

Your ref: 09/01368/OUT
Our ref: LA.PCC.02

10th August 2011



Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
Crewe
Cheshire
CW11 6GJ

Miss V Hurrell
Peterborough City Council
Stuart House East Wing
St John's Street
Peterborough
PE1 5DD

Dear Miss Hurrell

Consultation on Planning Application (Outline)

Development of an urban extension comprising up to 5350 residential dwellings; a district centre (with up to 9200 square metres (99031 sq.ft.) retail floor space) and two neighbourhood centres (with up to 2300 square metres (24758 sq. ft.) retail floor space) comprising district/neighbourhood retail (A1-A5); community and health (C2, D1); leisure (D2); residential (C3) and commercial (B1) uses. Provision for educational facilities (sites for three primary and one secondary school); sports and recreational facilities; sites for 5 traveller and gypsy pitches; a range of strategic open spaces including new landscaping, woodland and allotments; and cemetery provision. Associated highway infrastructure (including pedestrian, bridleway and cycle routes), public transport infrastructure and car parking for all uses. Utilities and renewable energy infrastructure; foul and surface water drainage networks (including SuDS and lakes)

Land to the north of Norman Cross. East of the A1 (M) and West of London Road (A15) Peterborough.

This letter updates our previous response of 30th June 2011, following the clarification of a number of outstanding issues.

Birds

We are satisfied with the details provided.

Bats

We are satisfied that lighting details will be agreed through a condition.

Badgers

We welcome the proposal in paragraph 6.98 of the ES addendum to undertake further badger surveys; as previously advised these will need to include, where relevant, a detailed badger activity survey to identify sett activity level and classification, extent of territories and foraging areas and the habitat connecting these.

Great crested newts

We are satisfied that great crested newt mitigation measures will be agreed through a condition.

Reptiles

Natural England is satisfied with the outline mitigation proposals and detailed measures should be provided within the biodiversity strategy.

Stoneworts

Natural England is satisfied with the confirmation that the applicant is willing to accept a planning condition regarding nitrogen monitoring, due to the uncertainty of effects of N loading on stoneworts and the integrity of the SAC, as a result of the development. The wording of this condition should be agreed with NE.

Survey updates

Natural England believes the information provided in paragraphs 6.98 and 6.99 of the ES addendum, regarding survey updates, is generally satisfactory. A schedule of survey updates, in line with the construction programme should be provided within the biodiversity strategy.

Beeby's Pits

We believe that, properly designed and maintained, together with appropriate monitoring, these measures are likely to minimise the potential for adverse effect on the water quality of Beeby's Pits. We would expect details of these measures, including long-term management and maintenance proposals, to be provided within the Surface Water Management Strategy and Biodiversity Strategy and that this should be requested through a planning condition.

Details of the aquatic plant monitoring programme should also be provided within the Biodiversity Strategy, requested through a suitably worded planning condition.

Access Control Measures

We are satisfied that the proposed physical barriers along the retained bridleway will limit increased disturbance to marsh harrier, from people and cats. We believe that the habitat creation area within the SAC buffer zone will provide sufficient alternative habitat for these species, subject to satisfactory monitoring, management and wardening of this area.

Natural England had expressed concerns that the area between the south west end of the WPR and the great crested newt tunnels appears to be publicly accessible. We note from paragraph 6.62 that this area has now been designated as no public access to ensure protection of newts using the tunnels beneath the road.

We are satisfied that condition(s) will be imposed requiring the implementation of access control measures in accordance with the timeframe set out in the AMS.

With reference to the new access track between the gap land and VG9, we are satisfied that the plan in Appendix C (AMS, May 2011) now includes a native species hedge and pig meshing along this section, in addition to fencing. We are pleased that the AMS also proposes that further measures (a ditch) will be considered at the detailed design stage if a practical solution can be identified.

Additional comments

When planting up new ditches we would suggest using slubbings arising from routine management works at Orton Pit.

We understand that the EA have confirmed that there are no outstanding water quality issues associated with the Core Area application. We are satisfied with this confirmation.

In conclusion, Natural England is satisfied that all outstanding issues have been addressed at this stage and is prepared to remove its objection to the application.

I hope you will find these comments helpful. Please do not hesitate to contact me should you wish to discuss any of these in more detail.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Janet Nuttall', written in a cursive style.

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