

# ENVIRONMENT AND GREEN INVESTMENT



**Thursday, 28 April 2022**

**Democratic and Members' Services**

Fiona McMillan  
Monitoring Officer

**10:00**

New Shire Hall  
Alconbury Weald  
Huntingdon  
PE28 4YE

**Multi-Function room New Shire Hall PE28 4YE**  
**[Venue Address]**

## **AGENDA**

**Open to Public and Press by appointment only**

1. **Apologies for absence and declarations of interest**  
*Guidance on declaring interests is available at*  
<http://tinyurl.com/ccc-conduct-code>
2. **Minutes of the Committee meeting held 3rd March 2022 and Action Log** 5 - 22
3. **Petitions and Public Questions**

### **KEY DECISIONS**

4. **March Household Waste Recycling Centre Redevelopment** 23 - 36

### **OTHER DECISIONS**

5. **Land West of the Avenue, March - Planning Consultation Response** 37 - 52
6. **Environment & Green Investment Committee agenda plan and Appointments to outside bodies, internal advisory groups and panels** 53 - 54
7. **Exclusion of Press and Public**  
*To resolve that the press and public be excluded from the meeting on the grounds that the agenda contains exempt information under Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended, and that it would not be in the public interest for this information to be disclosed information relating to the financial or business affairs of any particular person (including the authority holding that information)*
8. **Waste Management Private Finance Initiative (PFI) Contract Variations to Waterbeach Facility Permits**
  - Information relating to the financial or business affairs of any particular person (including the authority holding that information);

#### **Attending meetings and COVID-19**

Meetings of the Council take place physically and are open to the public. Public access to meetings is managed in accordance with current COVID-19 regulations and therefore if you wish to attend a meeting of the Council, please contact the Committee Clerk who will be able to advise you further. Meetings are streamed to the Council's website: [Council meetings Live Web Stream - Cambridgeshire County Council](#). If you wish to speak on an item, please contact the Committee Clerk to discuss as you may be able to contribute to the meeting remotely.

The Environment and Green Investment comprises the following members:

Councillor Lorna Dupre (Chair) Councillor Nick Gay (Vice-Chair) Councillor Anna Bradnam Councillor Steve Corney Councillor Piers Coutts Councillor Stephen Ferguson Councillor Ian Gardener Councillor Mark Goldsack Councillor John Gowing Councillor Ros Hathorn Councillor Jonas King Councillor Brian Milnes Councillor Catherine Rae Councillor Mandy Smith and Councillor Steve Tierney

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# Environment and Green Investment Committee

Date: 3 March 2022

Time: 10.00am – 12.30pm

Venue: New Shire Hall

Present: Councillors L Dupré (Chair), N Gay (Vice Chair), A Bradnam, S Corney, P Coutts, S Ferguson, I Gardener, M Goldsack, J Gowing, R Hathorn, J King, B Milnes, C Rae, M Smith and S Tierney

## 52. Apologies for Absence and Declarations of Interest

There were no apologies for absence.

Councillor Milnes declared non-pecuniary interest in item 6 as Lead Cabinet Member for Environmental Services and Licensing at South Cambridgeshire District Council.

## 53. a) Minutes of the Environment & Green Investment Committee

The minutes of the meeting held on 20<sup>th</sup> January 2022 were agreed as a correct record, with the following correction.

On the fourth bullet point on p11 (Digital Connectivity item), a Member commented that whilst she had raised a specific example in her division where there was an issue, she had also raised a broader point regarding connectivity issues being a problem for some urban locations, i.e. they were not unique to rural areas. The Democratic Services Officer agreed to amend the minutes to reflect this point, and ensure that the presenting officer was aware.

## b) Environment & Green Investment Committee Action Log

The Action Log was noted.

## 54. Petitions and Public Questions

The Committee was advised that there would be public questions under items 57 and 58.

## 55. Low Carbon Heating Programme Update

The Committee considered a report on the Low Carbon Heating Programme. Members were reminded that in 2019, the County Council had agreed to install low carbon heating systems for any refurbishments and boiler replacement in Council buildings. At a meeting in 2020, the Environment and Sustainability Committee had set out criteria for the Council's Low Carbon Heating scheme, which potential projects needed to meet. One of those criteria was that individual projects greater than £500,000 would require Committee approval. Due to unforeseen additional costs, two sites that were being progressed as part of the Programme - Scott House and the Larkfield Resource Centre - were now at risk of exceeding the £500,000 limit of delegated authority.

Arising from the report:

- a Member commented that whilst he had been very supportive of this programme since its inception, he was concerned about the visibility of projects which were approaching the £500,000 threshold, as the increase collectively could be considerable. He asked if the Committee could have an update on the relative overspend of the entirety of the project. It was noted that the overspend was around 8% across the board currently, and agreed that the detailed information would be provided. **Action required;**
- a Member noted the valid reasons for the escalation of costs, especially the acoustic enclosure which would benefit neighbouring properties, and commented that it would be sensible to continue at this stage;
- noting the list of 22 sites completed and in progress, a Member suggested that more should be done to publicise this impressive programme. **Action required.**

It was resolved, by a majority, to:

(a) authorise the required additional spend as detailed in paragraphs 2.6 to 2.12 on the projects to install ASHPs at Scott House and Larkfield Resource Centre;

(b) delegate authority to the Executive Director of Place and Economy, in consultation with the Chair/Vice-Chair of the Environment and Green Investment Committee, to authorise any further increases of costs on individual projects, as long as the business case for the entire programme as a portfolio remains within the other agreed investment criteria.

## 56. Development and construction of the Private Wire connecting North Angle Solar Farm and Swaffham Prior Community Heat Network

The Committee considered a report on a Private Wire connection run from North Angle Solar Farm to Burwell sub-station. The Private Wire would sell renewable electricity to the grid through wholesale markets and also supply and sell to the Swaffham Prior Community Heat Project to run its energy centre.

The background to the project and previous approvals were noted. In line with many capital projects being progressed during the pandemic, costs had increased since the investment case was originally approved in March 2021, triggering the need to return to Committee with a revised investment case.

Arising from the presentation, a Member commented that the Swaffham Prior Community Heat Project was incredibly innovative and had attracted worldwide interest. Cost increases were regrettably inevitable given the global economic situation.

It was resolved unanimously to:

- a) note progress with the project;

- b) approve the private wire business case and recommend to Strategy & Resources Committee to approve additional expenditure;
- c) approve purchase of long lead equipment;
- d) approve entering into a contract variation for the existing North Angle Solar Farm project, to cover the private wire;
- e) delegate the implementation of the decisions on the Private Wire including the purchase of long lead equipment to the Executive Director of Place and Economy and Director of Resources, in consultation with the Chair and Vice-Chair of Environment & Green Investment Committee.

## 57. Cambridgeshire Flood Risk Management Strategy

The Committee considered an updated version of the Flood Risk Management Strategy, for approval. It was noted that the report included an Action Plan, which covered flood risk partners in the county.

Following the Committee's approval of the draft consultation document at their November 2021 meeting, the consultation had been carried out, and the responses and key themes raised were detailed in the report.

It was noted that since the November meeting, two Member workshops had been held to discuss the detail of the Strategy. It had also been confirmed that constitutionally, the Strategy was delegated to the Committee and did not have to be approved at full Council.

A Public Question had been received from Swavesey Parish Council. The question, plus the officer response, were noted by the Committee, and can be found at Appendix 1 to these minutes.

The Committee also noted supportive comments from Councillor Neil Gough, who welcomed the Strategy, especially the inclusion of the Cottenham Lode and surface water drainage in Cottenham in the Action Plan.

Arising from the presentation:

- a Member asked if the Council would be working with Parish Councils and Internal Drainage Boards as development applications come forward. Officers confirmed that this was the case, particularly where there were concerns. Additionally, Parish Councils were asked to let the County Council, as Lead Local Flood Authority, know about any local planning authority issues, if they felt there were significant risks. As Lead Local Flood Authority, the Council was usually involved at an early stage through pre-application discussion, but developers were not obliged to have these discussions. It was further noted that some pre-application discussions were confidential so it was not always possible to share information at that stage;
- a Member suggested that the previous point needed to be communicated to all Parish Councils. Officers advised that they had good engagement with Flood Action groups, many of which were linked to Parish Councils. A Member commented that much was dependent on timing and how planning applications came forward: residents were usually aware of outline development, but drainage issues, including

foul and surface water issues did not usually come forward until Reserve Matters were considered at Planning Committee;

- a Member observed that not all ditches were covered by Riparian rights, and queried pre-commencement conditions, which he understood was not within the gift of Planning Committees. Officers gave an example of a pre-commencement condition, but outlined the difficulties procedurally in imposing these;
- a Member asked how officers would ensure that there was liaison with local planning authorities on Riparian rights. Officers outlined the process, and gave an example, where one single landowner was granted Riparian rights rather than multiple landowners;
- referring to wider watercourse management issues, a Member commented it was absolutely critical have coordination and cooperation between different parties such as IDBs and the County Council. It was noted that the Council's response on applications had been adjusted to ensure that Riparian responsibilities were clear. The Member commented that this issue needed to be pursued both formally and informally e.g. through officers in flood management teams, to prevent omissions;
- a Member advised that she had engaged with her District Council on a local flooding issue, as they were the emergency response on a ground water issue, i.e. it was not water lying in ditches, but was a low lying area with a recognised risk of flooding. The Member queried how that would be handled in the Strategy. Officers advised that this was included in the Action Plan under 1.14a, which related to ground water investigations and studies. They also stressed that the Action Plan was a flexible document and areas could be added if they were not currently included;
- A Member queried the misleading reference that there was an ambition across local partners to achieve Biosphere status for the Fens from UNESCO. It was confirmed that Fenland District Council had not agreed to this.

It was resolved, by a majority, to:

approve the Cambridgeshire Flood Risk Management Strategy and supporting Action Plan

## 58. Sunnica Solar Farm proposal

The Committee considered the proposed technical response to the Sunnica application to the Planning Inspectorate, which had been submitted in November 2021. Relevant Representations had been produced by the Council's technical officers in response to the Sunnica application, which would be submitted prior to the formal consultation deadline of 17th March 2022. The four local authorities (Cambridgeshire, Suffolk, West Suffolk and East Cambridgeshire Councils) would be submitting a Local Impact Report jointly, but would also be submitting independent representations.

The key topic areas, where concerns had been raised as more evidence or detail was required by the applicant, were:

- transport and access
- cultural heritage archaeology
- ecology and nature conversation
- flood risk, drainage and water resources



- socio-economic and land use, including agricultural land productivity and yield

The Chair used her Chair's discretion to accept late Public Questions from Catherine Judkins, an Isleham resident. Five questions which were read out separately on behalf of Ms Judkins, and officers gave a response on each question:

Question 1: "Since there appears to be agreement across the four host local authorities that the level of detail provided by Sunnica in their DCO application is severely lacking, making it impossible to assess the scheme with any confidence, is there scope for Cambridgeshire County Council to include a similar statement to that in the Suffolk County Council representation, in which they state that they are, "Unable to support the proposal as it stands, and considers that development consent should not be granted for the proposal as submitted?"

Officer response: The submission has been drafted as a technical officer response, so we have been clear to establish what information is required to aid in the decision-making process for the Planning Inspectorate under the relevant representations process, rather than move to a planning balancing position of what we could and couldn't support, which to a degree will fall to the Statement of Common Ground, and as we are not the determining authority, that is not our role. Nonetheless, what we have said in paragraph 2.2 of Appendix 3 on page 200 of the agenda pack "The County Council seeks these matters to be resolved ahead of any consent given to the scheme" which is effectively saying the same thing. However, if the Committee feels this does not go far enough, what we could do if Members are minded is to add a sentence into the end of paragraph 2.1 just above that statement to say:

*2.1 Cambridgeshire County Council has a number of concerns relating to the quality of the information shared in the Environmental Statement. More evidence is required to allow CCC to fully understand the impacts of the scheme and have a view to whether the mitigation measures proposed are sufficient. There are a number of concerns related to the quality of the assessments and assumptions used. In addition, more detail is needed at this stage of the process to assure the county council aspects of the scheme are deliverable. Suggested additional text in bold: **"As such, based on the current information provided and the assessment of the submission by technical officers, members of the Environment and Green Investment Committee are unable to support the proposal as it stands and considers that development consent should not be granted for the proposal as submitted."** The County Council seeks these matters to be resolved ahead of any consent given to the scheme.*

The majority of Members indicated their support for the additional text in bold proposed above.

Question 2: "The lack of detail on battery compounds is of particular concern. It is appreciated that Suffolk Fire and Rescue Service appears to have taken a lead role on the battery energy storage system (BESS) commentary. But without knowing sufficient details about the BESS – even if in draft form – such as the technology type, the approximate number of cabins, the possible layout of the huge 77 acres of BESS compounds, it is impossible to draft any meaningful Outline Battery Fire Safety Management plan. Local residents are quite rightly concerned at the well known fire hazards presented by BESS which, at present, are inadequately regulated. Without further detail it is impossible to make any judgement as to the safety measures that may be needed, which is of paramount importance given the very close proximity of the proposed BESS compounds to people's

homes. Could the County Council include this concern about the lack of detail provided about the BESS in its representation?"

Officer response: Reference to local concerns on Battery Energy Storage Systems (BESS) are already included in our draft technical response at paragraph 4.5 and also a section on Battery and Fire Safety in paragraphs 10.3 to 10.6 which has been based on technical advice guided by the Suffolk Fire and Rescue Service (with engagement with our own Service). My understanding from watching Suffolk County Council's Cabinet Meeting on Tuesday 1 March is that Suffolk Fire and Rescue are broadly content that this area of the application is able to be reviewed and covered appropriately, but the detail of this will be examined in the joint Local Impact Response as confirmed in paragraph 10.6, so I think this is adequately covered.

Following a show of hands from Committee Members, a number of Members did not feel this response was adequate, so it was agreed this point would be debated further once all questions had been presented.

Question 3: "This scheme is vast, and affects 16 parishes: Cambridgeshire: Isleham, Chippenham, Kennett, Snailwell, Fordham, Burwell, Reach, Newmarket (both counties); Suffolk: Mildenhall, West Row, Barton Mills, Freckenham, Worlington, Red Lodge, Exning/Landwade, Newmarket

The extensive cable route connects the four solar PV sites together, and then connects to a new substation expansion, which is to be built by Sunnica Ltd at Burwell National Grid Substation.

Please can this size and scale be reflected in the County Council's report? At present only a few villages are highlighted (under The Proposal). Please could the substation expansion (12m high infrastructure) at Burwell also be mentioned?"

Officer response: It is hard to tell from the question whether this is in relation to the landscape implications specifically, but I have assumed given reference to the 'scale and size' that it is. The Inspector will be aware of the proposal and the proposed route of the cable route and therefore the scale of what is being proposed and the number of parishes this will affect. Nonetheless, in paragraph 2.1 we could potentially add something to the end of the third sentence along the lines of:

There are a number of concerns related to the quality of the assessments and assumptions used, **particularly given the scale and size of the development being proposed.**  
(additional text in bold)

Following a show of hands, there was not strong support for this response, so it was agreed that this would be debated further.

Question 4: "Clarification sought on: pg. 34, section 9.14.9, does the final statement relate to the whole representation, or just the section 9 points? "

Officer response: Note to avoid any confusion and maintain consistency this is on page 221 of the agenda pack.

This is only related to Section 9 which is the detailed appendix 1 for the 'Detailed Transport and Access Comments' re highway points.

Question 5:” Appendix 5a (relates to cumulative impact), wasn’t visible on the publicly available notes. Is this missing?”

This reference relates to the submission documents by Sunnica – none of which are included on the County Council website. So this can be accessed on the PINS website as part of the proposals.

The Committee supported the officer responses to questions 4 and 5.

The Chair thanked Ms Judkins for her Public Questions, and observed three of the four local authorities involved were taking questions on the application in public session.

A Member commended the report but stressed the size of the development, this was by far the largest development of its kind, covering 16 parishes so we need to be factual in our response. Officers agreed that it was a substantial development, and would certainly be one of the largest solar farms in the UK; but would need to check their facts before confirming that it would actually be the largest if approved.

Observing that most Newmarket races were actually started and finished in Cambridgeshire rather than Suffolk, a Member commented that not enough reference was made to visual impact, and he asked whether that section could be further enhanced. Officers confirmed that in relation to Newmarket, the gallops and the landscape impacts on this area, it was their understanding that East Cambridgeshire District Council would lead on this topic area. Furthermore, officers were aware that races start in Cambridgeshire, and didn’t just fall in Suffolk, so the County Council would continue to work with partners, which includes East Cambridgeshire District Council, and feed into the Local Impact Report in this regard. For this stage of “relevant representations”, the objective was not to go into minute detail, but to set out to the Inspector those areas the consultees agree with, and provide “hooks” for those areas where they did not, which included cultural and heritage impacts of the proposal.

A Member commented that Sunnica’s analysis of agricultural land was inaccurate, and asked if more clarification and evidence could be requested on the classification of soil types? Officers advised that additional information on the grading of agricultural land (ALCs) was provided using a recognised process with evidence provided which was to the satisfaction of our in-house experts, which is why it has been accepted as being accurate. However, the productivity and potential yield of that land was questioned, as was the assumption of similar numbers of vehicle movements (paragraphs 7.1-7.3 of the proposed response).

A Member asked if such a sizable development on highly productive arable land should be subject to guidance within the NPPF (the National Planning Policy Framework) and if this could be referenced in the response? Officers responded that it was subject to separate guidance as it was a nationally significant infrastructure project (NSIP), but they would double check the separate NSIP guidance to see if it would be possible to make reference to this matter or not, which could be undertaken in consultation with the Chair if that was acceptable.

A Member queried the Carbon Footprint assessment, given the constituents of the Battery Energy Storage Systems (BESS), the 15 miles of cabling and 1.1 million panels which needed to be transported internationally. Even given a 25 year lifespan, which Sunnica has now taken to 40 years, this did not result in a net zero Carbon Footprint. Officers acknowledged that the embodied/consumption carbon (as compared to the

operational/territorial carbon) should be considered to show the whole picture. More strategically, going forward all planning applications need to be considered in terms of both embodied and operational carbon in future.

In response to a Member question, it was confirmed Suffolk Fire and Rescue Service (SFRS) had taken the lead at an early stage on the fire safety issues, both at pre-application stage and now at the application stage, but Cambridgeshire Fire and Rescue Service (CFRS) had been consulted. A Member raised the issue of potential battery fires, given the known fire risks of lithium iron batteries, and the potential for contaminants to enter into both the atmosphere and water supply. Officers responded that they were satisfied with the respective Fire Services' views and what had been placed in the draft technical officer response adequately highlighted the relevant technical advice received. Reference was also made to paragraph 4.5 on page 203 of the agenda pack to demonstrate that concerns on the impacts on the watercourses and hydrologically linked wildlife sites had not been adequately assessed in the Council's opinion, and paragraph 10.3 also made reference to a concern being raised by the local community over safety in the event of a fire. Furthermore, although SFRS was the lead authority for the purposes of the response, both SFRS and CFRS had provided input into the joint consultation response in relation to the risk characteristics in this regard. Nonetheless, this would be explored further in the Local Impact Report.

In discussing the report:

- a Member thanked Ms Judkins for her questions, and for the Chair for accepting them as a late representation. He stressed the importance of highlighting the sheer size of the site, which was vast, and stressed that all responses must capture the size, significance and impact of the development on local residents;
- a Member commented that whilst most people want to see clean energy coming forward, it was unfortunate that more acceptable alternatives such as solar panels on individual properties were not coming forward;
- a Member suggested that the size and scale of the development should be listed under "key concerns" rather than in the summary, and the number of parishes listed so that it was at the forefront of the Inspector's mind. Officers indicated that they were happy to make an amendment in the appropriate place. A Member suggested that it would be worth checking to see if this was indeed the largest application nationally, to reinforce this point;
- a Member commented that in her professional capacity, the highest crop yields recorded each year came from this area of Suffolk, and she would like to see more attention paid to the productivity of land – stating that it was classified by Sunnica as Grade 2 and 3 ALC was not sufficient, as soil could vary on a very localised basis, both from field to field and even within fields. For those reasons she felt it would be helpful to see more evidence such as productivity records for the land under consideration from Sunnica. She suggested amending section 7 to add "We would welcome evidence of productivity and yield". Officers commented that were happy to add this in but would need to ensure that they had sufficient expertise available to validate such evidence. Another Member suggested that *independent* validation of the land sources should be requested. He noted that land productivity could change with irrigation. Members indicated that they were happy to delegate suitable amendment by officers in consultation with the Chair and Vice Chair;

- a Member stressed the importance of avoiding water contamination, given this area had many watercourses leading in to the river network;
- a Member observed that battery technology was evolving quickly, with more inert technologies coming forward, and it was vital residents were reassured on the fire safety aspects.

It was resolved unanimously to:

- (a) endorse the draft Relevant Representations in Appendix 3 for submission to the Planning Inspectorate;
- (b) delegate to the Executive Director (Place and Economy) in consultation with the Chair and Vice Chair of the Committee the authority to make minor changes to the Relevant Representations.

## 59. SuDS (Sustainable Drainage Systems) in Schools

The Committee considered a report on Sustainable Drainage Systems.

In December 2021, the Department for Education had announced funding for SUDs in schools, including swales, ponds, water butts, etc. The purpose was to reduce surface water flooding, but also increase biodiversity and educational opportunities. Strict criteria had been applied and the turnaround for applications had been very short, but in partnership with the Council's Education Capital team, five schools had been identified that were at risk of surface water flooding and that experience some degree of flooding on a regular basis, and could benefit from a SuDS scheme to reduce flood risk on their own site as well as in the surrounding area. These schools were Willingham Primary School, Swavesey Primary School, Sawtry Infant School, Westfield Junior School (St Ives) and Eastfield Infant School (St Ives).

The Department for Education contribution was reliant on partnership funding and was limited to 50% of the scheme cost, up to a maximum amount of £30,000 per school. Anglian Water also run a partnership funding programme and had expressed an interest in contributing towards SuDS in Schools schemes in Cambridgeshire, with the amount dependent on the overall benefit to the public sewer network. In addition to a financial contribution matchfunding the Department for Education grant, Anglian Water had offered to host interactive sessions for the schools around water and flooding linked to the curriculum. The County Council's contribution would therefore be limited to around £15,000 per school.

Officers advised that all the proposed schemes were in either Huntingdonshire or South Cambridgeshire, but had already discussed extending the scheme to other schools with Anglian Water.

A Member asked about how maintenance of these schemes would be resourced. It was noted that this responsibility typically rested with the schools, and usually the caretaker or grounds maintenance staff would maintain the schemes. This had been made clear in the engagement that had already taken place with the schools.

A Member spoke favourably on the scheme, and referred to an excellent outdoor centre at Stibbington. He commented that whilst children should be taught safe behaviour around

water, it was important that they were not brought up to be overly cautious. Officers acknowledged this point and gave examples of successful schemes already in place.

A Member asked if there was a list available of schools identified that could undertake similar projects in future, and it was confirmed that this was available. The Member also commented that it would be good if these type of schemes could be accessed by the wider community on open days, etc.

The Committee noted comments of support from Local Members Councillors Gough and Reynolds.

It was resolved unanimously to:

- a) note the background and opportunities regarding the implementation of SuDS in schools;
- b) approve expenditure of £75,000 from the Environment Fund to unlock partnership funding and implement SuDS schemes in five schools across Cambridgeshire.

## 60. Finance Monitoring Report – January 2022

The Committee considered the January 2022 Finance Monitoring Report. Introducing the report, officers highlighted that Place and Economy as a whole was forecasting a £436,000 underspend for the year end. On the revenue side, Growth & Development now forecasting £99K underspend, and Waste overspend reduced to £184K. There had been no significant development in capital.

Noting the reduction in the Waste overspend, and that there was less waste than anticipated, a Member asked if any of this could be spent on behavioural campaigns for waste reduction. Officers commented that it was still an overspend and this figure tended to fluctuate throughout the year, in line with waste volumes. Additionally, the Committee was aware of the significant project taking place to reduce odour emissions at the Waterbeach plant. Considerable work was being undertaken to reduce waste and improve recycling through the RECAP partnership. The Member asked if it would be possible to see a breakdown of the budget to support activities undertaken to stimulate behavioural change. Action required.

It was resolved unanimously to:

Review, note and comment on the report.

## 61. Environment & Green Investment Committee Agenda Plan and Appointments to Outside Bodies and Internal Advisory Groups and Panels

The Committee noted its Agenda Plan.

Noting that the Trees and Woodland Strategy was scheduled for July, a Member asked how this tied with the Queen's Green Canopy and the Jubilee celebrations in June. Officers confirmed that there had been close alignment between the ongoing work set out in the Trees and Woodland Strategy, and the Queens Green Canopy project.

On a general point, a Member observed that consultation periods of six weeks resulted in a very tight timeframe for Parish Councils, especially during holiday periods.

Members noted the proposed extension of the remit of the Green Investment Advisory Group to include the Procurement of Utilities, which was within the remit of the Strategy & Resources Committee. It was therefore proposed to have a cross Committee advisory group with four Members from both Committees. Members indicated that they were happy to support this proposed change to the Green Investment Advisory Group.

## Public question raised under item 57 by Swavesey Parish Council

The Cambridgeshire Flood Risk Management Strategy Document on page 32 item 4.6 explains IDBs and states that they have an important role in reducing flood risk and that ‘The role of the IDB in the management of flood risk within Cambridgeshire is vital.’ The Parish Council is pleased to see that this is recognised, as there is a wealth of local knowledge within a local IDB.

The Strategy Document also recognises the status of the Middle Level Commissioners, saying it is a statutory body with powers and duties.... Again the Parish Council is very pleased to see that this is recognised.

The officer report also states:

“3.1 Community groups and the volunteers within them have a wealth of local knowledge and the strategy sets out how Cambridgeshire County Council will work with these groups to raise awareness of flooding”

Looking at the Strategy document, page 85 explains what CCC intends to do to improve communication to residents, some of which we have already seen improve, such as the new Riparian leaflet and warning information about flooding and what residents can do to help stop or alleviate flooding.

Under objective 4 – Ensuring Appropriate Development in Cambridgeshire (page 86), the Parish Council wishes to reiterate that it is vital for CCC to talk to Parish Councils and IDBs where there is one, and take local knowledge into account.

Item 4.1M Contribute to achieving more sustainable development, lists local communities as the partner in this. It goes on to state:

“...Cambridgeshire County Council requires sustainable drainage in all new developments. .... Cambridgeshire’s flood risk management organisations will continue to work closely with developers to this aim.”

The Parish Council wishes to stress that for this to happen the CCC needs to actively commit to working, right from the start of a development proposal, with the local Parish Council and IDB, not just the developers. We have experienced a lack of this with a recent housing development where the Parish Council believes a greater risk of flooding may occur following the development due to decisions taken against local Parish Council and IDB advice on how drainage for both foul and surface water is being managed on a new development.

Swavesey Community has already seen in the past 18 months, foul and surface water flooding of dwellings, gardens and garages and residents are understandably very concerned over what actions are being taken to stop future flooding and what impact new housing developments in the village will have on the risk to future flooding.

**Can the Committee confirm that the above points and concerns will be addressed by this Flood Risk Management Strategy and how the CCC is going to action the policies in order to work with local communities to reduce flood risk and help ensure residents do not experience increased risk of flooding as new development continues to take place within villages?**

### **Officer response:**

We thank Swavesey Parish Council for their question and interest in the strategy. We acknowledge the need to engage with communities and Internal Drainage Boards (IDBs) as



well as developers and endeavour to do this wherever we can. Whilst we cannot require developers to engage in pre-application discussions, we do encourage developers to engage with the Lead Local Flood Authority (LLFA) ahead of submitting a planning application and we also provide advice and guidance on our website which explains our requirements. When we review the Flood and Water Supplementary Planning Document over the next year we will look to reiterate the importance of pre-application advice, particularly in those areas with known flooding issues in Cambridgeshire, which will include such as Swavesey.

Whilst the LLFA must work within the boundaries of local and national policy/legislation, through our Community Flood Action Programme we commit to working with communities and IDBs to learn more about their areas from a flooding perspective which can then be used to inform our responses as a statutory consultee to the planning system.



## Environment and Green Investment Committee Minutes - Action log (includes outstanding actions from the Environment and Sustainability Committee)

This is the updated action log as at 20<sup>th</sup> April 2022 and captures the actions arising from the most recent Environment and Green Investment Committee meetings and updates Members on the progress on compliance in delivering the necessary actions.

Environment and Sustainability Committee minutes of 14th January 2021					
50.	Swaffham Prior Community Heat Project- Investment Case	Sheryl French	A suggestion was made by a Member, to instruct officers to engage in a discussion with the Secretary of State for Business, Energy and Industrial Strategy in order to broaden the Agricultural Grant Schemes to include incentives for landowners of suitable land for future energy projects. By including these landowners in the scheme would reduce the risks to potential future developments	Update to be provided at Committee meeting.	Ongoing
Environment and Green Investment Committee minutes of 1st July 2021					
7.	Low Carbon Lifecycle Heating Replacements at Maintained Schools	Chris Parkin	It was clarified that the £12.5M Environment Fund figures referred to in paragraph 2.6.4 was incorrect, it should read £13.5M, which was made up of £10M remaining Environment Fund, plus £3.5M Public Sector Decarbonisation Scheme. It was confirmed that there was a pipeline	Update 01.07.21: Cllr Dupré has requested a briefing on the pipeline and what would be required to decarbonise all maintained schools by 2030. This is awaiting a forward look of works from Education Capital's school Condition Surveys and will be provided for the Green Investment Advisory Group	Ongoing

			for some of the £10M and an estimate could be provided.	<p>meeting in December. We expect to provide a briefing on the pipeline for Council Buildings for the same meeting.</p> <p>Update 23.02.22: pipeline of school low carbon heating projects has been discussed with Chair of Committee. Owing to uncertainties around project costs and future Government policy on funding for low carbon heating it is not possible to make a meaningful projection of costs for a pipeline of school low carbon heating projects at this point.</p> <p>£2.27m of Environment Fund spent on 22 projects on Council building along with £2.96m from grant funding. Costs for further projects on Council buildings awaited.</p>	
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Environment and Green Investment Committee minutes of 20<sup>th</sup> January 2022

45	Annual carbon footprint report 2020-21	Sarah Wilkinson	Circulate information regarding energy efficiency improvements resulting from street lighting contract to Committee.	See below	Completed
45	Annual carbon footprint report 2020-21	Sarah Wilkinson	Requested information on progress versus planned actions in future reports. It was agreed that information would be prepared for the Committee, outlining what interventions had been	To be incorporated in future reports.	Ongoing

			implemented over the last year and what benefits had been delivered as a result of those interventions.		
49.	Finance Monitoring Report – November 2021	Sarah Heywood/ Sheryl French	A Member suggested that construction materials prices may be reducing. Officers confirmed that they worked closely with procurement colleagues and also Bouygues, and they would ensure this was followed up.		
51.	Digital Connectivity Infrastructure Strategy Refresh and Connecting Cambridgeshire Programme	Noelle Godfrey	Noted that under the current statutory framework, providers were able to deploy 5G masts under permitted development regulations up to a certain height, and they did not necessarily have to inform planning authorities, depending on the context of what was being undertaken. It was agreed that officers would provide further written detail on this point.	Factsheets are currently being developed to set out more details about 5G upgrade plans and member seminars will be arranged - the first one will be for Cambridge City, South Cambs and County Councillor members in Greater Cambridge divisions to discuss the issues in greater detail. This is being scheduled and will take place following local elections in May.	In progress
Environment and Green Investment Committee minutes of 3 <sup>rd</sup> March 2022					
55.	Low Carbon Heating Programme Update	Sarah Wilkinson	Suggested greater publicity for the project	Officers have requested that the list of sites is added to our website <a href="#">Reducing the Council's Carbon Footprint - Cambridgeshire County Council</a> . They will work with Comms colleagues to do some more publicity around May/June when the remaining projects in this batch have been	Ongoing

				completed and some current issues resolved.	
60.	Finance Monitoring Report – January 2022	Adam Smith	Asked to see a breakdown of the Waste budget on activities undertaken to stimulate behavioural change	Circulated to Committee	Completed

Annual carbon footprint report 2020-21/Lighting efficiency question: The one major change that we have made to our street lighting inventory that has resulted in a reduction in the amount of energy used for street lighting was the LED Street-Lantern Replacement Project, to upgrade the less efficient lighting which had been adopted since the PFI contract commenced in 2011. The project aimed to reduce energy bills and improve lighting provision in these areas. The project took place between May 2018 and December 2018, with a total of 3,635 lighting columns upgraded, and resulted in significantly reduced energy consumption, saving 743,961 kWh per year - a 59% reduction.

Energy use from street lighting for the last 3 years:

2018-19: 12,779,381 kWh.

2019-20: 12,436,707 kWh

2020-21: 10,892,010 kWh

For information our current expected energy consumption for 2021/22 is 11,148,534.3 kWh, this figure does increase slightly each year as we adopt additional street lights from new developments and also major infrastructure schemes such as the A14 Cambridge to Huntingdon improvement project. All street lighting installations designed after 2016 will include street lighting lanterns using a LED (Light Emitting Diode) light source and so the street lighting installations we will be adopting going forward will now have the most energy efficient lanterns installed. Our dimming regime has also remained the same during this period in line with the table below:

Road Type	Dimming Regime/Lighting Levels
Traffic Routes	Dimmed between the hours of 20.00 and 24.00 by one (1) lighting class (20%) to give 80% light output and then dimmed between 24.00 and 06.00 by two (2) lighting Classes (40%) to give 60% light output
Residential/Public Areas	Dimmed between the hours of 22.00 and 06.00 by 40% Lamp light output to give 60% light output.

For further information please contact [Alan.hitch@cambridgeshire.gov.uk](mailto:Alan.hitch@cambridgeshire.gov.uk)

## March Household Waste Recycling Centre Redevelopment

To: Environment and Green Investment Committee

Meeting Date: 28 April 2022

From: Steve Cox, Executive Director - Place and Economy

Electoral division(s): March North and Waldersey

Key decision: Yes

Forward Plan ref: 2022/041

Outcome: The Committee is being asked to consider proposals for the redevelopment of the March Household Recycling Centre. Outcome – to maintain Household Recycling Centre provision for residents in March and surrounding communities when the planning consent for the current site expires in December 2024.

Recommendation: Members are asked to:

- a) support the recommendation in paragraph 2.2 to relocate the March Household Recycling Centre to land adjacent to March Waste Transfer station located on Melbourne Av/enue.
- b) support the recommendation in paragraph 2.7 to take forward design Option 2 for further design development, public consultation (as set out in point d) below) and a planning submission (that takes account of the consultation feedback set out in point e) below),.
- c) agree to decouple the Household Recycling Centre relocation and construction project from wider considerations around the potential need to construct a canopy at the site through the Environment Agency's (EA's) permitting regime. Noting that if such a canopy is required by the EA the potential to accommodate green energy generation infrastructure, to allow energy developments can be reviewed and progressed in a separate planning application, if feasible (see paragraph 2.8).

Members are asked to delegate responsibility to the Executive Director Place and Economy in consultation with the Chair and Vice chair of Environment and Green Investment Committee to:

- d) carry out pre-application consultation with the local community on the preferred site design option, to include reference to all the

- initial designs considered with an explanation of how the decision was reached to select a preferred option,
- e) agree how any significant issues that are raised during public consultation will be addressed in the final design, which can be evidenced in the planning application submission,
  - f) prepare and submit a planning application to relocate the March Household Recycling Centre to land adjacent to March waste transfer station, where it can be expanded and redeveloped as a split level facility.

Officer contact:

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Member contacts:

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## 1. Background

- 1.1. The March Household Recycling Centre (HRC) is located on the edge of the March Landfill site on Hundred Road March. The March HRC site receives approximately 122,000 visits per year with over 2,350 vehicle movements per week, which equates to 9% of all HRC vehicle movements. The March HRC handles approximately 5,500 tonnes of waste a year.
- 1.2. The March landfill site on which the current HRC is located, is owned by the County Council and was leased on 20 August 1992 to East Waste Limited (now FCC Environment) on a 99 year lease that will expire in 2091.
- 1.3. The current HRC at March does not have a separate planning consent, the planning permission for the HRC operation is included in the planning consent for the adjacent March landfill site. The current planning consent for the March landfill is due to expire in December 2024, the landfill void has been filled and the site has stopped accepting waste.
- 1.4. The County Council is the freehold owner of a site on Melbourne Avenue, March, adjacent to the Highways Depot on which the March waste transfer station is located. The March waste transfer station is used to receive waste and recyclables from Fenland District Council's kerbside collections from residents and from HRCs in the Fenland district. Waste and recyclables which are delivered to the waste transfer station are loaded onto bulk vehicles for onward transport to Waterbeach Waste Management Park and other recycling re-processors.
- 1.5. Estimates indicate that the number of households in March will increase by approximately 26% by 2031 with a potential increase in waste production of up to 6,240 tonnes. The existing recycling infrastructure and capacity will need to adapt and evolve to manage the estimated increase in population and future demand for HRC services in the catchment area of the March site.
- 1.6. Officers have commissioned external consultants with experience of gaining HRC planning permissions to assist with the development of designs, preparation and submission of a planning application, to develop the land to the east of the March waste transfer station. This would allow a continuation of service after planning consent for the current site expires, provide additional HRC capacity in line with current growth predictions and the forecast increase in demand, and construct a new site for residents of March and the surrounding communities in line with current best practice.

## 2. Technical

- 2.1. The planning conditions for the March landfill site requires the whole landfill site, including the area occupied by the HRC, to be restored to the agreed landfill Restoration Plan by December 2024. In order that the area currently occupied by the HRC can be restored, the site will need to close approximately twelve months before the landfill planning consent expires in December 2024.
- 2.2. When the County Council acquired and developed the March waste transfer station site on Melbourne Avenue, an area of land to the east of the transfer station building was left undeveloped to allow future development as an HRC when the planning for the current site expired. A proposal was submitted to the Strategic Property Asset Board on 28 January

2021 with a recommendation to develop the land adjacent to the waste transfer station building as an HRC to replace the current site when planning expires, the board supported the recommendation.

- 2.3. Supporting baseline studies have been undertaken and will be reassessed against the final facility design when completed. These include ecology, transport, noise, air quality, heritage, landscape and visual impacts. Once a preferred design option has been agreed, further detailed design work will be undertaken (e.g. to develop a detailed drainage scheme) and pre-application engagement with the Environment Agency to inform the Environmental Permit application for the new site.
- 2.4. Planning and design principles have been based on an assessment of forecast population growth, waste growth and associated HRC site demand over the next 48 years up to 2070, however the planning application is to be based on projected growth in demand up to 2030 giving an initial forecast over an 8 year period which is in line with future local plan projections.
- 2.5. The Waste and Resources Action Programme (WRAP) best practice guidance recommends that higher tonnage sites are of a split level design to provide ground level access to deposit waste into containers and allow segregation of the public from vehicles servicing the site, to minimise disruption and improve site safety. This type of design can also enhance the experience of the public on sites of all sizes, making it easier for both users and staff to focus on recycling. WRAP guidance states that although re-use activity does not divert a significant tonnage from landfill, a formal re-use system can have a positive effect on recycling rates by reinforcing the impression that the site's primary focus is the recovery of materials. WRAP guidance points out how sites that are fully or partly covered offer users a more pleasant environment in which to recycle by offering a comfortable and weatherproof experience for residents but does not make any recommendations regarding their use.
- 2.6. A number of layouts were considered for the new site with input from our operations contractor, Amey. The design options are attached to this report at Appendix 1. Consideration was given to merging the operation of the HRC site and the adjacent waste transfer station (see design options 1 and 3), however this was not considered further as the operational benefits were minimal and significant amendments would be required to the layout and operation of the waste transfer station. Further consideration was given to providing an internal roadway to link the HRC with the transfer station to allow waste containers to be delivered without going via the public highway. Again, the operational benefits of this link were minimal and outweighed by the need to make significant amendments to the layout and operation of the transfer station. Consideration was also given to the provision of a canopy over part of the HRC. However, at this stage of the project design, there are no planning, permitting or operational reasons, nor specific design guidance measures, to require the incorporation of such a feature.
- 2.7. It is proposed that design Option 2 is the preferred option to be taken forward for further detailed design development, as it is of a split level design, it maximises the capacity for queueing vehicles off the public highway, maximises the parking spaces available, has a separate Heavy Commercial Vehicle (HCV) access off the public highway for vehicles servicing the containers, maximises the space available for waste and recycling containers, has a single operational area making it easier to service containers and maintain separation between operations and the public, and has a formal re-use facility with dedicated parking

bays. It is proposed that during the pre-application public consultation all designs are presented with an explanation of how the decision was reached to select a preferred option.

- 2.8. Once a preferred design option has been selected, consideration will be given during the next stages of detailed design development to the necessity of providing a canopy / canopies over parts of the site where the public will be depositing their waste, from a waste management and operational perspective first and foremost, as may be required by the EA permits, but also taking account of the cost and benefits in doing so. Provision of a canopy / canopies could create an opportunity for green energy generation through the addition of solar pv panels. It is proposed that a decision is taken on the need for a canopy for waste management purposes first before any considerations for green energy generation through the use of solar panels are taken forward. Due to the relatively short timescale for the design, development and construction of the relocated HRC site, it is proposed that any decisions regarding the provision of a canopy / canopies and the associated energy generation through the use of solar panels on them, are managed and delivered separately from the initial waste project. This would avoid any delay to developing the replacement HRC and reduce the risk of there being a gap between the closure of the current site and opening the replacement site, leaving March residents without a local HRC. Regardless of the provision of a canopy / canopies, officers can confirm that in the detailed design development of the preferred option, opportunities for green energy will be considered e.g. PV panels on the roofs of the site office and re-use facility and the final planning application will demonstrate how the proposal meets adopted planning policy in relation to climate change and future proofing of the site.
- 2.9. Once a preferred design option has been selected, it is proposed that a pre-application public consultation is carried out on the preferred design and the consultation also includes the other designs as discussed in paragraph 2.7 above. It is proposed that the consultation is carried out virtually over a four week period as well as providing drop in sessions in the local area to maximise the opportunity for residents to have their say. It is proposed that a dedicated telephone line is set up during the consultation to allow residents without internet access to get details of the development and have their say on the proposals.
- 2.10. Once a preferred design option has been selected and further developed it is proposed that Cambridgeshire's Design Quality Panel will be consulted for their views on the proposals.

### 3. Financial

- 3.1. A capital business case has been developed and the outline proposal for funding to design and develop a new HRC was submitted to the Capital Programme Board for consideration on 14 December 2020. The Capital Programme Board were supportive of the funding proposals.
- 3.2. The capital business case that was submitted in December 2020 was based on high level costs estimates which anticipated that the capital cost of constructing a new HRC facility would be approximately £2.7M and did not include the cost of providing a canopy. A recent update of the construction costs based on design option 2 have estimated the capital cost of construction to be £3.4M (including an estimated £600K for providing a canopy if required).
- 3.3. Once the Environment and Green Investment Committee have agreed the preferred design option, then environmental permit pre-application discussions with the Environment Agency

will take place to identify any further technical and operational issues including the potential benefits or need of a canopy / canopies over the site. Once this has happened, and the respective costs worked up in more detail, the scheme will be taken back to Capital programme Board for approval. Any changes in capital budget will require approval from Strategy and Resources Committee.

## 4. Estimated Timescales

4.1. The following are the key dates and estimated timescales to provide a new HRC facility for March before the planning permission lapses on the current site, located on March landfill site.

- Selection of preferred design option for detailed development - 28 April 2022.
- Detailed design development May to July 2022
- Public consultation on HRC preferred design prior to submission of planning amendment – June 2022
- Formal submission of planning application to Minerals and Waste Planning Authority – July 2022
- Planning determination – October 2022
- Planning condition discharge – October 2022 to January 2023
- Construction procurement - October 2022 to January 2023
- Construction of new HRC site – January 2023 to August 2023

## 5. Alignment with corporate priorities

5.1. Communities at the heart of everything we do

The report above sets out the implications for this priority in 1.5, 1.6, 2.3, 2.4, 2.7, 2.8, 2.9 and 2.10.

5.2. A good quality of life for everyone

The report above sets out the implications for this priority in 1.5, 1.6 and 2.5

5.3. Helping our children learn, develop and live life to the full

There are no significant implications for this priority.

5.4. Cambridgeshire: a well-connected, safe, clean, green environment

The report above sets out the implications for this priority in 1.5, 1.6, 2.5, 2.7 and 2.8

5.5. Protecting and caring for those who need us

There are no significant implications for this priority.

## 6. Significant Implications

### 6.1. Resource Implications

The report above sets out details of resource implications in Section 3 of the report.

### 6.2. Procurement/Contractual/Council Contract Procedure Rules Implications

Delays to obtaining planning consent for a new site could have a negative impact on the cost of procuring materials and a contractor to construct the new HRC.

All procurement will be conducted in accordance with the Council's Contract Procedure Rules and Public Contract Regulations (2015).

### 6.3. Statutory, Legal and Risk Implications

Risk that planning consent for a new site is delayed or refused.

Risk of delays to the construction of a new facility.

Risk of a gap between the closure of the current March HRC site and opening a new site leaving residents in the March area without local HRC provision.

### 6.4. Equality and Diversity Implications

An equalities impact assessment will be carried out on a preferred design option once selected. Provision of a split level HRC site will improve access to recycling services for disabled residents.

### 6.5. Engagement and Communications Implications

The report above sets out details of engagement and communications implications in paragraph 2.9. Following the submission of a planning application there will be an additional consultation exercise carried out as part of the formal planning process.

### 6.6. Localism and Local Member Involvement

Local members will be consulted during the pre-application consultation detailed in 2.9.

Further local and member engagement will be carried out by Minerals and Waste Planning officers once an application has been submitted (see response to 6.5 above).

### 6.7. Public Health Implications

A health impact assessment will be carried out once a preferred design has been selected to support the formal planning application submission.

### 6.8. Environment and Climate Change Implications on Priority Areas:

#### 6.8.1. Implication 1: Energy efficient, low carbon buildings.

Neutral.

Explanation: Consideration will be given to opportunities for generating green energy on the site (see paragraph 2.8).

Further consideration will be given to reducing the carbon impact of the buildings after a preferred design option has been selected, planning approval has been obtained and a construction contractor has been procured.

#### 6.8.2. Implication 2: Low carbon transport.

Positive:

Explanation: The site proposed for the new HRC is closer to the March waste transfer station which will slightly reduce the distance travelled by the commercial vehicles servicing the containers. The preferred site option includes separate access for cyclist and pedestrians to allow to use sustainable transport.

6.8.3. Implication 3: Green spaces, peatland, afforestation, habitats and land management.

Neutral:

Explanation: The removal of the current HRC will allow that area of the landfill site to be restored and managed for biodiversity. The construction of the new facility will be on a site that is currently undeveloped. The preferred site design Option 2 includes areas of planting and screening for habitat creation.

6.8.4. Implication 4: Waste Management and Tackling Plastic Pollution.

Positive

Explanation: Providing a modern, split level HRC facility could encourage greater participation in plastic recycling and reduce the quantity of plastics in residual waste that are sent for treatment and landfill.

6.8.5. Implication 5: Water use, availability and management:

Positive:

Explanation: The preferred design, Option 2 retains an area to the north of the site to be used for sustainable drainage. Work on a detailed drainage scheme will be carried out once a preferred design option has been selected for further development.

6.8.6. Implication 6: Air Pollution.

Neutral:

Explanation: The site proposed for the new HRC is closer to the March waste transfer station which will slightly reduce the distance travelled by HCVs servicing waste containers and reduce associated vehicle emissions.

6.8.7. Implication 7: Resilience of our services and infrastructure, and supporting vulnerable

people to cope with climate change.

Positive:

Explanation: Providing an improved HRC facility will enable residents of March and the surrounding area to recycle better.

Have the resource implications been cleared by Finance? Yes

Name of Financial Officer: Sarah Heywood

Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the Head of Procurement? Yes

Name of Officer: Clare Ellis

Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or LGSS Law? Yes

Name of Legal Officer: Fiona McMillan

Have the equality and diversity implications been cleared by your Service Contact?

Yes

Name of Officer: Elsa Evans

Have any engagement and communication implications been cleared by Communications?

Yes

Name of Officer: Sarah Silk

Have any localism and Local Member involvement issues been cleared by your Service Contact? Yes

Name of Officer: Emma Fitch

Have any Public Health implications been cleared by Public Health?

Yes

Name of Officer: Iain Green

If a Key decision, have any Environment and Climate Change implications been cleared by the Climate Change Officer?

Yes

Name of Officer: Emily Bolton

## 7. Source documents

### 7.1. Source documents

Project documentation is held electronically.

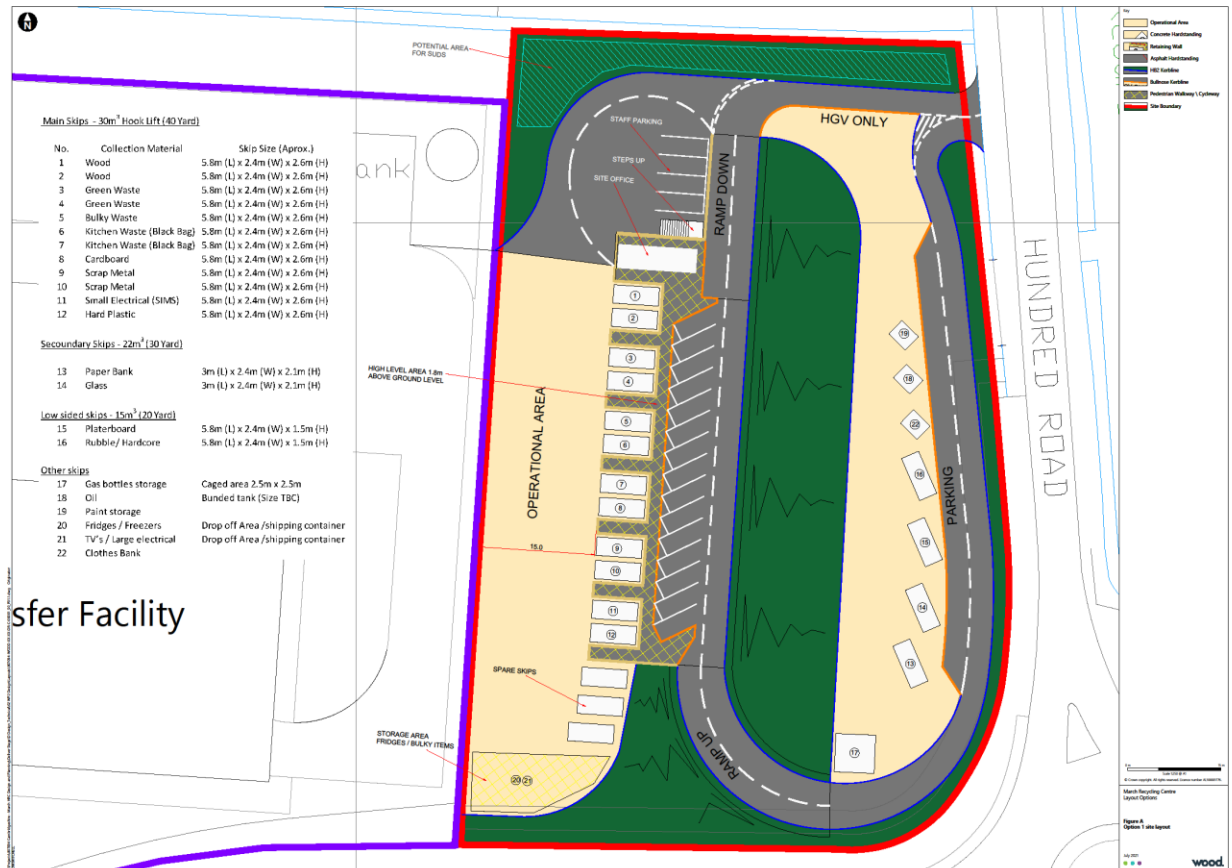
### 7.2. Location

Available on request from report author.

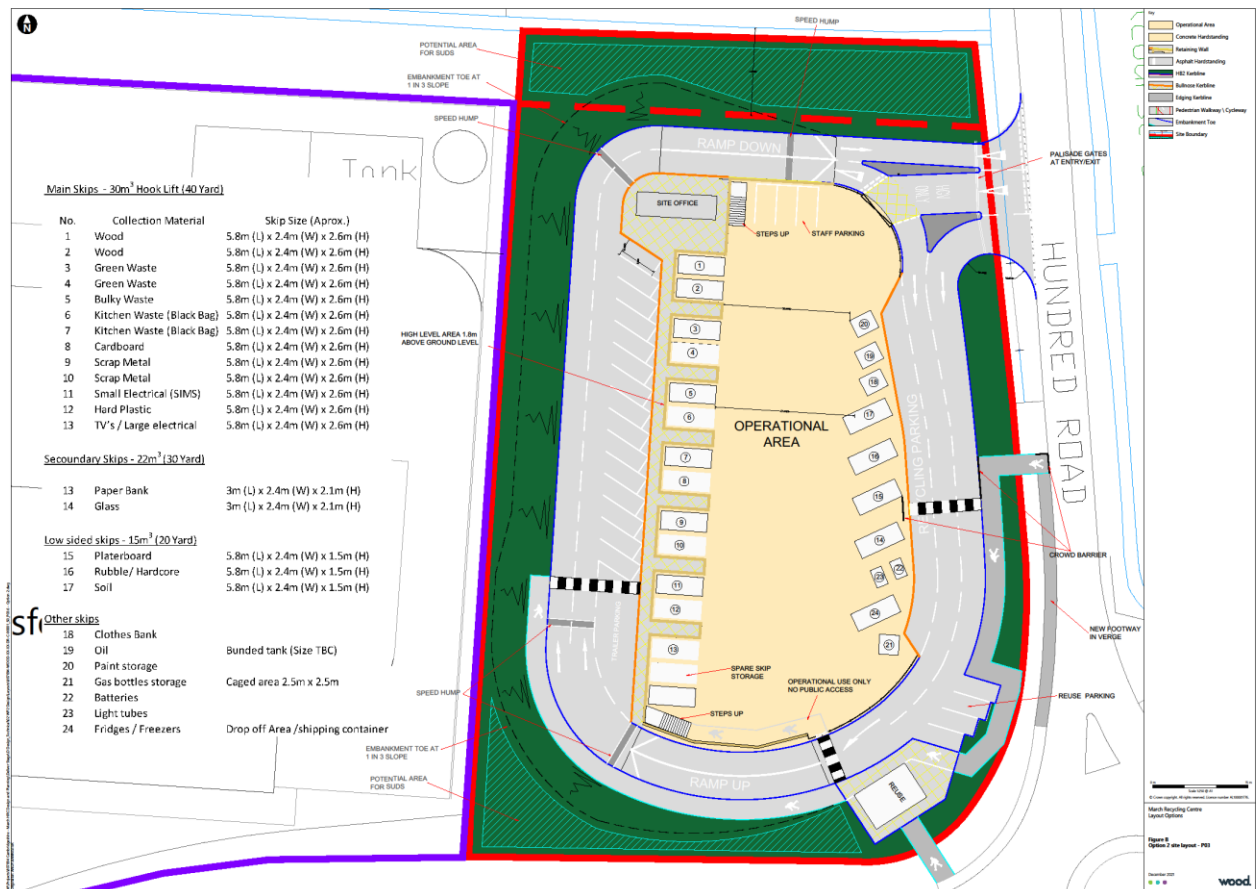




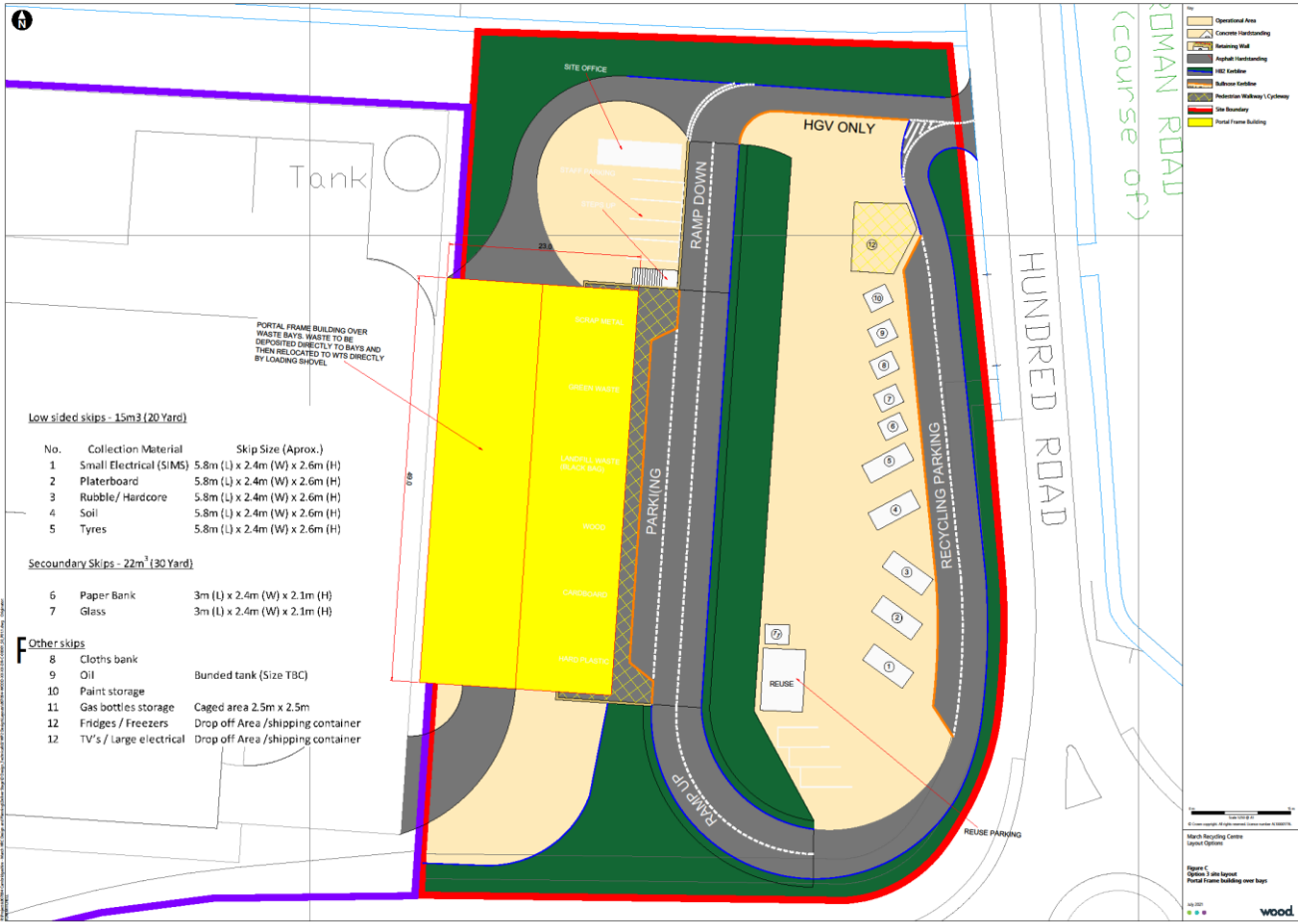
## Design Option 1



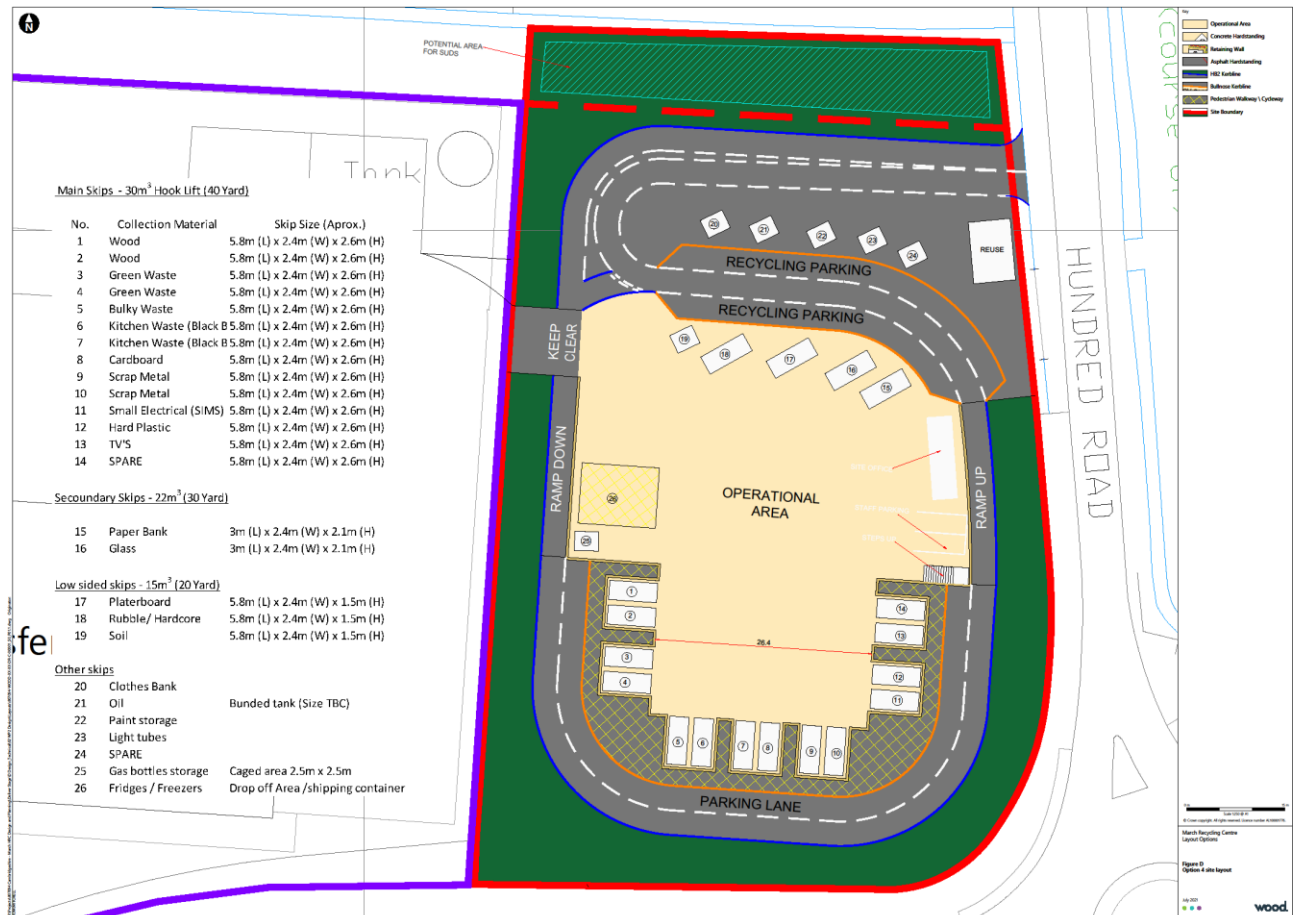
# Design Option 2



Design Option 3



# Design Option 4



## Land West of the Avenue, March: Planning Consultation Response (F/YR21/1497/O)

To: Environment and Green Investment Committee

Meeting Date: 28<sup>th</sup> April 2022

From: Steve Cox - Executive Director, Place and Economy

Electoral division(s): March South and Rural, March North and Waldersey, Whittlesey South.

Key decision: No

Forward Plan ref: N/a

Outcome: The Committee will consider and endorse the County Council's response to the West March planning application

Recommendation: The committee is requested to: -

- a) Endorse the consultation response to the West March planning application as set out in Appendix 1; and
- b) Delegate to the Executive Director (Place and Economy) in consultation with the Chair and Vice Chair of the Committee the authority to make minor changes to the response.

### Officer contact:

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### Member contacts:

Names: Councillor Lorna Dupre  
Post: Chair  
Email: [lorna.dupre@cambridgeshire.gov.uk](mailto:lorna.dupre@cambridgeshire.gov.uk)  
Tel: 07930 337596

Names: Councillor Nick Gay  
Post: Vice Chair  
Email: [nick.gay@cambridgeshire.gov.uk](mailto:nick.gay@cambridgeshire.gov.uk)  
Tel: 07833 580957

## 1. Background

- 1.1 Fenland District Council (FDC) has allocated land at West March in The Fenland Local Plan (2014) - under Policy LP9. This will provide for up to 2000 dwellings and is formed from several landholdings, of which the County Council is one. In July 2021, FDC approved a Broad Concept Plan (a requirement of Policy LP7 of the local plan) which sets out the parameters and guiding principles for development of the allocation.
- 1.2 Since 2019, Persimmon Homes (the applicant) have held pre-application discussions with key stakeholders to shape their emerging planning application on part of the allocation. These conversations included, but were not limited to, County Council services such as Education, Transport and Archaeology. The applicant's site does not include any land owned by the County Council.
- 1.3 In January 2022, FDC formally consulted the County Council on the submitted outline planning application (F/YR21/1497/O) for 1200 dwellings, associated infrastructure, public open space, allotments, a local centre, and a primary school. Appendix 1 sets out the technical response made by Officers in the Council's role as a statutory and non-statutory consultee. This is to inform FDC, as the local planning authority and who determine the planning application, on the various impacts of the proposed development on County Council services/infrastructure and what mitigation is required. Comments submitted are subject to endorsement by this committee.

## Main Issues

- 2.1 Set out below is a summary of the salient issues as they affect relevant County Council service areas. Further detail is set out in Appendix 1, which is the technical submission made by Officers to Fenland District Council in response to their consultation on the planning application.
- 2.2 Archaeology - The Historic Environment team have raised no objection to the development and accept most of the proposed mitigations and characterisation of the archaeological evidence amassed so far from the site. An archaeological planning condition is recommended to secure a programme of investigation and display.
- 2.3 Digital Infrastructure - BT/Openreach will be providing Broadband to the development. Further details and plans of the layout of the fibre ducting within the development will be required, in due course, before confirmation of the suitability of the broadband infrastructure can be confirmed by council officers.
- 2.4 Education – Officers have held several meetings with the applicant to establish the requirements for an on-site primary school and off-site secondary school provision. The primary school should be constructed by the Council and details of costs have been provided, to be agreed in a s106 agreement.
- 2.5 Floods and Water – As the Lead Local Flood Authority (LLFA), officers recognise that the current application supplies details for the key principles of the proposed surface water drainage strategy, which the LLFA supports in relation to the use of attenuation basins within the site and the proposed discharge rate. However, further details in respect of

surface water and surface water treatment need clarification before this aspect of the development is fully agreed and therefore an objection has been lodged. Planning conditions might be required to secure any changes needed.

- 2.6 Library and Lifelong Learning - The development will accommodate around 3000 residents who will impact the existing library service, which will require mitigation towards developing the space at March library. The S106 agreement will include measures to secure a financial contribution towards this project.
- 2.7 Public Health – several comments and recommendations have been made on transport related matters and the development and implementation of measures in the Health Impact Assessment.
- 2.8 Strategic Waste -The development will impose pressure on the existing Household Recycling Centre facility in March, to process any qualifying waste generated from this development. The County Council currently has a project underway to relocate this facility, and appropriate S106 contributions would be sought towards the additional provision required.
- 2.9 Transport - Transport officers are reviewing the transport assessment and have identified several matters for further discussion. Until these matters are resolved to the satisfaction of officers, a holding objection is in place.
- 2.10 Think Communities - Clear pedestrian links to services, informal indoor/outdoor meeting spaces and a developer contribution towards community development / youth working and Child & Family Centres is sought. Officers will progress this through the S106 negotiations.

### 3. Alignment with corporate priorities

Whilst the determination of the planning application ultimately lies with Fenland District Council, the report above sets out the implications for the Council's corporate priorities from a Cambridgeshire County Council perspective. The implications of the application for specific corporate priorities are identified below and cross referenced to the body of the report.

#### 3.1 Communities at the heart of everything we do

The report above sets out the implications for this priority in paragraph 2.10 and further detailed in Appendix 1.

#### 3.2 A good quality of life for everyone

There are no significant implications for this priority

#### 3.3 Helping our children learn, develop and live life to the full

The report above sets out the implications for this priority in paragraph 2.4 and 2.6 and as further detailed in Appendix 1.

### 3.4 Cambridgeshire: a well-connected, safe, clean, green environment

The report above sets out the implications for this priority as further detailed in Appendix 1.

### 3.5 Protecting and caring for those who need us

The report above sets out the implications for this priority in paragraph 2.7 and as further detailed in Appendix 1.

## 4. Significant Implications

### 4.1 Resource Implications

There are no significant implications within this category.

### 4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category.

### 4.3 Statutory, Legal and Risk Implications

All contributions and obligations will be secured through the Section 106 agreement, which will be binding on the applicant and County Council and will be required to comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

### 4.4 Equality and Diversity Implications

There are no significant implications within this category. None of the proposals in the planning application impact on the 9 Protected Characteristics under the Equalities Act 2010. The development will provide affordable housing and local employment that will have a positive impact on addressing the Council's additional characteristic of "Deprivation".

### 4.5 Engagement and Communications Implications

There are no significant implications within this category.

### 4.6 Localism and Local Member Involvement

There are no significant implications within this category. Local members were notified about the planning application for information purposes.

### 4.7 Public Health Implications

There are no significant implications within this category.

### 4.8 Environment and Climate Change Implications on Priority Areas

There are no significant implications within this category.

#### 4.8.1 Implication 1: Energy efficient, low carbon buildings.

Neutral Status:

Explanation: the detailed building performance will be agreed through reserved matters applications and compliance with development plan policies and building regulations.

#### 4.8.2 Implication 2: Low carbon transport.

Neutral Status:

Explanation: measures to encourage travel by walking, cycling and public transport would decrease reliance on use of the private motor car.



- 4.8.3 Implication 3: Green spaces, peatland, afforestation, habitats, and land management.  
Neutral Status:  
Explanation: the development includes areas of public open space. The development must comply with requirements to achieve for biodiversity net gain.
- 4.8.4 Implication 4: Waste Management and Tackling Plastic Pollution.  
Neutral Status:  
Explanation: a planning contribution towards new capacity at March HWRC has been sought which will provide capacity for the recycling demands of this and other developments.
- 4.8.5 Implication 5: Water use, availability, and management:  
Neutral Status:  
Explanation: measures to ensure the site complies with policy requirements are being progressed.
- 4.8.6 Implication 6: Air Pollution.  
Negative Status:  
Explanation: net pollution will rise as this is a greenfield site
- 4.8.7 Implication 7: Resilience of our services and infrastructure and supporting vulnerable people to cope with climate change.  
Neutral Status:  
Explanation: Homes and buildings will be compliant with building codes in respect of environmental performance.

Have the resource implications been cleared by Finance? Yes

Name of Financial Officer: Sarah Heywood

Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement? Yes

Name of Officer: Claire Ellis

Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or LGSS Law? Yes

Name of Legal Officer: Fiona McMillan

Have the equality and diversity implications been cleared by your Service Contact? Yes

Name of Officer: Elsa Evans

Have any engagement and communication implications been cleared by Communications?  
Yes

Name of Officer: Sarah Silk

Have any localism and Local Member involvement issues been cleared by your Service Contact? Yes

Name of Officer: Emma Fitch

Have any Public Health implications been cleared by Public Health? Yes

Name of Officer: Iain Green

## 5. Source documents

### 5.1 Source documents

This report and officer assessment is based on the outline planning application as submitted to Fenland District Council.

### 5.2 Location

All plans and documents relating to this application can be viewed at [www.publicaccess.fenland.gov.uk/publicaccess](http://www.publicaccess.fenland.gov.uk/publicaccess). To access these documents as well as other relevant details please follow the instructions below:

1) Enter the full application number 'F/YR21/1497/O' on the simple search form and click Search

2) Click on the 'Documents' tab

## Appendix 1 – Submitted Technical Officer Response

### **Cambridgeshire County Council Strategic Planning Site – March West Officer Comments**

This is a technical, officer response to an outline planning application for up to 1200 homes, a primary school, and other infrastructure at land West of the Avenue (known as West March). The planning reference number is F/YR21/1497/O.

These comments are subject to endorsement by the County Council's Environment and Green Investment Committee. Due to timing, it has not been possible to approve these comments ahead of submission.

Some council services may have responded directly to Fenland District Council (FDC), and therefore some comments are replicated for completeness. This response includes responses from the following council services: - Archaeology; Digital Infrastructure, Education, Floods and Water, Library and Lifelong Learning, New Communities, Public Health, Strategic Waste and Transport Assessment.

#### Summary

Officers note this development is broadly consistent with the policies and strategies of the County Council, although there are some matters that require further consideration or detail before they are considered fully acceptable. These matters are highlighted below.

The planning application comes forward as a response to Policy L7 and L9 of the Fenland Local Plan and Broad Concept Plan. Pre-application discussions have taken place with various officers to inform the outline planning application and ensure that where-ever possible it accords with the requirements of the County Council's service needs.

Fenland District Council is the local planning authority, and these comments are intended to advise the planning officer and planning committee on the County Council's position.

Any outline planning permission issued must be subject to the signing of a S106 Agreement of which the County Council must be a party and signatory to, with the County Council's reasonable legal fees met in full by the developer.

Any financial viability matters that the development proposals have, which reduce the level of developer contributions, must be fully evidenced, justified, and noted with the County Council. This might affect the Council's proposed mitigation project.

#### Archaeology

Archaeology officers do not object to the development and can accept most of the proposed mitigations and characterisation of the archaeological evidence amassed so far from the site. Consequently, officers recommend that an archaeological condition should be attached to any consent granted to secure a programme of investigation and display. Please see below for wording of the condition. All work in Cambridgeshire is led by an archaeological brief obtainable from this office.

## ***Appraisal of the Environmental Statement and Archaeological Evaluation Report***

1. Points of detail requiring correction in the documents submitted include the Applicant's Environment Statement Vol II include:

14.41 it is stated that the District Conservation Officer will need to approve the Written Scheme of Investigation for archaeological mitigation. As this is a service our office undertakes on your behalf, we would like to advise Persimmon Homes that all matters relating to archaeology need to be discussed with and approved by us. Paragraph 14.22 expresses this.

Tables 14.2, 14.7 and others in Chapter 14, Archaeology and Heritage, incorrectly consider all non-designated heritage assets relating to buried archaeological remains to be of equal value, so that Medieval manorial remains are considered of equal, low, sensitivity to the Iron Age round house remains. This is not the case for three reasons:

- (i) There was evidence of stratified deposits in the area of the demolished, moated Hatchwood Manor and earlier, Saxon, evidence was also found in the 2012 evaluation of this site.
- (ii) Manor sites are uncommonly threatened by development and then excavated in Cambridgeshire, so that the research value of a fenland manor site raises its significance above the 'low' threshold to Medium or High. It is associated with a contemporary drainage- or enclosed field system comprising large ditches, some reused and incorporated in the 18/19<sup>th</sup> century drainage of the later arrangement of fields. Medieval roof tiles were found in the ditches
- (iii) The Magnitude of Impact shown in Table 14.4 therefore incorrectly shows 'Low' sensitivity of remains assessed as having a Magnitude of impact (of development) as 'Low adverse', and a Negligible adverse Significance of effect that results in a value 'Not significant' being ascribed to the remains.

Were it the case that the archaeology is of low sensitivity/significance/value, with particular reference to point (iii), our office might have recommended that no mitigation work would be needed and that the evaluation results had provided sufficient understanding of the assets discovered in the application area. However, this is not the case. Instead, our view is that the manorial site and its associated landscape is of regional importance (Sensitivity value = Medium to High) and that the magnitude of development effects upon its stratified remains are considered as High because the remains will be removed by the development. The Assessment Matrix in Table 14.4 would show our assessment as being Moderate or Major in magnitude, fully justifying the need for detailed excavation that has been advised. Note should be made that the Grade II Listed Hatchwoods Farmhouse is assessed as being of medium sensitivity (14.18), and in archaeological terms, the archaeological remains of the manor site are comparable, perhaps of greater sensitivity give its antiquity and vulnerability to development impact.

The correct interpretation of remains in their local and regional context is an important aspect of archaeological planning officers' appraisals as this will lead to the design of appropriate mitigation strategies that should include long term presentation and interpretation of the remains in the locality that will be affected by new development As opposed to the last point made in 14.21). This has previously been explained in planning consultation response and advice given direct to the applicant, recommending that this should be included in the Heads of Terms for the Section 106 legal agreement. Lastly on this point, the second phase of evaluation that conducted in 2020 was more comprehensive that that conducted in 2012 and afforded greater certainty of

results and the areas to be selected for mitigation works (archaeological excavation prior to development). We do not support schemes that subsequently subject all groundworks to a monitoring scheme (see 4<sup>th</sup> point in the list at 14.21) if there has been prior comprehensive evaluation, as this would downgrade the value of the evaluation scheme and be a disproportionate response to the development impacts.

2. The Archaeological Evaluation Report contains some minor errors that require amendment prior to its acceptance for inclusion in the Cambridgeshire Historic Environment Report. These will be discussed with the contractor. It is however approved as a sound evaluation of the application area.

### ***Recommendation for changes to the mitigation strategy***

Officer advice is to expand the area for excavation around the manorial site (A), to include further investigation of the 'moated intrenchments' shown on historic maps and as the purple trapezoid purple on Figure 14.4 of the ES. The work for this feature will be discussed with contractors, once hired, and covered in the investigation brief that we will prepare when required. This will contain the proportionately scoped mitigation areas.

While the organic remains in samples taken from a trench across the feature provided radiocarbon dates ranging around the 17<sup>th</sup>-18<sup>th</sup> century for this large landscape feature, it is hard to understand its relationship with the manor that was derelict, perhaps dismantled by that time. Perhaps it was excavated for some other purpose yet to be discovered. The late dates are best explained at this stage as indicating the latest date of backfilling of the large feature (there is much mixed 20<sup>th</sup> century rubbish of all types including tree trunks, large metal fragments and masses of barbed wire dumped in its upper fills, along with backfilled clay from a once present upcast bank), we are not yet clear as to its origins and association with the Medieval manor. More investigation to that from the evaluation trenches placed across it is required.

Small areas around the Neolithic finds and dispersed prehistoric pits need to be subject to controlled stripping and excavation since they constitute uncommon finds in the landscape and extend understanding of transhuman occupation at the western slopes of March that would later become a fen island surround by marsh.

### **Recommended Condition**

#### **Archaeology**

1. No development shall commence until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work within the development area and in accordance with a Written Scheme of Investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority. The pre-commencement aspects of archaeological work should include:

1a) Submission of a Written Scheme of Investigation that sets out the methods and timetable for the investigation of archaeological remains in the development area and includes strategies for public engagement, the local and/or museum-based display of selected evidence and the erection of interpretation boards in suitable locations in the new development, and which responds to the requirements of the Local Authority archaeology brief;

1b) Completion of mitigation fieldwork in accordance with an approved Written Scheme of Investigation.

2. The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation. This stage of the programme can occur after the commencement of development:

2a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;

2b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within 18 months of the approval of the Updated Project Design, unless otherwise agreed in advance with the Local Planning Authority and to reflect the phasing of the development;

2c) Deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another suitably accredited store approved by the Local Planning Authority, and the deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 1 year of completion of part 2b).

**Reason:** To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF.

**Informative:** *Developers will need to ensure that the timetable for the archaeology programme (including field- and all post-fieldwork stages) is included within the timetable of the development programme. Each stage of the two conditions can be discharged (partial discharge) when they have been completed to the satisfaction of the Local Planning Authority's Archaeological Advisers at Cambridgeshire County Council.*

### The Library Service

The development will accommodate around 3000 residents (1200 dwellings x 2.5 people per dwelling). This will impact the existing library service which will require mitigation towards developing the space at March library.

The library building itself is of sufficient size but will need adaptations to meet the needs of an increase in a likely younger demographic created by the development. The mitigation project will create a business and IP centre which includes working from home-style drop-in office space as well as improvements to the children's space for younger families.

Using the Council's draft S106 guidance and methodology set out by the MLA in 2010, but adapted for modern costs, a contribution of £59 per head of population increase for enhanced static library provision (resources and fit out) with no physical changes to existing building is appropriate. This will cover fit out and created space required to operate within the existing revenue of the service for management and maintenance of the enhanced offer.

Contribution requested =  $1200 \times 2.5 = 3000$  residents  $\times$  £59/pp = £177,000 or £147.50 per dwelling ( $177,000 / 1200 = 147.50$ ) and this will be confirmed in the s106 agreement.

### Digital Infrastructure

BT/Openreach will be providing Broadband to the development. Further details and plans of the layout of the fibre ducting within the development will be required, in due course, before confirmation of the suitability of the broadband infrastructure can be confirmed by council officers.

## Education

The planning application provides for an on-site primary school. The size of the primary school is agreed as 2 forms of entry (420 pupils) with the ability to expand to 3 forms of entry if required (630 pupils) which is sufficient to provide for the level of children coming forward from the development. A second primary school might be required in the wider allocation, however, that falls outside of this planning application site.

The primary school will also provide for early years provision. The primary school site is of sufficient size, being 2.3 ha for the 2 form of entry school with an additional reserve of 0.7ha of land to allow for expansion to a 3 form of entry school – if required. The broad location and shape of the primary school site is acceptable; however, it is subject to meeting the Council's approved detailed specification requirements before it is finally confirmed and accepted.

It is current CCC policy that the Local Authority will deliver new school builds and therefore an option for the developer to build the school is not compliant with current policy.

The phasing strategy and build costs have been discussed with education officers and will be finalised and related to triggers for developer contributions in the s106 legal agreement. The primary school will likely come forward in phases, due to the longer build out period of the housing, initially as a 1FE school with larger core facilities from the outset to minimise disruption at later expansions. Should the development be unable to meet the full costs of funding the primary school, a financial viability appraisal will be required to justify any amended contributions.

<b>March West Primary School 1: Costs</b>			
Phase of school build	Specification	Cost (£)	Index (BCIS)
1	1FE + 2FE Core + 1EY	7,370,880	3Q23
2	1FE + 1FE EY	4,689,204	3Q23
3 (if required)	TBC	TBC	TBC

A financial contribution towards off-site secondary school expansion will be made to mitigate this impact, with improvements to pedestrian and cycle access from the site.

## Floods and Water (summary of key points)

### **Principles for Surface Water Interception**

The current application supplies details for the key principles of the proposed surface water drainage strategy, which the LLFA supports in relation to the use of attenuation basins within the site and the proposed discharge rate.

However, within this application it is not outlined how the key principles will address on plot and individual parcel drainage, such as the requirement for interception source control. Section 6.3.7 of the Cambridgeshire Flood and Water SPD states that source control methods must be implemented across sites to provide effective pre-treatment of surface water. Interception source control can also provide the benefit of mitigation for small rainfall events, and for the first 5mm of rainfall in larger storm events. The applicant has not demonstrated that source control methods will be used on site, such as permeable paving, rain gardens or tree pits, nor have they provided

evidence of why they would be inappropriate, and therefore the LLFA is unable to support this application.

### **Surface Water Treatment**

It is mentioned within the proposals that the majority of the surface water within the site will be conveyed to and attenuated within basins located at the low points of the site. It is therefore required that individual parcels are able to provide sufficient surface water treatment before water is discharged into the wider surface water network. This is to prevent the attenuation basins being responsible for all of the surface water treatment within the site, as in the event of their failure, this would leave water to discharge from the site without any surface water treatment, creating a pollutant risk to the receiving watercourses. The use of SuDS on plot will start to form the SuDS management train, spreading the maintenance of water across multiple features. Until it is demonstrated that provision will be made for surface water treatment within individual parcels, the LLFA is unable to support this application.

### **Surface Water Flow Path**

Figure 7.3A shows a surface water flow route located in the south of the site running from the Knight's End Road and flowing north through the site, with a maximum velocity of 0.5-1.0 m/s. It is currently unclear if this surface water flow route conveys water from the houses north of Knights End Road to the existing water course, therefore having the potential to mitigate flood risk to the existing dwellings in the area. If the surface water flow route located within Parcel R1 acts to convey water from the existing dwellings, it is therefore imperative that this route is preserved within the development in order that the flood risk to the surrounding area is not increased. The LLFA therefore requires that the flow path and water conveyance routes within parcel R1 are made clear, and appropriate preservation of any conveyance ditches are included in development, for this application to be supported.

### **Public health**

The Public Health response relates to the:

- Transport Assessment,
- Travel Plan
- Volume I of the Environmental Statement
- Health Impact Assessment and
- Construction and Environmental Management Plan

### **Transport Assessment**

Paragraph 2.22 states: *"It is proposed that upgrades to PROW route 156/13 be delivered by the site whilst all other pedestrian / cycle links to The Avenue would be delivered by other development coming forward within the wider strategic LP9 allocation"* We would recommend bringing forward the upgrades to the PROW routes, in particular those providing access towards The Avenue. This will provide sustainable access to existing local cycle routes towards Neale Wade Academy and the town centre, well before the proposed two additional junior schools are occupied.



Implementing these measures in phases R1 and R2 of the ‘build out’ will strongly support the measures set out in the Travel Plan and is more likely to embed a culture of walking and cycling as soon as the first residents move into their new properties. This is particularly important as despite the level terrain, this area currently has one of the lowest levels of cycling and walking in Cambridgeshire

To further incentivise the use of these improved PROW’s we would recommend that the welcome pack/ travel information pack for new residents, includes a local cycling map, similar in design to those already in place in Wisbech, St Neots, Ely and other towns in the county. The current Wisbech March shows links to March Station (2.4 miles away from Knights End Rd), but not further into March itself.

In line best practice elsewhere, we would request that the developer should consider funding the production of a March cycle map. This has been successfully introduced as part of new residential schemes in other parts of UK, including the Doncaster Travel Smart programme. This has led to improved engagement with the existing local communities whilst increasing active travel.

Paragraph 2.33 refers to “a developer contribution to provide a high-quality bus service to enhance site accessibility for up to 8 years. It is envisioned that the service will deliver a half-hour frequency, providing direct connectivity to March town centre, Peterborough and Ely”

A good example of best practice in high quality bus services is route 36 serving Ripon in North Yorkshire, a town with a similar, population to March.  
<https://www.transdevbus.co.uk/harrogate/services/HDT/36> In contrast to national bus ridership, passenger numbers on this service continues to grow with increasing journeys for employment and education in particular. Potentially, there is an opportunity to replicate this success and provide improved access local communities in March. With this in mind we believe the developer should consider improving the overall frequency of services from the development at peak times. Evidence suggests that providing 20 mins service into March town centre along with measures to improve the public transport links to the rail station, would considerably improve access to employment both within the town and across the county supporting local economic growth.

The reference in Paragraph 2.37 relating to the possibility of using alternative fuelled buses used for the services: “the use of Alternative fuel technologies will be examined to minimise potential greenhouse gas emissions from the service” is to be welcomed and complements the Bus Improvement Plans commissioned for Dft in autumn 2021.

With the significant increase of Electric vehicle sales across the UK in the last 12 months that the statement relating to the installation of residential charging points” provided at an appropriate level” in 2.65 requires further clarification at the reserve matters stage.

## **Road Safety**

Paragraph 4.2.1 states “In any case, the number of ‘serious’ incidents represent a negligible proportion of the total quantum. It is therefore considered that the proposed development will have no adverse impact on highway safety”. Despite this, we would welcome developer support for local positive road safety campaigns, aimed at reducing parental cycling safety concern would be well received by the town’s residents. This would also raise awareness of road safety issues, particularly amongst those new residents unfamiliar to driving in the local area.

## Travel Plan

The Travel Plan includes a useful action plan, however, as the construction process is to last 13 years, we would suggest that the statement in paragraph 5.5 relating to collection of base travel data should be revised. "Within 6 months of 50% occupation, the baseline mode split will be revised. The emphasis, however, will remain to reduce the dependence on single occupancy vehicular travel and target a shift towards alternative sustainable travel options"

We would recommend the inclusion of an additional interim survey as phase R3 construction commences.

## Environmental Statement Volume 1

### Air Quality

Despite baseline air quality not exceeding current air quality objectives (Chapter 7.2/ 7.3) we would recommend further mitigation measures during the Construction process.

These should include stipulating a minimum Euro VI standard for all HGVs for all contractor's/ sub-contractors and the use of low emission NRMM's on site. Even though emission levels may remain below the current objectives, any increase in particulates will impact on health consequently minimising impact on air quality is essential for both the new residents and the existing population of the town of March.

## HIA Appendix 15.1

The use of HUDU toolkit is appropriate. However, we strongly recommend revising the HIA at each of the reserved matter stages of the development to address many of the areas categorised by the submitted HIA as "uncertain." These issues clearly require more detailed consideration before final approval is considered.

Long term stewardship of community assets set out in the HIA section 6.5 from green space, active trail, sport facilities, Multi use Games facilities etc, should be – free at the point of use or alternatively funded through a scheme established by the developer that is designed to subsidise the facilities for low-income families. This is particularly important in the area in and around March as it will contribute to improved the health and wellbeing across the community.

Table 6.4 of the HIA States "*Overall, predicted changes in air quality during operation would not be sufficient to quantify any measurable adverse change in health outcomes across the local population.*" However as previously mentioned in the response to the air quality section of the Environmental Statement above we would recommend a minimum requirement of EURO VI for all road vehicles delivering to site throughout all the phases of construction, along with the introduction of an on-site anti-idling agreement.

In respect of the proposed Community buildings, we would strongly suggest that the facilities on site referred to in Table 6.2 should be constructed and ready for used as the initial residents for phase R1 & R2 move on to site.

We would also recommend the recruitment of a Community Development worker, as part of the development prior to first occupation. Potentiality funded through section 106 funding, the worker

would support the new on-site facilities, encourage health lifestyles and provide a link with the existing community.

## **Construction and Environmental Management Plan**

The commitment by the applicant to minimise idling of vehicle on site is welcomed. However, it would recommend the inclusion with the Method statement for contractors and sub-contractors a further condition to only allow EUROVI vehicles on site and for deliveries.

The location of the compound for each 'build out' relative to the existing properties needs further clarifications minimising noise, dust and disturbance to the existing residents.

## **Reserved matters**

Many details aspects of the development have implications for health and should be addressed as part of a "Statement of Compliance" submitted for approval with each reserve matters stage of the application

## **Impact on GP practices and Pharmacies**

The assessment on Health Care provision set out in the HIA will need to be discussed with the Cambridgeshire and Peterborough Clinical Commissioning Group (CCG) to reflect the current needs and the impact of over 2000 new residents on the local health providers.

## **Strategic Waste**

The development will impose pressure on the existing Household Recycling Centre facility at March, to process the waste generated from this development. The Council currently has a project underway to relocate this facility, an appropriate S106 contributions would be sought towards the additional provision required.

With regard to waste requirements providing space on plots for refuse, recycling and cycle storage, these storage areas must be easily accessible for refuse collections vehicles to empty the bins and the Council's RECAP waste partnership have a design guide which should be considered in the final designs for the layout.

## **Transport**

Transport officers are reviewing the transport assessment and have identified several matters for further discussion. Until these matters are resolved to the satisfaction of officers, a holding objection is in place.

## **Thinkcommunities**

Clear pedestrian links to services, informal indoor/outdoor meeting spaces and a developer contribution to community development / youth working may be required, as well as to Child & Family Centres. Officers would like to progress this discussion with the applicant.

11<sup>th</sup> February 2022.

V1.0



## Environment & Green Investment Committee Agenda Plan

Published on 1 April 2022

Updated on 20 April 2022

### Notes

The definition of a key decision is set out in the Council's Constitution in Part 2, Article 12.

\* indicates items expected to be recommended for determination by full Council.

+ indicates items expected to be confidential, which would exclude the press and public.

The following are standing agenda items which are considered at every Committee meeting:

- Minutes of previous meeting and Action Log
- Finance Monitoring Report
- Agenda Plan, Training Plan and Appointments to Outside Bodies and Internal Advisory Groups and Panels

Committee date	Agenda item	Lead officer	Reference if key decision	Deadline for draft reports	Agenda despatch date
28/04/22	March Household Recycling Centre (HRC) Redevelopment	Adam Smith	2022/041		
	Waste Management PFI Contract – Update on Variations to Waterbeach Facility Permits+ (Confidential item)	Adam Smith	Not applicable		
	March West Phase 1 Planning Application	Stuart Clarke	Not applicable		
07/07/22	Trees and Woodland Strategy- Consultation Draft	Emily Bolton/ Phil Clark	Not applicable		
	Northstowe 1 and Phase 2 Section 106 Cost Cap	Colum Fitzsimons	2022/011		
	Net Zero Programme and Resourcing Plan	Sheryl French	2022/066		

Committee date	Agenda item	Lead officer	Reference if key decision	Deadline for draft reports	Agenda despatch date
	Carbon Valuation Update	Sarah Wilkinson	Not applicable		
	Performance Report	Rachel Hallam	Not applicable		
	Risk register Review	Steve Cox	Not applicable		
07/09/22 Reserve date					
13/10/22					
01/12/22					
19/01/23 Reserve date					
16/03/23					
20/04/23 Reserve date					

Please contact Democratic Services [democraticservices@cambridgeshire.gov.uk](mailto:democraticservices@cambridgeshire.gov.uk) if you require this information in a more accessible format