

Arthur J. Hedges
— Planning

HAVANT BOROUGH
COUNCIL

12 JUN 2013

RECEIVED

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• Building Design Consultant

The Planning Inspectorate
3/10a Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

OUR REF:AJH/HLN/A307

22nd May 2013

Dear Sir,

Site at 1 – 30, 32 – 35 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ
APP/X1735/A/13/2194326

We write in response to Havant Boroughs initial documents and, in particular, the officers report and conclusion:-

- 1.1 It is accepted that chalets are maintained to different standards.
 - 1.2 The grassed areas to the front of the chalets are used for parking whether or not they have been formally laid out for parking. If however the owners do not have a car they have landscaped that front area.
 - 1.3 There are 14 chalets whose owners were served with notice not 8 as suggested. Two owners at the time that the notice was served owned two chalets therefore making 14 chalets whose owners were resident on site.
 - 1.4 It is possible to turn in the area to the front of the chalets 31a, 31 & 32 and of course using the individual parking for each chalet. The visitor parking is just for that purpose and the Association rules confirm this fact. (See Association Rules 10.1 to 10.4). (Rules amended 6th April 2008 attached). All 36 chalet owners are members of the Association.
 - 1.5 There are now 10 chalets that can be permanently occupied. Since submission of this appeal application seven C. L. U have received and been approved, plus the three mentioned, raising the percentage of chalets with permanent rights to 28%.
- 2.0 Planning History:- The seven C.L.U.s were granted after this report was made.
- 5.0 These statements are rather spurious if these properties presented any form of health risk they would be closed down by the Environmental Health Dept. Currently only one property is offered for holiday letting. This has not been fully booked in the past years. All other properties, apart from three, that are not permanently occupied are used on an occasional basis by the respective owners and their families. The three properties have been let to people who are housed by the Social Services and the Local Authorities. These have, I believe, been assessed as suitable properties by these Agencies and are wholly funded by them. Some of

these lets have been over the winter period. We enclose a copy of a typical Energy Performance Certificate for these buildings. This outlines the current rating and where substantial improvements could be made cheaply with the introduction of low energy lighting and loft insulation. This particular chalet is used purely for holiday purposes and a higher level can be achieved.

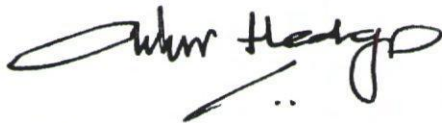
Development Engineers

At the time the five chalets were approved and later the single chalet constructed, the access was moved and gained the blessing of the then Highway Authority. We feel that it is unjustifiable to impose current standards retrospectively. Also there are considerably more traffic movements on the island during the summer months. Over the winter period the attractions on the island are closed and visitor numbers are very low. Public Transport is available in the area with bus stops on Selsmore Road.

- 6.0 We note that 19 letters have been sent out and the site is surrounded by residential development, therefore one must conclude that the immediate neighbours are content. The one objector from Kings Road is approximately a mile away as the crow flies and we cannot imagine that this will have any effect. The other objector, the owner of 9 Fairlight has made their view known. In 1992 after purchasing the property they made the other owners aware * that they purchased the property with a restrictive covenant which infers that if permanency is gained the original owner wished to receive an additional payment as the property may be viewed as being more valuable. Also they have not undertaken any modernisation and the property is now one of very few that is in a poorer condition than most.
* see attached Minutes.
- 7.2 Planning Policy Guidance Note 21 states that "Authorities should not, however, seek to use the planning system to attempt to perpetuate outdated forms of tourist activity and accommodation for which there is no longer demand" copy planning 20th November 1992 (attached).
- 7.3 See 6.0 above where current owner bought the property with a restrictive covenant.
- 7.4 It is evident that these properties can and have been modernised to a good standard especially those now in permanent occupation.
- 7.5 The amenity spaces to the rear of the properties have been retained.
- 7.6 The permanently occupied properties, the subject of various certificates of lawfulness, and where no condition was imposed are occupied by single people with the numbers of bedrooms reduced to one. We enclose the plan of an existing chalet in holiday use. When occupied permanently the two bedrooms are made into one.
- 7.7 The access was altered with the blessing of the then Highway Authority otherwise approval for the additional chalets would not have been granted.

- 7.8 This cannot be viewed as a new development as it has existed for some 60 years and has in one way or another contributed to the local economy.
- 7.9 See 7.6, there is little or no need for two parking spaces as most are single occupants some do not have a car.
- 7.10 These properties fulfil the need for affordable housing as has been demonstrated by the current owners. It would appear that if contributions were made, these properties would then be acceptable.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Arthur Hedges', with a long horizontal stroke extending to the left.

Arthur Hedges

c.c. Havant Borough Council
P. Mason

Rules of the Fairlight Chalet Owners Association

(Amended 6th April 2008)

1. The name of the Association shall be: Fairlight Chalet Owners Association
2. The purpose of the Association shall be:
 - a) To provide an organisation to safeguard the interests of the chalet owners for their individual and mutual benefit.
 - b) To undertake payment for water supply, upkeep and repair of main water pipe, access roadway and visitors car parking area, and any other amenities in common use by all chalet owners.
 - c) To provide funds to enable the Association to carry out its objectives.
- 3.1 Membership of the Association shall consist of the owners of Fairlight Chalets, Salterns Lane, Hayling Island.
- 3.2 Each chalet owner shall automatically have the right to membership of the Association.
- 3.3 Each member shall pay the current rate subscription for each chalet owned and thereupon be entitled to the full benefits of the Association.
4. Should any member of the Association sell, or otherwise dispose of, his or her chalet(s), such members shall be required to notify the Association secretary, in writing, of the name (s) and address(es) of the new owner(s).
- 5.1 The year starts 1st April and ends 31st March
- 5.2 The annual subscription shall be payable prior to the Annual General Meeting of the Association held in April.
- 6.1 The management of the Association shall be deputed to a committee consisting of a Chairman, Secretary, Treasurer and one ordinary member.
- 6.2 The committee shall have the power to appoint a member to fill any casual vacancy on the committee until the General Meeting.
- 6.3 The committee shall meet as often as they consider necessary to deal with the affairs of the Association.
- 6.4 The committee shall have the power to deal with any matters that may arise in such a manner as they consider to be in the best interest of the members of the Association.
7. The Annual General Meeting of the Association shall be held in April, on a date, time and place to be advised by the Committee, for the following purposes:
 - a) To receive the committee's report, balance sheet and statement of accounts for the preceding year.
 - b) To appoint auditors.

- 8.1 At all General Meetings of the Association the chairman, or in his absence a member selected by the committee, shall take the chair.
- 8.2 Every member present shall be entitled to one vote (for each chalet owned) on each motion.
- 8.3 In the case of a 'hung' vote, the chairman shall have a second or casting vote.
- 8.4 The committee may at any time, for any specific purpose, call a Special General Meeting of the Association.
- 9. The Warden/Custodian of the site shall be any member of the Association who, with the agreement of the Association members, will undertake this voluntary position.
- 10.1 The roadway under trusteeship shall, for the purposes of emergency access, be kept clear at all times.
- 10.2 The day visitor's car park is for short term parking only.
- 10.3 The parking of owner's cars shall be on owner's property or in allocated spaces only.
- 10.4 Owners/Occupiers shall not use the day visitors parking area. No vehicles are to be left in this area overnight.
- 11. Dogs are to be kept on a lead while on site and not allowed to roam on other owners property.
- 12. These rules may be amended by resolution passed by a majority vote at any Annual or Special General Meeting.

Energy Performance Certificate



28 Fairlights Chalets, Salterns Lane, HAYLING ISLAND, PO11 9LQ

Dwelling type: End-terrace bungalow
Date of assessment: 14 November 2012
Date of certificate: 14 November 2012

Reference number: 9705-2834-7893-9192-9965
Type of assessment: RdSAP, existing dwelling
Total floor area: 27 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £1,776

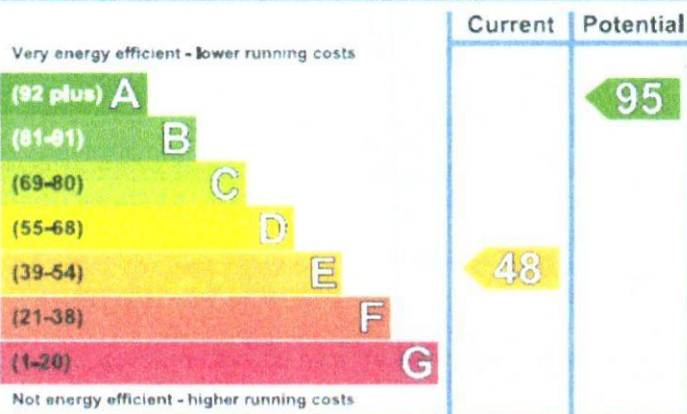
Over 3 years you could save £903

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£96 over 3 years	£60 over 3 years	
Heating	£1,347 over 3 years	£651 over 3 years	
Hot Water	£333 over 3 years	£162 over 3 years	
Totals	£1,776	£873	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60)

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£69	✓
2 Floor insulation	£800 - £1,200	£231	✓
3 Low energy lighting for all fixed outlets	£15	£27	

See page 3 for a full list of recommendations for this property

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, filled cavity	★★★★☆
	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Pitched, 100 mm loft insulation	★★★★☆
	Flat, insulated (assumed)	★★★★☆
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	Portable electric heaters (assumed)	—
Hot water	Electric instantaneous at point of use	★☆☆☆☆
Lighting	Low energy lighting in 25% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 497 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

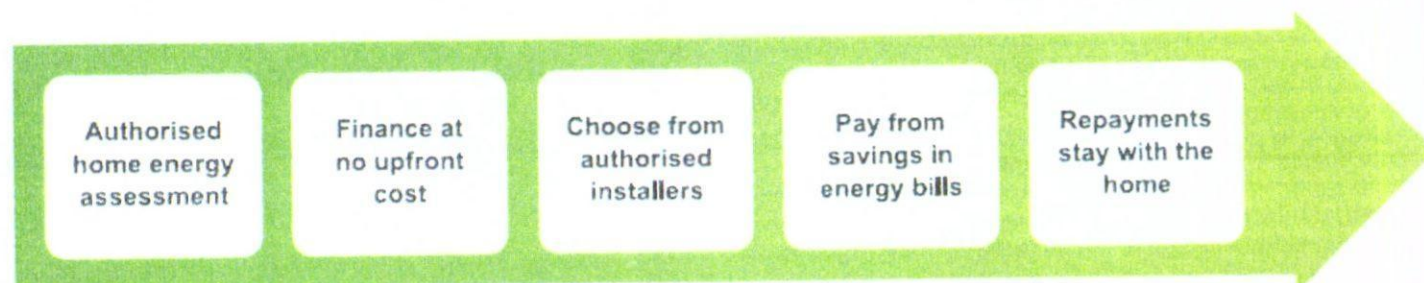
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable tenants or owners to improve the property they live in to make it more energy efficient, more comfortable and cheaper to run, without having to pay for the work upfront. To see which measures are recommended for this property, please turn to page 3. You can choose which measures you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised installer. You pay for the improvements over time through your electricity bill, at a level no greater than the estimated savings to energy bills. If you move home, the Green Deal charge stays with the property and the repayments pass to the new bill payer.

For householders in receipt of income-related benefits, additional help may be available

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£23	E50	
Floor insulation	£800 - £1,200	£77	D57	
Low energy lighting for all fixed outlets	£15	£9	D57	
Fan-assisted storage heaters	£900 - £1,200	£111	C69	
Solar water heating	£4,000 - £6,000	£67	C74	
High performance external doors	£1,000	£15	C75	
Solar photovoltaic panels 2.5 kWp	£9,000 - £14,000	£254	A93	
Wind turbine	£1,500 - £4,000	£20	A95	

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

Choosing the right package

Visit www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
Public services all in one place

Green Deal package	Typical annual savings
Loft insulation	Total savings of £208
Floor insulation	
Fan assisted storage heaters	
Electricity/gas/other fuel savings	£208 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £208 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by NHER. You can get contact details of the accreditation scheme at www.nesltd.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: NHER005946
Assessor's name: Mr Neil Hammond
Phone number: 0845 6344080
E-mail address: info@floorplanz.co.uk
Related party disclosure: No related party

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.4 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Current rating **E**

G (1-20) **F** (21-30) **E** (39-54) **D** (55-68) **C** (69-80) **B** (81-91) **A** (92 plus)

Higher CO₂ emissions

Lower CO₂ emissions

Potential rating **B**

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	3,474	(180)	N/A	N/A
Water heating (kWh per year)	857			

*Mr West statement
confirming that she had
bought her property with previous owner
restrictive covenant*

FAIRLIGHT HOLIDAY CHALET ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD AT
NORTHNEY VILLAGE HALL ON SUNDAY 25TH OCTOBER 1992

The Chairman, Mr B Kemp, opened the meeting at 11.00 a.m. and thanked everyone for attending.

APOLOGIES FOR ABSENCE had been received in writing from Mrs Fraser (21) Mr and Mrs Leaworthy (25) and Mr Sullivan (29). Several other verbal apologies had been received by committee members and Fred Barlow.

ACCEPTANCE OF 1991 MINUTES: Two owners reported that they had not received any minutes or any other correspondence over the past year. It was found that the Secretary's list of addresses was out of date, and it was stressed again that vendors or new owners should make a point of advising of any amendment necessary. Acceptance of the Minutes was agreed after a proposal by Mr Mason, seconded by Mr Bleach.

STATEMENT OF ACCOUNTS: Mrs Smith (representing chalets 12/13) asked if it were possible to ascertain how much water was being used by each chalet but the Secretary said that this could not be calculated as there was only one meter measuring the consumption of the whole site. Mrs Smith also asked what proportion of the subscription was used to pay the water charges. Mr Sibley had calculated this to be £13, meaning that the remaining £7 is to cover other expenses shown on the statement. The remainder is left in the Building Society account to cover any future major repairs or maintenance required to the site.

Mrs Smit raised the question of water used during the winter months. The secretary explained that the main part of these bills is the standing charge, amounting to £57 in the last quarter, and previously £51.75. This meant that the actual charge for water consumption up to February was £22.05, and only £11.34 up to May. The increased consumption during the winter of 1990 had been due to a leakage. Mr Wheeler said there were still some owners who did not turn off their stopcocks during the winter or use lagging on their water pipes.

Mr Sibley asked for a breakdown of the water bills, commenting on the last bill amounting to £199.41. The secretary admitted that this was high, due to the increased standing charge and higher consumption charges. In fact the consumption of 414 cubic metres was lower than 1990 when it was 548 cubic metres. It was agreed that it would be necessary to keep an eye on the bills in the future and look out for any drastic change.

The secretary reported only two owners who had not paid their 1992 subscription, and one owner £5 in arrears being under the impression that it was still £15. One owner, who has sealed his letterbox, and for whom the secretary has no home address, had been contacted by Fred Barlow. He had obviously realised his oversight and had intended to come to the meeting, but had not turned up. We now have an address for the other owner but have still received no payment in spite of sending a recorded delivery letter. It was once again stressed that even if owners rarely use their chalets, there is still the standing charge for the water meter to be covered - well over £200 per annum.

It was agreed that the installation of separate water meters for each chalet would be far too costly, taking into account the installation, the standing charge, and the water consumption.

It was agreed that the annual subscription should remain at £20, after a proposal by Mr Bleach, seconded by Mr Sibley.

ELECTION OF COMMITTEE: In accordance with normal procedure, the present committee members resigned from their posts to make way for a new committee. However, although Mr Mason put forward two names for the position of Chairman both gentlemen declined. Mr Bleach therefore proposed that the present committee should remain in office for a further year. This was seconded by Mrs Tabrett, and the committee agreed to this arrangement.

ALL YEAR OCCUPANCY: Mr Mason said that he had written to Havant Council referring to the letter received by the secretary, regarding all year occupancy. He had queried their decision to require owners applying to extend their chalets to sign a legal document, in which they agree to the restricted occupancy. As many owners have already extended without this agreement, he felt this was not in order. He also asked them what their reaction would be if an appeal was put forward to the Secretary of State - and asked the Council to supply a list of those who had already applied for all year occupancy, and their decision dates. Both Mrs West and Mr Hale said they were perfectly happy with the present restriction. They had both bought their chalets with that condition attached and were not interested in all year occupancy. In fact Mrs West's previous owner, Mr Reynolds, had made this a condition of purchase, and she felt that any upgrading of the property was purely for her own use.

Mr Sibley proposed a vote of thanks to Mr Mason for pursuing the subject, and this was carried. Mr Mason said he would let us know the contents of any reply he receives from the Council.

ANY OTHER BUSINESS: In reply to Mrs Tabrett's enquiry, it was found that no one had received a demand for Poll Tax for two years. This would appear to be due to a breakdown of the Council's computer. This information was endorsed by Mr Sibley, who added that the previous year the software had been faulty. All agreed that this amounted to gross incompetence on the part of the Council. Mr Mason said the business tax is still being applied to owners renting their chalets, the present rate being 38.6 in the £ on a rateable value of £500, but the inflation rate has increased this by 4%, and next year's rate would be about £201.

Mrs Smit reported that the trees at the rear of No. 20 looked dangerous, and she felt they needed lopping. As they appear to be protected by the Council, the secretary agreed to contact them regarding this problem.

Mr Mason proposed a vote of thanks to Fred Barlow and this was seconded by Mr Bleach, and carried unanimously. It was agreed that Fred's subscription should again be waived in view of his hard work - grass cutting etc.

Mr Smit mentioned a hole he had noticed near the driveway, where a stone slab had been broken. Fred said that this had been caused by a lorry but he would try and repair it or replace the slab.

The meeting was declared closed at 12.00 noon, and refreshments were served by Mrs Kemp, assisted by Mrs West.



"Old Flo" has made a return to the Stepney area of east London, following a wash and brush-up courtesy of the Henry Moore Foundation. The sculpture, one of the neighbourhood's landmarks, has been returned to its plinth on the Stifford Estate.

MINISTERS SET OUT STALL ON HOLIDAY OCCUPANCY

Whitehall this week came down strongly in favour of holiday occupancy conditions to reconcile the growing pressure self catering accommodation in areas where provision of permanent housing is contrary to national or development plan policies.

The clearest statement yet of Government thinking on this issue is enshrined in an annex to new guidance on planning and tourism, Planning Policy Guidance Note 21, published as *Planning* went to press. The section in question was not included in the draft advice which went out for comment in March, but was the subject of separate consultation.

The new advice notes that leisure trends have changed markedly in recent years, with a boom in demand for short-break self-catering facilities. "The planning system can respond to these changes in the holiday market without compromising policies to safeguard the countryside", it claims.

And it adds: "The Government now believes that in exceptional cases holiday occupancy conditions can reconcile these two objectives. Indeed, conversions of redundant buildings into holiday accommodation where conversion to residential dwellings would not be permitted may reduce the pressure on other housing in rural areas."

"Accordingly, it may be reasonable for a local planning authority to grant planning permission for holiday accommodation as an exception to these policies, with a condition specifying

its use as holiday accommodation only", says Whitehall, arguing that the justification for such a condition should be designed to ensure that less pressure is placed on local services than would be the case with permanent residential accommodation.

"Holiday-makers would not expect to send their children to school locally or undergo routine hospital treatment, nor would they expect shopping provision to equal that at their permanent home. They might also be prepared to countenance lesser standards of access, parking and private amenity space. A holiday occupancy condition would seem more appropriate in those circumstances than a seasonal occupancy condition."

However, the PPG goes on to stress that planning authorities should continue to employ seasonal occupancy conditions "to prevent the permanent residential use of accommodation which by the character of its construction or design is unsuitable for continuous occupancy, especially in the winter months".

Seasonal occupancy conditions are also preferred, the PPG makes clear, for environmental reasons where a site is near a fragile habitat which requires peace and quiet to allow seasonal breeding or winter feeding. Authorities contemplating holiday occupancy conditions should consider whether they can be enforced, emphasises the PPG.

In other respects, the guidance which emerged this week is little changed from the March draft (*Planning* 960). There is, though, an

additional paragraph stressing the need for sensitivity in allowing development in the countryside: "Rural areas, through the beauty of the landscape, apparently less sensitive lifestyles and obvious historical continuity of building, attract a growing number of tourists."

"Appropriate development to meet the needs of these visitors is essential for both the local and national economy, but must respond sensitively to the local environment, demonstrate high standards of design and be appropriate in scale and location so that the environmental impact and associated visitor management problems are minimal."

There are other changes and additions, too. The final version of the guidance, while recognising the importance of resisting hotel conversions in seaside resorts, adds that "authorities should not, however, seek to use the planning system to attempt to perpetuate outdated forms of tourist activity and accommodation for which there is no longer demand".

The annex on holiday and touring caravans has been expanded slightly. Local planning authorities, for instance, are now advised to consider the possibility of dividing large sites into smaller units to reduce the overall environmental impact. And despite criticism, the Government restates its predilection for the use of simplified planning zones to assist some large scale tourist schemes.

Department of the Environment: Planning Policy Guidance Note 21 - Tourism. Available from HMSO. Price £3.90.

Landfills in incident log

Results from new research suggest that out of every six landfill sites, at least one has suffered a fundamental failure or had a serious pollution incident.

A survey carried out by Frank Graham Consulting Engineers investigated more than 1,000 active and closed landfill sites. It found that one in six had suffered a serious incident, usually involving gas migration or surface or groundwater pollution.

Landfill gas migration is the most frequent problem, affecting nearly one in ten sites, with remedial costs averaging £100,000. Significant surface water pollution incidents have been recorded at one in 20 sites, but the cost of rectification is lower.

Although the third most common defect, groundwater pollution, affects only around one in 40 sites, the remedial costs are high - sometimes well in excess of £1 million. Slope instability and fires were also reported.

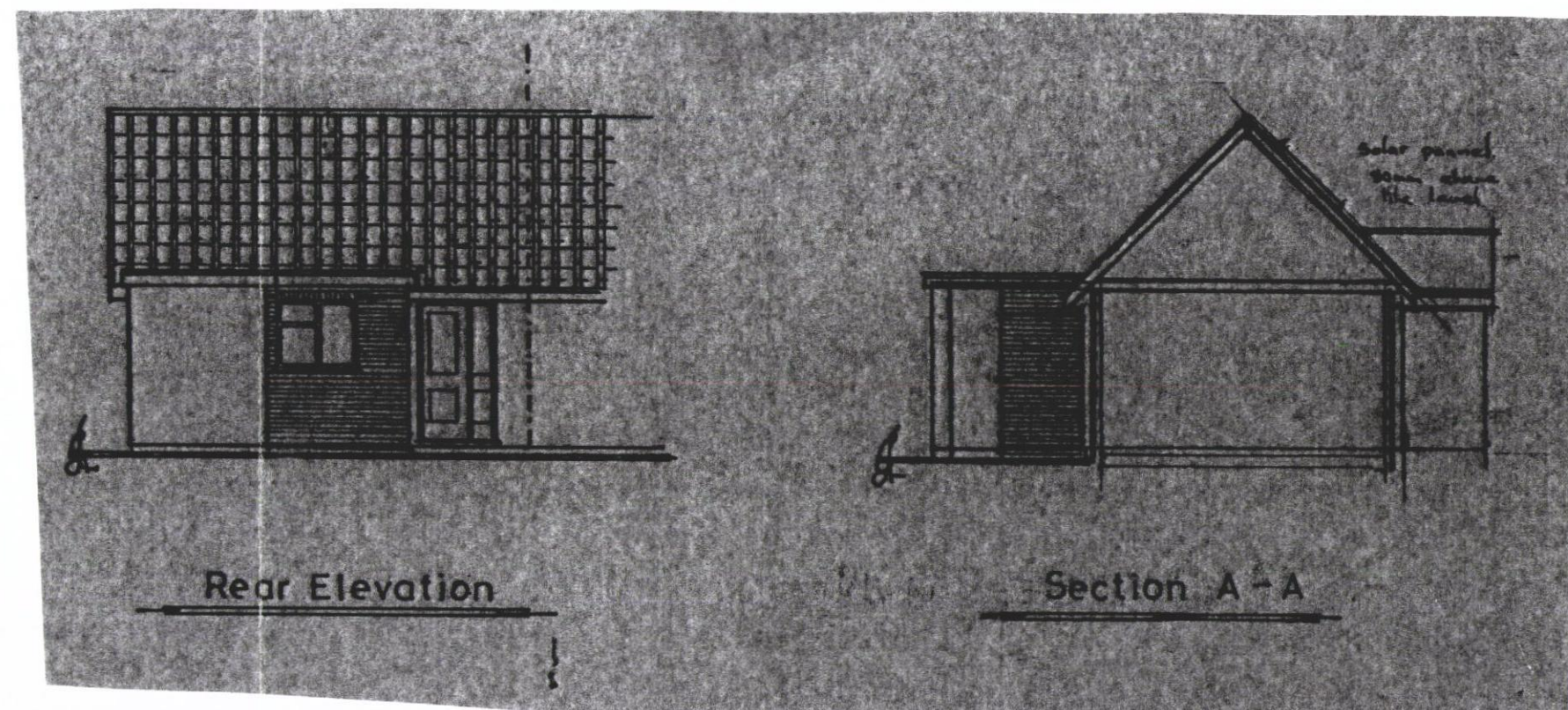
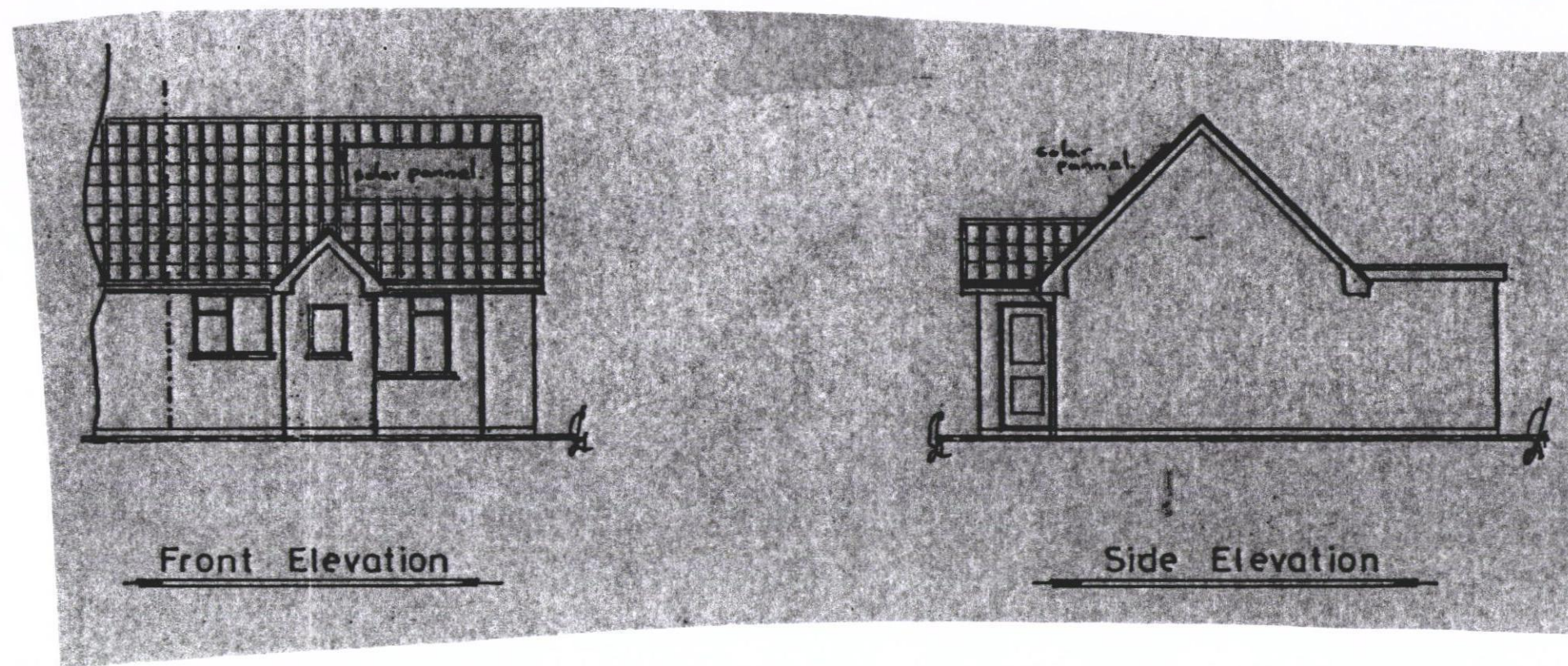
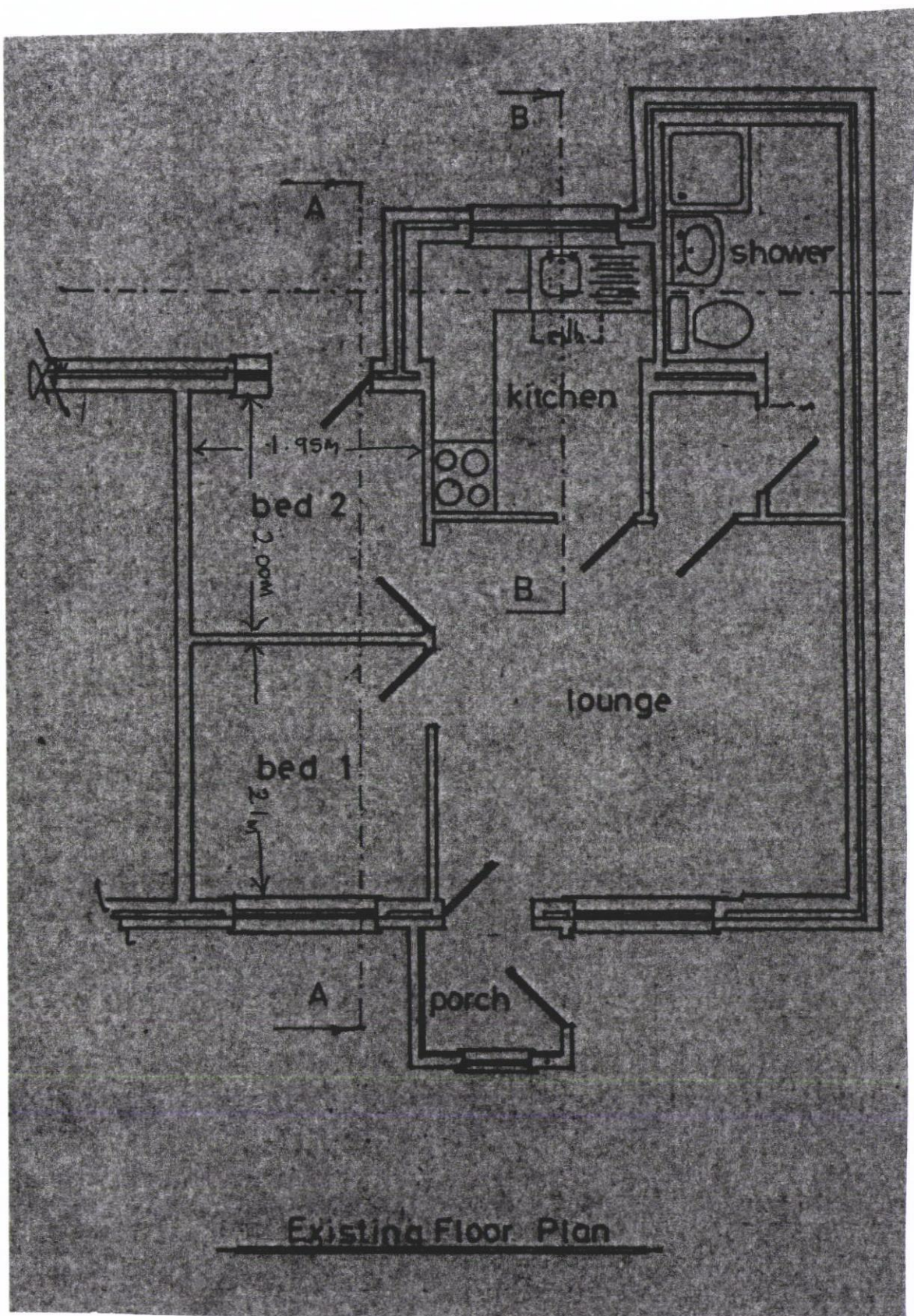
Announcing the findings, project leader David Roche was quick to emphasise that this apparently high incidence of failure is unlikely to occur in the future on the new breed of properly engineered and monitored modern landfills, due to full containment, pollution control measures and effective site management.

Cambridge stores look washed up

Competing out-of-town shopping proposals around Cambridge are increasingly looking like "stranded whales", said city planner Peter Studdert last week.

All three schemes came in on the tide of the boom years of the late 1980s, but now the tide has receded and left them high and dry - "not yet dead but definitely twitching", Studdert told the English Historic Town Forum annual conference last Thursday.

Studdert predicted that the combined forces of the recession and the environmental awareness shown in last month's draft policy guidance on retailing would mean that none of the schemes would go forward. Environment Secretary Michael Howard is expected to make a decision early in the new year.



Scales, 1:50 & 1:100