

My ref: PR/S/5113/19/CW
Your ref:

Date: 5 September 2019

Contact: [REDACTED]
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Place and Economy
Environment and Commercial

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Anglian Water

By e-mail only to
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Box No SH1315
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Castle Hill
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Dear [REDACTED]

PR/S/5113/19/CW Pre-application request for Anglian Water's proposed planning application for a Water Recycling Centre (WRC), pipeline and pumping station.

At: Land to east and west of Long Drove, and off Bannold Drove, Waterbeach, Cambridgeshire.

I respond in writing further to our site visit on 21 June 2019, which was attended by myself and [REDACTED], Planning Officer and your team. This pre-application request has been submitted for planning officer advice only. Further specialist pre-application advice should also be considered as mentioned below.

The Site and Surroundings

The proposed development is within South Cambridgeshire District Council's area. It is situated to the north east of Waterbeach village. Approximately 200 metres north east of the current edge of the Waterbeach settlement, at its nearest point, is the proposed site of the new pumping station. Part of the proposed site, the location of the proposed pumping station, is on the site of the existing Water Recycling Centre (WRC), which is accessed from the unclassified Bannold Drove. The existing WRC is surrounded by agricultural land.

The land proposed to be used for the new WRC site and the connecting pipelines is mainly in agricultural use. A drain runs alongside the eastern side of Long Drove. Forty metres south of the proposed WRC site, on the other side of Long Drove is an existing waste transfer station.

The nearest dwelling to the proposed WRC is approximately 220 metres north northwest, with several other existing dwellings between 600 and 700 metres from the proposed site of the proposed WRC including the edge of the existing Waterbeach development. Additionally, planning applications for the Waterbeach New Town are under consideration by South Cambridgeshire District Council references S/0559/17/OL, and S/2075/18/OL, which have the potential to bring forward new residential and associated development to within 240 metres of the proposed water recycling centre. There is the potential for new development to take place on the other side of the railway line, which is approximately a distance of 200 metres from the proposed WRC to the west. Planning application S/0791/18/FL is for Waterbeach

Railway Station, the application site for which would be approximately 100 metres from the proposed WRC site.

The Cam Washes Sites of Special Scientific Interest is approximately 2.2 kilometres northeast of the proposed WRC. Wicken Fen RAMSAR, Fenland SAC and SSSI is approximately 4.4 kilometres northeast. Devil's Dyke is approximately 5.4 kilometres to the east from the edge of the proposed pipeline. The proposed WRC is within the SSSI impact risk zone for the Cam Washes. Additionally the River Cam is a County Wildlife Site.

The proposed site for the new WRC and the pipeline east of the Cambridge to Ely railway line are both within Flood Zone 2 or 3, with over half of the proposed WRC site being in Flood Zone 3. There are manmade embankments alongside the River Cam, which act as flood defences. There are areas subject to surface water flooding classified as intermediate and less on both the existing and proposed WRC sites. Additionally, part of the existing WRC site is at risk of 1 in 200yr rain of over 0.3m deep. The proposed pumping station and proposed pipe line up to the Cambridge to Ely railway line is in Flood Zone 1. The proposed development also falls within the Waterbeach Internal Drainage Board's area.

Public right of way Waterbeach 247/12 is situated on the embankments of the River Cam and Byway Waterbeach 247/14 runs north from the end of Bannold Drove.

The pipeline and proposed WRC are in a Mineral Safeguarding Area for sand and gravel as defined in the Cambridgeshire and Peterborough Minerals & Waste Core Strategy Development Plan Document, Adopted July 2011. The nearest listed building 'Barn to the North of Lock Farm' is located approximately 620 metres to the south of the proposed WRC. The site of Denny Abbey is a scheduled monument and contains listed buildings. It is approximately 2 to 2.5 kilometres from the application site. There have been neolithic and or bronze age finds and medieval pottery within the vicinity of the proposed site of the WRC on nearby agricultural land.

Relevant Planning History

Planning permission C/0428/63/ was granted 5 July 1963 for the extension to existing RAF Sewage Works of additional sludge drying beds, percolating filters, sand filters, humus tanks and pumping station by Chesterton Rural District Council Bannold Drove Waterbeach.

No planning history has been identified in relation to the proposed site of the new WRC. The most recent planning permission relating to the existing recycling centre to the south west of the site on the western side of Long Drove is Cambridgeshire County Council's planning permission reference S/0203/16/CW.

There are currently three South Cambridgeshire District Council planning applications under consideration in relation to the development of Waterbeach New Town references S/0559/17/OL, S/2075/18/OL and S/0791/18/FL. Outline planning application S/0559/17/OL relates to the development of the west of the new town and covers an area of approximately 293 hectares. The development proposes up to 6,500 dwellings and related development subject to a Section 106 agreement, which is currently being negotiated. The existing WRC is

located to the east of the application site and is approximately 240 metres from the site at its closest point.

Outline planning application S/2075/18/OL is for the development of the east of the new town and covers an area of approximately 231 hectares. The development would include up to 4,500 dwellings and associated uses. The application is under consideration. The application site includes the existing WRC and the proposed pipe line up to the Cambridge to Ely railway line.

Planning application S/0791/18/FL proposes a relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure. The application site is approximately 100 metres to the south of the existing WRC at its closest point. The application is progressing towards determination.

The Proposed Development

A new WRC capable of treating flows from the existing village of Waterbeach and those generated as a result of the building out of Waterbeach New Town is proposed. It is estimated that the proposed development will include some 11,000 residences plus commercial, retail and educational facilities in addition to the 3000 properties that the current Waterbeach WRC caters for. The new WRC is stated to include a bio-operation plant, final settlement tanks, sludge treatment facilities, a ferric dosing unit, screening area, electrical distribution facilities and a welfare building. The heights of these proposed facilities varies, with the screening area containing the tallest structure at approximately 12 metres high. The proposed new WRC site would be surrounded by a security fence and a proposed hedge. It would be accessed from Long Drove. The route to and from the site would need to pass through the village of Waterbeach and would involve crossing an automated level crossing and passing residential properties close to the corner of Bannold Road with Long Drove. An existing ditch would need to be culverted to gain access and egress from the proposed WRC site. The size of the application area is currently unclear owing to the areas differing between the submitted drawings. The proposed WRC site scales at approximately 4.7 hectares as shown on drawing number WALDSM-SS-SBS-11239-Z-LAY-AOA-0001 Rev 1. Drawing number WALDST-SS-SBS-11239-Z-LAY-AOA-0001 Rev 1, the site layout plan shows an area of a little under half of this.

The proposal also includes a new pumping station with a proposed site of 1825 square metres, as dimensioned on drawing number WATBST-SS-SBS-11239-Z-LAY-AOA 0001 Rev 1 within the north eastern corner of the existing WRC site. Notwithstanding this a different site area is shown on drawing WALDSM-SS-SBS-11239-Z-LAY-AOA-0001 Rev 1 of approximately 2128 square metres. The proposed pumping station would transfer current incoming and new flows east to the new proposed WRC. The pumping station would include Chemical Dosing Plant, Above ground valves, a wet well, a kiosk, 4 metre high lighting column and a 6 metre high telemetry aerial. The site would be surrounded by a proposed hedge and 1.8 metre perimeter fence. The pumping station would be linked to the proposed WRC by a new rising main pipeline. It is proposed that treated flows would be discharged from the new WRC into the River Cam. The existing Waterbeach WRC is proposed to be decommissioned

when the proposed WRC and pumping station are in operation. The proposed total length of pipeline is a little over 1 kilometre.

Planning Policy and Guidance

National Planning Policy

The National Planning Policy Framework 2019 (NPPF) needs to be considered together with the National Planning Policy for Waste 2014 (NPFW). The National Planning Policy Framework 2019 seeks sustainable development. Within it of particular importance is Section 14: Meeting the challenge of climate change, flooding and coastal change, which seeks to direct new development towards those areas at least risk of flooding together with the requirements for the sequential and exception tests. The National Planning Policy for Waste (October 2014) seeks to drive waste up the hierarchy and sets out the Locational criteria that need to be considered within Appendix B. The National Policy Statement for Waste Water 2012 should also be taken into consideration to the extent that it applies to this proposal. It is expected that alternative sites should be considered in relation to significant developments and that the choice of site should be explained by the applicant taking into account environmental, social and economic effects (paragraph 3.4.3 refers to Environmental Statements) but this will equally be relevant within the flood plain whether an Environmental Statement should be required or not.

Cambridgeshire and Peterborough Minerals & Waste Core Strategy Development Plan Document (July 2011)

The following policies in particular of the Cambridgeshire and Peterborough Minerals and Waste Plan Core Strategy (July 2011) (CPMWCS) will need to be satisfied: -

- CS2 - Strategic Vision and Objectives for Sustainable Waste Management Development
- CS14 - The Scale of Waste Management Provision
- CS15 - The Location of Future Waste Management Facilities
- CS17 - Waste Water Treatment Works
- CS18 – Waste management Proposals Outside Allocated Areas
- CS22 - Climate Change
- CS23 - Sustainable Transport of Minerals and Waste
- CS24 - Design of Sustainable Minerals and Waste Management Facilities
- CS25 - Restoration and Aftercare of Mineral and Waste Management Sites
- CS26 - Mineral Safeguarding Areas
- CS29 - The Need for Waste Management Development and the Movement of Waste
- CS31 - Waste Water Treatment Works Safeguarding Areas
- CS32 - Traffic and Highways
- CS33 - Protection of Landscape Character
- CS34 - Protecting Surrounding Uses
- CS35 - Biodiversity and Geodiversity
- CS36 - Archaeology and the Historic Environment
- CS37 - Public Rights of Way
- CS38 - Sustainable Use of Soils
- CS39 - Water Resources and Water Pollution Prevention

Cambridgeshire and Peterborough Minerals and Waste Development Plan Site Specific Proposals (February 2012).

There is no area of search in this location for a Waste Water Treatment Works in the above document. Policy W7AS establishes a Waste Water Treatment Works Safeguarding Area around the existing Waterbeach WRC. The pipeline and area of new WRC are in a Mineral Safeguarding Area for sand and gravel as defined in the Cambridgeshire and Peterborough Minerals & Waste Core Strategy Development Plan Document, Adopted July 2011.

Supplementary Planning Document- The Location and Design of Waste Management Facilities (July 2011)

This is a guide to the design and location of waste management facilities in Cambridgeshire and Peterborough to ensure high quality and to demonstrate how these facilities can be developed in both urban and rural settings. More information can be found by using the following link:-

<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan/>

Cambridgeshire County Council and Peterborough City Council | Minerals and Waste Local Plan, Further Consultation Draft (March 2019)

Together with Peterborough City Council we are reviewing the joint Minerals and Waste Development Plan bringing together the current core strategy and site specific proposals documents in a single joint Minerals and Waste Local Plan (MWLP). The consultation on the Further Draft Cambridgeshire and Peterborough Minerals and Waste Plan closed on 9 May 2019. All comments received are being considered and, where appropriate, incorporated into the Proposed Submission Local Plan, which is due to be published for consultation in November 2019. The process is currently expected to be completed in late 2020.

In particular draft Policy 11 refers to Water Recycling Areas (WRAs) and includes a proposed revision together with the wider waste management and development control.

South Cambridgeshire Local Plan (September 2018)

The following policies will also need to be considered and addressed:

- S/2: Objectives of the Local Plan
- S/3: Presumption in Favour of Sustainable Development
- S/6: The Development Strategy to 2031
- S/7: Development Frameworks
- S/9: Minor Rural Centres
- SS/6: Waterbeach New Town
- CC/1: Mitigation and Adaptation to Climate Change
- CC/4: Water Efficiency
- CC/6: Construction Methods
- CC/7: Water Quality
- CC/8: Sustainable Drainage Systems
- CC/9: Managing Flood Risk
- HQ/1: Design Principles

NH/2: Protecting and Enhancing Landscape Character
NH/3: Protecting Agricultural Land
NH/4: Biodiversity
NH/5: Sites of Biodiversity and Geological Importance.
NH/6: Green Infrastructure
NH/14: Heritage Assets
SC/4: Meeting Community Needs
SC/9: Lighting Proposals
SC/10: Noise Pollution
SC/12: Air Quality
SC/14: Odour and Other Fugitive Emissions to Air
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision
TI/8: Infrastructure and New Developments

Policy SS/6 of the South Cambridgeshire Local Plan 2018 (September), see Adopted Policy Map, Major Developments, Insert H – Waterbeach New Town allocates a new town to the north of Waterbeach Village and relates to provision for approximately 8,000 to 9,000 dwellings and associated development.

South Cambridgeshire and Cambridge City Level 1 Strategic Flood Risk Assessment (September 2010)

This document should be referred to in order to inform any site-specific flood risk assessment.

Neighbourhood Planning Status

A neighbourhood area for Waterbeach was designated in August 2015. There is no adopted neighbourhood plan to date displayed on South Cambridgeshire District Council's website.

Planning Considerations

The Principle of the Proposed Development and Flood Risk and Surface Water Drainage

The NPFW states that, when determining waste planning applications, waste planning authorities should only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan. The need for the proposal and its capacity should be demonstrated within any application in relation to Policy CS29 of the CPMWCS. Policy CS17 of the CPMWCS states that new waste water capacity will be considered favourably where it is required to meet growth in Cambridgeshire and Peterborough. This is providing that the specified requirements that proposals must demonstrate are satisfied. Criteria a. requires that a suitable watercourse to accept discharge is demonstrated and that there would be no unacceptable risk of flooding to others. The section of proposed pipeline east of the Cambridge to Ely railway line and the proposed new WRC are within Flood Zone 2 and 3, with over half of the proposed WRC site being in Flood Zone 3. The NPPF directs new development to Flood Zone 1 at least risk of flooding. A robust and appropriate sequential test will need to be carried out given that the site is not allocated within the existing development plan. In relation to Policy CS18 Waste Management Proposals outside Allocated

Areas the proposal would need to demonstrate that it would be consistent with the spatial strategy for waste management and that it can be demonstrated that the proposal would contribute to sustainable waste management moving waste up the waste hierarchy.

Emerging policy contained within the Cambridgeshire County Council and Peterborough City Council Further Draft of the Mineral and Waste Local Plan Further Draft Policy 11 Water Recycling Areas (WRA's) can be expected to gain weight during the application processing period. The draft plan will need to be taken into account and given appropriate weight. Adoption is currently timetabled for December 2020. Attention in particular is drawn to the following. Draft Policy 11 includes the following text under criteria d.

'if a new site, or an extension to an existing site it (sic) has avoided land within flood zone 3 unless there is clear and convincing justification to do so, and the proposal is supported through the evidence of need, options and risk management; relocating sites from flood zone 1 to flood zone 3 for primarily land value realisation reasons should not form any part of the justification for relocation to flood zone 3'

Concern is expressed that the site selection document that has been submitted with this request is lacking in detail and does not demonstrate that a robust methodology and assessment has been used prior to identifying this proposal as your preferred site. For example, the site selection matrix does not identify basic information such as the precise location or specific flood zone category, nor does it explain the weight given to each criterion of the proposed sites in deciding to short list your preferred site. We are also aware that in its letter of 10 May 2019 to South Cambridgeshire District Council in relation to proposed development (Outline planning application S/0559/17/OL) at Waterbeach the Environment Agency expressed the opinion that:-

'In short, we do not know with certainty where the Water Recycling Centre is going, how big it might be and how it will be accessed. Nevertheless in April 2019 Urban and Civic submitted a revised list of WRC options, and importantly including a fall back option of pumping waste water to the Milton Water Recycling Works, either at its current location, or at a relocation site. Anglian Water has confirmed that this fall back is feasible and deliverable. In our view this 'Milton option' is the only WRC scheme presented that can be demonstrated to be feasible and deliverable.'

Additionally, in a further letter to South Cambridgeshire District Council dated 23 July 2019 the Environment agency wrote: -

'...For example we would advise that development requiring a new waste water treatment works to be located in a high risk area (that could have been avoided to a low risk area had more infrastructure planning time been available) would be unsustainable and fail the sequential test in the NPPF...'

Furthermore, paragraph 7.41 of the CPMWCS advises that owing to their potential to cause extensive pollution in the event of a flood event waste water treatment works would not generally be permitted within areas liable to flood. And where there is no alternative but to use a site in a flood risk area adequate measures to prevent the release of raw or partially

treated sewage will be required together with suitable flood storage compensation measures.

A site specific flood risk assessment would be needed to accompany any planning application together with an appropriate drainage assessment including a surface water drainage assessment. The exception test would also need to be satisfied upon consideration of the application for it to stand a chance of being successful. We were advised that more modelling was being done in relation to seeking to satisfy the Environment Agency in June when we met on site. However it appears that there are wider issues about seeking to develop within the Flood Plain still to be appropriately addressed notwithstanding acknowledging that some flood defence banking is in place seeking to prevent flood water from flowing inland. It is understood that the existing protection in this area is not designated on the flood map, has no long term maintenance plan and is of varying construction quality. Consideration will also need to be given to climate change.

The proposed location for the new WRC is less than 400 metres from an existing dwelling, an existing scrapyards, and proposed development. Therefore, in any event an odour assessment and mitigation would be required to meet the requirements of Policy CS17 of the CPMWCS and CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

It is not evident at this time upon the basis of the limited information that we have been given that an appropriate sequential test would be able to demonstrate the appropriateness of your preferred site and if appropriate the exception test. Should Anglian Water continue to pursue the proposed WRC site and pipeline, it is also recommended that pre-application advice be sought from the Council's Flood and Water Team as the Lead Local Flood Authority. Further information can be found on the Council's website using the following link, which includes access to the Cambridgeshire Flood and Water Supplementary Planning Document:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/surface-water-and-sustainable-drainage-systems-suds-planning/>

The proposed pumping station would be located within Flood Zone 1 and therefore the flood plain considerations do not apply to this part of the proposal and the section of pipeline to the west of the railway.

Traffic and Transport

It is strongly recommended that specialist pre-application advice be sought from the County Council as highway authority to assist with the scope of a Transport assessment or statement and to give informal comment in relation to the capacity of the highway network to appropriately accommodate proposed vehicle flows and that unacceptable harm would not be caused to residential amenity. More information can be found in the Transport Assessment Guidelines and about pre-application charging and the appropriate request form by using the following link to our Council website:-

<https://www.cambridgeshire.gov.uk/business/planning-and-development/developing-new-communities/>

Your pre-application submission recognises that traffic would need to pass through Waterbeach and past residential development. The construction traffic proposed is not insignificant. Any application would need to demonstrate that the local highway network could satisfactorily accommodate the proposed flows. Traffic figures given should be based upon worst case scenarios and be considered on a cumulative basis taking account of all proposed development in the area. It is not clear if the construction traffic for the pumping station and the WRC would be constructed concurrently or which phases might be constructed at the same time. If months 4-6 of the pumping station coincided with months 1-3 of the WRC construction this could lead to 953 daily vehicle movements, assuming an 8 hour day would amount to an average of 119 movements per hour. For example, would this scenario be ruled out for operational reasons of the WRC needing to be constructed ahead of the pumping station or not?

Additionally the vehicle movement information should be broken down so that the types of vehicle movements can be understood e.g. HGV movements, and information given about likely peak periods and their timings. As already noted, it is strongly recommended that specialist Pre-application advice be sought from the County Council as highway authority to assist with the scope of a Transport assessment or Transport Statement and to give informal comment in relation to the capacity of the highway network to accommodate proposed vehicle flows.

You will also need to demonstrate the vehicle movements that can be expected to be associated with the construction of the pipelines. Swept path turning details will need to be submitted to demonstrate that the proposed sites and accesses could accommodate the largest vehicles. Details of access arrangements and parking will also need to be submitted.

There are no details to show how the proposed pumping station would be accessed from the public highway. An access route to the public highway would need to accompany any planning application and be included within the red line of the application area. The proposals would need to demonstrate that they could satisfy the requirements of Policy CS32 Traffic and Highways of the CPMWCS and the transport related policies of The South Cambridgeshire Local Plan 2018.

Ecology

Prior consultation with Natural England is recommended. Separate pre-application advice can be obtained from the County Council's Ecology Service by contacting Ecology@cambridgeshire.gov.uk and it is strongly recommended that this be given consideration taking into account the sensitive location of the proposed development in relation to both nationally and locally designated sites of natural importance. It is understood that the current hourly rate charged for this service is £65 per hour. You will need to confirm this with the relevant service. Likely impacts including water quality and quantity will need to be considered owing to the sensitivity of the site. A net biodiversity gain would need to be demonstrated to meet the requirements of the NPPF. Policy 35 of the CPMWCS and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018 would also need to be satisfied.

Heritage Assets

Prior consultation with Historic England is recommended and the consideration of pre-application advice with the County Councils Historic Environment Team in relation to Heritage Assets including archaeology. The Council's Historic Environment Team can be contacted by emailing archaeology@cambridgeshire.gov.uk. It is understood that the current hourly rate charged for this service is £75 per hour. You are also advised to consider contacting South Cambridgeshire District Council's Planning Conservation Team who would also be a consultee in relation to the application. Policy CS36 of the CPMWCS and the relevant policies of the South Cambridgeshire District Council Local Plan 2018 would need to be satisfied.

Visual Impact

A visual impact assessment will be required for the proposed WRC. This should include consideration from the banks of the River Cam. The proposed WRC would be in a location that is currently mainly open. Consideration should be given to the likely time that landscaping would take to establish. Careful consideration should also be given to the amount/depth of planting proposed and the species and size of mitigation planting in relation to both the pumping station and the WRC. Consideration should be given to screening the pumping station until the landscaping is established. The application would need to demonstrate that it could satisfy Policy CS33 Protection of Landscape Character and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

Lighting

Details of proposed lighting including how the lights would be controlled and when they would be used should be submitted together with an appropriate lighting assessment to accompany any application proposed, which includes new lighting proposals. Policy SC/9 Lighting of the South Cambridgeshire District Council Local Plan 2018 would need to be met.

Protecting Surrounding Uses and Residential Amenity

The proximity of the proposal to sensitive receptors would need to be given careful consideration especially given that there would be sensitive receptors located within 400 metres of the proposed WRC. Noise, odour and air quality assessment will need to be carried out. Consideration will need to be given to how the proposed pumping station would relate to the proposed development adjacent to it. A Health Assessment will need to accompany the application. The immediate and wider impacts of the proposed WRC will need to be considered and include taking into account the amenity of users of the River Cam including by narrow boats and the footpath network. The application would need to demonstrate that Policy CS34 of the CPMWCS and the relevant policies of the South Cambridgeshire Local Plan 2018 would be met and that the residential and other amenity could be appropriately safeguarded.

Agricultural Land

If not all, the majority of the land affected by the project is best and most versatile agricultural land, which includes grades 1, 2, and 3a agricultural land. The proposed location for the WRC site is on land shown as grade 2 on the general classification. A section of pipeline near the River Cam crosses through grade 1 agricultural land on the general classification. The pumping station appears to be proposed on grade 3 land, which is not currently in agricultural use. Appropriate assessment would need to be made in relation to

the quality of the land currently in agricultural use. And, the application would need to demonstrate that it could meet the requirements of the NPPF and policies CS38 Sustainable use of soils of the CPMWCS and Policy NH/3 Protecting Agricultural Land of the South Cambridgeshire Local Plan 2018.

Statement of Community Involvement

This proposal would fit within Category A: “High Level” Community Involvement of the Cambridgeshire County Council Statement of Community Involvement (January 2019).

The higher level of community engagement will need to be met. Early engagement with the District, Parish Council and local residents is strongly recommended.

For more information can be found on our website by using the following link:-

<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application/>.

EIA Screening

On the face of it the proposed project does not appear likely to amount to Schedule 1 EIA development given that the threshold of Schedule 1 13 Waste Water Treatment Plants is to serve 150,000 population unless it should be caught by any other provision. The proposed project will otherwise require screening under the Town and Country Planning Environmental Impact Regulations 2017. It appears likely that it would fall within Schedule 2 11 (c) and potentially Categories 11(b) and/or (d). The pipeline appears to exceed 1 ha in site size, and if so would meet the threshold for Schedule 2 10 I long distance aqueducts. Given this, you may wish to submit a request for a screening together with appropriate information. A check list is attached, which refers to the information that should be submitted with any separate screening request.

Conclusion

Upon the basis of the information provided, it is unclear whether or not the location of the proposed WRC site could be supported in principle. Unless a robust sequential test should demonstrate a lack of other feasible sites in locations less likely to be affected by flooding, and the concerns of the Environment Agency can be overcome, it is unlikely that officers will be in a position to support the proposed new WRC site in this location. Additionally other significant considerations would need to be demonstrated including that the traffic could be satisfactorily accommodated through Waterbeach taking into account the likelihood of the cumulative impacts of other development that may be taking place. Also, that the proposal would not result in unacceptable harm to nature conservation and heritage assets, residential and other amenity and that the proposals can be satisfactorily accommodated within the landscape.

National and Local Validation List Requirements

You will need to meet the National Validation List requirements for this application and our Cambridgeshire County Council’s Local Validation List (June 2019) requirements. More information can be found by scrolling down on the following page of our website

<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application/>.

The national validation requirements will need to be met. The red line of the application area should include all of the land necessary to carry out and access the proposed development including the access to the public highway.

The following documents will need to be submitted to meet the Local Validation List requirements: -

1. Planning Statement
- 3 Statement of Community Involvement
- 4 Biodiversity checklist/survey and report as informed by the CCC Ecology Team
- 5 Statement of Sustainable Design or Construction
 - (i) Water Conservation Strategy
 - (iii) Consideration of Health Impacts to be included within the planning statement/appropriate health impact assessment
 - (v) Foul Drainage Strategy
 - (vi) Assessment of dry weather flows
- 6 Existing tree and hedgerow impact assessment to be covered in the planning statement unless trees or hedgerow to be removed, which would necessitate a Tree Survey and Arboricultural Report
- 7 A Flood Risk Assessment and Surface Water Drainage Strategy
- 8 Heritage Statement to include archaeology (unless advised by prior consultation with specialists can be covered within the planning statement).
- 9 Landscape Impact Assessment
- 10 Landscape Proposals including biodiversity enhancements
- 11 Soft landscape and biodiversity enhancement management scheme
- 12 Transport Assessment/Statement
 - (i) a low emissions strategy justifying parking provision and consideration of electrical charging points
- 13 Parking and access arrangements
- 13A Construction Traffic Management Plan
- 14 Travel Plan
- 15 Noise and Vibration impact assessment
- 16 Lighting Assessment
- 17 Air Quality Assessment including odour assessment.
- 18 Contaminated land to be considered within the Planning Statement
- 19 Waste Audit and Management Strategy if demolition or substantial earth movement forms part of the application
- 21 Information in support of waste applications
 - (i) Topographical Survey; and
 - (ii) A Health Impact Assessment
- 22 Accurate plans and drawings including relevant cross sections where necessary

Yours sincerely



 Interim Business Manager County Planning Minerals and Waste