

## Introduction to the Cambridgeshire and Peterborough Minerals and Waste Local Plan

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

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

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

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

It is necessary to replace the above two documents because without doing so, they will steadily become out of date.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

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

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

Building on the success of previous joint working, both Cambridgeshire County Council and Peterborough City Council agreed to commence preparation of a new joint Minerals and Waste Local Plan. Preparing a joint Local Plan is possible under section 28 of the Planning and Compulsory Purchase Act. The Local Plan will, upon adoption, replace both of the adopted DPDs referred to above. Other supporting documents, such as linked Supplementary Planning Documents (SPDs) are also being reviewed to determine whether they should be retained, amended or revoked alongside this new Local Plan.

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

---

1 The Development Plan for Cambridgeshire and Peterborough includes the Minerals and Waste Local Plan, the Local Plans of the Cambridgeshire Districts and Peterborough City Council, and any adopted Neighbourhood Plans or Neighbourhood Development Orders across the plan area

## Introduction

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

### How to make comments

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

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

The Preliminary Plan can also be viewed at [peterborough.gov.uk/MWLP](http://peterborough.gov.uk/MWLP) where comments can also be made online using the [consultation portal](#).

A Comments Form (Form A) is also available to collect in paper format from the following locations:

Peterborough City Council's customer service centre at:

Bayard Place  
Broadway  
Peterborough  
PE1 1F

Opening hours: 9am to 5pm, Monday to Friday

Cambridgeshire County Council's Office at:

Shire Hall  
Castle Hill  
Cambridge  
CB3 0AP

Opening hours: 9am to 5pm, Monday to Thursday, 9am to 4.30pm Friday

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

[planningpolicy@peterborough.gov.uk](mailto:planningpolicy@peterborough.gov.uk) or:

Minerals and Waste Local Plan Consultation  
Sustainable Growth Strategy  
Peterborough City Council  
Town Hall, Bridge Street  
Peterborough  
PE1 1HF

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

The closing date for all comments is **midnight on xx June 2018**. Please note that all comments will be uploaded to our online consultation portal and will not be confidential (however personal email addresses, telephone numbers and signatures will not be shown). All comments received will be

taken into consideration and will help inform the Further Draft Local Plan, due to be published for public consultation in 2019.

### Approach of this Preliminary Plan

We are at a very early stage in preparing this new Local Plan. The approach we have taken in this document is to 'kick start' a discussion on it. Overall, our approach is intended to be one which rolls forward, refreshes and consolidates the existing Minerals and Waste Local Plans, rather than a fundamental review of everything from scratch. We are still at the early stages of gathering evidence (and this consultation is part of that process), and we would also like to start the process of gathering suggested new minerals and/or waste management sites from you so that, if we need to allocate more sites, we have a good platform to start from (see Part Six).

This Preliminary Plan consists mainly of proposed non-site specific policies. These are, with a few exceptions, written in detail to a degree which could form the final version of those policies, subject to your views. These are, as it explains in each case, primarily derived from existing adopted policies. We welcome your views on what we have done, and we are very open minded to further adjustments (or, potentially, retaining some of the adopted policies rather than amending them as proposed in this document).

### Key questions for you to respond to

At this first consultation stage, we would welcome a wide range of comments to be submitted to us, not necessarily just focussed on what is presented in this document. As such, to assist you, here are some questions that may help you to formulate a response to the consultation:

- a. Do you have any views on the overarching approach to preparing this Plan? For example, are you content it is a joint Plan? What about the emerging Objectives, and their link to the Sustainability Appraisal process?
- b. For each draft policy in this emerging Plan, do you agree with the policy wording and supporting text? If not, why not? Are you able to offer any precise wording changes you would like to see?
- c. Is there a theme or policy area not properly covered? If so, what is it? Do you have any suggestions what that additional theme or policy should cover?
- d. Are there any designations or allocations in the currently adopted Minerals and Waste Local Plans, that you wouldn't want to see carried over into this new Plan? If so, please be precise what you would like to see changed. This could be an allocation, or the boundary of a site, or the extent of any consultation or safeguarding area. Or perhaps you have a suggestion for a new allocation or designation?
- e. If you are promoting a site for development, please ensure you complete the site suggestion form (see Part Six).
- f. Broadly speaking, the two councils are proposing to roll forward the strategy and approach of the current adopted Minerals and Waste Plans (and complementary supporting policies), albeit consolidating the policy and guidance, updating it where appropriate, and making new provision for various matters should the evidence determine we need to. Similarly, as the Plan evolves, evidence may indicate that some elements are not appropriate to be rolled forward (including, potentially, some allocations).

## Introduction

### Status of Preliminary Plan May 2018 for Decision Makers

When reading this Preliminary Plan please note the following information about its status. It has been produced in accordance with the National Planning Policy Framework (NPPF) and other relevant national policy.

The NPPF was issued by Government in March 2012, followed by the 'live' National Planning Practice Guidance (NPPG) from March 2014, and the National Planning Policy for Waste (NPPW) in October 2014. This Preliminary Plan has been written to complement the NPPF and NPPW and to comply with the guidance in the NPPG. Should the NPPF, NPPW, or NPPG be revised in the future, then any references to them in this document should be checked against the latest versions in force at that point in time. This Local Plan does not repeat policies in the NPPF or NPPW; it builds on them when necessary and ensures locally specific issues are covered.

The NPPF clarifies the position on the status of emerging plans. It states:

*Paragraph 216: From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:*

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that can be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to policies in this framework the greater the weight that may be given).*

In accordance with NPPF paragraph 216, the policies contained within this emerging plan will be used (alongside the Development Plan and other material considerations) in determining planning applications, especially where it contains 'new' policy not currently found elsewhere in either the Development Plan or the NPPF and NPPW. In helping determine proposals, the amount of weight to be given to the content of this emerging plan in comparison with the amount of weight given to other plans, strategies and material considerations, will be a matter for the decision taker to decide and will vary depending on the specific elements of the proposal. However, at this draft stage of plan preparation, the weight is likely to be very limited.

### Policies Map

Any reference to the term Policies Map in the Preliminary Plan relates to the adopted Policies Map (previously referred to as Proposals Map) of the relevant individual District Councils or Peterborough City Council (whom are responsible for identifying Minerals and Waste designations that apply in their administrative area).

At this stage no changes are proposed to the Policies Map. Any proposed changes will be included in the next version of the Local Plan due to be published for consultation in 2019.

### OS Map - Copyright Note

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

## Contents

<b>1 Part One: Policy Framework and Context .....</b>	<b>1</b>
<b>2 Part Two: The Core Policies .....</b>	<b>7</b>
<b>3 Part Three: Minerals Development Specific Policy .....</b>	<b>21</b>
<b>4 Part Four: Waste Management Specific Policies .....</b>	<b>27</b>
<b>5 Part Five: Policies for Minerals and Waste Management Proposals .....</b>	<b>33</b>
<b>6 Part Six: Site Allocations and Call for Sites .....</b>	<b>47</b>
<b>A Appendix 1 - Call for Minerals Sites .....</b>	<b>51</b>
<b>B Appendix 2 - Call for Waste Management Sites .....</b>	<b>55</b>
<b>C List of Acronyms .....</b>	<b>59</b>

## Table of Policies

Policy 1: Sustainable Development .....	7
Policy 2: The Spatial Strategy for Minerals .....	9
Policy 3: Providing for Mineral Extraction .....	11
Policy 4: The Spatial Strategy for Waste .....	14
Policy 5: Providing for Waste Management .....	17
Policy 6: Waste Management Facilities on Non-Allocated Sites .....	19
Policy 7: Mineral Allocation Areas, Mineral Allocation Consultation Areas and Mineral Safeguarding Areas .....	23
Policy 8: Borrowpits .....	24
Policy 9: Recycled and Secondary Aggregates .....	25
Policy 10: Reservoirs and Other Incidental Mineral Extraction .....	26
Policy 11: Waste Allocation Areas and Waste Allocation Consultation Areas .....	27
Policy 12: Water Recycling Allocation Areas and Water Recycling Consultation Areas .....	29
Policy 13: Landfill and Land Raising .....	30
Policy 14: Radioactive and Nuclear Waste .....	31
Policy 15: Landfill Mining and Reclamation .....	31
Policy 16: Waste Management Needs arising from Residential and Commercial Development .....	32
Policy 17: Transport Infrastructure Allocation Areas (TIAAs) and Transport Infrastructure Consultation Areas (TICAs) .....	33
Policy 18: Design .....	35
Policy 19: Amenity Considerations .....	36
Policy 20: Restoration and Aftercare .....	37
Policy 21: Mitigation measures .....	38
Policy 22: Biodiversity and Geodiversity .....	39
Policy 23: Heritage Assets .....	41
Policy 24: Water Resources .....	42
Policy 25: Traffic, Highways and Rights of Way .....	43
Policy 26: Sustainable Use of Soils .....	44
Policy 27: Aerodrome Safeguarding .....	44
Policy 28: Other Developments Requiring Importation of Materials .....	45

# Contents

## Part One: Policy Framework and Context

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

- 1.1** In preparing a Local Plan, planning authorities must set out a timetable for the production of that Plan. This is called a Local Development Scheme (LDS). In August 2017 the planning authorities adopted their respective Development Schemes:
- Cambridgeshire Minerals and Waste Development Scheme (August 2017)
  - Peterborough Local Development Scheme (August 2017)
- 1.2** It should be noted that Cambridgeshire's LDS provides a timetable solely for the production of the joint Minerals and Waste Local Plan, whereas Peterborough's LDS also includes the timetable for the production of the separate Peterborough Local Plan. The LDS timetable in both cases is repeated below:

Plan Stages		Date
1	Consultation on Sustainability Appraisal Scoping Report	Dec 2017
2	Issues and Options Consultation (Regulation 18)	May/Jun 2018
3	Preferred Options Consultation (Regulation 18)	Mar/Apr 2019
4	Proposed Submission (Regulation 19)	Nov/Dec 2018
5	Plan Submitted (Regulation 22)	Mar 2020
6	Independent Examination (Hearing)	Jun 2020
7	Inspector's Report	Aug 2020
8	Adoption of Plan	Nov 2020

### Statement of Community Involvement

- 1.3** As part of their plan making duties, planning authorities must also produce a Statement of Community Involvement (SCI). This document outlines how and at what stages the Council will engage with the community, and how the community can get involved in plan preparation. We will use the two SCIs to inform our approach to consultation on this new Local Plan.
- Cambridgeshire Statement of Community Involvement (March 2014)
  - Peterborough Statement of Community Involvement (December 2015)

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

### Further information about this consultation

- 1.5** This Preliminary Plan is a formal consultation under Regulation 18 of the The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It seeks the views of land owners, their agents, members of the community, parish councils, neighbouring authorities and any other interested party. A further 'Regulation 18' consultation is due to be held in 2019 (the 'Further Draft' stage).
- 1.6** As well as consulting on the content of this Preliminary Plan, the authorities are also seeking land owners and / or their agents to submit their land for future minerals and waste management



## Part One: Policy Framework and Context

development. This includes existing allocated sites which do not yet have the benefit of planning permission. For more information on what is required to support your submission, and for a site submission form, please see Part Six.

### Vision

- 1.7** At this Preliminary Plan stage, the following sets out our high level vision for minerals and waste management development. It will evolve over the preparation of the plan, especially when we have established more details on needs and proposed allocations. The vision will therefore become more 'locally specific' as the plan evolves:
- 1.8** *Over the plan period to 2036 Cambridgeshire and Peterborough will ensure a steady and sustainable supply of minerals to meet current and projected future need. There will be an increased commitment to the use of secondary and recycled aggregate over land won material, with restoration and aftercare placed at the forefront of planning decisions.*
- 1.9** *As existing communities grow and new communities are formed, a network of waste management facilities will provide for the sustainable management of all wastes to the achievement of net self-sufficiency.*
- 1.10** *A balance will be struck between meeting present and future needs, and maintaining and enhancing the social, environmental and economic vibrancy of the plan area.*

### Aims and Objectives

- 1.11** To ensure that the overall vision of the Plan is achieved, that national and European policy is met and that local needs are addressed, a set of aims and objectives have been formed. The Plan has a total of 12 objectives under 8 themes. Each objective has examples as to how the objective could be met. The objectives are the same as in the Sustainability Appraisal framework and are shown in the table below:
- 1.12** *[Note for this version of the Plan going through CCC / PCC democratic processes: the objectives listed below reflect the objectives as set out in the published 'Draft Sustainability Appraisal Scoping Report - January 2018'. That Report, as is legally required, has been consulted upon with statutory bodies during January and February 2018. The comments received are presently being considered. After an initial review of such comments it is likely that a small number of minor changes to the objectives listed below will be necessary, prior to the Preliminary Plan being published for consultation in May 2018. The changes will not fundamentally amend the Objectives. This Note will be removed in the version of the Plan to be consulted upon]*

Headline Objective	Criteria to help determine whether objective is/could be met
<b>Sustainable mineral development</b>	
1. Ensure a steady and adequate supply of minerals to support growth whilst ensuring the best use of materials, and protection of land	<p>A. determine applications for minerals development without delay</p> <p>B. prevent needless sterilisation of minerals resources through the use of mineral safeguarding areas</p> <p>C. safeguard existing minerals development</p> <p>D. make adequate provision in order to ensure continuity of supply of mineral for the plan area</p>
<b>Sustainable waste management</b>	



## Part One: Policy Framework and Context

Headline Objective	Criteria to help determine whether objective is/could be met
2. Contribute positively to the sustainable management of waste	<p>A. manage the waste arising in the plan area over the plan period, with appropriately located and distributed waste management facilities of a high quality in operation and in design</p> <p>B. move treatment of waste up the waste hierarchy</p> <p>C. achieve net waste self-sufficiency</p> <p>D. safeguard existing waste management facilities and infrastructure, including from incompatible development that may prejudice waste use</p> <p>E. promote / allow scope for new technology and innovation in waste management</p> <p>F. ensure that all major new developments undertake sustainable waste management practices (including, where appropriate, the provision of temporary waste management facilities throughout construction)</p>
<b>Resilience and restoration</b>	
3. Support climate change mitigation and adaptation, and seek to build in resilience to the potential effects of climate change	<p>A. minimise greenhouse gas emissions</p> <p>B. reduce the demand for energy and maximise the use of energy from renewable sources</p> <p>C. minimise the use of virgin mineral by encouraging the efficient use of materials (including the recycling and re-use of waste and the minimisation of construction waste)</p> <p>D. encourage operational practices and restoration proposals which minimise or help to address climate change</p>
4. Protect water resources, mitigate for flood risk from all sources and seek to achieve a reduction in overall flood risk	<p>A. ensure waste development and associated infrastructure are not at risk of flooding</p> <p>B. ensure infrastructure associated with minerals is not at risk of flooding</p> <p>C. ensure minerals and waste development will not affect water resource quantity and quality</p>
5. Safeguard productive land	<p>A. avoid the loss of the best and most versatile agricultural land for waste development and prioritise the location of waste development on previously developed sites over greenfield land</p> <p>B. minimise soil contamination and safeguard soil quality and quantity</p>

## Part One: Policy Framework and Context

Headline Objective	Criteria to help determine whether objective is/could be met
<b>Employment and economy</b>	
6. Support sustainable economic growth and the delivery of employment opportunities	<p>A. support the development and growth of sustainable communities and provision of infrastructure within the plan area</p> <p>B. provide training and employment opportunities</p> <p>C. maximise the sustainable economic benefits of minerals operations and waste management in the plan area</p> <p>D. ensure mineral supply for construction</p> <p>E. ensure effective and adequate waste infrastructure for existing and future development</p>
<b>Infrastructure</b>	
7. Reduce road traffic, congestion and pollution; promote sustainable modes of movement and efficient movement patterns; and provide and maintain movement infrastructure	<p>A. reduce the reliance on road freight movements of minerals and waste and seek to increase the efficient use of other modes of movement</p> <p>B. where road transportation is necessary, minimise the total vehicle kilometres travelled and encourage the use of low emission vehicles</p> <p>C. safeguard current and future infrastructure for minerals, waste, concrete batching, coated materials manufacturing, other concrete products and the handling, processing and distribution of aggregate material</p>
<b>Natural environment</b>	
8. Conserve and enhance the quality and distinctiveness of the landscape	<p>A. minimise adverse impacts to local amenity and overall landscape character</p> <p>B. protect designated assets such as designated nature sites, open spaces, parks, gardens, historic landscapes</p>
9. Protect and encourage biodiversity and geodiversity	<p>A. protect and enhance habitats of international, national or local importance</p> <p>B. maintain wildlife corridors and minimise fragmentation of green spaces</p> <p>C. utilise opportunities to enhance biodiversity and geodiversity and achieve net gains</p>
<b>Built and historic environment</b>	

## Part One: Policy Framework and Context

Headline Objective	Criteria to help determine whether objective is/could be met
10. Protect and where possible enhance the character, quality and distinctiveness of the built and historic environment	<p>A. retain and enhance the character, distinctiveness and accessibility of townscapes</p> <p>B. ensure minerals and waste development conserves, protects and enhances designated and undesignated heritage assets and their settings</p>
<b>Health and wellbeing</b>	
11. Protect and enhance the health and wellbeing of communities	<p>A. avoid adverse effects on human health and safety or minimise to acceptable levels</p> <p>B. safeguard the residential amenity of new and existing communities</p> <p>C. provide opportunities to improve health and amenity through the restoration and management of former minerals and waste sites</p> <p>D. encourage opportunities for education about minerals and waste</p>
12. Minimise noise, light and air pollution	<p>A. minimise noise and light pollution arising from activities associated with waste development, waste management, mineral extraction and mineral movement</p> <p>B. minimise air pollution</p>

## Part One: Policy Framework and Context

## Part Two: The Core Policies

### Sustainable Development

- 2.1** The National Planning Policy Framework (NPPF) was introduced in 2012 and is based around five guiding principles of sustainable development, the presumption in favour of which should be seen as a golden thread running through plan making<sup>(2)</sup>. The first half of this proposed Policy 1: Sustainable Development is a standard policy found in most Local Plans produced post 2012. It is not presently included in the adopted Minerals and Waste Local Plans. The second half is predominantly a carry-over of adopted policy CS22 Climate Change.

#### Policy 1: Sustainable Development

When considering Minerals and Waste development proposals, the councils will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will seek to work proactively with developers and investors to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in other Local Plans and Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Minerals and waste management development proposals, including operational practices and restoration proposals, must take account of climate change for the lifetime of the development. This will be through measures to minimise greenhouse gas emissions, and measures to ensure adaptation to future climate changes.

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

- a. broadly quantifying the reduction in carbon dioxide and other relevant greenhouse gases e.g. methane, that should be achieved as part of the proposal, and how this will be monitored and addressed in future;
- b. demonstrating how the location, design, and transportation related to the development will limit greenhouse gas emissions; and take into account any significant impacts on human health and air quality;
- c. where relevant, setting out how the proposal will make use of renewable energy including opportunities for generating energy from waste for use beyond the boundaries of the site itself, and the use of decentralised and renewable or low carbon energy.

Proposals should consider adopting emissions reduction measures based on the principles of the energy hierarchy. Proposals should also set out how they will be resilient to the changing climate, and may therefore include:

- d. incorporation of sustainable drainage schemes to minimise flood impacts;
- e. measures to manage water resources efficiently; and

## Part Two: The Core Policies

- f. measures to adapt to the potential impacts of excess heat and drought.

### The Spatial Strategy for Minerals

- 2.2** Minerals are essential to support sustainable economic growth and our quality of life.
- 2.3** The new Local Plan needs to set out an overarching mineral spatial strategy. This is important in order to guide allocations to be made in the plan, and it would also help should proposals on non-allocated sites subsequently come forward as planning applications.
- 2.4** In developing a mineral spatial strategy, we think the following are key issues to consider:
- a. whether new extraction should be focussed at existing sites (i.e. make extensions at these sites);
  - b. whether the plan should set out 'Areas of Search' within which there could be specific allocations but also to contain a policy steer to indicate that proposals on non-allocated sites should first look to within those identified Areas of Search;
  - c. to what degree should Heavy Commercial Vehicle (HCV) impacts be taken into consideration, and more generally, the degree to which existing infrastructure capacity is used to steer the spatial strategy;
  - d. to what degree, like the adopted Local Plans, should the potential for biodiversity enhancement steer the spatial strategy;
  - e. how the lack of a mineral (e.g. limestone) being available should steer the strategy;
  - f. the level of support, or not, for temporary workings / borrowpits.
- 2.5** To explain the above in more detail, the current adopted minerals and waste plans make allocations of a site specific nature, and these were generally extensions to existing sites. This approach provides more certainty for local communities. Extensions to existing sites normally also minimise the impact of new mineral working. However, extensions to existing quarries can result in amenity and environmental impacts, which can be cumulative in nature. Whilst the allocations that will be made will be influenced by the nature and number of sites which come forward for consideration through the plan making process, there is a need to consider if preference should be given to certain types (e.g. extensions) of allocations.
- 2.6** An additional or alternative approach could be to not be so site specific in terms of allocations, but include slightly broader areas of search where the principle of some mineral extraction is agreed, subject to the wider policy framework. This is a more flexible approach, but provides less certainty to both communities and the minerals industry.
- 2.7** In terms of HCVs, obviously minerals can only be worked where they occur, and as a result there is often a need to transport them by road. The transport of mineral can give rise to amenity issues if HCVs pass through local communities. The Councils have identified HCV routes and consideration could be given as to whether preference should be given to sites (and/or Areas of Search) which either avoid the use of road travel (e.g. are rail or conveyor based) or are well related to the HCV routes, in order to minimise impact on communities arising from the transport of mineral.



## Part Two: The Core Policies

- 2.8** Historically sand and gravel extraction has been located in the Nene and Ouse River Valleys but the existing adopted Local Plans sought to move away from these areas as they are now the focus of other national planning policies which seek to protect and enhance their biodiversity. Sand and gravel extraction has therefore shifted to fen edge deposits where there are significant reserves and which give rise to the opportunity to enhance biodiversity through restoration on a landscape or a local scale. An example of this is Needingworth Quarry where a nationally significant reedbed is being created. Also, the allocation in the adopted Local Plan at Block Fen / Langwood Fen seeks to enhance the internationally important Ouse Washes through the creation of new lowland wet grassland. The question becomes, therefore, whether the spatial strategy should continue to focus extraction at fen edge deposits, and to give preference to potential sites where restoration could contribute to international and national biodiversity objectives.
- 2.9** Where the mineral is located in certain geographical areas the spatial options are more constrained. Some mineral is extracted on a larger industrial scale, such as the brickpits near Whittlesey, and others on a smaller scale such as the high quality industrial chalk at Steeple Morden. National policy requires mineral planning authorities to make provision for industrial and local mineral needs, although this could be achieved through allocations, a criteria based policy or a mixture of the two.
- 2.10** In the case of oolitic limestone, this is located in a small geographical area to the north west of Peterborough and is a diminishing resource. It was not possible to allocate any limestone sites through the current adopted Local Plan, and no sites have come forward through its criteria based policy since. It might therefore be necessary for the minerals spatial strategy to spell out clearly the limited scope for allocations for (or even the anticipated supply of) oolitic limestone.
- 2.11** Mineral (sand and gravel, and engineering clay) for infrastructure projects such as major road improvements could come from existing or allocated mineral workings; or it could come from dedicated mineral workings close to and specific to that project, and which would be temporary in nature. Such 'borrowpits' may reduce the impact of mineral working for those local communities on the routes from existing mineral sites and have a lower carbon impact (due to less mineral miles travelled); but there could also be an impact on communities, the landscape or other matters from borrowpits.
- 2.12** There may also be other issues / options which you think are relevant. Your views on the form of the spatial strategy for mineral development are invited.

### Policy 2: The Spatial Strategy for Minerals

*This policy will be developed for the Further Draft Local Plan consultation stage, taking account of views made at this Preliminary Plan stage on the issues discussed in the supporting paragraphs above.*

### Providing for Mineral Extraction

- 2.13** This policy intends to set out the overall scale of mineral extraction in the plan area. It is generally an amalgamation of the following adopted policies:
- CS4 The Scale and Location of Future Sand and Gravel Extraction
  - CS6 The Scale and Location of Future Limestone Extraction

## Part Two: The Core Policies

- CS8 The Scale and Location of Future Brickclay Extraction
- CS9 The Scale and Location of Future Chalk Marl Extraction
- CS10 The Scale and Location of Future Mineral Extraction for Specialist Uses

**2.14** We presently intend to make provision for minerals plan wide, though if you have views as to whether the plan should provide a mechanism whereby mineral supply (or the lack of) in one Minerals Planning Authority Area does not prejudice planning decisions in the other, then please let us know. For example, if the supply of a particular mineral is not meeting the policy requirements in one administrative area, but is in the other, should the policy introduce a mechanism to deal with this, or should the plan be simply plan wide?

**2.15** More detail regarding the principal minerals occurring in the plan area is as follows.

### Sand and Gravel, and Limestone

**2.16** Subject to consultation, the Councils intend to follow national planning policy in planning for a steady supply of sand and gravel and limestone i.e. the aggregates which occur in the plan area. This includes taking the advice of the East of England Aggregates Working Party which, in November 2017, agreed that, in the absence of updated national guidelines on aggregate provision, the methodology contained in the NPPF and Planning Practice Guidance (PPG) would be used for determining aggregate provision for Local Plans.

**2.17** Therefore the key elements that we think should inform the level of provision for aggregates, and which are indicators of the security of supply and the additional provision that may need to be made, are:

- a. the rolling average of the past 10 years of aggregate sales data;
- b. the landbanks and other information contained in the Cambridgeshire and Peterborough Local Aggregates Assessment;
- c. as assessment of other supply options i.e. the supply of secondary and recycled aggregates and marine dredged material;
- d. matters relating to mineral supply raised through the duty to cooperate with other mineral planning authorities; and
- e. local factors e.g. major potential infrastructure projects (such as the Oxford to Cambridge Rail Line); the geological extent of mineral; and any other relevant factors.

**2.18** Your views are welcomed on the above and any other factors you think should be taken into account, particularly any additional local factors which you think are relevant.

**2.19** National planning guidance requires a stock of sand and gravel reserves equivalent to at least 7 years supply. For sand and gravel the Local Aggregates Assessment (LAA) records that Cambridgeshire and Peterborough, at the end of 2016, had permitted reserves of just under 44 million tonnes. The 10 year rolling average of sales was 2.91 tonnes per annum which, when applied to the reserves, would give a 'landbank' of approximately 15 years. Future supply in allocations made in the adopted plan could provide an estimated further 26 million tonnes. However, whether these allocations can and should be carried forward is a matter on which your views are sought through Part Six of this consultation document.

## Part Two: The Core Policies

- 2.20** National planning guidance requires a stock of limestone reserves equivalent to at least 10 years supply. The LAA records only two limestone quarries which are currently active. However, only one of these provides material for aggregate use, but the other has been included to enable the release of some statistics. Bearing this in mind, the permitted reserves for both these quarries at the end of 2016 is 2.83 million tonnes; with the 10 year rolling average of sales being 0.29million tones; giving a stock of permitted reserves which results in a land bank of 9.7 years i.e. less than required.
- 2.21** Limestone in the plan area is limited to a small geographical area to the north west of Peterborough and is a diminishing resource. It was not possible to allocate any limestone sites through the currently adopted Local Plan, and no sites have come forward through its criteria based policy since. Given this, the question is raised as to whether it will be possible to maintain a supply of limestone, in line with national policy, through the plan period. Your views are invited; and we will also take into account any response made to the call for sites in Part Six of this document.

### Brick Clay

- 2.22** National planning policy requires that a landbank of brick clay is maintain, in the order of 25 years of supply. There are extensive reserves of brick clay in the plan area, which are close to the Whittlesey brickworks complex. There is a current allocation to ensure the continuity of supply, located in the King's Delph area, which straddles the Peterborough - Cambridgeshire border. It is estimated that this could supply around 500,000 cubic metres of brick clay to the Kings Dyke brickworks for around 20 years, in addition to existing permitted reserves. You views on how to ensure the supply of brick clay are invited.

### Other Minerals

- 2.23** Other minerals which occur in the plan area do so to a lesser extent. For example, there are local deposits of high quality chalk used for industrial processes and clay for making handmade tiles i.e. for building restoration. The suggested approach to these minerals is set out in the draft policy below.

### Policy 3: Providing for Mineral Extraction

#### Sand and Gravel, Limestone and Brick Clay

The Mineral Planning Authorities will facilitate a steady and adequate supply of the following minerals over the plan period (2016-2036) (figures to be included at the next consultation stage in early 2019):

	Plan Period 2016-36 (million tonnes)	Annual Average (million tonnes per annum)	Landbank, in years, intended to be maintained at all times
<b>Sand and Gravel</b>	Note: At this Preliminary Plan stage, we are not in a position to publish specific figures. As an indication however, and based on the current ten year rolling averages, it is estimated that 55.29mt of sand and gravel will be required (current permitted reserves are 43.92mt leaving a requirement of 11.37mt) and 5.51mt of limestone (current permitted reserves are 2.83mt leaving a requirement of 2.68mt). How this requirement is met (through existing allocations and/or new sites) will be consulted upon at the Further Draft stage. Further information on brick clay will also be consulted upon at the next stage.		
<b>Limestone</b>			
<b>Brick Clay</b>			

## Part Two: The Core Policies

In principle, permissions will be granted so as to ensure the above provision can be secured.

Mineral Allocation sites to contribute to meeting the above provision are set out on the Policies Map, and site specific policy requirements are set out in Part Six of this Local Plan (Note: such allocations/policies are not included at this Preliminary Plan stage).

Permission for Sand and Gravel, Limestone and Brick Clay will only be granted on:

- a. Mineral Allocation sites as identified on the Policies Map for that purpose, or
- b. non-allocated sites (which includes extensions to existing or allocated sites) if the proposal meets all of the following:
  - i. it does not conflict with the spatial strategy for mineral extraction; and
  - ii. it is required to maintain a steady and adequate supply of minerals in accordance with the above provision rates and / or the maintenance of a landbank; and
  - iii. it is required to meet a proven need for materials with particular specifications that cannot reasonably or would not otherwise be met from committed or allocated reserves; and
  - iv. it will maximise the recovery of the particular reserve whilst minimising waste through operational techniques employed; and
  - v. it promotes the most appropriate end-use of materials.

### Other Minerals for Specialist Uses

For other types of minerals not covered by the above, no allocations are made. Any proposals to extract such other minerals will be determined on their merits, including consideration of evidence of a proven need for materials with particular specifications that cannot reasonably or would not otherwise be met from nearby committed or allocated reserves (with 'nearby' potentially including beyond the plan area).

## The Spatial Strategy for Waste

**2.24** The new Local Plan needs to set out an overarching waste spatial strategy. This is important in order to guide potential allocations to be made in the plan, and it would also help should proposals on non-allocated sites subsequently come forward as planning applications.

**2.25** In developing a waste spatial strategy, we think the following are key issues to consider:

- a. the degree of specificity in terms of a spatial strategy, such as focussing facilities only in described and limited geographical areas, or a more spreading of such facilities across the plan area;
- b. the degree to which the plan should make specific allocations for waste management facilities, or broad locations for such facilities, or simply have criteria based (non-site specific) policies. Or perhaps a blend of all three approaches;
- c. if allocations are made, the degree to which flexibility is given in terms of the type of waste management facility which will be permitted on each site;

## Part Two: The Core Policies

- d. the degree to which co-location of facilities is encouraged or insisted upon;
- e. the degree to which facilities are directed to the urban area, or the rural area, or a mix of both;
- f. whether 'employment allocations' (B-Class) as allocated in district Local Plans and/or other land currently under employment use should be generally acceptable for waste management facilities, or not, as a matter of principle. Or should only named employment allocations/existing employment sites be deemed suitable;
- g. the degree to which any new settlements should/must incorporate permanent waste management facilities; and
- h. the degree to which HCV impacts be taken into consideration, and more generally, the degree to which existing infrastructure capacity is used to steer the spatial strategy.

- 2.26** To explain some of the above points in more detail, the current adopted minerals and waste plans seek to establish a network of waste management facilities across the Plan area, and in doing so it includes a large number of allocations, though that strategy is not a particularly 'spatial' one. The current plan is also flexible about the nature of waste management development which could be brought forward on allocated sites. National planning guidance encourages such a flexible approach thereby avoiding a strategy which is too prescriptive and which could stifle waste management development.
- 2.27** The adopted plan provides a mix of allocations but encourages the co-location of facilities, including the establishment of waste management 'eco-parks' in order to capitalise on the synergies between different types of waste management technologies; and to provide an exemplar for such activities.
- 2.28** The adopted plan made sufficient allocations (large and small) in order to meet the level of provision that was identified at that time. However, for example, of the 34 non-landfill allocations only 10 have subsequently come forward and been permitted, whilst proposals have been approved on non-allocated sites. This raises the question of whether the plan should take the same approach again; or whether it should only allocate a few sites (likely strategic sites which are essential to achieving the strategic aims of the plan) and provide a criteria based policy for the consideration of other sites; or allocate no sites at all, and treat each proposal on its merits, using criteria-based policies.
- 2.29** The potential location of any future waste management allocations needs to be considered. Should such development be focused in urban areas (existing and planned); and should waste management development also take place in rural areas? This may be appropriate, for example, where there are synergies with agricultural operations, mineral operations or landfill operations.
- 2.30** Also would it be appropriate to identify existing and allocated general employment land as a suitable location for future waste management development, recognising that waste management development is now often located in buildings and can be indistinguishable from other industrial uses which operate alongside it. If so, this may have to be restricted to only certain types of employment land (eg B2 or B8 locations), or perhaps even to named sites which have been checked as broadly suitable.
- 2.31** Even if this approach is adopted in some form, there is no guarantee waste management facilities will come forward on employment land because of viability or other locational specific reasons, or simply a lack of available land. For example, such a policy is less likely to work in the Cambridge / South Cambridgeshire area, due to the lack of available land at viable prices. Here, specific allocations are likely necessary or a more flexible approach for bringing facilities



## Part Two: The Core Policies

forward on other forms of land, otherwise waste management facilities for the whole plan area may cluster in the lower land value areas of the north and west of the plan area, resulting in insufficient facilities close to the locations where waste is generated (e.g. Cambridge).

- 2.32** The adopted plan also seeks to embed waste management facilities in new settlements. However, there has been only limited success in this area with temporary demolition and construction recycling being present through construction phases, but few permanent waste management facilities being located within new communities. This new plan could be an opportunity to enforce this current strategy more strongly.
- 2.33** The movement of waste can also give rise to amenity issues if HCVs pass through local communities. The Councils have identified HCV routes and consideration could be given as to whether preference should be given to sites which are well related to the HCV routes, in order to minimise impact arising from the transport of waste.
- 2.34** There may also be other issues / options which you think are relevant. Your views on the form of the spatial strategy for waste management development are invited.

### Policy 4: The Spatial Strategy for Waste

*This policy will be developed for the Further Draft Local Plan consultation stage, taking account of views made at this Preliminary Plan stage on the issues discussed in the supporting paragraphs above, as well as the findings of the Waste Needs Assessment.*

### Providing for Waste Management

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

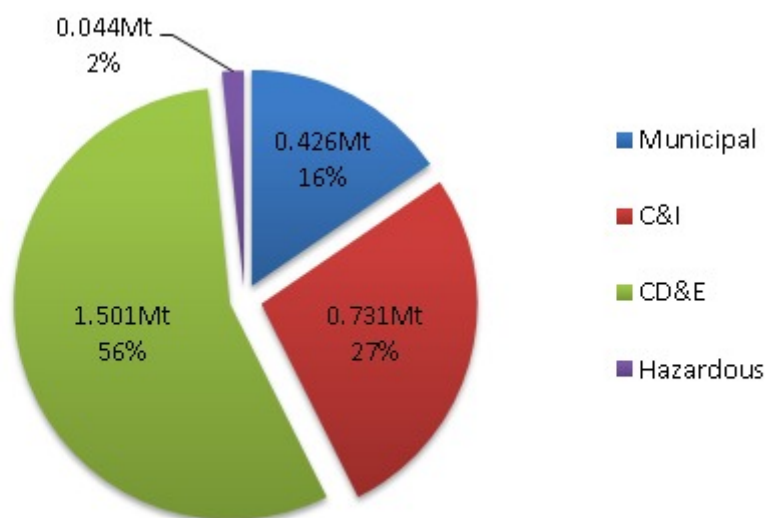
### Waste Arising in Cambridgeshire and Peterborough

- 2.36** It is estimated that in 2016, waste arisings within the Plan area totalled around 2.702 million tonnes per annum (Mtpa) of various types of waste including municipal, commercial & industrial (C&I), construction, demolition & excavation (CD&E) and hazardous wastes (see figure below). The majority of this waste was recycled or otherwise recovered with disposal to landfill (non-hazardous and inert) accounting for around a third.
- 2.37** Of the total arisings, around half a million tonnes was exported to other authorities for management with less than a tenth disposed of to landfill (non-hazardous and inert). Waste forecasts indicate that waste arisings from within the Plan area could increase to 3.133Mtpa by the end of the plan period (2036). Low-level radioactive waste (LLW) from the nuclear industry is not produced from within the Plan area however a very small amount of LLW is produced from the non-nuclear industry.



## Part Two: The Core Policies

Figure 1: Waste arisings for the Plan area (Cambridgeshire and Peterborough) 2016



- 2.38** Waste is also imported into the Plan area from other authority areas. In 2016 imports significantly outweighed exports (almost fourfold), with over half of waste imported from other authorities disposed of in landfill (non-hazardous and inert). This indicates that overall the Plan area is a net importer of waste. It also demonstrates that landfill void space within the Plan area serves a wider area and is therefore subject to external pressures.
- 2.39** Waste movements occur as a result of commercial, contractual and operational arrangements as well as geographical convenience. There is a national policy direction for WPAs to increase their waste management capacity to the extent of meeting the needs of their area (i.e. moving towards net self-sufficiency). As such cross-border movements should reduce in the future although some movements will still occur. This is because it is not possible for all waste to be managed within the boundary of the WPA from which it arises due to economies of scale and operational requirements.
- 2.40** In providing for waste management facilities the intention is to set out the identified needs of the Plan area in relation to waste management capacity in order to achieve net self-sufficiency whilst driving waste up the waste hierarchy. The present intent is for such need to be identified for the whole Plan area (i.e. not include a Cambridgeshire-Peterborough split). If the MWLP did drill-down to this level there may be a need to include some mechanism to address how waste management capacity is distributed across the Plan area.

### Duty to Co-operate and Waste Management (DtC)

- 2.41** Under the Localism Act 2011 and national planning policy, the Council's have a DtC. This duty requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in local plans, including waste management. When the local plan is examined by an independent inspector their role will be to assess whether the plan has been prepared in accordance with the DtC, legal and procedural requirements, and whether it is sound.
- 2.42** National policy requires the Plan to consider the need for additional waste management capacity of more than local significance. The adopted London Plan identifies household and commercial & industrial waste to be exported, and the East of England is specifically listed as the main destination for this waste partly owing to its proximity. Whilst some of London's waste is received at waste treatment facilities within the Plan area, at present the majority is disposed

## Part Two: The Core Policies

to non-hazardous landfill which is the matter with which the Plan is most concerned given the limited void space and pressures on such capacity.

- 2.43** The adopted London Plan sees household and commercial & industrial waste exports to the East of England reducing from 1.95 million tonnes in 2016, to 1.19 million tonnes by 2021, and ceasing completely in 2026. However, whilst London is moving towards net self-sufficiency in this respect, if the provisions of the adopted London Plan are not taken into account then the DtC would not have been met; and this local plan will most likely be found to be unsound. Thus it is being suggested that some provision for the landfill of some of London's household and commercial & industrial waste be made in the early plan period; albeit that in practice this may be waste which is displaced from other counties in the East of England which are closer to London and which may be the actual destination for London's residual waste.
- 2.44** Whether the Plan should make provision for the management of other areas wastes, in addition to London's waste and by accepting that waste movements will continue to occur in line with contractual and operational arrangements, is a key matter for consideration at this stage and your views are welcome on these points.

### Waste Management Capacity

- 2.45** The Plan area benefits from an existing network of waste management facilities with this management capacity significantly contributing towards the identified need. The difference between the existing capacity and identified need is referred to as the capacity gap, or future need. Overall, the Plan area is quite well placed in terms of moving towards achieving net self-sufficiency. At the mid-point of the plan period there is a need for additional non-hazardous recovery (treatment) capacity. There is also a potential need at the mid-point of the plan period for hazardous waste management capacity (see the Waste Needs Assessment May 2018), however these wastes tend to be generated in lower quantities and are managed at a wider scale to account for economies of scale and operational requirements. We are continuing to investigate this matter, with our neighbouring authorities, with a view to providing greater clarity on approach to hazardous waste by the Further Draft stage. However, your views on hazardous waste needs and capacity would be welcome.
- 2.46** The existing non-hazardous landfill void space is sufficient to accommodate the Plan areas disposal needs over the plan period with a (very small) surplus potentially to accommodate some of London's non-apportioned household and commercial & industrial waste. Although disposal is the least desirable option there is likely to be an ongoing need for such facilities (e.g. disposal of residues from treatment processes that cannot otherwise be recovered) and so it is one that must be provided for, either within the Plan area or at a wider scale. Close monitoring of this situation will be key in determining timing and quantum of future need.
- 2.47** There is sufficient inert landfill and recovery void space to accommodate most of the Plan area's needs over the plan period. In addition, some committed and allocated mineral extraction sites are likely to require inert fill to achieve restoration outcomes and so this will create more inert landfill/recovery void space. As such it does not appear that any additional inert landfill or recovery void space is needed over the plan period (not associated with restoration of permitted mineral extraction sites).
- 2.48** Another key matter for consideration at this stage is how the future need, which can not be accommodated by existing capacity, is addressed through the plan. This could be through identifying site-specific allocations, areas of search and/or criteria based policies. Given that the future need within the whole Plan area is comparatively low and not immediate it may be prudent to take a more flexible approach to allow for emerging technologies to come forward and for changes in industry investment options/market drivers. This may mean identifying broad areas of focus or industrial area and other suitable locations (rather than specific sites) in order to allow for a wider scope of options over the plan period.

## Part Two: The Core Policies

- 2.49** It is also important for the Plan to drive the development of a network of facilities with the aim of communities and businesses being more engaged with, and taking more responsibility for, their own waste. Government policy focuses the proximity principle more towards the disposal of waste and recovery of mixed municipal waste. For these, and other waste types, the intention is for the Plan to include the preference for waste development to support sustainable waste management principles, including the proximity principle. This also links through to supporting sustainable transport movements.
- 2.50** The Waste Needs Assessment (WNA) (February 2018) details the current estimated waste arisings, waste forecasts, existing capacity and other information from which the indicative capacity needs over the plan period were determined. The WNA is being consulted on alongside this Preliminary Plan, we welcome your views on the methodology applied.
- 2.51** The proposed policy is broadly an amalgamation of elements of the following adopted policies:
- CS14 The Scale of Waste Management Provision
  - CS15 The Location of Future Waste Management Facilities
  - CS16 Household Recycling Centres (if necessary)
  - CS18 Waste Management Proposals Outside Allocated Areas
  - CS19 The Location of Hazardous Waste Facilities – Resource Recovery and Landfill
  - CS20 Inert Landfill
  - CS21 Non-hazardous Landfill
  - CS29 The Need for Waste Management Development and the Movement of Waste

### Policy 5: Providing for Waste Management

The Waste Planning Authorities will seek to achieve net self-sufficiency in relation to the management of wastes arising from within the whole of the Plan area. In addition support will also be given to the provision of additional waste management capacity of more than local significance, specifically regarding London's non-apportioned household and commercial & industrial waste for export as identified in the MWLP, in line with the London Plan.

Proposals for waste development that facilitate delivery of the indicative capacity needs, as set out below, over the plan period will be supported where in compliance with relevant MWLP policies.

## Part Two: The Core Policies

			Indicative total waste management capacity needs				
			2016	2021	2026	2031	2036
<b>Non-hazardous waste management – Recovery</b> (million tonnes per annum)							
Preparing for re-use and recycling	Materials recycling  (Mixed - Municipal, C&I)	Forecast arisings	0.582	0.634	0.685	0.732	0.776
		Existing capacity	0.832	0.939	0.939	0.939	0.939
		Capacity gap	+0.250	+0.305	+0.254	+0.207	+0.163
	Composting (Mixed - Municipal, C&I)	Forecast arisings	0.171	0.181	0.199	0.213	0.223
		Existing capacity	0.332	0.407	0.407	0.407	0.407
		Capacity gap	+0.161	+0.226	+0.208	+0.194	+0.184
	Inert recycling (CD&E)	Forecast arisings	0.106	0.108	0.110	0.110	0.110
		Existing capacity	0.885	1.096	1.061	1.061	1.061
		Capacity gap	+0.779	+0.988	+0.951	+0.951	+0.951
Other recovery	Treatment and energy recovery processes  (Mixed - Municipal, C&I)	Forecast arisings	0.204	0.285	0.377	0.460	0.489
		Existing capacity	0.262	0.355	0.362	0.362	0.362
		Capacity gap	+0.058	+0.070	-0.015	-0.098	-0.127
	Soil treatment (CD&E)	Forecast arisings	0.071	0.073	0.074	0.075	0.075
		Existing capacity	0.103	0.204	0.204	0.204	0.204
		Capacity gap	+0.032	+0.131	+0.130	+0.130	+0.130

## Part Two: The Core Policies

		Indicative total waste management annual capacity needs					Total need (2016 - 2036)	Remaining void space (at 2016)	Balance
		2016	2021	2026	2031	2036			
<b>Non-hazardous waste management - Deposit to land and disposal</b> (million tonnes)									
Other recovery	Inert recovery (fill)* (CD&E)	0.725	0.735	0.740	0.742	0.747	15.499	0.657	<b>-14.842</b>
Disposal	Inert landfill* (CD&E)	0.207	0.209	0.209	0.209	0.211	4.388	15.401	<b>11.013</b>
	Non-hazardous landfill (Mixed - Municipal, C&I)	0.592	0.543	0.485	0.430	0.439	10.350	11.246	<b>0.896</b>

\*Inert recovery and landfill have a total indicative need of 19.887Mt over the plan period, with estimated remaining void space of 16.057Mt (around 80% of which is associated with restoration of mineral extraction sites), leaving a deficit of 3.830Mt. This deficit is able to be accommodated however through void space created from mineral extraction operations currently permitted over the plan period.

Where an indicative total waste management capacity need is identified, it will be delivered through existing commitments, then extensions to existing commitments and/or new facilities in line with the spatial strategy for waste development and other relevant MWLP policies.

The development of any new facilities should be focussed at existing commitments or sites/locations allocated/designated for such use, as set out in Part Six of this Local Plan and identified on the Policies Map.

## Waste Management Facilities on Non-Allocated Sites

**2.52** In addition to the allocated sites, planning applications for waste development may come forward on sites that have not been identified in this Plan. Where this occurs, applicants should demonstrate that their proposals will neither undermine the waste planning strategy nor prejudice movement up the waste hierarchy.

**2.53** This proposed policy is influenced by Policy CS18 in the adopted plan.

### Policy 6: Waste Management Facilities on Non-Allocated Sites

Proposals for waste management facilities on land not specifically allocated for such purposes will be supported, in principle, where it is consistent with the principles established in Policies 1, 4 and 5 and meets (a), (b) and (c) below:

- The Proposal will demonstrably contribute towards sustainable waste management, by moving waste up the waste hierarchy.

## Part Two: The Core Policies

- b. The proposal meets at least one of the following:
  - i. It is ancillary to and compatible with both the main use of the site and its surrounding neighbourhood; or
  - ii. If it is not ancillary development, the proposal must demonstrate the quantitative and market need/demand for the development.
  
- c. The proposal meets at least one of the following:
  - i. it is in a suitable location within the urban footprint of a settlement (defined by a 'settlement boundary' or similar, should it exist in the development plan for that location); or
  - ii. it is located on a farm holding, and the proposal is to facilitate agricultural waste recycling or recovery generated by that farm holding; or
  - iii. it is located on a medical or research site, and the proposal is to facilitate the suitable management of waste generated by that site; or
  - iv. it is located on a site allocated for, or in current use as, industrial land (B2 or B8 uses); or
  - v. it is located on a site which generates waste, and such waste is able to be managed on-site; or
  - vi. is co-located with an existing complementary activity, such as an existing waste management site.



## Part Three: Minerals Development Specific Policy

### Introduction to Allocations, Safeguarding and Consultation Areas

- 3.1** The adopted Minerals and Waste Local Plan has a number of consultation and safeguarding areas identified, as well as 'Transport Zones'. For example, Mineral Consultation Areas (MCAs) have been defined as a buffer (typically 250 metres) around the edge of all existing sites and associated permitted reserves, unimplemented permitted reserves and site specific allocations. Similarly, Waste Consultation Areas (WCAs) currently normally cover and extend for 250 metres beyond each key waste management site, and Transport Safeguarding Areas (TSA) are defined to cover and extend 250 metres beyond an designated Transport Zone boundary. Waste Water Treatment Works<sup>(3)</sup> (WWTW) Safeguarding Areas are currently slightly bigger, extending to around 400m beyond the WWTW boundary. Mineral Safeguarding Areas (MSAs) are slightly different again, and are not necessarily linked to a specific allocation or operational site, but are areas with minerals resources of local and national importance.
- 3.2** In all of these cases, the broad purpose is to ensure new development in, or near to, an important site (existing or proposed) or reserve does not prejudice the ongoing or potential operation of that site, sterilize a reserve and/or does not result in amenity issues for occupiers of the new development.
- 3.3** Whilst, in principle, it is proposed that the various Consultation / Safeguarding Areas are retained in the new Minerals and Waste Local Plan (MWLP), we are proposing (subject to your views) the following slightly different approach:
- a. introducing a single policy for each applicable matter, namely, one each for Minerals, Waste, Water Recycling and Transport.
  - b. within that single policy it will refer to 'Allocation Areas' and 'Consultation Areas'. The meaning of 'Allocation Area' will cover existing operations, sites with planning permission and new allocations i.e. even existing operations will be 'allocated' for that use. The 'Consultation Area' is then around the 'Allocation Area' in each case.
  - c. the term 'Safeguarding Area' will be dropped, except for MSAs. The term is currently used on a confusing and inconsistent basis in the current adopted Plan, sometimes referring to a specific facility, sometimes land around a facility, and different again when relating to minerals.
  - d. MSAs will continue as per the current adopted Plan, which is in line with national understanding of what a Mineral Safeguarding Area is, i.e. known locations of specific mineral resources of local and/or national importance, but not necessarily connected in any way to an allocation, nor to any expectation the mineral will be worked from such areas.
  - e. MCAs, as identified in the adopted Plan, relate to existing operations, sites with planning permission and allocated sites ('Allocation Areas'). The NPPF however refers to MCAs in the context of MSAs only. For the purposes of this Plan therefore, MCAs (as per the NPPF) will be deemed to be coterminous with MSAs and will not relate to 'Allocation Areas'. In respect of minerals, the corresponding 'Consultation Areas' will be called 'Mineral Allocation Consultation Areas' (MACAs).
  - f. The term 'Transport Zone' will be dropped, to be replaced by the above terminology (i.e. Transport Infrastructure Allocation Area and Transport Infrastructure Consultation Area).

3 The term Waste Water Treatment Works (used in the current adopted Plan) has been superseded by the term Water Recycling Centre (WRC)

## Part Three: Minerals Development Specific Policy

- g. We will likely retain the same standard 250m/400m extent of buffer Consultation Areas around the (now termed) Allocation Areas, unless you have views as to why those distances are no longer suitable.
- h. As at present, only facilities or reserves which make a significant contribution to minerals or waste management in the plan area will have an Allocation or Consultation Area ascribed.
- i. As well as renaming them, we will review, on a proportionate and evidence led basis, all presently identified boundaries of safeguarding / consultation / transport zone areas to determine whether any should be amended or deleted, or whether new Allocation/Consultation Areas should be identified. However, the presumption will be to retain all Areas unless evidence presents itself to the contrary.

**3.4** Your views on the above principles, and on the boundaries of any specific existing Safeguarding/Consultation Areas would be most welcome.

**3.5** The Minerals related policy is below, whilst similar policies for Waste, Waste Water and Transport Infrastructure can be found later in the plan.

### **Mineral Allocation Areas (MAAs), Mineral Allocation Consultation Areas (MACAs) and Mineral Safeguarding Areas (MSAs)**

**3.6** Mineral Allocation Areas (MAAs) are specific sites identified on the Policies Map. They include existing operational sites, consented sites and land not yet consented but allocated in this plan for future extraction of minerals.

**3.7** They also will include for the first time existing, planned and potential sites for:

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

**3.8** If you have any sites (both existing sites which you think you should be safeguarded and candidate new sites) which currently or will make a significant contribution to either category, and which you therefore think should be allocated on the policies map, please let us know.

**3.9** Policy 3 sets the policy framework for MAAs.

**3.10** MACAs are a buffer (currently typically 250 metres) around the edge of MAAs. In defining MACAs, each site is considered individually, and if circumstances suggest the 250 metre 'buffer' from the edge of any site should be varied (e.g. due to mitigation proposals) then this is taken into account.

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

**3.12** Extensive MSAs are already identified on the Policies Map. It is proposed to retain all such areas, unless evidence arises to delete, amend or add a new MSA. This matter will also be

## Part Three: Minerals Development Specific Policy

considered in the light of the Methodology for Identifying MSAs (May 2018) which is available as a separate document for comment. Your views on this methodology, and any existing or new MSAs are welcome.

- 3.13** The proposed policy below is a substitute for policies CS26 and CS27 in the adopted plan, though in broad terms it generally contains similar criteria.

### Policy 7: Mineral Allocation Areas, Mineral Allocation Consultation Areas and Mineral Safeguarding Areas

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

**Mineral Allocation Consultation Areas (MACAs)** are identified on the Policies Map, as a buffer around MAAs. The Mineral Planning Authority must be consulted on all planning applications within MACAs except:

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

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

- c. not prejudice the existing or future use of the MAA for which the MCA has been designated; and
- d. not result in unacceptable amenity issues for the occupiers or users of such new development, due to the ongoing or future use of the MAA.

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

- e. development which is consistent with an allocation in an adopted Local Plan; and
- f. minor householder development within the immediate curtilage of an existing residential building; and
- g. demolition or replacement of residential buildings; and
- h. temporary structures; and
- i. advertisements; and
- j. listed building consent; and
- k. works to trees or removal of hedgerows.

## Part Three: Minerals Development Specific Policy

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

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

### Borrowpits

- 3.14** In construction and civil engineering, a borrowpit is an area where material (usually soil, gravel and/or sand) has been dug for use at another location nearby. Borrowpits can be found close to many major construction projects.
- 3.15** This proposed policy is generally a carry over and merge of policies CS11 Sand and Gravel Borrowpits and CS12 Engineering Clay. The borrowpit policy in the current adopted plan also addressed the need for borrowpits for the A14 upgrade. Although the borrowpits required have planning permission under the development consent order for the A14 upgrade, it is expected that other infrastructure schemes could come forward over the plan period, thereby necessitating the retention of a similar policy.

#### Policy 8: Borrowpits

Mineral extraction from a borrowpit will only be considered where all of the following are met:

- a. There is a demonstrated need for the mineral to be extracted from the borrowpit; and
- b. It will serve a named project only, and it is well related geographically\* to that project; and
- c. The site will be restored within the same timescale as the project to which it relates; and
- d. Material will not be imported to the borrowpit other than from the project itself, unless such material is required to achieve beneficial restoration; and
- e. The quantity of material and timescale for extraction from the borrowpit will not significantly harm existing operational quarries and local markets.

## Part Three: Minerals Development Specific Policy

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

### Recycled and Secondary Aggregates

- 3.16** The processing of secondary and recycled aggregates (including inert recycling) represents a potentially major source of materials for construction, helping to conserve primary materials and minimising waste. Sites for the handling, storage and processing of recycled and secondary aggregates (including recycled inert waste) are therefore required to ensure provision of 'alternative materials'.
- 3.17** This proposed policy replaces policy CS7 in the adopted plan. It carries forward the reference to the priority of recycled and secondary aggregate over landwon aggregate. The current policy CS7 includes reference to Block Fen / Langwood Fen. The continued allocation of that site (or not) will be a matter considered as part of the preparation of the Further Draft Local Plan.

#### Policy 9: Recycled and Secondary Aggregates

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

Specific sites or areas to facilitate a network of permanent and long term temporary recycling facilities across the plan area are identified in the site allocations part of this Local Plan (please note that such facilities will be identified in the Further Draft Local Plan).

Proposals outside of the identified areas, for shorter term temporary recycling facilities, are likely to be suitable on:

- a. Operational, committed and allocated mineral sites; and
- b. strategic development sites (during the construction phase).

### Reservoirs and Other Incidental Mineral Extraction

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

## Part Three: Minerals Development Specific Policy

- 3.19** This proposed policy is generally a carry over of adopted policy CS42 Agricultural Reservoirs, Potable Water Reservoirs and Incidental Mineral Extraction with only minor rewording.

### **Policy 10: Reservoirs and Other Incidental Mineral Extraction**

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

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



## Part Four: Waste Management Specific Policies

### Waste Allocation Areas (WAAs) and Waste Allocation Consultation Areas (WACAs)

- 4.1** Waste Allocation Areas (WAAs) are specific sites identified on the Policies Map for waste management facilities. It includes existing operational sites (which make a significant contribution to managing any waste stream), committed sites and land not yet with planning permission but identified in the plan for future waste management purposes. Policy 5 sets the policy framework for WAAs.
- 4.2** Waste Allocation Consultation Areas (WACAs) are designated around WAAs to ensure that such sites are protected from development that would prejudice a waste management use or that would be adversely affected by such a use (for example residential development being located close to a waste site and suffering amenity issues).
- 4.3** In line with current policy, it is proposed that WACAs normally extend for 250 metres beyond the WAA. Each site is considered individually, and if circumstances suggest that the 250 metre WACA buffer from the edge of the site should be varied e.g. due to mitigation measures, then this will be taken into account. The WACA is designed to alert prospective developers (and decision takers) to the WAA to ensure adjacent new development is an appropriate neighbouring use. New neighbouring development can impact on waste management sites and make it problematical for them to continue to deliver their important function.
- 4.4** Your views on any existing or the need for new WACAs are welcome.
- 4.5** The proposed policy below is a substitute for Policy CS30 in the adopted plan, though in broad terms it generally contains similar criteria.

#### Policy 11: Waste Allocation Areas and Waste Allocation Consultation Areas

**Waste Allocation Areas (WAAs)** are defined on the Policies Map. Within a WAA, development for which it is not allocated for will not be permitted, other than for ancillary development meeting Policy 6.

Waste Allocation Consultation Areas (WACAs) are identified on the Policies Map, as a buffer around WAAs. The Waste Planning Authority must be consulted on all planning applications within WACAs except:

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

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

- c. Not prejudice the existing or future use of the WAA for which the WACA has been designated; and
- d. Not result in unacceptable amenity issues for the occupiers or users of such new development, due to the ongoing or future use of the WAA.

## Part Four: Waste Management Specific Policies

In instances where a waste management facility of significance is approved on a non-allocated site, and such a facility will make a significant contribution to managing any waste stream, then the policy principle of a WACA 250m around such a facility is deemed to automatically apply, despite such a WACA for it not being identified on the Policies Map.

### Water Recycling Allocation Areas (WRAAs) and Water Recycling Consultation Areas (WRCAs)

- 4.6** It is essential that adequate sewage and waste water infrastructure is in place prior to development taking place in order to avoid unacceptable impacts on the environment, such as sewage flooding residential or commercial properties, or the pollution of land and watercourses. It is also important that the operation of existing facilities can be maintained. As such, all existing Water Recycling Centres (WRCs) with a capacity exceeding 2,000 population equivalent are proposed to be given a Water Recycling Allocation Area (WRAA) in this plan. Any new centres which are allocated in this plan will similarly get such status.
- 4.7** In order to ensure that dwellings, offices and other development, the future occupants of which are likely to be sensitive to odours, are not developed in locations which could be affected by odour nuisance, and to ensure that existing water recycling plants can continue to fully function, Water Recycling Consultation Areas (WRCA) (currently referred to as Safeguarding Areas in the adopted plan) around all WRAAs will continue to apply, in line with existing policy.
- 4.8** The WRCA extends to 400 metres around the boundary of a site. Within these areas there will be a presumption against allowing any new development which is potentially odour sensitive. Odour sensitive development includes buildings normally occupied by people and would include houses, offices, industrial units, sport and recreational buildings.
- 4.9** This policy is generally a carry over of adopted policy CS17 Waste Water Treatment Works and Policy CS31 Waste Water Treatment Safeguarding Areas. The adopted policies makes reference to a new Water Recycling Centre north of Ely. Whether that allocation is carried forward into this new plan will be a matter consulted upon at the Further Draft stage (though comments on this site and on the inclusion of other potential sites would be welcome at this stage).
- 4.10** Cambridge City Council and South Cambridgeshire District Council are preparing an Area Action Plan for the Cambridge Northern Fringe East, which will provide a more detailed policy framework for development in this area. Various policy options are being considered, one of which includes the potential relocation of the Cambridge Water Recycling Centre.
- 4.11** In the event that the relocation of the Cambridge Water Recycling Centre is pursued the adopted Cambridgeshire and Peterborough Minerals and Waste Development Plan provides the statutory local waste policy framework under which any proposals would be considered.

## Part Four: Waste Management Specific Policies

### Policy 12: Water Recycling Allocation Areas and Water Recycling Consultation Areas

Water Recycling Centres (WRCs) are essential infrastructure, and those of significance are allocated on the Policies Map as Water Recycling Allocation Areas (WRAAs).

New water recycling capacity, whether on WRAAs or elsewhere, including the improvement or extension to existing works, will be supported in principle, particularly where it is required to meet wider growth proposals identified in the Development Plan. Proposals for such development must demonstrate that:

- a. there is a suitable water course to accept discharged treated water and there would be no unacceptable increase in the risk of flooding to others; and
- b. there is a ready access to the sewer infrastructure or area to be served; and
- c. if a new site or an extension to an existing site is less than 400 metres from existing buildings normally occupied by people, an odour assessment demonstrating that the proposal is acceptable will be required, together with appropriate mitigation measures; and
- d. adequate mitigation measures will address any unacceptable adverse environmental and amenity issues raised by the proposal, which may include the enclosure of odorous processes.

Water Recycling Consultation Areas (WRCA) are identified on the Policies Map around Water Recycling Allocation sites (a 400m buffer) to prevent the encroachment of sensitive development which would give rise to future amenity issues and impose additional constraints on the operation of the allocated site.

The Waste Planning Authority must be consulted on any planning proposal within a WRCA except:

- e. householder applications (minor development works relating to existing property); and
- f. advertisements.

Within the WRCA there is a presumption against allowing development which would:

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

Where such development is proposed within a WRCA the application must be accompanied by an odour assessment report. The assessment must consider existing odour emissions of the WRC at different times of the year and in a range of different weather conditions. Planning permission will only be granted when it has been demonstrated that the proposed development would not be adversely affected by the continued operation (or future planned operation) of the WRC.

## Part Four: Waste Management Specific Policies

Where small scale WRCs exist, but are not designated as a WRAA on the policies map, then a proportionate application of the principles in this policy will apply.

### Landfill and Land Raising

**4.12** This proposed policy covers a variety of matters relating to landfill and land raising, and broadly incorporates the elements from the following adopted policies:

- CS19 The Location of Hazardous Waste Facilities - Resource Recovery and Landfill (the landfill element)
- CS20 Inert Landfill
- CS21 Non-hazardous Landfill
- CS45 Landraising

### Policy 13: Landfill and Land Raising

#### Inert Waste

Proposals for the deposit of inert waste to land will only be permitted where required to fulfil a restoration scheme at a mineral extraction site.

#### Stable Non-Reactive Hazardous Waste

Proposals for the disposal of Stable Non-Reactive Hazardous Waste for landfill will only be permitted at those sites identified as such on the Policies Map.

#### Non-Hazardous Waste

Proposals for non-hazardous waste for landfill on non-allocated sites will not normally be permitted unless:

- a. supplementary landfill engineering is required for reasons of stability or to address existing / potential pollution risk; or
- b. complementary landfill is required to maintain the long term viability of a Stable Non-Reactive Hazardous Waste facility.

#### Hazardous Waste

Note at this Preliminary Plan Stage the authorities are currently assessing the need (or not) for facilities to deal with hazardous waste. A draft policy position will be set out by the time of the Further Draft Local Plan consultation stage.

#### Landraising

Landraising will only be permitted in exceptional circumstances where there is a need for a waste disposal facility to accommodate waste arising that cannot be accommodated by any other means or where it forms an essential part of an agreed site restoration scheme.

## Part Four: Waste Management Specific Policies

### Radioactive and Nuclear Waste

- 4.13** The relatively soft, sedimentary nature of the geology of the Plan area is not considered suitable to allow the construction of appropriate structures for the long term storage and disposal of intermediate and higher activity radioactive wastes.
- 4.14** Controlled disposal of low level radioactive waste takes place at authorised landfill sites where limitations are placed on the type of container, the maximum activity per waste container, and the depth of burial below earth or ordinary waste. Limited disposal also takes place at Addenbrookes hospital via incineration.
- 4.15** This proposed policy is a combination of adopted policies CS43 Nuclear Waste and CS44 Low Level Radioactive Waste.

#### Policy 14: Radioactive and Nuclear Waste

Whilst no sites are intended at this stage to be identified for such use in this Local Plan, where there is a demonstrated need for low level radioactive waste management facilities, such proposals will be considered on their merits, including demonstration that it represents the most appropriate management option.

Proposals for the treatment, storage or disposal of intermediate or higher activity radioactive and nuclear waste will not be permitted.

### Landfill Mining and Reclamation

- 4.16** This proposed policy is generally a carry over of adopted policy CS46 Mining of Landfill Waste but now includes reference to reclamation. It may be viable and beneficial to allow for the reclamation of such sites to enable re-use of land. However, excavating a landfill site close to residential properties may not be acceptable due to amenity issues.

#### Policy 15: Landfill Mining and Reclamation

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

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

## Part Four: Waste Management Specific Policies

It must be demonstrated that any waste can be handled without posing additional risk to human health, safety or to the environment.

### Waste Management Needs arising from Residential and Commercial Development

- 4.17** The councils will endeavour to ensure that the implications for waste management arising directly from non minerals and waste management development are adequately and appropriately addressed.
- 4.18** This approach is currently taken forward through the Cambridgeshire and Peterborough Waste Partnership (RECAP), and is reflected in the adopted RECAP Waste Management Design Guide Supplementary Planning Document (SPD) (2012). This Guide sets out practical information on the provision of waste storage, waste collection and recycling in residential and commercial developments. It also includes a Toolkit which developers of such proposals are required to complete and submit as part of their planning application. This enables the developer and planners to assess compliance with the SPD; and also to consider what, if any, developer contributions may be required for the provision of bring sites and / or contribution to the Household Recycling Centre service.
- 4.19** In Cambridgeshire the RECAP Guide serves a valuable purpose, and therefore it is proposed that key elements of the Guide, including the Toolkit, will be retained and set out in an Appendix.
- 4.20** In Peterborough separate guidance is now in place, so the following proposed policy will not apply to such development in this area.
- 4.21** Your views on the proposed approach and policy are welcomed. The policy below draws partly on the approach of current policies:
- CS16 Household Recycling Centres
  - CS28 Waste Minimisation, Re-use, and Resource Recovery

### Policy 16: Waste Management Needs arising from Residential and Commercial Development

In Cambridgeshire residential and commercial planning applications must be accompanied by a completed RECAP Waste Management Guide Toolkit, consistent with the guidance set out in Appendix X (this will be available for consultation at the Further Draft consultation stage).

Where appropriate, and as determined through an assessment of the RECAP Toolkit submission, such new development will contribute to the provision of bring sites and / or the Household Recycling Centre service.



## Part Five: Policies for Minerals and Waste Management Proposals

### Transport Infrastructure Allocation Areas (TIAAs) and Transport Infrastructure Consultation Areas (TICAs)

- 5.1 Transport Infrastructure Allocation Areas (TIAAs) (currently known as Transport Zones in the adopted plan) will continue to be defined for existing / planned areas where sustainable transport of minerals and / or waste management is, or will be, taking place. This may include railheads, wharves and ancillary facilities.
- 5.2 Transport Infrastructure Consultation Areas (TICAs) (currently known as Safeguarding Areas in the adopted plan) will, it is proposed, continue to be defined to cover and extend 250 metres beyond the TIAA boundary. Within a TICA, the Mineral Planning Authority (MPA) / Waste Planning Authority (WPA) must be consulted on all planning applications with the exception of minor householder applications or advertisement proposals. This is because proposed development in, on the edge of, or in close proximity to a transport facility can prejudice existing or future transport operations.
- 5.3 The following proposed policy also provides, in principle, support for new proposals which contribute to the sustainable transport of materials.
- 5.4 This proposed policy is generally a carry over of adopted policy CS23 Sustainable Transport of Minerals and Waste, though it presently omits reference to Chesterton Sidings, which may or may not be re-included in the Plan following consultation and consideration of all site allocations.
- 5.5 Please also see Policy 25 for wider transport and highway related policy requirements relating to matters such as traffic, highways, Heavy Commercial Vehicles (HCVs) and Public Rights of Way.

#### **Policy 17: Transport Infrastructure Allocation Areas (TIAAs) and Transport Infrastructure Consultation Areas (TICAs)**

Certain types of transport infrastructure are essential in order to help facilitate more sustainable transportation of minerals and waste. Those of significance (including future proposals) are allocated on the Policies Map as Transport Infrastructure Allocation Areas (TIAAs). Development which would result in the loss of or reduced capacity of such an Allocation will not be permitted unless it can be demonstrated that either:

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

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



## Part Five: Policies for Minerals and Waste Management Proposals

Transport Infrastructure Consultation Areas (TICA) are identified on the Policies Map as a buffer (generally 250m) around TIAAs. The Mineral / Waste Planning Authority must be consulted on any planning proposal within a TICA except:

- c. householder applications (minor development works relating to existing property); and
- d. advertisements

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

- e. not prejudice the existing or future use of the TIAA for which the TICA has been designated; and
- f. not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the TIA site.

In instances where a transport infrastructure facility of significance is approved on a non-allocated site, and such a facility will make a significant contribution to the sustainable transport of minerals and/or waste, then the policy principle of a TICA 250m around such a facility is deemed to automatically apply, despite such a TICA for it not being identified on the Policies Map.

### Design

- 5.6** The following policy is primarily associated with waste management facilities, because such facilities normally includes an element of permanent new build development. Such development must be of a high quality design. Minerals related proposals often do not include new development, or at least not development which is intended to be of permanent use. Nevertheless, should a minerals proposal include some form of built development, then the following proposed policy would apply.
- 5.7** The current 'The Location and Design of Waste Management Facilities' Supplementary Planning Document (SPD) (2011) provides specific guidance on the design of waste management facilities, and has been used to inform the design of waste management facilities in the Plan area. The proposal is to either keep the SPD or for key elements of it to be incorporated into the new Local Plan, as an Appendix. A further alternative would be to revoke the SPD, and rely solely on the proposed design policy below. Your views on this approach would be welcomed.

## Part Five: Policies for Minerals and Waste Management Proposals

### Policy 18: Design

All waste management development, and where relevant minerals development, should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The design of built development and the restoration of sites should where appropriate complement and enhance local distinctiveness and character.

New minerals and waste management development should, where appropriate:

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

### Further Guidance

For detailed design guidance relating to waste management proposals, please refer to The Location and Design of Waste Management Facilities' SPD (2011) (or in Appendix X, if it is determined to remove the SPD and bring elements into the Local Plan)

## Amenity Considerations

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

## Part Five: Policies for Minerals and Waste Management Proposals

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

### Policy 19: Amenity Considerations

New development should not result in an unacceptable impact on the amenity of existing occupiers of any land or property, including:

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

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

### Restoration and Aftercare

- 5.10** Most mineral development is of a temporary nature, as is some waste development, notably that related to landfill. Development that is temporary in nature should always have an approved scheme for restoration and an end date by which this will have been implemented.
- 5.11** Achieving the satisfactory restoration of minerals sites and former waste management sites is of paramount importance. Restoration of minerals and waste sites must be done progressively, with sections of the site worked and then restored at the earliest opportunity. It is acknowledged however that the particular after-use of a site should be a matter for discussion on a case by case basis, so the policy should not seek to be too prescriptive, providing instead more general requirements. This proposed policy therefore is generally a carry over of adopted Policy CS25 Restoration and Aftercare of Mineral and Waste Management Sites, with only slight rewording, plus a small element taken from adopted Policy CS22 Climate Change is included.

## Part Five: Policies for Minerals and Waste Management Proposals

### Policy 20: Restoration and Aftercare

The restoration of mineral workings and waste management sites will be phased to achieve a beneficial after-use, along with appropriate aftercare arrangements. Such proposals must, where appropriate:

- a. reflect strategic and local objectives for countryside enhancement and green infrastructure, including those set out in relevant Local Plans and Green Infrastructure Strategies;
- b. contribute to identified water storage needs and / or water supply objectives and incorporate these within the restoration scheme;
- c. achieve or assist in achieving the creation of priority habitats and / or Plan area Biodiversity Action Plan targets, incorporating the relevant biodiversity after-use within the restoration scheme;
- d. protect geodiversity and improve educational opportunities by incorporating this element within the restoration scheme, by leaving important geological faces exposed and retaining access to them;
- e. restore the land back to high grade agricultural use but only if it is clearly demonstrated to be the most suitable after-use (based on the principles of sustainable development); and
- f. incorporate within the restoration scheme amenity uses, such as formal and informal sport, navigation, and recreation uses.

In the case of mineral workings, restoration schemes which will contribute to addressing or adapting to climate change will, in principle, be supported e.g. through flood water storage, and biodiversity proposals which create habitats which act as wildlife corridors and living carbon sinks. Any site specific restoration and after-care requirements will be set out in the site allocation section of this Local Plan.

### Mitigation Measures

- 5.12** Sometimes, proposals can result in some form of harm, but that harm could be suitably mitigated against. The following proposed policy captures this point, by making it clear when mitigation measures would be suitable and necessary. More specific mitigation measures are also included in other policies, such as Policy 22: Biodiversity and Geodiversity.
- 5.13** This proposed policy is a new one, not currently present in the adopted Minerals and Waste Plan.

## Part Five: Policies for Minerals and Waste Management Proposals

### Policy 21: Mitigation measures

Where harm is identified, but such harm could not be avoided and/or minimised to an acceptable level, then appropriate mitigation measures will be required.

Any mitigation measures must:

- a. reduce the impact to an acceptable level; and
- b. be visually acceptable; and
- c. have an appropriate maintenance regime agreed; and
- d. not have an excessive carbon cost, either to implement or to maintain (for example, mechanical ventilation of homes will not be approved as a mitigation measure, except in very exceptional circumstances).

Legal agreements may be required in order to ensure delivery and maintenance of any agreed mitigation measures.

### Biodiversity and Geodiversity

**5.14** Cambridgeshire and Peterborough have a range of sites recognised for their environmental quality, a number of which have international status. It is considered appropriate to include a comprehensive policy within this Minerals and Waste Local Plan which reflects the authorities proposed approach to biodiversity and geodiversity. This is to, through the development management processes, management agreements and other positive initiatives:

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

**5.15** As such, your views are invited on the proposed approach and the following policy.

## Part Five: Policies for Minerals and Waste Management Proposals

### Policy 22: Biodiversity and Geodiversity

#### International Sites

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

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

Development proposals that are likely to have an adverse effect, either alone or in-combination, on European designated sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified. Mitigation may involve providing or contributing towards one or more of the following measures:

- d. Access and visitor management measures within the international site;
- e. Improvement of existing greenspace and recreational routes;
- f. Provision of alternative natural greenspace and recreational routes;
- g. Monitoring of the impacts of new development on international designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures;
- h. Other potential mitigation measures to address air pollution impacts e.g. emission reduction measures, on site management measures.

#### National Sites

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

#### Local Sites

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

#### Habitats and Species of Principal Importance

Where adverse impacts are likely on the protection and recovery of priority species and habitats, development will only be permitted where the need for and benefits of the development clearly

## Part Five: Policies for Minerals and Waste Management Proposals

outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.

### Biodiversity and Geodiversity in Development

All development proposals should:

- i. Conserve and enhance the network of habitats, species and sites (both statutory and non-statutory) of international, national and local importance commensurate with their status and give appropriate weight to their importance;
- j. Avoid negative impacts on biodiversity and geodiversity;
- k. Deliver a net gain in biodiversity, proportionate to the scale of development proposed, by creating, restoring and enhancing habitats and enhancing them for the benefit of species;
- l. Where necessary, protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat. For riverside development, this includes the need to consider options for riverbank naturalisation. In all cases regard should be had to the Cambridgeshire Flood and Water SPD or Peterborough Flood and Water SPD (or their successors).

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

### Mitigation of Potential Adverse Impacts of Development

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

## Heritage Assets

- 5.16** The Minerals and Waste Planning Authorities recognise that the historic environment plays an important role in the quality of life experienced by local communities and the proposed approach is to protect, conserve and seek opportunities to enhance the local area's rich and diverse heritage assets and their settings, for the enjoyment of current and future generations.
- 5.17** Nationally designated heritage assets within the plan area include Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens. The designation of heritage assets has largely focused on more tangible or visible interest, and as such there are many areas of archaeological interest which are of national importance that are not scheduled. Designated sites receive statutory protection under heritage protection legislation. However, others that are considered locally significant (such as ridge and furrow) or, that may not yet be identified (such as in the case of archaeological interests), do not. Such assets may present an important resource in terms of place-making and developing an understanding of our history, which if not addressed early may be lost.



## Part Five: Policies for Minerals and Waste Management Proposals

- 5.18** Minerals development, more so than waste, is generally quite an intensive activity in relation to potential impacts on the historic environment due to its extractive nature. However, it is acknowledged that both minerals and waste development have the potential to affect different types of heritage assets and their setting.
- 5.19** For this reason, it is important that adequate information and evidence is available to inform the decision making process, ensuring that the potential impact of the proposal on the historic environment and the significance of heritage assets (including undesignated assets) and their setting is understood. In the case of archaeology, such interests are often not identified until the process of assessment or evaluation has begun. Where there is thought to be a risk of such interests being present a phased approach for assessing the significance of heritage assets involving desk-based assessments and / or field evaluations may be required.
- 5.20** It is considered appropriate to include a comprehensive policy within this Minerals and Waste Local Plan. As such, the following is a proposed policy. This proposed policy is a replacement for adopted policy CS36 Archaeology and the Historic Environment.

### Policy 23: Heritage Assets

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

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

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

- a. describe and assess the significance of the asset and/or its setting to determine its architectural, historic, artistic or archaeological interest; and
- b. identify the impact of the development on the special character of the asset (including any cumulative impacts); and
- c. provide a clear justification for the works, especially if harm would be caused to the significance of the asset or its setting, so that the harm can be mitigated and weighed against public benefits.

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

Where appropriate, and particularly for minerals development proposals, the Statement must also consider the hydrological management of the site and the potential effects that variations in the water table may have on known archaeological remains. This assessment may be required to address an area beyond the planning application boundary.

## Part Five: Policies for Minerals and Waste Management Proposals

### Water Resources

- 5.21** This policy is generally a carry over of adopted policy CS39 Water Resources and Water Pollution Prevention. Please note that the Cambridgeshire Flood and Water SPD and Peterborough Flood and Water Management SPD referred in the policy below was not formally adopted by the County Council but rather by each individual district council within Cambridgeshire. The County Council has, however, endorsed its contents.

#### Policy 24: Water Resources

Minerals and waste management development will only be permitted where it can be demonstrated that there would be no significant adverse impact on:

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

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

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

### Traffic, Highways and Rights of Way

- 5.22** This policy is generally a combination of adopted policies CS32 Traffic and Highways and CS37 Public Rights of Way.
- 5.23** In addition to the policy below, site specific policies found in the site allocations of this plan will, where appropriate, set out any known Traffic, Highways and Rights of Way specific matters that will need to be addressed for that particular site.

## Part Five: Policies for Minerals and Waste Management Proposals

### Policy 25: Traffic, Highways and Rights of Way

Mineral and waste management development will only be permitted where:

- a. it is demonstrated that opportunities for the use of alternative methods of transport have been evaluated and the most appropriate pursued;
- b. 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;
- c. any associated increase in traffic or highway improvements would not cause unacceptable harm to the environment, road safety or residential amenity; and
- d. binding agreements covering lorry backloading, routing arrangements and Heavy Commercial Vehicle (HCV) signage for mineral and waste traffic are agreed.

#### Use of HCV Route Network

Where minerals and/or waste is to be taken on or off a site by the highway network, then all proposals must demonstrate how any identified HCV Route Network is, where reasonable and practical to do so, to be utilised (including robust arrangements to ensure that the use of the HCV Route Network takes place and is enforceable). Any non-allocated minerals and waste management facility which would require significant use of the highway must be well related to the HCV Route Network and put in place robust measures to ensure it is used in an enforceable way.

#### Public Rights of Way

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

### Sustainable Use of Soils

- 5.24** Agricultural land is an important national resource, and together Cambridgeshire and Peterborough have a larger proportion of high quality agricultural land than any other area in England.
- 5.25** This proposed policy is a carry over of adopted policy CS38 Sustainable Use of Soils with only minor rewording.

## Part Five: Policies for Minerals and Waste Management Proposals

### Policy 26: Sustainable Use of Soils

Minerals or Waste development which affects best and most versatile agricultural land will only be permitted where it can be shown:

- a. it incorporates proposals for the sustainable use of soils; and
- b. the proposed restoration can be shown to positively contribute to the long term conservation of soils; and
- c. (for non-allocated sites) there is a need for the development and an absence of suitable alternative sites using lower grade land has been demonstrated

### Aerodrome Safeguarding

- 5.26** The main hazard arising from mineral and waste development which is located close to airports, aerodromes or their flight paths is bird strike. Whilst it would be impossible for all proposals to demonstrate no increase in hazard to air traffic, the word significant in the policy should be interpreted carefully, and it may mean only a slight potential increase in the hazard would constitute a 'significant' occurrence, due to the consequence of the hazard should it materialise.
- 5.27** This proposed policy is a carry over of policy CS40 Airport Safeguarding in the adopted Core Strategy with only minor rewording.

### Policy 27: Aerodrome Safeguarding

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

### Other Developments Requiring Importation of Materials

- 5.28** Some forms of development might not be primarily minerals and waste management related, but may result in the importation of minerals or inert waste as part of the proposals.

## Part Five: Policies for Minerals and Waste Management Proposals

### Policy 28: Other Developments Requiring Importation of Materials

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

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

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

## Part Five: Policies for Minerals and Waste Management Proposals

## Part Six: Site Allocations and Call for Sites

### Site Allocations and Call for Sites

- 6.1 As part of the new Minerals and Waste Local Plan, sites for mineral workings and waste management facilities will be identified on the Policies Map, along with other information, such as safeguarding and consultation areas. At this stage of the plan, however, no site allocations are proposed nor any other changes to the Policies Map.
- 6.2 As part of this Preliminary Plan consultation<sup>(4)</sup>, the councils are asking landowners, their agents and developers to submit sites for future minerals and / or waste management development. This includes existing allocated sites for which planning permission has not yet been granted. No allocation will be automatically taken forward. All sites submitted should complete a site submission form in full, complete with all of the mandatory supporting information.
- 6.3 The existing Core Strategy made three strategic allocations, two of which relate to the Block Fen / Langwood Fen area, in Cambridgeshire. The Block Fen / Langwood Fen allocations seek to take forward a long term vision which extends to around 2050, i.e. beyond the existing plan period and the plan period of the new Local Plan. The allocations are for the extraction of 24 million tonnes of sand and gravel, and for 14 million m3 of inert landfill.
- 6.4 These exceptional allocations were made having regard to the unique opportunity of the site to contribute, through mineral extraction and restoration, to the creation of around 480 hectares of lowland wet grassland habitat which will enhance the internationally important (but declining) Ouse Washes. The site, as set out in the adopted Plan, also offers the opportunity for the creation of 10 million m3 of water storage contributing to the delivery of the Environment Agency's Cranbrook / Counter Drain Strategy. The allocation is also supported by a supplementary planning document which sets out in more detail how the allocations should be delivered.
- 6.5 However, since the allocations were made progress has been less than anticipated (partly due to the economic downturn); and the question of whether the allocations are deliverable in part, or in their entirety, has been raised. This preliminary consultation gives the councils an opportunity to consider if the strategy in the Block Fen / Langwood Fen area should or can be carried forward in the new Plan. This is a significant issue as it will influence the mineral and waste spatial strategies in the new Plan, and the level of provision which is made elsewhere in the Plan area if the allocations are carried forward.
- 6.6 Your views on whether Block Fen / Langwood Fen allocations should be carried forward, in part or in their entirety, would be most welcome, as well as your views as to whether the policy requirements for those allocations also need amending. Please provide evidence to support your view, if at all possible. However, for the avoidance of doubt, all non-consented allocations will be reviewed, not just these strategic allocations, so your views on any site (including its policy requirements) would be welcome.
- 6.7 Site suggestion forms are located at the end of this document (Appendix 1 for Minerals and Appendix 2 for Waste Management) and should be returned to us no later than **midnight xx June 2018**.

### Site Assessment Methodology

- 6.8 In order to facilitate delivery of the identified provision rate (for minerals) and capacity needs (for waste management) the plan is likely to need to identify allocations for mineral extraction and may need to identify allocations or areas of search for development of waste management facilities. Such elements that are to be taken forward through the plan-making process should

4 this stage satisfies Regulation 18 of the The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)



## Part Six: Site Allocations and Call for Sites

be based upon a robust and credible assessment of deliverability, the suitability of the land and surrounding environment to accommodate the proposed development, as well as the potential contribution towards sustainable development.

- 6.9** In order to ascertain potential impacts arising from the implementation of minerals and waste development (and subsequently those sites/areas that are appropriate to take forward to facilitate delivery of aggregates or waste management capacity and contribute towards the development of sustainable communities) a more focussed assessment method is needed. The site assessment process plugs into both the plan-making and Sustainability Appraisal (SA) processes as it uses key elements of both of these. The key decision making criteria for the Site Assessment Methodology have been derived from a review of the planning policy context, the plan and SA objectives as well as local considerations. In this manner the site assessment process acts as a decision-making tool for the plan-making process and a direct extension of the SA process.
- 6.10** The purpose of the Site Assessment Methodology is to ensure consistency, maintain transparency and provide a sound basis for site assessment and the selection of the preferred options, or potential allocations and designations. The findings of the site assessment process and SA, coupled with consultation throughout the plan-making process, will assist in identifying sites that are appropriate to take forward as allocations/designations.
- 6.11** A review of the policy context will be undertaken to identify the key criteria used to determine site suitability and potential impacts on the receiving environment (site sensitivity). The SA objectives form the base for the development of the assessment criteria.
- 6.12** The site assessment process is not intended to provide an exhaustive listing of decision-making criteria, or to replace the development assessment process. It is also important to note that the level of assessment should be proportionate with respect to the plan-making process. Rather, it seeks to identify those factors that will enable meaningful comparison of site suitability, sensitivity and potential impacts. The cumulative impact of development on the well-being of the local community will be taken into consideration, including any significant adverse economic, social and environmental impacts.
- 6.13** Three levels of assessment are proposed which will complement the plan making and SA processes, these are detailed below:
- **Level 1** will involve an initial screening of the sites/areas in order to determine compliance with key policy considerations, including submission of all mandatory site information, as well as identifying any 'red flags' that may significantly affect site suitability. All sites put forward through the call for sites, including existing allocations not yet permitted, will be subject to this Level 1 assessment.
  - **Level 2** will involve a desktop assessment of the sites/areas against the assessment criteria in order to provide an overview of features, constraints, potential impacts and capacity for avoidance and/or mitigation measures. Only sites determined to be in general compliance with Level 1 criteria will be subject to Level 2 assessment.
  - **Level 3** will involve a detailed assessment of specific constraints/issues, this level of assessments will only be undertaken where significant constraints/issues are highlighted through previous levels of assessment and where such assessment is proportionate and will add value to the process. This will assist in determining if the constraints/issues identified could reasonably be expected to be avoided and/or minimised to acceptable levels.

## Part Six: Site Allocations and Call for Sites

- 6.14** It should be noted that in assessing broader areas for development of waste management facilities the criteria will be applied at a landscape (broader) level as it may not be practical to assess larger general areas in the same amount of detail as individual sites.
- 6.15** The preferred site allocations or broad areas for development will be put forward for consultation at the Further Draft Local Plan stage early next year. At this time we will also publish a Sites Evidence Report which will detail the full site assessment undertaken and state the full reasons for the proposed inclusion of a site or not.
- 6.16** Further details on the Site Assessment Methodology are set out in the separate 'Site Assessment Proposed Methodology - May 2018' report. Views on the methodology are welcomed, and if appropriate, amendments to it will be made following a reviews of any comments submitted.

## Part Six: Site Allocations and Call for Sites

## Appendix 1 - Call for Minerals Sites

### Call for Minerals sites

The Cambridgeshire and Peterborough Local Aggregates Assessment (LAA December 2017) identifies a landbank of 15.09 years for sand and gravel and 9.7 years for crushed rock. The base date for the LAA is December 2016.

The plan period for the new Minerals and Waste Local Plan runs to 2036, meaning that at the current 10 year sales average of 2.91mtpa for sand and gravel, the authorities will need to identify reserves of at least 55.29mt. The LAA puts current permitted reserves at 43.92mt. The places a requirement to identify deliverable reserves of 11.37mt<sup>(5)</sup>. The current adopted plan has allocations of 27.8mt which are not yet permitted, however there is no guarantee that these sites will be submitted again or be deliverable.

Permitted reserves of crushed rock are 2.83mt, not even sufficient for the minimum 10 year landbank required by the NPPF. The authorities would need to identify reserves of at least 2.68mt<sup>(6)</sup> to meet the requirements over the plan period. Policies in this plan will support planning applications should any sites come forward, however it is unlikely that new reserves will be identified and allocated, due to the poor quality of this limited resource.

To ensure that the most suitable and deliverable sites are included in the plan, we are asking interested parties to submit land for mineral extraction, including those sites allocated in the adopted plan but which do not have a planning permission, as it is important that we confirm if there is still industry interest in these sites and that they remain deliverable. For your site to be included we will need the following mandatory information to be submitted using the Form 1 below (please use a separate form for each site).

The NPPF requires MPAs to also safeguard existing, planned and potential sites for:

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

If you have any such sites (both existing sites which you think you should be safeguarded and candidate new sites) which currently or will make a significant contribution to either category, and which you therefore think should be allocated on the policies map, please let us know.

### Mandatory information

- a. type of mineral development proposed (extraction / processing) and mineral type;
- b. start date;
- c. operation life;
- d. annual production;
- e. total yield;
- f. OS map base showing the site boundary in red and other land ownership boundary in blue;
- g. geological evidence to support the reserve;

5 This is calculated as follows: 2.91 (10 year annual sales average) x 19 (years in plan period) - 43.92 (permitted reserves)

6 This is calculated as follows: 0.29 (10 year annual sales average) x 19 (years in plan period) - 2.83 (permitted reserves)

## Appendix 1 - Call for Minerals Sites

- h. If the site is an extension to or otherwise related to an existing site;
- i. highways access points;
- j. location of processing plant;
- k. details of phasing;
- l. environmental mitigation; and
- m. restoration scheme details.

In addition to the above, it would greatly assist in helping us to select the most suitable sites for allocation if you could provide the additional supporting information:

### **Additional supporting information**

- n. proposed working hours;
- o. details of lorry movements and routes;
- p. likely number of employees;
- q. intended use for reject materials include stone, sand and slit; and
- r. an estimate of the area of best and most versatile agricultural land before and after development.

## Appendix 1 - Call for Minerals Sites

## Form 1: Suggested Minerals Site (May 2018)

Contact Details:	
<b>Name:</b> ..... <b>Phone number:</b> ..... <b>Email address:</b> .....	<b>Postal address:</b> ..... ..... .....
<b>Please indicate your relationship to the site?</b> If you are not the landowner please provide information to support deliverability. For example, is there an agreement / lease to use the land, etc?	<input type="checkbox"/> landowner <input type="checkbox"/> agent <input type="checkbox"/> operator <input type="checkbox"/> other
Site Information:	
<b>Site name / location:</b> ..... ..... <b>OS reference:</b> .....	<b>Site address:</b> ..... ..... .....
<b>Type of mineral development proposed:</b> Please also state type of mineral.	<input type="checkbox"/> Extraction..... <input type="checkbox"/> Processing..... <input type="checkbox"/> Other.....
<b>Is the site adjacent to an existing operational or allocated site?</b>	<input type="checkbox"/> Yes (details):..... <input type="checkbox"/> No:
<b>Site operational details:</b> Please provide your best estimate for the information opposite.	<ul style="list-style-type: none"> <li>• Start date:.....</li> <li>• Operational life (y):.....</li> <li>• Annual production (t):.....</li> <li>• Total yield (t):.....</li> </ul>
<b>Has the site previously been submitted in previous plans or as a planning application?</b>	<input type="checkbox"/> Yes (details):..... <input type="checkbox"/> No:
<b>Please include with your site submission the <i>mandatory</i> information listed opposite:</b> Please tick the boxes opposite to indicate that you have attached the requested information for consideration	<input type="checkbox"/> OS map base showing site boundary in red and other land in / or likely to be under applicants control, in blue <input type="checkbox"/> geological evidence to support the reserve <input type="checkbox"/> highways access points <input type="checkbox"/> location of processing plant <input type="checkbox"/> environmental mitigation measures <input type="checkbox"/> restoration scheme details
<b>It would assist us in determining the deliverability of your site if you could also include the <i>additional</i> information listed opposite:</b> Please tick which additional information you have provided	<input type="checkbox"/> proposed working hours <input type="checkbox"/> details of lorry movements and routes <input type="checkbox"/> details of phasing <input type="checkbox"/> likely number of employees <input type="checkbox"/> intended use for reject materials including stone, sand and slit <input type="checkbox"/> estimated area of best and most versatile agricultural land before and after development

## Appendix 1 - Call for Minerals Sites



## Appendix 2 - Call for Waste Management Sites

### Call for Waste Management Sites

The Plan aims to identify a network of suitable waste management facilities to meet net waste arisings in the Plan area up to 2036 and beyond. Many allocated waste sites in the current adopted Plan have not come forward as anticipated. Furthermore, waste management sites have come forward on unallocated land.

At the time of writing, the councils are in the process of producing an up to date Waste Needs Assessment (WNA). This will be published alongside this Preliminary Plan for consultation. We encourage you to refer to and comment on the latest figures in the published WNA and the methodology used to derive them.

To ensure that the most suitable and deliverable waste management sites are included in the plan, we are asking interested parties to submit land for possible waste management sites. This includes current allocated sites which do not yet have planning permission. For your site to be included we will need the following mandatory information to be submitted using the Form 2 below.

#### Mandatory Information

1. type of waste development proposed (i.e. facility type(s));
2. waste types;
3. start date;
4. operational life;
5. throughput for each facility intended to be located on the site;
6. input from the Plan area;
7. OS map showing site boundary in red and other land ownership boundary in blue;
8. location of buildings / processing plant (temporary and permanent);
9. highways access points;
10. details of phasing;
11. environmental mitigation measures; and
12. restoration scheme details if appropriate.

In addition to the above, it would greatly assist in helping us to select the most suitable sites for allocation if you could provide the additional supporting information:

#### Additional information

13. proposed working hours;
14. details of lorry movements and routes;
15. likely number of employees; and
16. an estimate of the area of best and most versatile agricultural land before and after development.

## Appendix 2 - Call for Waste Management Sites

The Waste Needs Assessment will determine what sites if any we will need to allocate for waste management provision.

## Appendix 2 - Call for Waste Management Sites

### Form 2: Suggested Waste Management Site (May 2018)

Contact Details:	
<b>Name:</b> ..... <b>Phone number:</b> ..... <b>Email address:</b> .....	<b>Postal address:</b> ..... ..... .....
<b>Please indicate your relationship to the site?</b> If you are not the landowner please provide information to support deliverability. For example, is there an agreement / lease to use the land, etc?	<input type="checkbox"/> landowner <input type="checkbox"/> agent <input type="checkbox"/> operator <input type="checkbox"/> other
Site Information:	
<b>Site name / location:</b> ..... ..... <b>OS reference:</b> .....	<b>Site address:</b> ..... ..... .....
<b>Type of waste development proposed:</b> Include the type of waste management (e.g. transfer, landfill, AD, etc.) as well as the type of waste proposed to be handled (e.g. non-haz, inert, etc.)	..... ..... ..... .....
<b>Is the site adjacent to an existing operational or allocated site?</b>	<input type="checkbox"/> Yes (details):..... <input type="checkbox"/> No:
<b>Site operational details:</b> Please provide your best estimate for the information opposite.	<ul style="list-style-type: none"> <li>● Start date:.....</li> <li>● Operational life (y):.....</li> <li>● Throughput of site (tpa):.....</li> <li>● Input from Plan area (%):.....</li> </ul>
<b>Has the site previously been submitted in previous plans or as a planning application?</b>	<input type="checkbox"/> Yes (details):..... <input type="checkbox"/> No:
<b>Please include with your site submission the <i>mandatory</i> information listed opposite:</b> Please tick the boxes opposite to indicate that you have attached the requested information for consideration	<input type="checkbox"/> OS map base showing site boundary in red and other land in / likely to be under applicants control, in blue <input type="checkbox"/> location of buildings / processing plant (temporary and permanent) <input type="checkbox"/> highways access points <input type="checkbox"/> environmental mitigation measures <input type="checkbox"/> restoration scheme details if appropriate
<b>It would assist us in determining the deliverability of your site if you could also include the <i>additional</i> information listed opposite:</b> Please tick which additional information you have provided	<input type="checkbox"/> proposed working hours <input type="checkbox"/> details of lorry movements and routes <input type="checkbox"/> likely number of employees <input type="checkbox"/> details of phasing <input type="checkbox"/> estimated area of best and most versatile agricultural land before and after development.

Appendix 2 - Call for Waste Management Sites

## List of Acronyms

### List of Acronyms

AWP - Aggregate Working Party	PPG - Planning Practice Guidance
C&I Waste - Commercial & Industrial	RECAP - Cambridgeshire and Peterborough Waste Partnership
CD&E - Construction, Demolition & Excavation	SA - Sustainability Appraisal
DPD - Development Plan Document	SCI - Statement of Community Involvement
DtC - Duty to Cooperate	SPD - Supplementary Planning Document
HRC - Household Recycling Centre	SSSI - Site of Special Scientific Interest
LAA - Local Aggregates Assessment	TIAA - Transport Infrastructure Allocation Area
LDS - Local Development Scheme	TICA - Transport Infrastructure Consultation Area
LLW - Low-level Radioactive Waste	WAA - Waste Allocation Area
MAA - Minerals Allocation Area	WACA - Waste Allocation Consultation Area
MACA - Minerals Allocation Consultation Area	WNA - Waste Needs Assessment
MCA - Minerals Consultation Area	WPA - Waste Planning Authority
MPA - Mineral Planning Authority	WRAA - Water Recycling Allocation Area
MSA - Minerals Safeguarding Area	WRC - Water Recycling Centre
Mtpa - Million tonnes per annum	WRCA - Water Recycling Consultation Area
MWLP - Minerals and Waste Local Plan	WTAB - Waste Technical Advisory Body
NPPF - National Planning Policy Framework	WWTW - Waste Water Treatment Works

## List of Acronyms