

**VARIATION OF CONDITION 2 OF PLANNING PERMISSION F/0363/98 TO DEFER  
RESTORATION OF SOUTH LAKE FOR APPROXIMATELY 7 YEARS TO ALLOW  
TEMPORARY USE OF LAND FOR MOTORCYCLE RIDING  
AT: BLOCK FEN DROVE, CHATTERIS, CB6 2AY  
APPLICANT: F15-MX**

*To:* **Planning Committee**

*Date:* **11 December 2014**

*From:* **Head of Growth & Economy**

*Electoral division(s):* **Chatteris**

*Purpose:* **To consider the above planning application**

*Recommendation:* **That permission be granted subject to the conditions set out in paragraph 7.1 and the completion of a deed of variation to the S106 agreement dated 28 November 2002**

***Officer contact:***

Name: Helen Wass  
Post: Principal Planning Officer  
Email: [Helen.Wass@cambridgeshire.gov.uk](mailto:Helen.Wass@cambridgeshire.gov.uk)  
Tel: 01223 715522

## **1.0 BACKGROUND**

### Mineral planning history

- 1.1 The application site (outlined in red on the agenda plan) has planning permission for the extraction of sand and gravel dating from 1960. There are two relevant extant planning permissions which relate to the site: F/0360/98 under which new conditions were imposed under the Environment Act 1995 (outlined in green on the agenda plan) and F/0257/92/CM (issued 2 December 2002) which permits the extraction and processing of sand and gravel from approximately 200 ha land to the north (outlined in blue on the agenda plan). They are referred to in this report as the 1998 permission and the 2002 permission respectively.
- 1.2 Condition 2 of the 1998 permission requires that mineral extraction ceases and restoration of the site is completed within 15 years of the conditions coming into effect; that is by 27 May 2014.
- 1.3 The application site also forms part of an area of land that is included in the S106 planning obligation dated 28 November 2002 on which the 2002 permission for mineral extraction was dependent. The 2002 permission was implemented on 5 November 2012 and the development must be completed within 30 years. Insofar as the application site is concerned the planning obligation requires the submission of a detailed restoration and aftercare strategy within 9 months of the date of commencement of the mineral extraction operations permitted under the 2002 permission (i.e. by 5 August 2013) and within 24 months of commencement (i.e. by 5 November 2014) to have implemented the approved strategy and provided a fenced nature conservation area with pedestrian access.

### Motorcycle use

- 1.4 For a period up to mid-2007 part of the land which is the subject of the current planning application was used by motorcyclists on an ad hoc, informal, and unorganised basis and the landowner (Hanson) took action, which was partly successful, to deter them.
- 1.5 During 2009 the application site was prepared for organised motorsports use by Fenland Resource Management Ltd (FRML). Use beyond that which is permitted development took place and in October 2011 FRML submitted a planning application to Fenland District Council (FDC) for motor sports use which was refused on 12 March 2012 for 5 reasons including the lack of a satisfactory restoration scheme. The use continued and FDC issued an enforcement notice on 10 May 2012 which was unsuccessfully appealed.
- 1.6 In October 2013 a different motorsports operator (the current applicant F15-MX) submitted an application to FDC for planning permission for the change of use of land at Block Fen to allow motocross and recreational riding of motorcycles for 5 years together with the

necessary ancillary development. The application is on the agenda to be determined by FDC's Planning Committee on 10 December 2014 and officers are recommending that planning permission be refused for the following reasons:

*The increased use of the site, and associated activity for Motocross use and associated activities from its current operation of 28 days per year to a substantially more intensive use, would result in an unacceptable level of cumulative activity and associated noise to the detriment of the amenities of local residents contrary to policy LP2 and LP16 of the Fenland Local Plan 2014, and para 123 the NPPF 2012*

*Insufficient detail has been provided to fully demonstrate that the proposed intensification of motor cross activity and associated development cumulatively, will not adversely affect existing biodiversity within the County Wildlife site. The proposal therefore fails to satisfy policy LP19 of the Fenland Local Plan and Para 118 of the NPPF 2012*

#### Restoration schemes

- 1.7 Condition 22 of the 1998 permission requires the site to be restored in accordance with approved plans. Drawing no M4f/101 relates to the current application area and shows an area of open water surrounded by reedbeds and rough grassland with hedgerows, trees and scrub around the perimeter. A detailed restoration scheme was required by condition 22 which must be implemented within 12 months of the cessation of sand and gravel extraction. Hanson submitted a detailed scheme in July 2004 (drawings M4Fc/108 and M4Fc/109) which was approved in respect of the current application site with the provision of a car parking area kept under review. Condition 23 requires the site to be subject to a 5 year period of aftercare following restoration. The aftercare scheme submitted by Hanson in July 2004 was approved in October 2004.
- 1.8 The detailed restoration scheme required by the 2002 S106 obligation has not been submitted.

## **2.0 THE PROPOSED DEVELOPMENT**

- 2.1 The proposal before the County Council as the mineral planning authority is to vary the terms of condition 2 of planning permission F/0363/98 to defer the date by which the application site must be restored for approximately 7 years to allow the land to be used for motorcycle riding for 5 years. An application has also been made to modify the terms of the S106 planning obligation dated 28 November 2002 for the same reason.
- 2.2 The applications were accompanied by a restoration plan for the proposed motocross area and the rest of the site immediately to the south. It was subsequently revised twice following consultation with the conservation bodies (Natural England, The Wildlife Trust and the

RSPB). The October 2014 version proposes that the site will be restored to a combination of wetland and open mosaic habitats and managed to increase the potential for supporting protected and priority species eg water vole, otter, breeding birds, reptiles and invertebrates. The wetland will be at the south of the site which is currently a 3.6ha lake with a smaller pond to the west and not used for motorcycle riding. The restoration works and management are scheduled to take place in a phased manner starting in 2015 with completion in 2024.

### **3.0 THE SITE AND SURROUNDINGS**

- 3.1 The site measures 400m x 400m (16 hectares) and comprises former mineral working land (an old quarry plant site). The northern half has been and is proposed to be used for motorcycle riding. It is located at Block Fen within an extensive area of active and dormant (permitted) mineral working sites and waste management activities. A further large area of land at Block Fen and Langwood Fen is allocated in the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (July 2011) (the Core Strategy) as a source of sand and gravel and location for waste management in the long term ie beyond the 2026 Plan period. The site is approximately midway between Mepal and Chatteris, 1km northeast of the A142 at its junction with Block Fen Drove. Immediately to the northeast beyond a quarry access road are former mineral workings, now lakes used for recreational purposes and beyond that the land covered by the 2002 mineral permission (Hanson, currently inactive). To the southwest and southeast is land forming part of the active Lafarge Tarmac quarry which has planning permission until 2036. To the northwest is a currently inactive part of the Lafarge Tarmac quarry which has planning permission until 2031.
- 3.2 The application site, together with the adjacent recreation lakes and historic quarry workings to the west form the Block Fen Gravel Pits County Wildlife Site (CWS). The Ouse Washes Site of Special Scientific Interest (SSSI) 1.5km to the southeast is also of international importance and designated a Special Area of Conservation, Special Protection Area and Ramsar site.

### **4.0 CONSULTATION RESPONSES**

- 4.1 Fenland District Council – No comments received.
- 4.2 Chatteris Town Council - Recommend refusal. The material circumstances of the original [presumably mineral] application remain and the restoration should go ahead as agreed: no satisfactory argument has been made to defer the restoration. The Town Council have also recommended refusal of the application for the change of use of the land to a motocross track on the following grounds: 'noise nuisance and detrimental impact on locality (particularly local residents and the Mepal Outdoor Centre), detracts from the open countryside,

noise limits cannot be enforced, failure to comply with environmental conditions and object to increase of up to 114 days use a year when current use is just 14 (28) days a year under permitted development.'

- 4.3 Mepal Parish Council - Strongly to oppose the application for variation of condition 2 to allow temporary use of land for motorcycle riding for the following reasons:
- the stated intended use of the site during the proposed 7-year deferral will itself impact adversely upon the Ouse Washes. The application site forms part of the area where restoration is to be commenced from spring 2014. The Council is aware that restoration of the whole site will be protracted whilst gravel is extracted from the remaining areas, and is aware that fulfilment of the gravel extraction timetable to 2026 and beyond will be dependent upon national economic recovery and the recommencement of infrastructure and house building. It believes however that the initial stages of restoration will have a value in themselves, in mitigating to some extent the deleterious effects of climate and weather-pattern change on the Washes, enabling the UK to sooner fulfil its RAMSAR obligations, and in attracting leisure use. Whilst there may be some small disturbance to wildlife from necessary continued plant operation and traffic movement over the whole extraction period, this is carefully phased within the [Minerals and Waste] Plan, and unlikely to be detrimental to the planned restoration of the site in accordance with the schedule set out in the Plan. It is the experience of residents that the intended interim use for motocross (a use to which the track has been put using permitted development rights and also, in the past, without authorisation) is very much more intrusive, and the resultant noise is heard across a wide area, well beyond the Washes. The applicant's survey finds little potential wildlife disturbance, based upon the current state of the application site. However, the current state is the result of use of the area for motocross for some four years and the Supplementary Planning Document vision is for improvement, not for maintenance of a poor status quo, itself the result of gravel extraction. Restoration should not therefore be deferred. The Council has objected to the application currently before Fenland District Council for use and modification of the site for motocross primarily because of the high levels of noise nuisance suffered by residents of properties close to the site.
  - The Block Fen / Langwood Fen Plan includes among its objectives (para 2,2) to provide for new and enhanced recreational opportunities, including a local visitor centre. The Council believes that immediate commencement of restoration of the application area to form a nature reserve, as set out in the Plan, will provide even in its initial stages much more significant and attractive benefits to the local population and to visitors than motocross will do. The Council also notes the stress given by policies for health and well-being recently adopted by the County Council, and by East Cambridgeshire District Council, to the importance an active life-style, including walking and related

activity, and wishes to encourage our own parishioners to enjoy the area for these purposes from as early a date as possible.

- The Council has long held the vision that creation of a nature reserve and associated viewing and leisure facility on Block Fen can be so engineered as to enhance the economic prospects of the parish, where 'second parent' work is at present very limited, and where travel to Ely for work is far from easy for those who have no car. The Council is anxious that these opportunities are not unnecessarily deferred, and believes that building successfully towards them locally depends upon tangible evidence that restoration will proceed as suggested. Deferment of the planning condition will therefore do undue harm.
- The Council is a partner in the major Lottery project, 'Ouse Washes the Heart of the Fens' which was successful in achieving first stage approval from the Lottery and has recently submitted the required documentation for second stage approval for a nearly £1m scheme to raise awareness of the importance of the area around the Washes and to attract sympathetic internal and external tourism, to the benefit of local pride and the local economy. The project has been based on local consultation, as well as on consultation with other major stakeholders, and the submitted documentation stresses repeatedly the importance of the tranquillity of the area as a unique selling point. As a partner to the project, the Council is very concerned that this tranquillity, and the substantial infusion of Lottery money into the economy of the Washes area, is not jeopardised, and that the initial stages of restoration can be celebrated as part of the project's three-year plan.

For all these reasons, Mepal Parish Council believes that the restoration plan embodied in the Block Fen / Langwood Fen Plan should be maintained, and that the stated intended use of the site is entirely inappropriate, and damaging to the Plan and the local area.

- 4.4 Environment Agency – No comments received.
- 4.5 Internal Drainage Board – No comments received.
- 4.6 Natural England - Natural England welcomes that the restoration plan has been prepared in consultation with the Wildlife Trust and RSPB and fully supports the proposed restoration and ten year management plan which seeks to restore the site as an integral part of the Block Fen CWS and to provide habitat which will benefit target species of the Block Fen / Langwood Fen Master Plan area. The RSPB's recommendations regarding the provision and maintenance of additional open, shallow margins to the edges of waterbodies to provide feeding habitat for wetland birds and the inclusion of additional measures to prevent predation of wetland birds are supported.

- 4.7 The Wildlife Trust - The revised restoration scheme is fully supported. The restoration of this site should be completed as soon as possible, with a start in 2015 as suggested in the Action Plan in chapter 8. Restoration has already been delayed and it is not acceptable in planning terms to delay any further. There are a number of small matters that need to be addressed but overall the proposed restoration and 10 year management plan is well thought out and should produce a high quality outcome for biodiversity if implemented to a high standard. There is, however, a question about implementation: by whom and when? Will Hanson as the landowner be required to implement this scheme and undertake the necessary management for the next 10 years (or ideally longer)? The Wildlife Trust believes that the County Council should require the restoration to commence in 2015 to the timetable proposed in this restoration plan. The question of the concurrent application to Fenland DC for motocross use would not then come into play. Why is the County Council letting the application to Fenland DC take precedence?
- 4.8 RSPB – It is welcome that the updated restoration plan acknowledges and describes the Block Fen/Langwood Fen Master Plan SPD to the Minerals and Waste Core Strategy that seeks to create wet grassland habitat for breeding waders and wintering waterfowl of the Ouse Washes designated site close to the Mepal Quarry site, in time. Similarly, the additional points that describe that areas of scrub/woodland can be problematic close to wet grassland habitat for the species due to attracting predators, reduction in indicative area of willow under the plan (Figure 3a) and the setting of a limit to the extent of individual areas of scrub set in the revised restoration plan (of no greater than 300m<sup>2</sup>), which will help towards reducing this potential problem for the Master Plan habitat. It would be helpful if the plan additionally noted that scrub/woodland can obstruct open vistas preferred by the Master Plan target species of waders and waterfowl as well as attract their predators. The RSPB would also welcome incorporation of minor further measures that will help ensure the habitats of the restored Mepal Quarry site can enhance the primary species objectives of the Master Plan. The RSPB supports the recommendation for annual reporting. [ further specific comments have been made which the applicant has been asked to consider]
- 4.9 Individual representations – Objections have been received from 3 local households and 2 owners of land/business premises in the area. All are strongly opposed to the motocross use of the site, principally because of the noise disturbance, and consider that the application before the County Council should not be approved. It is suggested that the motocross use will adversely affect the CWS and delaying restoration of the site will compromise delivery of the Block Fen / Langwood Fen Master Plan. The operator of another local motocross facility objects on the grounds that the proposed site will affect his business.

## **5.0 PLANNING POLICY**

- 5.1 National Planning Policy Framework (March 2012) (NPPF)  
Planning Practice Guide (2014)
- 5.2 Cambridgeshire and Peterborough Minerals and Waste Development Plan Document Core Strategy Development Plan Document (July 2011) (the Core Strategy)

CS1 Strategic Vision and Objectives for Sustainable Minerals Development

CS3 Strategic Vision and Objectives for Block Fen/Langwood Fen, Earith/Mepal

CS25 Restoration and Aftercare of Mineral and Waste Management Sites

CS33 Protection of Landscape Character

CS34 Protecting Surrounding Uses

CS35 Biodiversity and Geodiversity

Fenland Local Plan 2014

LP19 The Natural Environment

Cambridgeshire and Peterborough Minerals and Waste Development Plan Document Block Fen/Langwood Fen Supplementary Planning Document (July 2011) (the SPD)

## **6.0 LAND USE PLANNING CONSIDERATIONS**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions and at its heart is a presumption in favour of sustainable development. It states that:
- Proposed development that accords with the development plan should be approved without delay;
  - Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
  - Proposed development that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

- 6.2 The proposal before the County Council is to defer restoration of a former mineral working for a period of up to 7 years to allow part of the site to be temporarily used for another purpose. The current applicant and previous motocross promoters were advised that in order to receive support they must devise a restoration scheme that is consistent with the restoration objectives of the Core Strategy as amplified by the SPD.
- 6.3 The application site, together with a similarly sized area of land to the west of Block Fen Drove, is identified in the SPD as being restored as a nature reserve. This is consistent with the terms of the 1998 planning permission and the 2002 planning obligation and Hanson's 2004 scheme.
- 6.4 The area to which the SPD relates is adjacent to the Ouse Washes which is a wetland of international importance for its wet grassland, breeding and wintering waders and wildfowl along with aquatic flora and fauna largely associated with the ditches and drains. The Washes are classified as being in "unfavourable" condition and one of the strategic objectives of the Core Strategy (CS1, CS3) is to enhance habitat creation adjacent to the Ouse Washes, through mineral extraction and restoration. CS25 requires mineral workings to be restored in a phased manner to a beneficial afteruse, with aftercare arrangements. It goes on to say that where restoration could assist or achieve the creation of priority habitats and/or Cambridgeshire and Peterborough Biodiversity Action Plan targets the relevant biodiversity after use must be incorporated within the restoration scheme. An extended period of after-care will be sought where this is warranted by the restoration proposals (ie longer than 5 years).
- 6.5 CS35 states that mineral development will only be permitted where it has been demonstrated that there will be no likely significant adverse effect on sites of local nature conservation interest such as County Wildlife Sites. Fenland Local Plan policy LP19 has similar aims. The conservation organisations have supported the proposed restoration scheme and have not raised any concerns about its impact on locally, nationally or internationally designated wildlife sites.
- 6.6 Although the proposed restoration scheme will not in itself create lowland wet grassland, it will be part of an important buffer area for the Ouse Washes with the maintenance of a landscape which has few trees and hedges which could harbour predators to nesting birds. It is therefore consistent with the aims of the SPD.
- 6.7 Hanson's 2004 restoration scheme, submitted and approved in accordance with condition 22 of the 1998 permission, proposes little intervention on the southern part of the site: the two existing waterbodies will be retained together with the dense scrub along the eastern boundary and the broad-leaved semi-natural woodland at the centre of the site. The proposal for the northern part ie the motocross

site is another lake with the surrounding land being allowed to re-vegetate through natural colonisation. Small areas of new tree and shrub planting are also proposed. The proposal assumed that the remaining mineral would be removed from the northern part of the site. Hanson has chosen not to do so and the terms of the 1998 permission preclude extraction after May 2014; a revised restoration scheme is therefore needed whether the motocross proposal goes ahead or not.

- 6.8 Condition 22 is prescriptive about the content of the restoration scheme and a number of the clauses are no longer relevant or are considered suitable eg tree and shrub planting. If the current proposal is accepted condition 22 needs to be amended insofar as it relates to the current application site. Condition 22(f) refers to fencing, gates and provision of a parking area. The outline restoration scheme submitted with the 1998 application shows a very small fenced area, which could be used as a car park, at the southwest corner of the site. This was omitted from the detailed scheme which was approved in 2004.
- 6.9 The 2002 planning obligation requires that the restoration scheme includes a fenced nature conservation area with a pedestrian access facility. There is a further requirement to provide pedestrian access around the restored land to enable it use for informal nature conservation study. The origins of the access requirements are unclear; the committee report for the 2002 permission refers to retention of the site primarily for nature conservation after use with controlled access for conservation group members. It seems that free, public access was not envisaged.
- 6.10 Part of the vision in the SPD is for Block Fen / Langwood Fen to become an important recreational resource supported by a visitor centre. The new water storage bodies identified to the west and north of the current application site could accommodate formal activities and new lowland wet grassland habitat to the northeast, informal. Public access to the area is currently limited to Block Fen Drove (which ceases to be public highway at the northwest corner of the current application site) and the public footpaths along the river banks. Block Fen Drove is and will for the foreseeable future be the means of access to the mineral and waste operations and therefore used by a large number of HCVs so is not currently attractive for leisure users. The Lafarge Tarmac land adjacent to the site will be active mineral working until 2031 (west of Block Fen Drove) and until 2036 adjacent to the southwest and south east boundaries of the application site. It is considered that there are better areas where public access could be encouraged which should be developed as the larger permitted mineral sites are progressively restored.
- 6.11 The proposed restoration scheme has been devised in consultation with the conservation organisations whose support it has received. It takes into account Hanson's decision not to remove the remaining small amount of mineral from the northern part of the site and better

takes into account the conservation objectives of the nearby Ouse Washes and its important bird populations. It is, therefore, compliant with the policies of the Core Strategy and the SPD and there is no reason why it should not be accepted.

- 6.12 Objections have been received about noise caused by the motorcycle activities. The conservation bodies have not raised concerns about the effect of motorcycle riding on the restoration of the south of the site or on wildlife on nearby sites so it is not a reason to oppose the application before the County Council. The effect of noise from motorcycle riding on local residents and businesses will be taken into account by FDC when they determine their planning application and is not a matter for this authority.

#### Implementation

- 6.13 The Wildlife Trust has questioned who will implement the scheme should it be approved. The 1998 planning condition and the 2002 S106 planning obligation both require the restoration of 2 parcels of land of which the application site, the eastern parcel, is one. The current application does not propose to change the arrangements for the western parcel which is within the 2002 permission area. Hanson has indicated that restoration plans are being worked up taking into account the need to improve the access to the quarry which it abuts.
- 6.14 The planning permission goes with the land therefore the requirements of any planning conditions ultimately fall to the landowner to comply with. If the land is let it may be in the terms of the lease that the tenant must comply with the conditions. As well as varying the terms of condition 2 of the 1998 permission insofar as it relates to the application area (eastern parcel) the 2002 S106 planning obligation also needs to be modified. The planning obligation is between the County Council, Hanson Quarry Products Europe Limited and the Church Commissioners for England. The Church Commissioners have no interest in the land to which proposed modification relates and a deed of variation will need to be agreed between the County Council and the landowner, currently Hanson. It is therefore in Hanson's control whether or not they sign the deed of variation in order to allow the planning permission to be issued. If they choose to sell the application site to the motorsports operators the new owners will need to be party to the legal agreement and will be ultimately responsible for complying with its obligations and with the planning condition.
- 6.13 The proposed restoration scheme is acceptable in principle and there is no reason why the planning condition and S106 agreement should not be varied. However, the reason for doing so is to allow the northern part of the site to be used for motorsports for 5 years; whether that goes ahead is not a matter for the County Council. If the final decision on the planning application for motorsports use is refusal, either by Fenland District Council or by the Secretary of State following an appeal the reason for varying condition 2 and the S106 agreement

will fall away. It is therefore recommended that if the Committee is minded to grant permission it should be tied to the success of the motorsports application.

- 6.14 Most of the other conditions of F/0363/98 relate to mineral extraction so are no longer relevant so it is not necessary to include them on the new permission. It is recommended that the relevant conditions are retained in the an amended form which also takes into account the status of the western parcel of land on which Hanson has restoration obligations under the 2002 S106 agreement.

## **7.0 RECOMMENDATION**

- 7.1 It is recommended that members are minded to approve subject to:

- planning application no F/YR13/0857/F being approved either by Fenland District Council or on appeal by the Secretary of State and;

i) in respect of planning application no F/02006/13/CM for condition 2 of planning permission no F/0363/98 to be varied to:

*2. No winning and working of sand and gravel shall take place after 27 May 2014. Area B as defined in condition 1 shall be restored by 5 November 2015.*

and be subject to the following new conditions:

1. This planning permission relates to the lands edged red on Plan Reference M4f/99. The area of planning permission reference TP/6948 shall be referred to as Area A and the area of planning permission CU/72/12 shall be referred to as Area B.

3. Access to Area A shall be in accordance with drawing no M4f/100 dated June 1998 and parking and turning shall be in accordance with drawing no M4c/111 dated June 2004. Access to Area B shall be in accordance with drawing no M4f/100 dated June 1998.

4. Plant and machinery used for restoration works shall not be operated except between 0700 and 1900 hours Monday to Friday except bank or public holidays and 0700 and 1300 hours on Saturdays. No plant and machinery shall be operated on Sundays or on bank and public holidays.

5. The wheels and chassis of vehicles shall be cleaned to prevent dust, mud and other detritus being deposited on the public highway.

6. All vehicles and plant used within the site shall be fully maintained in accordance with the manufacturer's specifications at all times and shall be fitted with and use efficient silencers.

7. Area A as defined in condition 1 shall be restored in accordance with the *Mepal Quarry Ecological Restoration and Habitat Management Plan* (BGS Ecology dated 06/10/2104). Implementation shall be in accordance with the timetable set out in the Action Plan on page 27.

8. Within 2 months of the date of this permission a detailed scheme for the restoration and aftercare of Area B as defined in condition 1 shall be submitted to and approved in writing by the mineral planning authority. The scheme shall be consistent with the requirements of Part II of the Second Schedule to the Section 106 agreement dated 28 November 2002.

ii) in respect of the application under Section 106A of the Town and Country Planning Act 1990 dated 21/10/2013 to modify the planning obligation dated 28 November 2002: delegated authority be given to the Head of Growth and Economy to negotiate and draft a deed of variation to encompass the restoration requirements of the land to the east of Block Fen Drove.

Source Documents	Location
Applications files	SH1315, Shire Hall Cambridge