

CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE DEVELOPMENT PLAN – ISSUES AND OPTIONS CONSULTATION 2

COMMENTS BY SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

TOPIC SS1: NEW AND ALLOCATED MINERAL SITES

Site 21: Station Quarry, Steeple Morden

Proposed Use: Chalk extraction

Comment: It is understood that this is a rare type of chalk. The proposal is an extension to an existing site. Whilst there are reservations in view of potential countryside impact, in view of its rare nature and as it can only be worked where it exists, no objection is raised, subject to appropriate mitigation being provided.

Environmental Health comments that there are several properties located around the site. Without details of vulnerable receptors and an environmental and health impact assessment it is difficult to evaluate this site.

Summary: No Objection subject to appropriate mitigation.

Site 25: Smithy Fen, Cottenham

Proposed Use: Sand & Gravel extraction

Comment: As for Topic SS2 site 1 in the June consultation, the site is detached from existing quarry which is north of Landbeach on A10. Although relatively remote from settlements, it raises the issue of how materials would be transported. It would not be acceptable through Cottenham village. This issue would need to be resolved if this site were to be identified.

Access to Smithy Fen is extremely limited, consisting of a single track concrete road with passing places; there is also a very narrow hump-backed bridge with limited visibility across Cottenham Lode. Such a proposal would not be supported.

Environmental Health comments that there are a number of sensitive receptors adjacent to the site; residential development including a travellers' site is in close proximity to the area identified. Without details of vulnerable receptors and an environmental and health impact assessment it is difficult to evaluate this site.

Summary: Object.

TOPIC SS4: NEW WASTE MANAGEMENT SITES

Site 21: Bridgefoot Quarry, Flint Cross

Proposed Use: Waste Recycling

Comment: This site is not well related to any concentrations of population that the use would be serving. It is difficult to see how it would fit into any strategy which it is anticipated would be based on providing facilities close to where the waste arises.

Environmental Health comments that there is a private water supply close to this site and potentially sensitive receptors that could be affected by noise from the proposed facility. Mitigation measures or noise conditions could be used to prevent any issues arising.

Summary: Object.

Site 26: North of Newmarket Road, Cambridge

Proposed Use: Household Waste Recycling Centre & Transfer Facility

Comment: The Submission Draft Cambridge East Area Action Plan identifies Phase 1 of development on land north of Newmarket Road, which can come forward with the Airport still operational. The AAP identifies the considerable challenge that exists in creating a satisfactory residential neighbourhood ahead of the wider development and specifically adjoining the North Works site, and the relocation of some existing employment uses will be important to help provide a suitable residential environment. There will be no general employment area in Phase 1, which is the sort of location that a waste management facility could potentially be accommodated.

It would not be appropriate to locate a household waste recycling centre or transfer facility in Phase 1 in principle. It would significantly undermine the ability to create a successful residential area. This relates both to the nature and scale of the use and the type and level of traffic generation that would be created into an area with a single traffic access.

The specific site proposed in the consultation document compounds these problems by completely taking up the limited frontage that exists to Newmarket Road between the car showrooms and the employment uses adjacent to the Park and Ride site. The Area Action Plan makes clear that the limited extent of this frontage will require a very careful design approach to provide an appropriate face to the development and to enable it to integrate successfully with development south of Newmarket Road in the longer term.

It appears that this objection is very much opportunity led in view of the County Council's concern that there is an urgent need for a facility, rather than the good planning of this major new urban quarter. Achieving a high quality neighbourhood will be crucial to achieving a successful new development in the longer term and this proposal would seriously damage the ability for this to be achieved.

Environmental Health comments that there is a potential conflict with the proposal for large-scale residential development in close proximity to this site. The proposal should be subject to an environmental and health impact assessment.

Summary: Object.

Site 28: Girton

Proposed Use: Household Waste Recycling Centre & Transfer Facility

Comment: This site is likely to be part of an area of land that will be removed from the Green Belt as an exception specifically to meet the long term needs of the University. It is a sensitive site, particularly the southern part which extends into a very open, visible area that forms an important setting for Cambridge. The nature of land contours mean that the rear of the site would be on land sloping down towards the M11 and would be very visible and potentially difficult to screen.

If the alternative to provide a site in this sector were to be development in the more open Green Belt west of the M11, then consideration could be given to this site as an alternative subject to detailed consideration of its impact and potential for mitigation. The Council would not completely dismiss the site at this stage for HWRC, subject to further consideration of the waste strategy for this sector of Cambridge and sustainability appraisal of site options.

Environmental Health comments that there are several properties located around the site. Without details of vulnerable receptors and an environmental and health impact assessment it is difficult to evaluate this site.

Summary: Site could be considered as part of further development of strategy and site options.

Site 29: Milton

Proposed Use: Household Waste Recycling Centre & Transfer Facility

Comment: This site lies within an employment area where waste facilities could be appropriate in principle. The current access to the site running parallel to the A14 is basically single track, and improvements it would be essential to improve access to the site.

Environmental Health comments that this site is located within an industrial area and adjacent to the A14, there would be no objections in principle to a facility located here.

Summary: Support, subject to access improvements.

Site 36: South of Newmarket Road, Cambridge (Area of Search)

Proposed Use: Waste Recovery and Recycling Centre

Comment: This area forms the major part of a high density urban extension to Cambridge, as proposed in the Structure Plan and the Cambridge East Area Action Plan. Whilst accepting the principle of providing waste facilities in close proximity to where waste arises, the difficulties in providing a waste facility here in an appropriate way should not be

underestimated because of the high density nature of the development and the fact that there are no proposals for a general employment area where waste facilities would normally be located.

Employment at Cambridge East is to be integrated into mixed use developments, particularly in the district and local centres. It is not considered that a major waste management facility would be appropriate in such mixed use areas. Whilst it is recognised that modern waste management facilities are very different from older operations, they nonetheless involve significant levels of heavy traffic and have some issues of noise, dust, and odours and in principle are not good neighbours to be placed in close proximity to residential uses. This will cause significant difficulties in identifying a suitable site for a major waste management facility, without taking large areas of land from other forms of development for both the facility itself and the amount of landscaping that would be required to act as a buffer to other uses in the new urban quarter. The incorporation of a household waste recycling centre to serve the urban quarter would be easier to accommodate and would be appropriately located in the development.

Environmental Health comments that there is a potential conflict with the proposal for large-scale residential development in close proximity to this site. The proposal should be subject to an environmental and health impact assessment.

Summary: No objection to a household waste recycling centre. Further detail is needed to demonstrate that a major waste management facility could be satisfactorily accommodated.

Site 38: Barrington Cement Works & Quarry

Proposed Use: Cement kiln using waste derived fuel and ancillary kiln dust disposal area

Comment: This site is poorly connected to the road network and would be unsuitable for significant movements of freighters by road, which would have to travel through Barrington, Haslingfield or Orwell to access the site.

The recent proposals from Cemex for such a facility demonstrate the greater visual impact of such a development in such a sensitive location, particularly through the need for a taller and wider chimney.

Environmental Health comments that there is great local concern over the proposals to increase capacity at this site. Any such decision should only be made in the light of a full Health Impact and Environmental Assessment with full public consultation at every stage.

Summary: Objection on environmental grounds, which may include on environmental health grounds once more information is available on this matter.

TOPIC SS5: WASTE WATER TREATMENT WORKS

Site 1: Honey Hill, Horningsea (Area of Search)

Proposed Use: Waste Water Treatment Works

Comment: This area lies in the Green Belt and is very open and visible, particularly from the A14. A site further from the A14 would provide better opportunities for screening, but may take it closer to other more local vantage points. With a modern facility that may well be enclosed within a building, the visual impact is a particularly important consideration in determining an appropriate location, notwithstanding that it may be acceptable to locate such a use in the Green Belt.

The relocation of the Waste Water Treatment Works is related to the proposed redevelopment of the Cambridge Northern Fringe, which includes land at Chesterton Sidings in South Cambs. If it is found that it is imperative that the use is relocated, this location should be considered alongside other options. However, at this stage the Council has not been offered other site options for consideration. Consideration of alternatives will need to be a key part of the sustainability appraisal of site options as an integral part of the preparation of the Site Specific Policies DPD.

If the location was found to be the most appropriate following consideration of options, there would need to be very careful consideration of the detailed siting and design of the facility to minimise any impact on nearby communities, and mitigation measures would be required.

Environmental Health comments that this site is recorded on the land quality database as having a potentially contaminative use in that there was infill material deposited circa 1976 (extracted for A14). There is also a disused railway line across the site. Any potential development should ensure that the site is suitable for the proposed use (PPS23). There is concern locally about this proposal, however without details of vulnerable receptors and an environmental and health impact assessment it is difficult to evaluate this site further.

Summary: Pending the consideration of site options for the WWTW relocation, it is not possible to be definitive as to whether this is the least harmful site. However, there are clear reservations about this site.