

Appendix 1

PARK FARM, MADINGLEY – APPLICATION NO S/1267/11 - TRAFFIC MOVEMENTS

Response from Madingley Parish Council – 9 August 2011

Madingley Village is a conservation area, with a considerable number of private residences sited on all three main streets, being the High Street, Cambridge Road, and Church Lane. The Council has considerable concerns and this paper is written as a majority view of Madingley Parish Council.

The paper omits any reference to the many large construction vehicles that will be accessing the site during the construction period. It is possible that work has already started as the contractors sign has been up at the entrance to Park Farm off Church Lane for some weeks.

The paper omits all reference to the regular milk lorries visiting the site daily all of which appear to be large articulated lorries. The Council is fearful about the extra traffic flow through the village due to the expansion at Park Farm.

Grain Storage – the paper correctly describes the period of harvest but to suggest one extra movement per day is clearly incorrect. During the harvest period, which is in fact much shorter than three months and is more likely about three to four weeks, we understand from this application that the new corn store of 2000 tonnes will be filled with corn or oil seed rape. At approximately 8 tonnes per trailer load this is 500 movements over at most 30 days being at least 16 per day, but as the combine will be emptied about 3 times per hour by a tractor and trailer the likely movements on days when the crop is harvestable will be up to and possibly more than 9 hours a day or upwards of 54 movements per harvestable day.

Added to this disruption will be the grain lorries taking produce to ports such as Felixstowe Liverpool etc. These will be 40 tonne articulated lorries, so we can expect over the selling year, which can be as long as a year, at least 100 movements. This is in addition to other lorries which already pass noisily through the village.

The Council would like a requirement included in the permission that all lorry movements for Park Farm are required to turn right only out of the main Park Farm access, and all movements in should come from the top Madingley roundabout. Also all tractor movements from beyond the Dry Drayton road should access the farm up the "cinder track" accessed beside New farm on Dry Drayton Road rather than driving through the centre of the village. All lorries that have to access Park farm to or from Dry Drayton village use this same "cinder Track" for access to and from Park Farm. All Traffic from the Southern – Cambridge Road end of Madingley should access Park Farm only via the A1303 and the top Madingley Roundabout.

Pollution Issues: Air, Soil, & Water

Park Farm occupies a situation from which virtually all effluent drains into the village, including Madingley Hall grounds, the top and bottom lakes, and the neighbourhood of New Farm.

Manure is currently spread onto the surface of the University fields. Already, before any expansion, this has caused a very unpleasant smell for residents, which is clearly not mentioned in the application, although it was reported to the SCDC health department last year. Additionally, the manure may lead to soil and water pollution.

A recent DEFRA report states: “The overall objective of this project is to improve our understanding on contrasting cracking clay soils of the interactions that occur between livestock manure multiple pollutant loss processes and pathways to the AIR (i.e. ammonia and nitrous oxide) and WATER (i.e. nitrate-N, ammonium-N, phosphorus, sediment and microbial pathogens) environments. In the region of 90 million tonnes of farm manures, supplying 450,000 tonnes of nitrogen (N) and 119,000 tonnes of phosphorus (P) are applied to

agricultural land in the UK each year. These applications are a valuable source of plant available nutrients, however, they also pose a significant risk of diffuse air and water pollution.
2http://randd.defra.gov.uk/ ProjectID=15541

Indeed, many agencies here and elsewhere highlight the dangers of pollution from farm waste, e.g.:
"The collection, storage and handling of wastes from agriculture continues to be a major challenge on many Northern Ireland farms. It is estimated that each year some 20 million cubic metres of farm wastes are produced and require storage. Virtually all of this is disposed of by land spreading. Agricultural wastes, including silage effluent, slurry and dirty yard water have a very high pollution potential. Silage effluent is most polluting at about 200 times the pollution potential of raw domestic sewage. When agricultural wastes get into waterways the consequences for river life can be devastating. In serious pollution cases all river life can be killed for considerable distances downstream. Responsible farm waste management is essential to ensure pollution is prevented."
www.dardni.gov.uk/ruralni/index/.../farm_waste_management.htm

The Council is extremely concerned over contamination of our ponds and watercourses, as this has happened in the past. Apart from the carp, which are adapted to muddy water, the lake appears to have far fewer invertebrate fauna than would be expected in such a body of water. we strongly recommend that permission should not be given until there has been a precise assessment, independent of the University, of the present and predicted future state of all ponds and watercourses within Madingley Parish regarding the effect on them of the current and future farming practices. The consultant and or the Environment Agency should be asked to advise how to mitigate any problems identified, and the permanent correction of any issues should be a condition of this planning permission, as well as ongoing future monitoring.

The Council would like to see all future manure applications applied by injecting into the ground only. The smell last year when it was spread on the fields for the first time was appalling.

Feed Deliveries and Light vehicle movements

As Park Farm will be seeing a very sizable increase in new traffic we suggest that the traffic requirements mentioned above should apply to all traffic to and from Park farm.

Cyclists

It is very likely that some of the vetinary students visiting Park Farm will be unable to afford a vehicle and will travel by bicycle. It is also likely that some of these will travel from the Huntingdon Road area of Cambridge, and or may live at the future Cambridge North West site. We suggest that this permission is also made conditional on the University delivering, building, and maintaining, a safe cycle path on the route shown on the attached plan by letters I, H, F, E, D, C. and F, D. This cycle path proposal is also known in detail over discussions with the University of Cambridge and others over the proposed North West Cambridge scheme.

Noise

It is certain that the new grain drier will require a large fan and motor. We were advised that this is to be gas powered, but the Council would like re assurance about how much noise this will create and what steps are to be taken with the sighting of the fan house and any noise baffles to mitigate the noise. ? John Clark has suggested this is to be powered by gas but no provision of a bulk gas tank is mentioned

This section is written after seeing John Clark's responses of 5 August 2011 and a further more detailed inspection of the application.

Traffic – from the application the extra annual traffic Nos adds upto 16,184 vehicles per annum. This is a very large increase. The application goes on to suggests offer for traffic management

which is not included. It is likely that moving the traffic calming at the top of Church Lane about 30 meters uphill, and additional similar traffic calming on the Avenue entrance to the village would help the traffic position in Madingley.

Grass Fields – It would be helpful to know which arable fields are to be put down to grass as this will effect silage making traffic flow and stock management vehicle movements.

Bunds & Trees – There is reference to bunds and trees and it maybe the case that these bunds are to be planted with shrubs and trees. This may not be the best place to plant these as the banks will be unstable, and there is plenty of room beyond for planting "if required atall"

Exterior Flood Lighting – No mention is made of this. Can clarification be given of what fresh lighting if any, and where can these bee seen from. Currently the dairy units lights are visible from Dry Drayton Road most of the night.

Water Storage – Is it the case that water is only be stored in a lagoon off the grain store? Will this be the sole source of extra yard washing water? How will the lagoon be waterproofed being at the top of a hill?

Electricity Transformers – Is the replacement of new electric transformers close to the village hall last week connected to Park Farm, or the University in any way?

Diesel Fuel Tank – No details are included about this very large diesel tank and it's bunding , again there is concern about any possible leakage as this is at the top of a hill.

The Environmental Statement – appears to have an error with the capacity of the new slurry store, and should be $17 * 17 * 3.7 * 3.14159 = 3359$, not 3184!

Prepared by the Chairman of Madingley Parish Council
(the clerk is on holiday)

[REDACTED]
[REDACTED]
9 August 2011