in accordance with policy CS42 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Restriction of Afteruse

4. The use of the reservoir hereby permitted shall be restricted to the storage of water for agricultural irrigation purposes only.

Reason: *To support improved versatility in land and to sustain the rural economy in accordance with policy CS42 of the Cambridgeshire and Peterborough Core Strategy 2011.*

Reservoir Engineering Detail

5. The permitted reservoirs shall only be engineered in accordance with the details approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 23rd August 2013.

Reason: *To ensure that the site is engineered in a satisfactory manner with regard to the water environment, in accordance with policies CS39 and CS42 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Ancillary Structures

6. Ancillary structures and parking areas shall not be installed, except in accordance with the details approved pursuant to planning permission F/02014/10/CM by letter from the Mineral Planning Authority dated 14th August 2012, as amended by drawing no. LF/NMA/1501 submitted under cover of letter dated 20th April 2015.

Reason: *For the avoidance of doubt, and in the interests of residential and visual amenities, in accordance with policies CS33, and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Hours of working

7. Except in emergencies to maintain safe mineral working, which shall be notified to the mineral planning authority as soon as practicable:

(a) No operations other than water pumping and environmental monitoring shall be carried out at the site except between the following times:-

0700 hours to 1800 hours Monday to Friday; and;
0700 hours to 1300 hours Saturdays.

(b), No soil stripping or operations for the formation and subsequent removal of material from any soil storage and clay bunds shall be carried out at the site except between the following times;

0800 hours to 1700 hours Monday to Friday; and;
0830 hours to 1300 hours Saturdays;

(c) No operations other than environmental monitoring and water pumping at the site shall take place on Sundays, Bank or Public Holidays.

Reason: *In the interests of limiting the effects on local amenity, to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

8. No vehicle engaged in the removal of mineral or surplus soil resources from the site shall enter or leave the site before 0700 hours Mondays to Fridays and 0800 hours on Saturdays.

Reason: *In the interests of residential and rural amenity, in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Site Access Road

9. No vehicles shall enter or leave the site except by way of the existing site access constructed in accordance with planning permission F/02021/11/CM.

Reason: *In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP15 of the Fenland Local Plan 2014.*

Visibility Splays

10. The existing site visibility splays shall be retained free of any obstruction at all times.

Reason: *In the interests of highway safety and to comply with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

11. (Highway Condition Survey from planning permission F/02014/10/CM already discharged so no longer applicable)

Prevention of Mud and Debris on Highway

12. The existing facilities for cleaning the wheels and underside of waste vehicles, approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012, shall be maintained for the duration of the development hereby permitted and no commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2, LP15 and LP16 of the Fenland Local Plan 2014.

Lorry Sheeting

13. No loaded heavy commercial vehicle shall leave the site unsheeted.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2, LP15 and LP16 of the Fenland Local Plan 2014.

Vehicle Routeing

14. The directional road signs approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2014 shall be retained at the site exit for the duration of the development hereby permitted.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS 32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.

- 14A. The application area edged red on drawing no. LF1 dated July 2010 shall not be operated except in accordance with the HGV routeing scheme dated xxxxxxxx [text and plan from S106 agreement dated 25 April 2012]

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS 32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.

15. The number of HGV movements generated by the development hereby permitted shall not exceed 80 per day (40 movements in and 40 movements out). A daily written record of all HGV movements shall be maintained at the site and on request made available to the mineral planning authority.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS 32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.

Monitoring Noise Levels

16. The level of noise emitted from the site shall not exceed the following limits at:

- New Ghant Farm 52 dB LAeq, 1 hour
- Vicarage Farm 50 dB LAeq, 1 hour
- Honey Hill House 50 dB LAeq, 1 hour

Monitoring of noise levels arising from the site shall be carried out in complete accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012 for the duration of operations.

Reason: In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the

White Noise Alarms

17. No vehicles or mobile plant used exclusively on site shall be operated unless they have been fitted with noise alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity. Details of the proposed alarms are to be submitted to the mineral planning authority for prior approval in writing. The approved alarms must then be fitted to all site vehicles and mobile plant and thereafter maintained.

Reason: *In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Silencing of Plant and Machinery

18. No plant, equipment or machinery shall operate on site, except during the hours permitted under Condition 7. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: *In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Fixed Lighting Restriction

19. No fixed lighting shall be erected, installed or operated on the site except in accordance with details of the location, height, design, sensors, and luminance that have first been submitted to and approved in writing by the mineral planning authority. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties and highways.

Reason: *To minimise the nuisance and disturbances to neighbours and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Dust Suppression Scheme

20. Dust suppression on the site shall be carried out in full accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012 for the duration of operations.

Reason: *To reduce the impacts of dust disturbance from the site on the local environment and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Spraying of Haul Road

21. The access/haul road used in connection with the development hereby permitted shall be sprayed with water during dry weather conditions, at such intervals as may be necessary to prevent the raising of dust by vehicles.

Reason: *To reduce the impacts of dust disturbance from the site on the local environment and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Dewatering Pumps

22. No pumps shall be installed or operated on the site other than in accordance with the details set out in the letter dated 26 April 2017 (Jonathan Halewood, Mick George Ltd to Mr S Gono, Cambridgeshire County Council).

Reason: *To safeguard residential amenity, and to enable the effects of the development to be adequately monitored during the course of operations, in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

23. (Dewatering pump information has already been supplied under condition 22 so no longer applicable)

Soil Stripping

24. The developer shall give the mineral planning authority at least 7 days' notice in writing prior to the commencement of stripping of any topsoil or subsoil.

Reason: *In order to safeguard the condition of the soils in the interests of the restoration of the site to a beneficial after-use, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011*

Soil Movement

25. No topsoil, subsoil or soil making material shall be handled except when they are in a dry and friable condition. Movement of soils shall only occur:

(a) during the months of April to September inclusive, unless otherwise approved in writing by the mineral planning authority, or

(b) when all soil above a depth of 500mm is in a suitable condition that is not subject to smearing by plant and machinery,

(c) when topsoil is sufficiently dry so that it can be separated from subsoil without difficulty.

Reason: *To prevent damage to soils by avoiding movement whilst soils are wet or excessively moist, which as such does not meet the defined criteria, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011*

Soil Management

26. No movement of soils shall take place except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent damage to soils and to ensure that they remain in a suitable condition to effect a beneficial afteruse in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

27. No soils shall be stored except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent damage to soils and to ensure that they remain in a suitable condition to effect a beneficial afteruse in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Seeding and Maintenance of Soil Storage Bunds

28. All storage mounds that will remain in situ for more than 6 months or over winter shall be grass seeded and managed in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012 for the duration of operations.

Reason: *To protect mounds from soil erosion, prevent buildup of weed seeds in the soil and remove vegetation prior to soil replacement, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Trafficking Across Soils

29. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for the purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated or traversed or used for a road or for the stationing of plant or buildings, or storage of subsoil or overburden or mineral, until all available topsoil and subsoil has been stripped from that part. The only exception to the above is that topsoils may be stored on like topsoils and subsoils may be stored on like subsoils.

Reason: *To prevent unnecessary trafficking of soil by heavy equipment and vehicles as this may damage the soil, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Sustainable Use of Site Soils

30. No surplus soil or topsoil shall be removed from the site except in accordance with the scheme for the transport, spreading and sustainable re-use of the soils approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent the loss of soil required for restoration and ensure beneficial re-use of surplus, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

31. Other than as agreed in Condition 30, topsoil and subsoil stripped from the site shall be permanently retained on site for subsequent use in restoration.

Reason: *To prevent loss of soil needed for restoration, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

32. Within three months of the completion of soil handling operations in any calendar year, the mineral planning authority shall be supplied with a plan showing:

- (i) the area stripped of topsoil, subsoil and soil making material,
- (ii) the location of each soil storage mound, and
- (iii) the quantity and nature of material therein.

Reason: *To facilitate soil stock-taking and the monitoring of soil resources in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Relief of Soil Compaction

33. Compacted layers caused by machinery engaged in the re-spreading of subsoil and topsoil shall be relieved using a suitable tined subsoiler, to the satisfaction of the mineral planning authority, and any stones in excess of 150mm in any dimension which arise shall be removed from the site or buried at a depth greater than 1.5m.

Reason: *To ensure that the soils remain in a satisfactory condition in the interests of the restoration of the site to a beneficial after-use, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Ecological, Landscape Management and Final Restoration

34. Restoration, management and aftercare of the site shall be implemented in accordance with the details approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 3 September 2012. The approved restoration scheme shall be completed no later than the end of the first planting season following the commissioning of the reservoirs in accordance with the approved details. Management shall thereafter continue in accordance with the approved scheme for a period of not less than five years and any trees or shrubs which die or become diseased within that period shall be replaced during the next available planting season in accordance with details to be approved in writing by the Mineral Planning Authority.

Reason: *For the avoidance of doubt and to secure detailed proposals for the restoration of the site within a reasonable timescale, in accordance with policies CS25 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policy LP19 of the Fenland Local Plan 2014.*

Clay for containment engineering

35. No engineering sealing clay shall be removed from the site;

Reason: *To prevent the loss of sealing clay required for the construction of the agricultural reservoir, and ensure the satisfactory restoration of the site, in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

36. No clay for site engineering shall be imported to the site except in accordance with full details of the type of clay and quantity that have first been submitted to and approved in writing by the mineral planning authority.

Reason: *In the interests of the visual amenity of the area and highway safety, in accordance with policies CS32, CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

37. Clay shall only be stored on site in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *In the interests of the visual amenity of the area, and to ensure the satisfactory restoration of the site to an agricultural reservoir, in accordance with policies CS25 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Drainage and Pollution Control

38. The development shall only be carried out in complete accordance with the scheme for pollution control approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent the increased risk of pollution to the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

39. No dewatering or extraction of minerals shall be carried out except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To safeguard the water environment, in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Water Transfer Pumping Operations

40. No water shall be pumped from the site to facilitate water transfer for spray irrigation except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *In the interests of visual and residential amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Permitted Development Rights

41. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order then in force, no plant or machinery shall be erected, installed or constructed on the site without the prior written approval of the mineral planning authority.

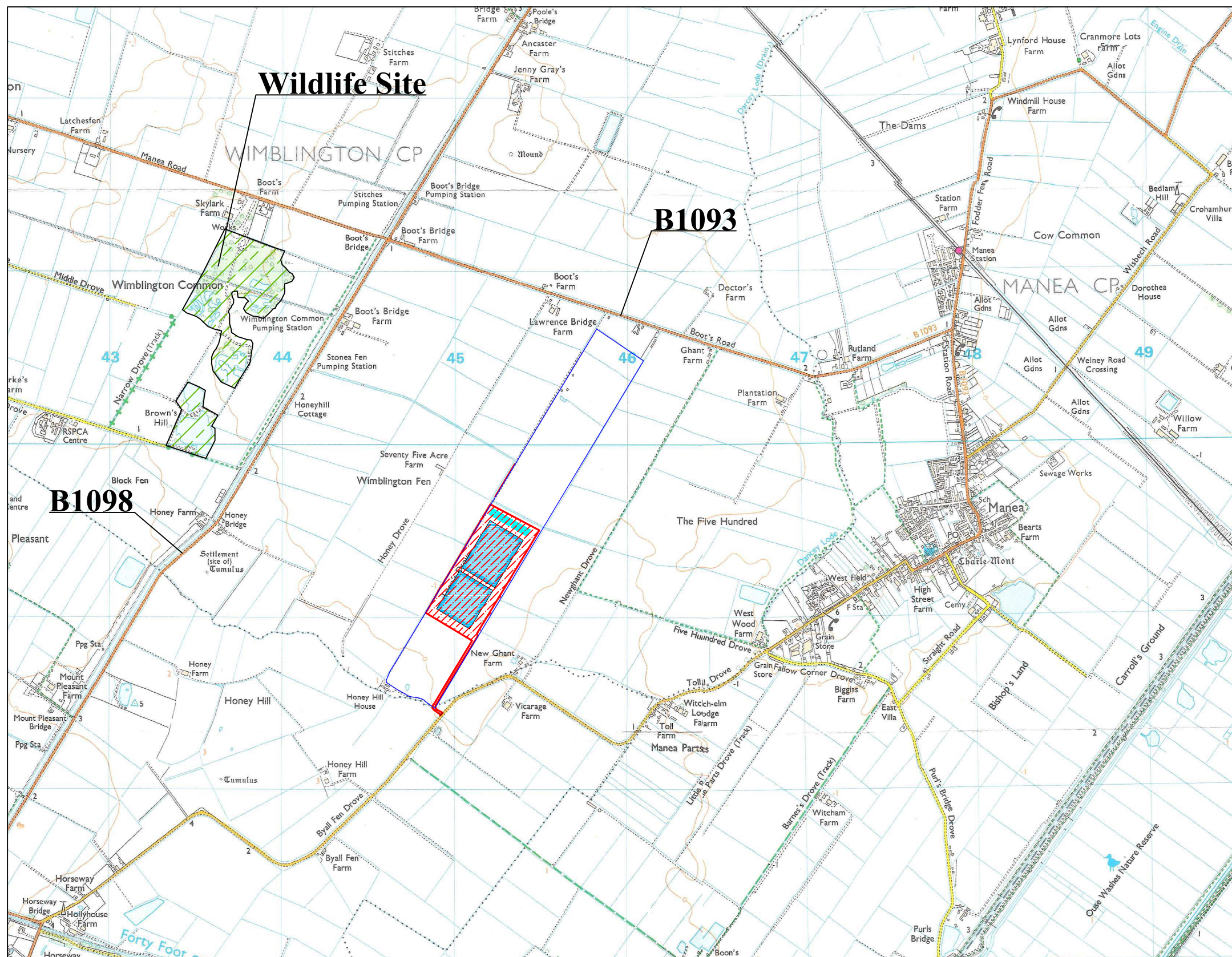
Reason: *In the interests of retaining the open character of the local landscape in accordance with policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Unexpected Cessation of Operations



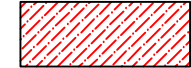
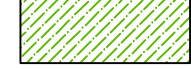
42. In the event of the cessation of the winning and working of sand and gravel or the sealing of the reservoir which in the opinion of the mineral planning authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted to the mineral planning authority for approval within two months of a written request from the authority to that effect. The approved revised scheme shall be fully implemented within 2 years of the written approval.

Reason: *To enable the mineral planning authority to adequately control the development and to ensure that the land is restored to a condition capable of beneficial use, in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*


Source Documents	Location
Link to the National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2	
Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy: http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7	
Link to the Fenland Local Plan: http://www.fenland.gov.uk/CHttpHandler.ashx?id=10010&p=0	



key

-  application area
-  other land under the applicant's control
-  site location
-  wildlife site

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nicholas farms
1 tudor place,
wimblington,
cambs, pe15 0px

**lyons farm
wimblington**

title:
site location

drg n°: LF1	scale: 1:25000@A3	date: july 2010
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**REVIEW OF THE LOCAL INFORMATION REQUIREMENTS FOR THE VALIDATION
OF PLANNING APPLICATIONS**

To: **Planning Committee**

Date: **12 June 2017**

From: **Head of Growth and Economy**

Electoral division(s): **All**

Purpose: **To consider proposed revisions to the Local Validation
List**

Recommendation: **That members endorse the proposed revised list and
guidance notes set out in Appendix 1 and Appendix 2**

<i>Officer contact:</i>	
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1.0 BACKGROUND

- 1.1 The Council has published Local Validation requirements for its planning applications for waste and County Council developments since at least December 2010. These validation requirements do not apply to mineral planning applications because these are treated differently by the legislation and use a bespoke application form. The current Local Validation List and Guidance Notes were approved by the Planning Committee on 18 June 2015 and are due to expire. Local Validation List information can only be required in relation to any relevant application if the Local Validation List has been published on the Council's website for less than 2 years [under the provisions of the Town and Country Planning Act 1990 as amended and The Town and Country Planning (Development Management Procedure) (England) Order 2015].
- 1.2 Cambridgeshire County Council's Local Validation List and Guidance Notes (LVL) set out what information is required, over and above the national requirements, to accompany the submission of planning applications so that they can be found to be valid and the Council can begin processing them. The importance of the LVL is that it ensures that sufficient details are submitted before processing of the relevant application begins so that they form part of the application from the outset to enable the relevant information to be taken into account at the earliest opportunity. The information includes requirements for specified plans and drawings, technical reports and other specified information.
- 1.3 The key purpose of stipulating what a planning application must comprise is to ensure that Local Planning Authorities (LPAs) have "up front" the information that is essential for a sound, timely and robust decision. A key issue is that the right information must be available at an appropriate time to support good decision-making. Previous legislative changes in 2013 removed nationally-imposed requirements that are now not needed for every application to enable the additional information requirements to be set locally.
- 1.4 Paragraph 193 of the National Planning Policy Framework 2012 provides that local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question. This is supported by the National Planning Practice Guidance. In addition to being specified on an up-to-date local list published on the local planning authority's website, information requested with a particular planning application must be:
 - reasonable having regard, in particular, to the nature and scale of the proposed development; and
 - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 1.5 If an up to date Local Validation List were not in place relevant applications would have to be treated as valid and their processing begun irrespective of whether or not all of the appropriate information that would normally be required by means of a local validation list had been provided. Having appropriate information enables consultees, local residents, and officers to

appropriately assess relevant applications at the earliest opportunity. Having specified validation requirements removes uncertainty for agents and to ensure that there are consistent requirements for similar applications. It also helps to minimise processing costs and delays. For example time and costs would be incurred if significant new information is submitted during processing that can result in further consultation, notifications and advertisement being needed. The Local Validation List requirements and guidance notes are one of the matters that are discussed with applicants and agents at the pre-application stage.

2.0 THE 2017 REVIEW

- 2.1 Officers produced revised consultation drafts of the Local Validation List and Guidance Notes in April 2017. The 2015 Local Validation List and Guidance Notes were reviewed and updated, adding in reference to new guidance and clarification where appropriate, informed by experience of using the list and from listening to applicants and agents. Officers recognise the need to balance seeking adequate information without adding any unnecessary burden. Overall the changes made were minor and the required information content remained similar to that required by the 2015 list.
- 2.2 An additional section 22 'Additional Plans and Drawings' is proposed to be added, which would enable officers to ensure that the relevant details that are needed in plan form, including information for example related to changes in levels, are submitted. This would supplement the limited details that are set out in section 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Examples of other changes made, include adding additional guidance and explanation to the introductory section; including a link and drawing attention to the Councils optional chargeable pre-application service; and the Cambridgeshire Flood and Water Supplementary Planning Document that has been produced by the County Council's Flood and Water Team (2016) and has been adopted by the District Council's has been included. Links to websites have also been updated and will need to be checked again immediately prior to publication and it is proposed to continue to update them when it is known that any documents that are referred to have been superseded by new documents.
- 2.3 On 6 April 2017 a six weeks' consultation was carried out with consultees being given until 18 May 2017 to comment upon the proposed changes should they wish to do so. The consultation was registered on the Council's website and the following were consulted:-
 - statutory and non-statutory consultees including district/city councils, CCC colleagues and Councillors
 - parish and town councils
 - applicants and agents who submitted planning applications during the last 2 years since the previous review

3.0 CONSULTATION RESPONSES

The consultation responses that have been received are below, some of which are summarised:-

- 3.1 **Little Paxton Parish Council**: - Add to the validation checklist under the section relevant information required - Impact on the local infrastructure.
- 3.2 **Natural England**: - Natural England does not consider that this Local Validation Check List poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation. The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment.
- 3.3 **Historic England**: - The type and amount of information required to assist you in the assessment of proposals which affect heritage assets (in accordance with the NPPF, particularly paragraphs 128, 129, 192 and 193) will vary in each case. The information provided should be proportionate according to circumstances, and should facilitate understanding of the significance of the heritage asset, and of the potential impact of the proposal on the significance. We would refer you to our *Charter for Historic England Advisory Services* (particularly sections 11 and 12) as a clear statement of the information needed in order to provide informed advice (<https://content.historicengland.org.uk/images-books/publications/charter-he-advisory-services/charter-for-he-advisory-services-second-ed-230915.pdf/>).
- 3.4 **Sport England**: - Recommends in addition to the national validation requirements set out within the Government's Planning Practice Guidance that planning applications affecting playing field land should provide sport specific information in line with its own published checklist, which is displayed on its website together with its Playing Fields Policy. This information will enable Sport England to provide a substantive response to applications on which it is consulted. It will also aid the LPA to assess an application in light of paragraph 74 of the NPPF and relevant Local Plan policies. The checklist presents the recommended requirements for all applications. It also indicates the information that Sport England recommends should be submitted where an applicant feels their development may meet with one of the exceptions to Sport England's Playing Fields Policy.
- 3.5 **Anglian Water**: - We would request a foul drainage strategy be submitted where relevant.
- 3.6 **Middle Level Commissioners (MLC)**: -

The Middle Level Commissioners provided some general comments which gave an introduction about their role as a statutory water level and flood risk management and navigation authority responsible for the maintenance of major watercourses within their catchment. In addition to their statutory role, the Commissioners provide a planning consultancy service to the Internal Drainage Boards (the Boards) within and adjacent to their area. The Boards are autonomous water level and flood risk management authorities that obtain support from the Commissioners' staff and supervise drainage at a more local level. The Commissioners and associated Boards are Risk Management Authorities as identified by Defra. Further guidance on their requirements can be found in their 'Standard Advice relating to Development Control and Flood Risk Issues (January 2017)' which is available at <http://middlelevel.gov.uk/wp-content/uploads/2017/03/Standard-Advice.pdf>. They requested that the Council, should planning approval be given, remind the applicant(s) agent(s) that the requirements under the Land Drainage Act must be complied with

before any work is commenced on site. They also recommended additional items to be considered as follows:-

(i) Water Level Management and Flood Defence Strategy Statement

This should apply to the planning applications that occur over a period of time, particularly if many developers are involved, such as, The Block Fen/Langwood Fen Master Plan, other minerals and waste operations, business/retails parks such as at Buckingham Business Park, March Trading Park and Weasenham Lane Industrial Estates, etc.

(ii) Water Management and Resources Statement. This should advise what actions have been undertaken to consider this issue and identify how water resources will be affected or could be improved as a result of the proposal. Such a statement could apply to most planning related matters from irrigation reservoirs, and their implications on agriculture, to urban developments, and the use of grey water recycling, etc. Certain applications may need to be supported by a statement identifying how water is managed to consider the de-watering of mineral works, treated effluent disposal, the use of storm run-off by rainwater collection, water transfer, water recycling etc. This could be applied to food processing/packing facilities, mineral washing facilities, papermills or urban development.

(iii) Infrastructure Statement. An Infrastructure Statement should identify and consider the detrimental impact on the proposals and detail any improvements that are required. All the above should include any pre-application consultation with the relevant operating authorities, including the Commissioners and associated Boards and advise in general terms on the philosophy behind the proposed strategy, i.e. unregulated discharge, use of attenuation facilities, maintenance and adoption of structures, grey water recycling, etc.

In relation to the 'Validation Check List Revised June 2017' they stated that no reference is made to the adverse impacts created by Treated Effluent Disposal and Dry Weather Flows, and presumably these would be included in a FRA?

Furthermore, they referred to the 'Guidance for Applicants and their Agents on the Local Validation List (Draft April 2017)' and used the numbering in the document to make comments on the following specific areas:-

4 Biodiversity survey and report: - Should a reference to the Great Fen Project Masterplan be included? Whilst it is accepted that environmental bodies such as Natural England and Wildlife Trusts are consulted as part of the planning consultation process, they often only refer to the larger more strategic sites such as Ramsar, SSSIs and CWSs. Often the smaller but equally important sites are overlooked. These sites will become particularly important as the projected development within Cambridgeshire occurs. The Commissioners and associated Boards have nature conservation duties under the Land Drainage Act 1991, the Wildlife and Countryside Act 1981 and are competent authorities under the conservation (Natural Habitats etc.) Regulations 1995 and we have previously encountered problems where developers refer to consultations undertaken as part of the planning process but ignore the biodiversity that exists on the site. For example, as a UK BAP species, water voles have specific legislation that protects them and their habitat. The Cambridgeshire Fens are a national stronghold for this species which are frequently present in wet ditches in our catchment. Even small ditches can hold valuable populations of water voles. Any works affecting our systems,

requiring our consent, or any works that affect any on-site open watercourses will, in general, require an Environmental Statement and a Risk Impact Assessment identifying any adverse impacts on the existing habitats and species together with any proposed mitigation. Where waterways, drains or ditches are involved this should include a survey of the natural habitat and species affected, especially for water vole signs, carried out by an experienced surveyor. Where possible appropriate plans and suitable photographs should be included. The Commissioners' Environmental Officer should be contacted at an early stage to determine our exact requirements concerning specific sites and to discuss potential mitigation measures. Planned mitigation measures should be presented with sufficient detail for it to be ascertained whether they are likely to be effective in benefitting the habitat or species or not. A Middle Level Biodiversity Action Plan has been produced that includes specific plans for each of the associated Boards in the Middle Level BAP Partnership. It lists the important habitats and species in the respective Districts, and actions that are being undertaken to preserve and enhance them. Copies can be accessed via the Commissioners' website.

5 Tree Survey/Arboricultural Report: - Any trees or landscaping adjacent to open or protected watercourses should be included in the report and shown on associated plans. Comments concerning the species, condition, size, canopy extent, future management and projected future life of any landscaping should be included within the report.

6 Flood Risk Assessment: - No reference or acknowledgment appears to have been made to the potential adverse impacts caused by Treated Effluent Disposal and Dry Weather Flows, for example, the dewatering operations involved in Mineral and Waste operations. In respect of Hazard Mapping and Development within the Floodplain, our position is as follows:

"The floodplain, its definition, derivation and extents have been an issue not only for the Commissioners and associated Boards but also other Internal Drainage Boards since its introduction. This has become of more concern since the elevated importance of the Sequential Test in the National Planning Policy Framework (NPPF). The definition and extents of a "floodplain" are matters for the planning authority to resolve with the relevant authority who prepared the hazard map, be it the Environment Agency (EA) for its various flood maps, the Local Planning Authority (LPA), for its SFRA, and/or the Lead Local Flood Authority (LLFA) for its SWMP. It is acknowledged that whilst there may be specific issues relating to future proposed aspects of development within the respective catchments we will not oppose it simply because it is within the floodplain. The main purpose of an Internal Drainage Board is to aim to manage flood risk up to an appropriate Standard of Protection (SoP). The Commissioners and associated Boards have policy statements available, which set out the SoP that they will seek to provide, floodplain or not. In addition, the Commissioners and associated Boards do not agree with the generic content of national policy, such as the NPPF, and argue that "The Fens" is a special case and should be considered as such."

Types of application that require this information The Commissioners and associated Boards do not agree with the requirements of the NPPG or the Environment Agency's generic requirements as they do not allow for the sensitive Fenland water level management/flood defence systems. In a similar manner, the Commissioners and associated Boards do not always agree with aspects of the County's Flood and Water SPD, March SWMP or individual

District Councils' SFRAs and WCSs. In respect of the provision of FRAs and/or drainage strategies, or indeed any other detailed technical document, concern is raised about the consideration and assessment of such documents and whether the Case Officer is suitably qualified or fully understands the implications when reaching a decision.

What information is required? In respect of an Assessment, the Commissioners and associated Boards require adequate information to confirm that there is no material prejudice to our systems and operations, the local water level management systems or the local water environment. It should include or be supported by appropriate supporting documents including, as a minimum, hydraulic calculations, survey drawings, detailed engineering drawings and a risk impact statement, exceedance flows, climate change. This applies to both increases in rates of flow and volumetric discharges from both surface water and other discharges i.e. treated effluent and ground water.

Where to look for further assistance: - Further guidance can be found in BS 8533:2011 - Assessing and managing flood risk in development. Code of practice. We are pleased that a link to the Commissioners' website and appropriate documents has been included both in this section and section 7A.

7A Surface Water Drainage Strategy: - The use of any surface water disposal system will be considered where it can be proven that it is practicable, appropriate and can serve the site for the lifetime of the development. Current design standards, including an allowance for climate change, need to be met. On occasions where a large development is proposed, where phased development is required or the development may take several years to achieve fruition it will be necessary to provide adequate information including calculations to prove the viability of the long-term water level management strategy.

Infiltration Devices:- The use of soakaways or other infiltration devices for surface water/treated effluent disposal must meet the requirements of BRE Digest 365 Soakaway Design, CIRIA C697 - The SuDS Manual or other approved guidance and, therefore, provide an effective means of surface water/treated effluent disposal for the lifetime of the development. Experience with the use of infiltration devices in the area has shown that any infiltration rates are low and, therefore, on the whole they do not work unless there is a significant amount of space to install them. Unfortunately, housing density does not allow sufficient space. In addition, very few people know how to correctly undertake a permeability test, the associated calculations and design of the device.

Sustainable Drainage Systems (SuDS):- The Commissioners and associated relevant Boards would generally agree and acknowledge that SuDS are the preferred option in certain situations. However, they are not always the answer to the problem as they are not always the most suitable option and should not be seen as a 'golden solution'. Careful consideration needs to be given to the facility to be used, what is trying to be achieved and the nature of water level management in the area. The use of SuDS within a Fenland environment can increase the risk of flooding in some watercourses by reducing any self-cleansing, and reduced flows may also adversely affect biodiversity in the receiving watercourse detrimentally affecting the environment! Whilst SuDS

can generally be incorporated into larger sites, it is often difficult and not viable to use them on smaller sites. Given that the area is water stressed it would be appropriate, where possible, to “think outside the box” and allow for SuDS devices to form part of a hydrological train where the retained water could be used for water harvesting, irrigation purposes etc. See Water resources and efficiency below.

Maintenance Contribution:- It is considered that the issues of long-term funding, management and maintenance arrangements for the upkeep of the facilities in perpetuity, particularly those associated with flood risk and water level management including SuDS, **must** be supplied early within the decision-making process. This should include arrangements for adoption by an appropriate public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Prior funding from an external source, say via the proposed Community Infrastructure Levy, may be required if this is to work correctly. Failure to do so may lead to an unacceptable burden on the ratepayer. Economic constraints **must not** be accepted as a justification for non-inclusion of such arrangements.

Written Ministerial Statement – Whilst the contents of the statement are noted it is important to consider the wording of the document. It does not infer that the use of SuDS is always required or appropriate, it advises that in areas of flood risk there is an expectation that priority should be given to their use unless demonstrated to be inappropriate.

9 Landscape Impact Assessment: - The philosophies raised in item 4 Biodiversity and 5 Tree Survey/Arboricultural Report above should be followed.

10 Landscaping Proposals: - See item 5 Tree Survey/Arboricultural Report above. Please note that consent will generally not be given for any part of a tree or similar landscaping within the associated maintenance access strip. Any un-consented planting or any other landscaping encroaching within the respective maintenance access strip will be removed at the applicant's expense. In exceptional cases consideration may be given to the planting of an individual tree within the associated maintenance strip area if it is proposed as part of a specific BAP species, or related plan, and critical to the ecological requirement of that plan. It is imperative that funding for management and maintenance of the landscaping is resolved.

11 Landscaping and Biodiversity Enhancement Management: - See item 10 Landscaping Proposals above. Black Poplars and other native species are preferred for Biodiversity Enhancement schemes.

12 Transport Assessment or Statement: - Whilst the provision of a construction traffic, transport assessment or statement would primarily be of concern to your colleagues in Highways these are, in addition, often beneficial to us when considering the long term effects on our systems and the movement of “large” loads which may require the piping and/or filling of watercourses, highway realignment or require navigation closures. We encourage the provision of such documents in respect of mineral and waste and renewable energy developments and whilst we realise that these are not all of interest to your authority, some Boards, notably Sutton and Mepal Internal Drainage Board, have previously been concerned by the potential

adverse impacts on flood risk and water level management systems both under its control or those that may affect it “externally” in respect of traffic related movements.

Finally, they set out some standard text under ‘other matters’ in relation to the following headings:

- The impacts of potable water supply;
- Watercourses protected under the Land Drainage Act 1991 (LDA) and associated byelaws;
- Hazard mapping and development within the floodplain;
- Flood risk and water level management;
- Water resources and efficiency;
- River and waterside settings and corridors/green infrastructure;
- Biodiversity and protected habitats and species;
- Treated effluent disposal/dry weather flows; and
- Partnership working.

4.0 Consideration of the Consultation responses

- 4.1 Little Paxton Parish Council's request that impacts upon local infrastructure be considered within the relevant sections has been added to the Validation Guidance Notes general scoping information within “The information required” sections of Sections 7 Flood Risk Assessment, 7A Surface Water Drainage Strategy and 12 Transport Assessment or Statement.
- 4.2 Natural England had no comments to make.
- 4.3 An additional link has been added to the Validation Guidance Notes Section 8 Heritage under the “where to look for information” section to draw attention to the additional information recommended by Historic England in paragraph 3.3 above.
- 4.4 The information referred to by Sport England is mainly covered by Section 20 Open Space / Playing Field Assessment of the Consultation Draft April 2017 of the Local Validation Guidance List Notes. Furthermore, as a new addition to the proposed validation list 2017, officers have included an additional Section “22 Plans and Drawings (including cross-sections where necessary)”, which will ensure that officers are able to request that information relating to proposed changes in levels forms part of applications at submission stage that propose such changes to inform Sport England and others and to seek to ensure that such matters can be assessed at an early stage.
- 4.5 Anglian Water has requested that a foul drainage strategy be submitted where relevant. Although they were not precise in what constituted ‘appropriate applications’ within their response or the relevant section they wanted this added to, officers can confirm that this information is included within the overall requirements within Section 5 Sustainable Design and Construction, which requires sustainable design and construction statements for all new schools and all development, which would create new floorspace more than 1000 square metres. Using the relevant local planning policies set out in this section, this would trigger the need for information in relation to a sustainable foul drainage strategy. However, to ensure that this aspect is not overlooked, a

reference to needing to provide information in relation to a foul drainage strategy as part of the design has been added to the guidance.

- 4.6 Middle Level Commissioners (MLC) has made detailed comments, which are set out in paragraph 3.6 above (including generic comments and guidance that has been summarised for the purposes of this report). However, when considering their response it is important to note that this LVL guidance does not relate to business/retail parks, food processing/packing facilities, paper mills nor general urban development, which normally fall to district councils to determine. Nor does it cover the County Council's Minerals applications as explained in paragraph 1.1 of this report. It does include waste, which is already covered specifically by Section 21, which requires Information in support of applications for the storage, treatment or disposal of waste. Furthermore, Section 5 'Sustainable Design and Construction', Section 7 'Flood Risk Assessment', Section 7A 'Surface Water Drainage Strategy', and Section 21 'Information in support of applications for the storage, treatment or disposal of waste' all require information relating to some form of water management. Additionally, a strategy statement would more appropriately be dealt with in relation to planning policy rather than the processing of a single application. As referred to in paragraph 4.1 above it is proposed to add reference to infrastructure to existing sections 7,7A and 12. Given this, and the need to ensure that the information required is only that essential to enable proper consideration of the planning application without adding additional burden, it is considered that that LVL guidance already adequately covers the additional items set out in points (i)-(iii) and the 'Validation Check List Revised June 2017' of the MLC comments without the need to recommend additional requirements.
- 4.7 It is considered that adding a reference to the Great Fen Project Master Plan is unlikely to assist applicants and agents to provide additional information in relation to the submission of a specific planning application. In addition to Natural England and Wildlife Trusts, the County Council consults its own Ecology Officer whose advice includes species and sites of local nature conservation importance as well as of national and international significance. A link to the Middle Level Biodiversity Manual 2016 has been added to Section 4 in relation to 'where further information can be found'. Section 6 relating to trees seeks information on trees and hedges on the application site or likely to influence the development already includes all such trees irrespective of whether they are near to a watercourse or not and already seeks the requested information.
- 4.8 A requirement to include information relating to treated effluent disposal and an assessment of the impacts of dry weather flows when relevant has been added to section 5 'Statement of sustainable design and construction' in instances where the development is being designed to connect to a public sewer and section 21 'Information in support of applications for the storage, treatment or disposal of waste'.
- 4.9 The Council consults specialist consultees when dealing with a planning application in considering submitted technical information. Planning case officers are not therefore expected to be qualified in all of the technical disciplines, which may fall to be assessed during the consideration of a planning application.

- 4.10 Regard has to be had to the National Planning Policy Framework 2012 when considering planning applications. Relevant Codes of Practice are normally available upon payment links only. Given this the code of practice has not been added as no freely available link was found. The validation list requirements can only seek that reasonable to determine a relevant planning application and should not include additional information that may be required by other bodies to assess their own requirements or applicable under separate byelaws outside of the planning remit.

5.0 CONCLUSION

- 5.1 Officers have given careful consideration to the consultation responses that have been received and have made amendments to the consultation draft to produce the Local Validation List and Guidance Notes (June 2017), which is recommended as below.

6.0 RECOMMENDATION

- 6.1 It is recommended that the County Council's Local Validation List and Guidance Notes (June 2017) attached as Appendices 1 and 2 respectively be approved for use and publication on the Council's website and that the Head of Growth and Economy be authorised to enable officers to update links and references to documents within the Local Validation List Guidance Notes (June 2017), which become outdated and/or be superseded during the period that the 2017 list is in use.

Source Documents	Location
Local Validation Guidance List Report to 18 June 2015	https://cmis.cambridgeshire.gov.uk/cc_c_live/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/130/Committee/8/Default.aspx
Cambridgeshire County Council Local Validation List and Local Validation List Guidance Notes (June 2015)	https://www.cambridgeshire.gov.uk/business/planning-and-development/planning/submitting-a-planning-application/

CAMBRIDGESHIRE COUNTY COUNCIL LOCAL VALIDATION CHECK LIST

Revised June 2017

This Local Validation Check List applies to all applications for planning permission submitted to Cambridgeshire County Council (including those made under s73 of the Town and Country Planning Act 1990) except those for mineral development.

This checklist should be read in conjunction with the national validation requirements which are set out in Paragraph: 016 Reference ID: 14-016-20140306 of the Department for Communities & Local Government (DCLG) Planning Practice Guidance (PPG).

<http://planningguidance.planningportal.gov.uk/blog/guidance/making-an-application/validation-requirements/>

It should be read together with Cambridgeshire County Council's Local Validation Guidance List:- *Guidance for applicants and their agents on the Local Validation List* (revised June 2017) which sets out the circumstances in which you will need to submit information under the headings set out in this local list. Not all the items listed will apply in every case and you are strongly advised to find out from the case officer what is required before submitting your application. We offer a separate pre-application service details of which are also given on our website:-

http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/234/planning/4

Failure to submit all of the relevant information that is required will mean that the application will be invalid. An invalid application cannot be registered. We will not be able to process your application until all of the information required to validate it is received. This includes all the information that is relevant to your application as explained in our Local Validation Guidance List.

It is intended that this local list will be used as a checklist by applicants, agents and planning officers at the pre-application stage to record what items from the local list will be needed to accompany an application. There are three categories: those where a full report is necessary; those where the item has some relevance but could be addressed within the planning statement; and those that are not relevant at all.

1. Planning statement
2. Local authority development letter
3. Statement of Community Involvement
4. Biodiversity survey and report
5. Statement of sustainable design and construction
6. Tree survey/arboricultural report
7. Flood risk assessment
- 7A. Surface water drainage strategy
8. Heritage statement
9. Landscape impact assessment
10. Landscaping Proposals
11. Landscaping and biodiversity enhancement management scheme
12. Transport assessment or statement
13. Parking and access arrangements
- 13A. Construction traffic management plan

14. Travel Plan
15. Noise impact assessment
16. Lighting assessment
17. Air quality assessment
18. Contaminated land assessment
19. Waste audit and management strategy
20. Open space/ playing field assessment
21. Information in support of applications for the storage, treatment or disposal of waste
22. Plans and drawings

		Full Report	Planning Statement	Not Relevant
1	Planning statement			
2	Local authority development letter			
3	Statement of Community Involvement			
4	Biodiversity survey and report			
5	Statement of sustainable design and construction			
6	Tree survey/arboricultural report			
7	Flood risk assessment			
7A	Surface water drainage strategy			
8	Heritage statement			
9	Landscape impact assessment			
10	Landscape proposals			
11	Soft landscape and biodiversity enhancement management scheme			
12	Transport assessment or statement			
13	Parking and access arrangements			
13A	Construction traffic management plan			
14	Travel Plan			
15	Noise and vibration impact assessment			
16	Lighting assessment			
17	Air quality assessment			
18	Contaminated land assessment			
19	Waste audit and management strategy			
20	Open space/ playing field assessment			
21	Information in support of applications for the storage, treatment or disposal of waste			
22.	Plans and drawings (including cross-sections where necessary)			

Cambridgeshire County Council

Guidance for applicants and their agents on the Local Validation List (June 2017)

This guidance note sets out the circumstances in which you will need to submit information under the headings set out in Cambridgeshire County Council's Local Validation List (June 2017). Not all the items listed will apply in every case and you are strongly advised to seek pre-application advice to find out what is required before submitting your application. A failure to consider all of the necessary points will mean that the application will be invalid until the necessary information has been received. An invalid application cannot be registered.

Submitting a planning application form

Planning applications for the **County Council's own development and for waste development** can be submitted through the [Planning Portal](#).

For **County Council development**, the applicant (Q1 of the Standard Application Form) must be *Cambridgeshire County Council* (very occasionally jointly with another party), not an individual officer. A full stop can be placed in the name box to enable submission through the planning portal.

Please note that neither the Standard Planning Application Form nor the Local Validation List applies to applications for **mineral development**. Application forms for new Mineral development can be downloaded from the County Council's [website](#). Developers of mineral sites should contact the County Planning, Minerals and Waste team at the pre-application stage to establish what information should accompany their application.

As noted above, we offer a planning pre-application service for County Planning, Mineral and Waste planning applications. More information about this can be found under the heading Pre-application advice on our [website](#).

Requests for additional information during the consideration of the application are more likely if information provided is of poor quality.

The web links provided in this document are correct at June 2017. We will update this guidance when there are significant changes to planning policy documents and will review the Local Validation List and the guidance at least every 2 years.

National requirements

These are required by [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#).

Guidance on the National requirements is given in [Paragraphs 016 Reference ID: 14-016-20140306](#) to 37 Reference ID: 14-037-20140306 of the **Department for Communities & Local Government** [Planning Practice Guidance](#).

Introduction

The following sections describe all of the items on the Local Validation List and indicate in which circumstances each should be provided. They also give the policy behind the requirement and reference where you can find further information. Additionally further information can be found about emerging policy within the policy pages on the relevant Council's website. Some items will require input from a technical specialist.

1. Planning Statement

Policy Driver

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all applications for planning permission be determined in accordance with the development plan unless other material considerations indicate otherwise.

Types of applications that require this information

All except those for very minor development where there are no policy implications.

What information is required?

A planning statement should identify the context and need for a proposed development and include an assessment of how it accords with relevant national and development plan policies. Where the proposal does not accord with a planning policy or policies this should be acknowledged and reasons given why the planning authority should grant permission.

Where to look for further assistance

National planning policy documents can be found on www.gov.uk. For example, the [National Planning Policy Framework](#) (March 2012); the [National Planning Policy for Waste](#) (October 2014); and the [Planning Practice Guidance](#).

The development plan sets out the planning authority's policies and proposals for the development and use of land in their area and in Cambridgeshire it comprises:

[Cambridgeshire and Peterborough Mineral and Waste Core Strategy](#) (July 2011) and [Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan](#) (February 2012)

[The Block Fen Langwood Fen Master Plan](#) (July 2011) (Supplementary Planning Document)

[The Location and Design of Waste Management Facilities](#) (July 2011) (Supplementary Planning Document)

[The RECAP Waste Management Design Guide](#) (February 2012) (Supplementary Planning Document)

The relevant District or City Council's adopted local plan or local development framework documents.

Links are provided to the local planning authorities' planning policy front page rather than to the individual documents. This is because they are progressively being adopted / reviewed therefore you should check the status of policy documents regularly. For this reason the individual policies referred to later in this document may be superseded over time and their relevance should be checked before you refer to them in your Planning Statement.

[Cambridge City Council](#)

[East Cambridgeshire District Council](#)

[Fenland District Council](#)

[Huntingdonshire District Council](#)

[South Cambridgeshire District Council](#)

2. Local Authority Development Letter

Policy Driver

The Town and Country Planning General Regulations 1992 (Statutory Instrument 1992 No 1492). Regulation 3 states that where a planning authority proposes to develop land then the application shall be made to and determined by the authority itself. Examples are new schools, extensions to schools; libraries; roads, bridges and other transport infrastructure; household recycling centres.

Types of applications that require this information

All applications submitted under Regulation 3 of the 1992 Regulations.

What information is required?

A letter from the commissioning officer of the applicant department who must be prepared to take responsibility for compliance with planning conditions if permission is granted.

Where to look for further assistance

[The Town and Country Planning General Regulations 1992](#)

3. Statement of Community Involvement

Policy Driver

The Cambridgeshire Statement of Community Involvement (March 2014) is a Local Development Document and is part of the Local Development Framework which was introduced in the 2004 Act.

Types of applications that require this information

Category A development as defined in Section 3 of the Cambridgeshire Statement of Community Involvement (March 2014).

What information is required?

A statement setting out how the applicant has complied with the requirements for pre-application consultation set out in the County Council's adopted Statement of Community Involvement and demonstrating how the views of the local community have been sought and taken into account in the formulation of development proposals.

Where to look for further assistance

[Cambridgeshire Statement of Community Involvement](#) (March 2014)

4. Biodiversity survey and report

Policy Driver

[National Planning Policy Framework](#) (2012), particularly Section 11
Conserving and enhancing the natural environment

[Cambridgeshire and Peterborough Minerals and Waste Core Strategy](#) (2011)
Policy CS35 Biodiversity and Geodiversity, Policy CS25 Restoration and Aftercare of Mineral and Waste Management Sites

[Cambridge City Local Plan](#) (2006) policies 4/3: Safeguarding Features of Amenity or Nature Conservation Value, 4/6: Protection of Sites of Local Nature Conservation Value and 4/8: Local Biodiversity Action Plans

[Cambridge City Council Sustainable Design and Construction SPD](#) (2007)
section 2.6 supplements local policies 4/3-4/8.

[East Cambridgeshire Local Plan](#) (2015) policy ENV 7: Biodiversity and geology

[Fenland Local Plan](#) (2014) policies LP16: Delivering and Protecting High Quality Environments across the District; LP19: The Natural Environment

[Huntingdonshire Local Plan](#) (1995) policies En22: Nature and wildlife conservation & En23: Sites of Scientific Interest and national nature reserves

[Huntingdonshire Core Strategy DPD](#) (2009) policies CS1: Sustainable Development in Huntingdonshire and CS9: Strategic Greenspace Enhancement and is referenced within policies CS6 Gypsies, Travellers and Travelling Showpeople and CS10 Infrastructure Provision.

[Huntingdonshire Landscape & Townscape Assessment SPD](#) (2007)

[South Cambridgeshire Development Control Policies DPD](#) (2007) policies NE/6: Biodiversity and NE/7: Sites of Biodiversity or Geological Importance;

[South Cambridgeshire District Council's Biodiversity SPD](#) (2009)

[Middle Level Biodiversity Manual \(2016\)](#)

Types of applications that require this information

See the Standard Application Form, the Biodiversity Checklist and accompanying guidance notes which have been placed alongside this document on the County Council's [website](#).

What information is required?

See the Biodiversity Checklist and accompanying guidance notes.

Where to look for further assistance

Planning Practice Guidance - [Natural Environment](#)

See the [Biodiversity Checklist guidance notes](#)

5. Statement of sustainable design and construction

Policy Driver

National Planning Policy Framework (2012)

Cambridge City Local Plan (2006) policies 3/1: Sustainable Development and 8/16: Renewable Energy in Major New Developments

East Cambridgeshire Local Plan (2015) policies GROWTH 5: Presumption in favour of Sustainable Development; ENV 2: Design; ENV 4: Energy and water efficiency and renewable energy in construction; ENV 5: Carbon offsetting; ENV 6: Renewable energy development

Fenland Local Plan (2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

Huntingdonshire Core Strategy (2009) policy CS1: Sustainable Development

South Cambridgeshire Development Control Policies DPD (2007) policies DP/1: Sustainable Development; NE/1: Energy Efficiency; NE/3 Renewable Energy Technologies in New Development; NE/9: Water and Drainage Infrastructure; NE/10: Foul Drainage – Alternative Drainage Systems and NE/12: Water Conservation.

Types of applications that require this information

New schools and all developments creating more than 1,000m² of floor space.

What information is required?

Cambridge City: Completed Sustainable Development Checklist (Section 4 of Sustainable Design and Construction SPD)

Other districts: Statement of Sustainable Design and Construction

Furthermore, it is important that a foul drainage strategy is included when assessing the design implications of any new development in this category

and when the development is being designed to connect to a public sewer means of disposal of treated effluent and an assessment of dry weather flows should also be demonstrated to avoid the risk of increased flooding elsewhere as a result of additional flows into the receiving watercourse.

Where to look for further assistance

Cambridge City Council [Sustainable Design and Construction SPD](#) (June 2007)

South Cambridgeshire [District Design Guide SPD](#) (March 2010) – Chapter 8: Environmental Sustainability

[Report to Cambridgeshire County Council's Development Control Committee 17 July 2006](#)

6. Tree survey / arboricultural report

Policy Driver

National Planning Policy Framework (2012)

Cambridge City Local Plan (2006) policy 4/4: Trees

East Cambridgeshire Local Plan (2015) policies ENV 1: Landscape and settlement character; ENV 2: Design; ENV 7: Biodiversity and geology

Fenland Local Plan (2014) policies LP16: Delivering and Protecting High Quality Environments across the District; LP19: The Natural Environment

Huntingdonshire Local Plan (1995) policy En18: Trees in the landscape

South Cambridgeshire Development Control Policies DPD (2007) policy DP/2: Development Criteria (2.m & o)

Types of applications that require this information

Where there are trees or hedges on the development site and/or there are trees or hedges on land adjacent to the development site that could influence the development or might be important as part of the local landscape character. See Standard Application Form.

What information is required?

Information on, but not limited to, the species, size, canopy extent, future management, projected future life of trees on or adjacent to the development site, which are to be retained or lost and details of protection measures during development.

Where to look for further assistance

BS5837: Trees in relation to construction.

South Cambridgeshire [Trees and Development Sites SPD](#) (January 2009)

Huntingdonshire [A Tree Strategy for Huntingdonshire](#) (February 2015)

See also section 10 Landscape Proposals

7. Flood Risk Assessment

Policy Driver

National Planning Policy Framework (2012), particularly Section 10 Meeting the challenge of climate change, flooding and coastal change

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) policy CS39 Water Resources and Water Pollution Prevention

Cambridge City Local Plan (2006) policy 8/18: Water, Sewerage and Drainage Infrastructure

East Cambridgeshire Local Plan (2015) policies ENV 2: Design; ENV 8: Flood risk

Fenland Local Plan (2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

Huntingdonshire Core Strategy (2009) Spatial Vision and Objectives

Huntingdonshire Local Plan (1995) policies CS8: Water supply, sewerage, sewage disposal and surface water drainage requirements; and CS9 Flood water management

South Cambridgeshire Development Control Policies DPD (2007) policies DP/1 (1. i & j) Sustainable Development; DP/3 (2. p & r) Development Criteria and NE/11: Flood Risk

Types of applications that require this information

- in flood zone 2 or 3 including [minor development](#) (as defined by the Environment Agency) and change of use for all development likely to have any impact upon flood risk;
- more than 1 hectare in flood zone 1 for all development likely to have any impact upon flood risk;
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (e.g. from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (e.g. surface water drains, reservoirs);
- less than 1 ha in Flood zone 1 if there are proposed changes to hard standing likely to affect the level of flood risk.
- and less than 1 hectare within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

See Standard Application Form.

What information is required?

The scope of the flood risk assessment is dependent on the nature, scale and location of the development and should include taking into account any

relevant significant impacts upon local infrastructure. The [Environment Agency's advice](#) should be followed.

Where to look for further assistance

[National Planning Policy Framework](#) (March 2012)

Planning Practice Guidance – [Flood Risk and Coastal Change](#)

DEFRA / Environment Agency guidance – [Flood risk assessment for planning applications](#)

Cambridge City Council [Sustainable Drainage Design and Adoption Guide](#)

Middle Level Commissioners [Planning Advice and Consent Documents](#)

[Cambridgeshire Flood and Water SPD](#) (July 2016) endorsed by Cambridgeshire County Council as the policy of the Lead Local Flood Authority on 14 July 2016.

7A. Surface water drainage strategy

Policy driver

[National Planning Policy Framework](#) (2012), particularly Section 10 Meeting the challenge of climate change, flooding and coastal change and para 103

[Written Ministerial Statement](#) (18 December 2014) Secretary of State, Communities and Local Government

[Cambridgeshire and Peterborough Minerals and Waste Core Strategy](#) (2011) policy CS39 Water Resources and Water Pollution Prevention

[Cambridge City Local Plan](#) (2006) policy 8/18: Water, Sewerage and Drainage Infrastructure

[East Cambridgeshire Local Plan](#) (2015) policies ENV 2: Design; ENV 8: Flood risk

[Fenland Local Plan](#) (2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

[Huntingdonshire Core Strategy](#) (2009) Spatial Vision and Objectives

[Huntingdonshire Local Plan](#) (1995) policies CS8: Water supply, sewerage, sewage disposal and surface water drainage requirements; and CS9 Flood water management

[South Cambridgeshire Development Control Policies DPD](#) (2007) policies DP/1 (1. i & j) Sustainable Development; DP/3 (2. p & r) Development Criteria and NE/11: Flood Risk

Types of applications that require this information

Major development as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

- the provision of a building or buildings where the floorspace to be created by the development is 1,000 square metres or more; or
- development carried out on a site having an area of 1 hectare or more in all flood zones.

What information is required?

The scope of the surface water drainage strategy is dependent on the nature, scale and location of the development and should include taking into account any relevant significant impacts on local infrastructure. The County Council's Flood and Water Team's advice should be followed.

Where to look for further assistance

See 7 above.

8. Heritage Statement

Policy Driver

National Planning Policy Framework (2012), particularly Section 12
Conserving and enhancing the historic environment

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)
Policy CS36 Archaeology and the Historic Environment

Cambridge City Local Plan (2006) policies 4/9: Scheduled Ancient Monuments/Archaeological Areas; 4/10: Listed Buildings; 4/11: Conservation Areas; 4/12: Buildings of Local Interest

East Cambridgeshire Local Plan (2015) policies ENV 11: Conservation Areas; ENV 12: Listed Buildings; ENV 13: Local Register of Buildings and Structures; ENV 14: Sites of archaeological interest; ENV 15: Historic parks and gardens; ENV 16: Enabling development associated with heritage assets

Fenland District Local Plan (2014) policies LP16: Delivering and Protecting High Quality Environments across the District; LP18: The Historic Environment

Huntingdonshire Core Strategy (2009) Spatial Vision and Objectives

Huntingdonshire Local Plan (1995) policies En1: Demolition of listed buildings; En2: Character and setting of listed buildings; En3: Alternative uses for listed buildings; En5: Conservation area character; En6: Design standards in conservation areas; En7: Outline applications; En9: Open spaces, trees and street scenes in conservation areas; En11: Ancient monuments and archaeological sites; En12 Archaeological recording; En13: Archaeological potential evaluation

South Cambridgeshire Development Control Policies DPD (2007) policies DP/1 (1.r) Sustainable Development; DP/3 (2.o & I) Development Criteria; CH/1: Historic Landscapes; CH/2: Archaeological Sites; CH/3: Listed

Buildings; CH/4: Development Within the Curtilage or Setting of a Listed Building; CH/5: Conservation Areas

Types of applications that require this information

- where the ground will be disturbed within an area of archaeological potential or for major development proposals where archaeological remains may survive;
- involving a scheduled monument or battlefield or its setting;
- which affect a listed building or its setting;
- within or which will affect a conservation area;
- which will affect a registered park or garden or its setting.

What information is required?

All Heritage Statements should assess and take into account the impact or potential impact of the proposed development and any proposals to avoid, mitigate or compensate for such impacts to ensure that there is no net loss of the historic environment resource. They should also include the setting of the historic environment, which includes individual historic assets. You may need to commission an assessment of existing information and submit the results as part of the application in accordance with advice. Archaeological work that is considered necessary either before the application is submitted or before development takes place can be very costly and may affect the viability of your scheme.

For applications either related to or impacting on the setting of designated heritage assets a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.

For applications within or adjacent to a conservation area, an assessment of the impact of the development on the character and appearance of the area may be required.

For major development proposals or significant infrastructure works, and for applications involving ground disturbance within an area which may be considered of potential archaeological significance an applicant may need to commission an assessment of existing archaeological information, demonstrate the significance of the archaeological potential following a programme of fieldwork and submit the results as part of the Heritage Statement.

Where to look for further assistance

Planning Practice Guidance - [Conserving and enhancing the historic environment](#)

Historic England - [Charter for Historic England Advisory Services](#) (particularly sections 11 and 12)

Cambridge City Council [design and conservation documents](#)

Cambridge City Council [Conservation Areas](#)

East Cambridgeshire [Heritage & Conservation](#)

Fenland [Heritage Statements](#)

Huntingdonshire [Conservation Areas](#)

South Cambridgeshire [Development Affecting Conservation Areas SPD](#)
(January 2009)

South Cambridgeshire [Listed Buildings SPD](#) (July 2009)

South Cambridgeshire [Heritage Information to be submitted with Planning,
Listed Building Consent and Conservation Area Consent Applications](#)

South Cambridgeshire [Conservation Areas](#)

Cambridgeshire County Council [Archaeological advice for planning
developments](#)

9. Landscape impact assessment

Policy Driver

National Planning Policy Framework (2012)

Planning Practice Guidance

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)
Policy CS33 Protection of Landscape Character, Policy CS34 Protecting
Surrounding Uses.

Cambridge City Local Plan (2006) policies 3/2: Setting of the City; 3/3:
Safeguarding Environmental Character; 3/13: Tall Buildings and the Skyline

East Cambridgeshire Local Plan (2015) policies ENV 1: Landscape and
settlement character; ENV 2: Design

Fenland Local Plan (2014) policy LP16: Delivering and Protecting High Quality
Environments across the District

Huntingdonshire Core Strategy (2009) Spatial Vision and Objectives

Huntingdonshire Local Plan (1995) policy En18: Protection of countryside
features

South Cambridgeshire Development Control Policies DPD (2007) policies
DP/1 (1p) Sustainable Development; DP/3 (2.m) Development Criteria; DP/7:
Development Frameworks and NE/4: Landscape Character Areas

Types of applications that require this information

Large buildings and other structures e.g. anaerobic digestion tanks and emission stacks on sites in open locations outside the settlement development boundary as defined in the relevant City/District council local plan or development plan document.

What information is required?

An appraisal of the landscape and visual impacts of the proposed development using a methodology and to a standard equivalent to that set out in the document referred to below.

Where to look for further assistance

[Cambridgeshire Landscape Guidelines](#) (June 1991)

Huntingdonshire [A Tree Strategy for Huntingdonshire](#) (February 2015)

Planning Practice Guidance - [Natural Environment](#)

10. Landscape proposals

Policy Driver

[National Planning Policy Framework](#) (2012)

[Planning Practice Guidance](#)

[Cambridgeshire and Peterborough Minerals and Waste Core Strategy](#) (2011)
Policy CS33 Protection of Landscape Character

[Cambridge City Local Plan](#) (2006) policies 3/2: Setting of the City; 3/3: Safeguarding Environmental Character; 3/13: Tall Buildings and the Skyline; 4/3: Safeguarding Features of Amenity or Nature Conservation Value; 4/4: Trees

[East Cambridgeshire Local Plan](#) (2015) policies ENV 1: Landscape and settlement character; ENV 2: Design

[Fenland Local Plan](#) (2014) policy LP16: Delivering and Protecting High Quality Environments across the District

[Huntingdonshire Core Strategy](#) (2009) Spatial Vision and Objectives

[Huntingdonshire Local Plan](#) (1995) policy En20: Landscaping schemes for new development

[South Cambridgeshire Development Control Policies DPD](#) (2007) policies Dp/2 (1.j) Design of New Development; GB/2: Mitigating the Impact of Development in the Green Belt; GB/3: Mitigating the Impact of Development Adjoining the Green Belt; NE/4: Landscape Character Areas and NE/5: Countryside Enhancement Areas

Types of applications that require this information

Where trees or hedgerow will be removed as a result of the development compensatory planting will be required. Development that will have a visual impact that could be mitigated by landscape planting.

What information is required?

Appropriate hard and soft landscape details, including details of existing and proposed levels, paving treatments and materials, planting species, densities and size and form of specimens at planting. Establishment and long term maintenance and management should also be addressed (see item 11 below). Reference should be made to detailed landscape proposals which follow from the design concept in the Design and Access Statement, if required. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development (see item 6 above). Plans and drawings at an appropriate scale should be accompanied by schedules of details as appropriate and a programme of implementation.

Where to look for further assistance

[Cambridgeshire Landscape Guidelines](#) (June 1991)

Cambridge City Council [Sustainable Design and Construction SPD](#) (June 2007)

Huntingdonshire [A Tree Strategy for Huntingdonshire](#) (February 2015)

South Cambridgeshire [Landscape in New Development SPD](#) (March 2010)

South Cambridgeshire [District Design Guide SPD](#) (March 2010)

Planning Practice Guidance - [Natural Environment](#)

11. Soft landscape and biodiversity enhancement management scheme

Policy Driver

[National Planning Policy Framework](#) (2012)

[Planning Practice Guidance](#)

[Cambridge City Local Plan](#) (2006) 4/3: Safeguarding Features of Amenity or Nature Conservation Value

Types of applications that require this information

Where soft landscape (see item 10 above) or biodiversity enhancement measures are proposed. Applications for new or extensions to landfill sites will require aftercare of the restored land.

What information is required?

A programme of landscape management and biodiversity enhancement works for existing and proposed habitats and soft landscape features for a period of at least 5 years from the completion of development. For schools this should be in a format that the person responsible for grounds maintenance can understand.

The County Council will seek the aftercare of restored landfill sites in the interests of nature conservation for at least 10 years.

Where to look for further assistance

See items 4, 6 and 10 above.

12. Transport Assessment or Statement

Policy Driver

National Planning Policy Framework (2012), particularly Section 4 Promoting sustainable transport

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)
Policy CS23 Sustainable Transport of Minerals and Waste, Policy CS32
Traffic and Highways

Cambridge City Local Plan (2006) 8/2: Transport Impact

East Cambridgeshire Local Plan (2015) policy COM 7: Transport impact

Fenland Local Plan (2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

South Cambridgeshire Development Control Policies DPD (2007) policies DP/3 (1.b, c & d and 2.k) Development Criteria; TR/1: Planning for More Sustainable Travel; TR/2: Car and Cycle Parking Standards; TR/3: Mitigating Travel Impact and TR/4: Non-motorised modes

Types of applications that require this information

Transport Assessment – where the proposed development has significant transport implications including new schools.

Transport Statement – schemes where the proposed development has some transport implications.

Applicants should agree the scope of the transport information that is necessary with CCC's transport officers at the pre-application stage. There will be some cases, dependent on the location and nature of the development, where information less than a professionally produced transport statement will suffice. However, it is essential that the applicant provides accurate information at both the pre-application stage and in the documents that are submitted in support of an application.

All applications which, if permitted, would lead to an increase in traffic, or a change in the type of traffic using the access should be accompanied by the following information:

- a layout plan of the existing access onto the public highway;
- layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access;

- the existing daily traffic movements (and type of vehicle/s) to the site. Where more than one business use the same access onto the public highway the total number of vehicle movements must be provided;
- the proposed daily traffic movements (and type of vehicle/s) to the site;
- for sites that will generate HCV movements, swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed.

What information is required?

Transport Assessment (TA) - The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal and should include taking into account any relevant significant impacts on local infrastructure. It should illustrate accessibility to the site by all modes of transport and the modal split of journeys to and from the site.

Transport Statement – Should outline the transport aspects of the application and any proposed measures to improve access by public transport, walking and cycling; to reduce the need for parking associated with the proposal; and to mitigate transport impacts.

Where to look for further assistance

Planning Practice Guidance - [Travel Plans, Transport Assessments and Statements](#)

Cambridgeshire County Council [Transport Assessment Guidelines](#)

13. Parking and access arrangements

Policy Driver

National Planning Policy Framework (2012)

Cambridge City Local Plan (2006) policies 8/6: Cycle Parking; 8/9: Commercial Vehicles and Servicing & 8/10: Off-Street Car Parking

East Cambridgeshire Local Plan (2015) policy COM 8: Parking provision

Fenland Local Plan (2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

South Cambridgeshire Development Control Policies DPD (2007) TR/2 Car and Cycle Parking Standards

Types of applications that require this information

Applications involving a new access (vehicular or pedestrian) to/from the public highway or changes to an existing access.

Applications proposing changes to parking arrangements.

Applications that will affect the requirement for car and cycle parking by introducing more users to a site such as a new classroom.

Applications, which if permitted, would lead to an increase in traffic, or a change in the type of traffic using the access should be accompanied by a layout plan of the existing access.

What information is required?

- a layout plan of the existing access onto the public highway;
- layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access;
- the existing daily traffic movements (and type of vehicle/s) to the site. Where more than one business use the same access onto the public highway the total number of vehicle movements must be provided;
- the proposed daily traffic movements (and type of vehicle/s) to the site;
- for sites that will generate HCV movements, swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed;
- details of existing and proposed parking provision on site layout plans, ideally at 1:500 scale making clear where there is specific provision for disabled persons and non-car modes such as cycles, minibuses and commercial vehicles (see Standard Application Form).

Where to look for further assistance

Cambridge City Council [Cycle Parking Guide for New Residential Development](#) (February 2010)

Cambridge Cycling Campaign [Cambridge Cycle Parking Guide](#)

13A. Construction traffic management plan

Policy Driver

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)
Policy CS34 Protecting Surrounding Uses

Cambridge City Local Plan (2006) policy 4/13: Pollution and Amenity

East Cambridgeshire Local Plan (2015) policy ENV 9: Pollution

Fenland Local Plan (2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District

South Cambridgeshire Development Control Policies DPD (2007) policies DP/3 (2.j & n) Development Criteria and NE/15: Noise Pollution

Types of applications that require this information

Applications, which if permitted, would give rise to HCV construction traffic in locations that may adversely affect highway safety or amenity of the occupiers of nearby properties.

What information is required?

- a layout plan of the existing access onto the public highway;

- layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access;
- the proposed daily construction traffic movements (and type of vehicle/s) to the site;
- swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed;
- details of proposed parking for contractors' and delivery vehicles on site layout plans;
- hours of deliveries of construction materials and or dispatch of waste etc
- vehicle routes;
- management and enforcement.

14. Travel Plan

Policy Driver

National Planning Policy Framework (2012)

Cambridge City Local Plan (2006) 8/3: Mitigating Measures

East Cambridgeshire Local Plan (2015) policy COM 7: Transport impact

Fenland Local Plan (2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

South Cambridgeshire Development Control Policies DPD (2007) policy TR/3: Mitigating Travel Impact

Types of applications that require this information

School development involving a net increase of one or more classrooms, temporary or permanent (30 pupils) or the addition of a facility such as a children's centre. Where the school has a Travel Plan the application should be accompanied by an updated version that takes into account the school population when developed.

Where existing data relating for example to the mode of travel used is not available for example in relation to new school proposals where there are no children attending the school outline travel plans linked to a transport assessment or statement may be accepted.

What information is required?

Should outline how transport implications are going to be managed, by whom, and over what timescale in order to ensure the minimum environmental, social and economic impacts. It should also state how the plan would be promoted, implemented, monitored and maintained. A school travel plan should promote safe cycle and walking routes, restrict parking and car access at and around the school, and includes on-site changing and cycle storage facilities.

Where to look for further assistance

Planning Practice Guidance - [Travel Plans, Transport Assessments and Statements](#)

Travel for Cambridgeshire [Travel Plan Support](#)

[Modeshift STARS](#) [for schools]

15. Noise and /or vibration impact assessment

Policy Driver

National Planning Policy Framework (2012)

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)
Policy CS34 Protecting Surrounding Uses

Cambridge City Local Plan (2006) policy 4/13: Pollution and Amenity

East Cambridgeshire Local Plan (2015) policy ENV 9: Pollution

Fenland Local Plan (2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District

South Cambridgeshire Development Control Policies DPD (2007) policies DP/3 (2.j & n) Development Criteria and NE/15: Noise Pollution

Types of applications that require this information

Development proposals which:

- would give rise to noise and/or vibration both on and off site which could disturb occupants of nearby buildings (e.g. outdoor sports pitches, waste development)
- are considered to be noise-sensitive themselves and which are close to existing sources of noise and/or vibration

A noise impact assessment is likely to be required for the following:

- i. Potentially noise generating developments (e.g. waste development, outdoor sports pitches) in the vicinity of existing noise sensitive uses such as residential, offices, schools and hospitals;
- ii. Noise sensitive development / uses in the vicinity of existing noise generating uses eg classified roads, railways, or in areas with an existing noisy environment such as the city centre;
- iii. Mixed use applications comprising both noise generating and noise sensitive uses;
- iv. Commercial applications including ventilation, extractor or cooling units / plant / equipment in the vicinity of noise sensitive uses.

What information is required?

A noise/vibration impact assessment undertaken by person competent in acoustics and noise/vibration impact assessments. The noise/vibration assessment should include appropriate mitigation measures.

Where to look for further assistance

Planning Practice Guidance - [Noise](#)

Cambridge City Council [Sustainable Design and Construction SPD](#) (June 2007)

South Cambridgeshire [District Design Guide SPD: High Quality and Sustainable Development in South Cambridgeshire](#) (March 2010): Chapter 10
- Environmental Health & Appendix 6: Noise

16. Lighting assessment

Policy Driver

[Cambridgeshire and Peterborough Minerals and Waste Core Strategy](#) (2011)
Policy CS34 Protecting Surrounding Uses

[Cambridge City Local Plan](#) (2006) policy 4/15: Lighting

[East Cambridgeshire Local Plan](#) (2015) policy ENV 9: Pollution

[Fenland Local Plan](#) (2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District

[South Cambridgeshire Development Control Policies DPD](#) (2007) policies DP/3 (2.j, l & n) Development Criteria and NE/14: Lighting Proposals

Types of applications that require this information

Where external lighting would be provided or made necessary by development in the vicinity of residential property, a listed building, conservation area or in the open countryside. Regulation 3 applications for floodlit sports pitches will need a comprehensive lighting assessment. External security lights on buildings or in car parks should be described in the application documents.

What information is required?

- layout plan with beam orientation and light spill;
- hours of use;
- schedule of the equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles);
- an isolux contour map to show light spill levels down to 1 lux - distribution of horizontal and vertical illuminance and showing neighbouring buildings.

Where to look for further assistance

Planning Practice Guidance – [Light Pollution](#)

Huntingdonshire [Design Guide SPD](#) (2017)

Institute of Lighting Professionals - [Guidance Notes for the Reduction of Obtrusive Light](#) (2011)

The Royal Commission on Environmental Pollution [Artificial Light in the Environment](#) (November 2009)

South Cambridgeshire [District Design Guide SPD: High Quality and Sustainable Development in South Cambridgeshire](#) (March 2010): Chapter 10
- Environmental Health & Appendix 7: Light Pollution

Standards UK - BS EN 12193:2007 - Lights and lighting. Sports lighting

Sport England [Artificial Sports Lighting](#)

17. Air quality assessment

Policy Driver

National Planning Policy Framework (2012)

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)
Policy CS34 Protecting Surrounding Uses

Cambridge City Local Plan (2006) policies 4/14: Air Quality Management Areas and 4/13: Pollution and Amenity

East Cambridgeshire Local Plan (2015) policy ENV 9: Pollution

Fenland Local Plan (2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District

South Cambridgeshire Development Control Policies DPD (2007) policies DP/1 (l) Sustainable Development; DP/3 (2.j & n) Development Criteria and NE/16: Emissions

Types of applications that require this information

Where the development:

- is proposed within or adjacent to an Air Quality Management Area (AQMA);
- could itself result in the designation of an AQMA and/or result in a significant worsening of existing air quality within an area;
- would conflict with or render unworkable elements of a local authority's air quality action plan; or
- is a waste proposal where there will be emissions to air, including dust, odour and bioaerosols.

What information is required?

Such information as is necessary to allow a full consideration of the impact of the proposal on the air quality of the area.

Where dust is likely to be an issue a Dust Management Scheme will normally be required which sets out the possible dust sources, sensitive receptors, mitigation measures and monitoring arrangements

Where odour is likely to be an issue an Odour Management Scheme will normally be required which sets out the possible odour sources, sensitive receptors, mitigation measures and monitoring arrangements.

Such schemes should normally be discussed with other relevant regulatory bodies, including the Environment Agency and the City/ District Council Environmental Health Officer.

A bioaerosols risk assessment is required for open air composting facilities within 250m of a residential property.

Where to look for further assistance

Planning Practice Guidance – [Air Quality](#)

Cambridge City Council [Air Quality In Cambridge - Developers Guide](#) (September 2008)

Cambridge City Council [Sustainable Design and Construction SPD](#) (June 2007)

Cambridge City Council [Air Quality Action Plan for the Cambridgeshire Growth Areas](#) (2009)

South Cambridgeshire [District Design Guide SPD: High Quality and Sustainable Development in South Cambridgeshire](#) (March 2010): Chapter 10 - Environmental Health & Appendix 4: Air Quality Supplementary Design Guide

18. Contaminated land assessment

Policy Driver

National Planning Policy Framework (2012)

Environment Agency [Land contamination: technical guidance](#)

Cambridge City Local Plan (2006) policy 4/13: Pollution and Amenity

East Cambridgeshire Local Plan (2015) policy ENV 9: Pollution

Fenland Local Plan (2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District

Huntingdonshire Core Strategy (2009) Policy CS1 Sustainable Development in Huntingdonshire

Types of applications that require this information

Where contamination is known or suspected or the development site is in the vicinity of such land, or the proposed use would be particularly vulnerable or sensitive e.g. residential care homes, schools.

What information is required?

Sufficient information to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level without undue environmental

impact during and following development.

Where contamination is known or suspected, or the proposed use would be particularly vulnerable, the applicant should provide such information with the application as is necessary to determine whether the proposed development can proceed. All investigations of land potentially affected by contaminated should be carried out in accordance with established procedures (such as BS10175 (as amended) Code of Practice for the Investigation of Potentially Contaminated Sites). A preliminary risk assessment that identifies the sources, pathways and receptors will be required to enable validation of an application. A phased or tiered approach is recommended in the DEFRA/Environment Agency's [Model Procedures for the Management of Contamination](#) (CLR11).

The initial provision of this information is essential to determine whether further more detailed investigation is required. The minimum requirement to be provided by an applicant is land contamination assessment that reports the findings of a desk study and site reconnaissance (walk over). Where contamination is found developers will need to demonstrate in the land contamination assessment that unacceptable risk from it will be successfully addressed through remediation without undue environmental impact during and following development.

Where to look for further assistance

Planning Practice Guidance - [Land affected by contamination](#)

Cambridge City Council [Contaminated Land In Cambridge - Developers Guide](#) (April 2009)

Cambridge City Council [Sustainable Design and Construction SPD](#) (June 2007)

East Cambridgeshire [Guidance on submitting planning applications on land that may be contaminated](#) (January 2015)

South Cambridgeshire [District Design Guide SPD: High Quality and Sustainable Development in South Cambridgeshire](#) (March 2010): Chapter 10 - Environmental Health & Appendix 5: Development of Potentially Contaminated Sites

19. Waste Audit and Management Strategy

Policy Driver

[National Planning Policy Framework](#) (2012)

[Cambridgeshire and Peterborough Minerals and Waste Core Strategy](#) (2011) policy CS28 Waste Minimisation, Re-Use, and Resource Recovery

[Cambridge City Local Plan](#) (2006) policy 3/1: Sustainable Development

[East Cambridgeshire Local Plan](#) (2015) policy ENV 2: Design

Fenland Local Plan (2014) LP16: Delivering and Protecting High Quality Environments across the District

Huntingdonshire Core Strategy (2009) Policy CS1 Sustainable Development in Huntingdonshire

South Cambridgeshire Development Control Policies DPD (2007) policy DP/6: Construction Methods

Types of applications that require this information

Development proposals:

- that involve demolition of a building or part of a larger building
- where the development site is previously used (brownfield) land that may be contaminated
- that involve significant earthmoving (including greenfield sites)

What information is required?

See separate document *Guidance on Waste Audit and Management Strategies for submission in support of a planning application or to fulfil a requirement of a planning condition* Cambridgeshire County Council June 2013 and which has been placed alongside this document on the County Council's website.

Where to look for further assistance

Planning Practice Guidance – [Waste](#) – [Should significant developments include a waste audit?](#) Paragraph: 049 Reference ID: 28-049-20141016

See item 18 above

20. Open Space / Playing Field Assessment

Policy Driver

National Planning Policy Framework (2012), particularly Section 8 Promoting healthy communities

Cambridge City Local Plan (2006) policy 4/2: Protection of Open Space

East Cambridgeshire Local Plan (2015) policy COM 3: Retaining community facilities

Fenland Local Plan (2014) policies LP6: Employment, Tourism, Community Facilities and Retail

Huntingdonshire Core Strategy (2009) Spatial Vision and Objectives

Huntingdonshire Local Plan (1995) policies En14: Open spaces, frontages and gaps in the built up framework & En15: Open spaces and gaps identified for protection

South Cambridgeshire Development Control Policies DPD (2007) policies DP/3 (1.e and 2. l & s) Development Criteria; CH/6: Protected Village Amenity Areas and SF/9: Protection of Existing Recreation Areas

Types of applications that require this information

Development within designated open spaces / playing fields / allotments.

What information is required?

Plans showing any areas of existing or proposed open space within or adjoining the application site and any access links, equipment, sports pitch size and layout, facilities, landscaping to be provided on open space areas.

Any application involving the loss of, or provision of, playing fields should be supported by evidence from a district wide Playing Pitch Strategy or an independent needs assessment as referred to above. The Sport England publication 'A Sporting Future for the Playing Fields of England – Policy on planning applications for development on playing fields' sets out the criteria against which applications will be assessed by Sport England.

Where to look for further assistance

Planning Practice Guidance - [Open space, sports and recreation facilities, public rights of way and local green space](#)

Sport England – [Protecting Playing Fields](#) which includes Sport England's Information requirements checklist.

Cambridge City Council [Open Space and Recreation Strategy](#) (October 2011)

Cambridge City Council [Guidance for Interpretation of Open Space Standards](#) (July 2006)

South Cambridgeshire [Open Space in New Developments SPD](#) (January 2009)

21. Information in support of applications for the storage, treatment or disposal of waste

Policy driver

The Landfill Directive

Landfill England and Wales Regulations 2002 (as amended)

National Planning Policy Framework (2012) particularly Section 8 Promoting healthy communities

National Planning Policy for Waste (October 2014)

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)

Cambridge City Local Plan 2006 policy 4/13: Pollution and amenity

East Cambridgeshire Local Plan (2015) policy ENV 9: Pollution

Fenland Local Plan (2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District

South Cambridgeshire Development Control Policies DPD (2007) policy DP/1 (3): Sustainable Development

Types of applications that require this information

- 1) New landfill sites or extensions to existing landfill sites (including land raising).
- 2) Proposals involving the storage, treatment or disposal of hazardous waste and proposals for the incineration (including advanced thermal technologies) or chemical treatment of non-hazardous waste.

What information is required?

1) and 2) Type and source of waste; plans and elevation drawings of buildings and other infrastructure; working hours; access arrangements including wheel cleaning; surface water drainage.

1) Topographical survey of the existing site; scaled plans and cross sections explaining the proposed phases of working; pre-settlement and post-settlement contours; gas and leachate control systems; when relevant means of disposal of treated effluent and assessment of dry weather flows, duration of development; soil handling; restoration, afteruse and aftercare.

2) Health impact assessment (HIA) - HIA is a tool to appraise both positive (eg creation of new jobs) and negative (eg generation of pollution) impacts on the different affected subgroups of the population that might result from the development.

Where to look for further assistance

You are strongly advised to employ a suitably qualified agent with experience in waste planning. Waste disposal by landfill will also need an [environmental permit from the Environment Agency](#) so you are advised to establish their requirements at an early stage to ensure that your planning application is consistent with permitting requirements.

Planning Practice Guidance – [Waste](#)

The National Archives - [The Environmental Permitting Regulations 2010](#)

South Cambridgeshire [Health Impact Assessment SPD](#) (March 2011)

Public Health England - Gothenburg Consensus Paper: [Health Impact Assessment - Main concepts and suggested approach](#), European Centre for Health Policy, WHO-Euro, Brussels (December 1999)

European Commission, Health & Consumer Protection Directorate-General paper [Ensuring a high level of health protection A practical guide](#) (17 December 2001)

National Institute for Health and Care Excellence (NICE) - [Introducing health impact assessment \(HIA\): Informing the decision-making process](#), HDA (2002)

Public Health England - [The Merseyside Guidelines for Health Impact Assessment](#) (Second edition May 2001) published by the International Health Impact Assessment Consortium

22. Additional Plans and Drawings (including cross-sections where required)

Legislative Driver

Article 7(1) (c) of The Town and Country Planning (Development Management Procedure (England) Order 2015

Types of applications requiring this information

All to which this guidance applies unless otherwise stated below.

What information is required?

Other plans in addition to the national requirement for a site location plan (see [paragraph 024 Reference ID: 14-024-20140306](#) of the Planning Practice Guidance).

N.B. The red line of the application area should include the means of access to the public highway and all of the proposed development including ancillary parking provision.

Other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:

- Existing and proposed Block plans of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries and neighbouring properties and clearly outlining the parking and manoeuvring areas;
- Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100);
- Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100);
- Drawings must show sufficient of the building to identify the proposal within its context;
- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100);
- Roof plans (e.g. at a scale of 1:50 or 1:100) - required only for complex roof structures. The roof plan should show the shape of the roof at an appropriate scale;
- Adequate cross-sections showing existing and proposed changes of level – required for proposals on sloping sites and all applications which include proposed changes in levels.

Where to look for further assistance

Planning Practice Guidance – [Making an application](#) – [Validation requirements](#)

NOTES

Environmental Impact Assessment Development is covered by separate regulations, which are outside of the scope of these guidance notes.

If during the lifetime of this list, Policy Documents, relevant legislation and other documents are amended or superseded, the revised or replacement document shall be treated as a substitute for any superseded reference.

**County Development, Minerals and Waste Planning
Cambridgeshire County Council June 2017**

Summary of Decisions Made Under Delegated Powers

To: **Planning Committee**

Date: **12th June 2017**

From: **Head of Growth and Economy**

Electoral division(s): **All**

Purpose: **To consider the above**

Recommendation: **The committee is invited to note the report**

<i>Officer contact:</i>
Name: Tracy Rockall Post: Planning Co-ordinator E-mail: tracy.rockall@cambridgeshire.gov.uk Tel: 01223 699852

1.0 INTRODUCTION

- 1.1 At the committee meeting on 31 January 2005 it was agreed that a brief summary of all the planning applications that have been determined by the Head of Strategic Planning under delegated powers would be provided.
- 1.2 The powers of delegation given to the Head of Strategic Planning (now Head of Growth and Economy) are as set out in the Scheme of Delegation approved by full Council on 17 May 2005 (revised May 2010).

2.0 SUMMARY OF DECISIONS

- 2.1 Four planning applications have been granted planning permission and one Lawful Development Certificate has been issued using delegated powers during the period between 08/04/17 and 02/06/17 as set out below:

Planning Applications

1. **E/3009/16/CM** - Removal of clay generated by the construction of a winter harvesting storage reservoir and transfer of clay arisings to form the embankment fill for the construction of the proposed Ely Southern Bypass

Harlocks Farm, Stuntney, Ely, CB7 5TR

Decision granted 03/05/2017

For further information please contact Helen Wass on 01223 715522

2. **C/5009/16/CW** - The change of use of an area of vacant land to be developed in association with the adjacent waste transfer station and concrete batching plant. The development includes a hardstanding area on which to store empty skips; car parking for site operatives, extension of a hard surface for overnight parking of HGVs and provision of a serviced Portakabin which will serve as a welfare and security facility (Part retrospective)

Land adjacent to, 1-3, Sewage Works Houses, Cowley Road, Cambridge, CB4 0AP

Decision granted 05/05/2017

For further information please contact Helen Wass 01223 715522

3. **H/5011/16/CW** - Installation of nine 10 metre high lighting columns.

Mick George Ltd, Meadow Lane, St Ives, Cambridgeshire, PE27 4YQ

Decision granted 19/05/2017

For further information please contact Elizabeth Verdegem 01223 703569

4. **S/0197/16/CC** - Section 73 planning application to develop land without complying with condition 19 (revising the submission date for the Travel Plan until the school is occupied by children from Northstowe) of planning permission S/1777/14/CC (New Primary School).

Northstowe Primary School, Land to the north-east of Longstanton and south-east of B1050, Longstanton, Cambridgeshire

Decision granted 01/06/2017

For further information please contact Elizabeth Verdegem on 01223 703569

Certificate of Lawfulness Application

5. **S/0203/16/CW** - Application for a Lawful Development Certificate under section 191, for an existing use as a Waste Transfer Station.

Half Acre Yard, Long Drove, Waterbeach, CAMBRIDGE, CB25 9LR

Decision granted 26/05/2017

For further information please contact Stanley Gono on 01223 699227

Source Documents	Location
Applications files	SH1315, Shire Hall, Cambridge, CB3 0AP

