8 Waste Management Facilities

THE MAP LEGEND CAN BE FOUND INSIDE THE BACK COVER OF THIS PLAN.

8.1 Waste Recycling and Recovery Facilities (Non-Landfill) Site Profiles

Waste Recycling and Recovery Facility Allocations

8.1 The extent of the site allocations made for waste recycling and recovery as tabled below are shown on the maps that follow.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site Name</th>
<th>Inset Map No</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSP W1A</td>
<td>Adjacent A1 Alconbury</td>
<td>37</td>
</tr>
<tr>
<td>SSP W1B</td>
<td>Alconbury Airfield, Alconbury</td>
<td>38</td>
</tr>
<tr>
<td>SSP W1C</td>
<td>Algores Way, Wisbech</td>
<td>39</td>
</tr>
<tr>
<td>SSP W1D</td>
<td>Brookfield Business Park, Cottenham</td>
<td>40</td>
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<tr>
<td>SSP W1E</td>
<td>Cambridge East</td>
<td>41</td>
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<td>SSP W1F</td>
<td>Cambridge Northern Fringe East</td>
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<td>Cow Lane, Godmanchester</td>
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</tr>
<tr>
<td>SSP W1H</td>
<td>Cross Leys Quarry, Wittering</td>
<td>44</td>
</tr>
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<td>SSP W1I</td>
<td>Dogsthorpe, Former Brickworks</td>
<td>45</td>
</tr>
<tr>
<td>SSP W1J</td>
<td>Envar, Woodhurst</td>
<td>46</td>
</tr>
<tr>
<td>SSP W1K</td>
<td>Extension of Waste Management Park, Waterbeach</td>
<td>47</td>
</tr>
<tr>
<td>SSP W1L</td>
<td>Great Wilbraham Quarry, Great Wilbraham</td>
<td>48</td>
</tr>
<tr>
<td>SSP W1M</td>
<td>Grunty Fen, Wilburton</td>
<td>49</td>
</tr>
<tr>
<td>SSP W1N</td>
<td>Hampton, Peterborough</td>
<td>50</td>
</tr>
<tr>
<td>SSP W1O</td>
<td>Kings Dyke Brickpits, Whittlesey</td>
<td>51</td>
</tr>
<tr>
<td>SSP W1P</td>
<td>March Trading Park</td>
<td>52</td>
</tr>
<tr>
<td>SSP W1Q</td>
<td>Maxey East, Maxey</td>
<td>53</td>
</tr>
<tr>
<td>SSP W1R</td>
<td>Melbourne Avenue, March</td>
<td>54</td>
</tr>
<tr>
<td>SSP W1S</td>
<td>Needingworth Quarry, Needingworth</td>
<td>55</td>
</tr>
<tr>
<td>SSP W1T</td>
<td>Northstowe</td>
<td>56</td>
</tr>
<tr>
<td>SSP W1U</td>
<td>Northstowe Area 2, Northstowe</td>
<td>57</td>
</tr>
<tr>
<td>SSP W1V</td>
<td>Puddock Hill, Warboys</td>
<td>58</td>
</tr>
<tr>
<td>SSP W1W</td>
<td>Saxon Brickpits, Whittlesey</td>
<td>59</td>
</tr>
<tr>
<td>SSP W1X</td>
<td>Station Farm, Buckden</td>
<td>60</td>
</tr>
<tr>
<td>SSP W1Y</td>
<td>Station Road, Fordham</td>
<td>61</td>
</tr>
</tbody>
</table>
### Site Profile and Inset Maps

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site Name</th>
<th>Inset Map No</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSP W1Z</td>
<td>Storey's Bar Road, Fengate, Peterborough</td>
<td>62</td>
</tr>
<tr>
<td>SSP W1AA</td>
<td>The Carrops, Red Lodge</td>
<td>63</td>
</tr>
<tr>
<td>SSP W1AB</td>
<td>Thornhaugh II, Thornhaugh</td>
<td>64</td>
</tr>
<tr>
<td>SSP W1AC</td>
<td>Thornhaugh IIB, Thornhaugh</td>
<td>65</td>
</tr>
<tr>
<td>SSP W1AD</td>
<td>Warboys Industrial Estate, Warboys</td>
<td>66</td>
</tr>
<tr>
<td>SSP W1AE</td>
<td>West of Peterborough</td>
<td>67</td>
</tr>
<tr>
<td>SSP W1AF</td>
<td>Woolpack Farm, Hemingford Grey</td>
<td>68</td>
</tr>
<tr>
<td>SSP W1AG</td>
<td>Woolpack Farm, Hilton Road, Hemingford Grey</td>
<td>69</td>
</tr>
</tbody>
</table>

**8.2** A Site Profile and inset map for each of the above allocations follows.
8.1.1 W1A Adjacent A1 Alconbury (W8A)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Adjacent to A1, Alconbury</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery. Potential uses include:</td>
</tr>
<tr>
<td></td>
<td>• Materials Recovering Facility</td>
</tr>
<tr>
<td></td>
<td>• In Vessel Composting</td>
</tr>
<tr>
<td></td>
<td>• Inert Waste Processing</td>
</tr>
<tr>
<td></td>
<td>• New Waste Management Technologies</td>
</tr>
<tr>
<td>Area</td>
<td>5.9 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Alconbury Weston</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 186 788</td>
</tr>
</tbody>
</table>

Site Characteristics

- Access to the primary highways network via the former A1
- Approximately half of the site already has planning permission for a waste transfer station
- Proximate to Huntingdonshire District Council’s waste arisings
- Front of the site well screened
- A small settlement is situated before Upton, 450 metres west of the site and Upton is situated 800 metres west of the site
- Close to sensitive receptors
- Local and national nature conservation sites to the north west and north east of the site
- Site located in area of high archaeological potential

Implementation Issues

8.3 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.4 The following will need to be addressed with a planning application:

- Access only via existing site
- Significant landscaping required on north and eastern sides of the site
- Ecological evaluation needed with mitigation as necessary
- Noise attenuation for any 24 hour working
- Mitigation of noise, dust and composting emissions will be required
- This site is located within 0.6 km Monk’s Wood and the Odd Quarter SSSI, National Nature Reserve. At planning application stage it will need to be demonstrated that proposals will have no adverse impacts on this ancient woodland designated site, that might occur, for example, via airborne pollutants, particulates and litter
- This site is crossed by a National Grid high pressure gas transmission pipelines, this matter will need to be addressed at planning application stage
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation.
8.1.2 W1B - Alconbury Airfield, Alconbury (Area of Search) (W8B)

Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Alconbury Airfield, Alconbury (Area of Search)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery. Potential uses include:</td>
</tr>
<tr>
<td></td>
<td>• Materials Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• In Vessel Composting</td>
</tr>
<tr>
<td></td>
<td>• Inert Waste Recycling</td>
</tr>
<tr>
<td></td>
<td>• Suitable New Waste Management Facility</td>
</tr>
<tr>
<td>Area</td>
<td>396.7 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces.</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Alconbury, The Stukeleys and Abbots Ripton</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 211 767</td>
</tr>
</tbody>
</table>

Site Characteristics

- Former military airfield
- Potential for disused runways / hardstandings / shelters to be recycled
- Within the airport flight path zone and close to Little Stukeley
- Site immediately adjacent to County Wildlife Sites and in proximity to nationally important nature conservation sites

Implementation Issues

8.5 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.6 The following will need to be addressed within a planning application:

- Pollution control measures will be required to protect amenity
- Treatment of any contaminated land
- Controls over HCV access and routing
- Any emissions associated with open composting will require risk assessment
- Impact, mitigation, compensatory measures required for any impact on biodiversity
- The Area is located less than 0.5 km from Great Stukeley Railway Cutting SSSI and within 1.2 km Monk’s Wood and the Odd Quarter SSSI NNR. At application stage, it will be necessary to demonstrate no adverse impacts to these designated sites, that might occur, for example, via airborne pollutants, particulars or litter
- Ecologically, this is a potentially sensitive site, some of which is a County Wildlife Site, consisting of a matrix of woodland and grassland. Possibly of national value for breeding waders (e.g. Lapwing) and grassland. Ecological and other environmental impacts to local nature conservation interests will need to be assessed at application stage and suitable mitigation provided if necessary, for example via careful design and operational constraints
- The views of English Heritage must be taken into account, and early liaison in this respect is advised. This site includes listed military structures and the SAM (moated site) at Prestley Wood. The setting of the SAM could be affected by any efforts to link the site to the existing
East Coast railway line. However, the entire airfield is regarded as being of historic significance and the wider historic landscape also needs to be carefully considered, including clusters of listed buildings in places like Little Stukeley. Any proposals will require careful planning to ensure that the design and layout is sympathetic.
8.1.3 W1C - Algores Way, Wisbech (W8D)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Algores Way, Wisbech</th>
</tr>
</thead>
</table>
| Description of Proposed Use | Waste Recycling and Recovery. Potential uses include:  
  - Materials Recovering Facility  
  - In Vessel Composting  
  - Inert Waste Processing  
  - New Waste Management Technologies |
| Area               | 4.4 ha |
| Approximate Timescale | Dependent on demand and market forces |
| District           | Fenland |
| Parish             | Wisbech |
| Grid Ref           | TF 455 079 |

Site Characteristics

- Located within an existing industrial estate with an established waste management use
- Existing industrial estate is designed to cater for HCV transport
- Existing woodland planting to southeast and bunding softens views
- No known archaeological sites within the area
- Currently utilises well established highways network to gain access to the industrial estate
- Protected species within the vicinity

Implementation Issues

8.7 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.8 The following will need to be addressed with a planning application:

- Protected Species - surveying will be required
- The site consists of hard standing - subject to satisfactory flood risk mitigation this site is suitable for additional waste management uses
- In respect of in vessel composting a bio aerosol risk assessment will be necessary to examine impacts on surrounding uses
- Transport Assessment
- A Flood Risk Assessment will be required, which should consider the risk of pollution, and include a Surface Water Drainage Strategy to ensure that the runoff post development is reduced in comparison to the existing situation.
8.1.4 W1D - Brookfield Business Park, Cottenham (W8G)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Brookfield Business Park, Cottenham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery Potential uses include:</td>
</tr>
<tr>
<td></td>
<td>• Specialist</td>
</tr>
<tr>
<td></td>
<td>• Suitable new waste management technologies</td>
</tr>
<tr>
<td>Area</td>
<td>1 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>This operation is already in existence although any expansion to the site is dependent on demand and market forces.</td>
</tr>
<tr>
<td>District</td>
<td>South Cambridgeshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Cottenham</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 461 691</td>
</tr>
</tbody>
</table>

Site Characteristics

- Located on an existing industrial park
- Adjacent land already has planning permission for a waste use
- Site located in area of high archaeological potential

Implementation Issues

8.9 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.10 The following will need to be addressed within a planning application:

- Pollution control measures will be required
- Ecological evaluation will be required
- Additional landscaping / treatments to mitigate visual impact will be required
- Flood Risk Assessment mitigation will be required
- HCV movements will need to be quantified and mitigation measures set out at planning application stage
- The site is adjacent Cottenham Lode and community woodland. Ecological and other environmental impacts to local nature conservation interests will need to be assessed at planning application stage and suitable mitigation provided if necessary
- Protected species will need to be considered including the presence of the Great Crested Newt
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation.
8.1.5 W1E - Cambridge East (Area of Search) (W8H)

Map 41
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Cambridge East (Area of Search)</th>
</tr>
</thead>
</table>
| Description of Proposed Use | Waste Recycling and Recovery. Potential uses include:  
|                         | • Recycling Facility  
|                         | • Household Recycling Centre  
|                         | • Temporary Inert Waste Recycling  
|                         | • Suitable New Waste Management Technologies  
|                         | • Materials Recovery Facility |
| Area                    | 255.9 ha                         |
| Approximate Timescale   | The proposed facilities are dependent on the redevelopment of Cambridge East. |
| District                | South Cambridgeshire             |
| Parish                  | Non-Parished Area, Teversham, Fen Ditton |
| Grid Ref                | TL 483 585                       |

Site Characteristics

- Currently in use as an airport, although there are long term plans to relocate Marshalls Airport and redevelop the land
- Part of the site is located within the Cambridge Green Belt
- Close to residential areas of Cambridge
- Rights of ways run through the area of search
- Situated above a major aquifer
- Close to Teversham and Fen Ditton Conservation Areas
- Site located in area of high archaeological potential

Implementation Issues

8.11 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.12 The following will need to be addressed within a planning application for:

General

- This Area of Search is located less than 1.3 km from Wilbraham Fens SSSI at its closest point. It will be necessary at planning application stage to demonstrate that there will be no adverse impacts to this designated site, for example, through changes to hydrological regime or water quality or impacts via airborne pollutants, particulates or litter
- Other ecological and other environmental impacts to local nature conservation interests will also need to be assessed at application stage and suitable mitigation provided if necessary
- A Transport Assessment will be required. This should include consideration of development generated trips. These should be kept to a minimum on the A14, with trips preferably made outside of peak periods
- Impact of proposals upon the existing communities within Cambridge and the villages of Fen Ditton and Teversham should be minimised
This site is above a major aquifer, this should be mitigated through design
Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage
Any planning application will need to address the archaeological significance of the site through assessment and evaluation
Regard should be had to the master planning of Cambridge East, and the need to secure residential amenity of existing and planned communities

**Household Recycling Centre**

- All new Household Recycling Centres will be required to be of a high standard in their design and operation in order to minimise any adverse effects on the environment or local community. This will entail waste operations being enclosed within a building with appropriate mitigation measures including dust / odour suppression
- Consideration will need to be given to the best location for the Household Recycling Centre within the area of search, having regard to the need to be accessible by new and existing communities, and compatibility with adjoining uses. This will be determined through the master planning of this area. Consideration should also be given to the potential for co-location with other allocated waste management uses e.g. for a Materials Recovery Facility. This may reduce the land take required and enable synergies in waste management practises to be exploited
- Some landscaping / mitigation works may also be required. The extent of these will be dependant on the final location of the Household Recycling Centre
- Car and lorry movements should be segregated which is a matter for detailed design
- Rights of Way matters including potential diversion compensation for existing Rights of Way which may be adversely affected

**Materials Recovery Facility**

- The new materials recovery facility will be required to be of a high standard in its design and operation in order to minimise any adverse effects on the environment or local community. This will entail waste operations being enclosed within a building with appropriate mitigation measures including pollution control / dust / odour suppression
- Consideration will need to be given to the best location for the facility within the area of search, having regard to adjoining uses. This will be determined through the master planning of this area. Consideration should also be given to the potential for co-location with other allocated waste management uses e.g. Household Recycling Centre. This may reduce the land take required, and enable synergies in waste management practices to be exploited
- Some landscaping / mitigation works may also be required. The extent of these will be dependant on the final location of the recycling and recovery facility
- The facility should be located in a position which will facilitate vehicular access, and avoid lorry movements through existing and planned residential areas
- The facility location should not adversely affect the setting of the Grade II Listed Building

**Temporary Construction Waste Recycling and Recovery Facility**

- A waste management audit and strategy must be included in the planning application and demonstrate that proposals have been incorporated to drive waste management up the waste hierarchy
- A temporary waste management facility must be in place throughout the construction phases of Cambridge East to maximise the re-use, recovery and recycling of inert and sustainable construction waste stream
The location of the temporary waste management facility should be determined through the master planning process for Cambridge East. Suitable access for lorry movements should be provided, avoiding the need to pass through residential areas to access the primary highway network. Measures are required to address potential amenity issues for nearby residential properties and other sensitive receptors. The Master Planning stage, and/or the site waste management strategy, should consider if inert waste recycling can be best addressed through one larger inert waste recycling facility, or a number of smaller ones. Whichever is preferred the capacity to recycle and recover construction waste should be in place throughout the development from the time it first commences.
8.1.6 W1F - Cambridge Northern Fringe East (Area of Search) (W8I)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Cambridge Northern Fringe East (Area of Search)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery. Potential uses include:</td>
</tr>
<tr>
<td></td>
<td>● Household Recycling Centre</td>
</tr>
<tr>
<td></td>
<td>● Inert Waste Recycling</td>
</tr>
<tr>
<td></td>
<td>● Suitable new waste management technologies</td>
</tr>
<tr>
<td>Area</td>
<td>44.5 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>This Household Recycling Centre may come on stream around 2012 as a replacement for Milton.</td>
</tr>
<tr>
<td>District</td>
<td>Cambridge City</td>
</tr>
<tr>
<td>Parish</td>
<td>Non Parished Area</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 474 617</td>
</tr>
</tbody>
</table>

Site Characteristics

- Located on an industrial / employment area of Cambridge and includes the Cambridge Waste Water Treatment Works
- Adjacent to the A14 and across from the A10 giving good access routes to the area of search
- Brownfield land
- Close to sensitive receptors (namely employment areas and residential settlements)
- Within Flood Zones 2 and 3
- Archaeologically sensitive site
- Adjacent to the Cambridge Green Belt and close to the Fen Ditton Conservation Area
- Part of the land has temporary planning permission as a Waste Transfer Station

Implementation Issues

8.13 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.14 The following will need to be addressed within a planning application:

Household Recycling Centre

- All new Household Recycling Centres, will be required to be of a high standard in their design and operation in order to minimise any adverse effects on the environment or local community
- Appropriate mitigation measures including pollution control / dust / odour suppression
- Prior to submission of a planning application consideration will need to be given to the best location for the Household Recycling Centre within the area of search, having regard to the need to be accessible by new and existing communities, and to compatibility with adjoining uses
- Some landscaping / mitigation works may also be required, the extent of which will be dependant upon the final location of the Household Recycling Centre
- Car and lorry access will need to be segregated which is a matter for detailed design
Potential need for Flood Risk Assessment
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation.

Inert Waste Recycling / Transfer
- Access for HCV may be constrained during peak periods
- Noise and dust mitigation will be required
- Part of the process (eg. sorting) should be carried out in a building to minimise impact
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation.
8.1.7 W1G - Cow Lane, Godmanchester (W8M)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Cow Lane, Godmanchester</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery. Potential uses include:</td>
</tr>
<tr>
<td></td>
<td>• Material Recovery Facility</td>
</tr>
<tr>
<td>Area</td>
<td>1.2 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces.</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Godmanchester</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 256 708</td>
</tr>
</tbody>
</table>

Site Characteristics

- Already has permission for waste uses (landfill)
- Close to sensitive receptors (including housing and allotments)
- Within Flood Risk Zone 3
- Close to Portholme SAC
- Close to a SSSI and County Wildlife Site
- Within Source Protection Zone 3
- A footpath crosses the site
- Constrained by existing gassing landfill site

Implementation Issues

8.15 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.16 The following will need to be addressed within a planning application:

- Permanent landscaping will be required
- Mitigation for Flood Risk Assessment
- Noise and dust emission mitigation will be required
- Pollution control measures will be required
- Traffic routing to avoid Godmanchester
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage
- Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site.
8.1.8 W1H - Cross Leys Quarry, Wittering (W2C; W8O)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Cross Leys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Inert Landfill and Inert Waste Processing</td>
</tr>
<tr>
<td>Estimated Voidspace</td>
<td>433,333 m³</td>
</tr>
<tr>
<td>Area</td>
<td>29.3 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>From 2011 onwards</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Location Details</td>
<td>Quarry is situated on southern side of the A47, to the west of Bedford Purlieus.</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 048 999</td>
</tr>
</tbody>
</table>

Site Characteristics

- Former ironstone quarry. Limestone originally thrown back as waste has been requarried as well as quarrying of previously unworked limestone
- Landfill with inert builders waste has already taken place in northern part of site abutting A47 and by a pipeline crossing the site
- Site is close to Bedford Purlieus SSSI and adjacent to a county wildlife site at Wittering Woods
- The county wildlife site, with a population of Great Crested Newts, abuts the western boundary of the area proposed for landfill
- Great Crested Newts have been identified within the quarry
- Within an area of Best Landscape value
- Partially within Flood Zones 2 and 3
- Over a major aquifer and five minor aquifers. No source protection zone
- Accessed off the A47 Leicester Road
- Close to three listed buildings (Grade II)

Implementation Issues

8.17 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.18 The following will need to be addressed within a planning application:

- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage
- The Highway Authority will need to be satisfied that traffic generated by development of this site would not be detrimental to the safe and free-flow of traffic on this part of the A47. A Traffic Assessment in support of any planning application will be required
- Access improvement may be required to accommodate any increase in traffic as a result of the development of this site through the existing access
- A Hydrological Assessment will be required as the site is on a major aquifer (groundwater vulnerability issues) and there are streams and drains adjacent and near to the site. Additionally there are a number of abstraction points in the vicinity from which local residents obtain drinking water
- The potential for any pollution from the imported waste should be assessed and measures put forward to mitigate any concerns identified
- A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy
- An assessment of the potential impact on the adjacent county wildlife site will be required
- An assessment to ensure that any landfilling does not adversely impact on the nearby Bedford Purlieus SSSI will be required
- Measures should be put in place to recycle inert waste prior to landfilling residues
- Surveys will need to be undertaken to identify the location of the Great Crested Newts within the quarry and mitigation measures identified to protect this population in parts of the quarry or to translocate where this is considered an appropriate measure
- Landscape Assessment to take into account updated landscape character assessment will be required
- Measures are required to address any potential amenity issues for any residents living in the vicinity of the quarry and on users of the public rights of way in the locality
- The reclamation of the site should be for agriculture but incorporating additional tree planting and biodiversity enhancement - and, in particular, making provision for the Great Crested Newt population within the approved scheme.
8.1.9 W1I - Dogsthorpe, Former Brickworks (W8Q)
### Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Dogsthorpe, Former Brickworks</th>
</tr>
</thead>
</table>
| **Description of Proposed Use** | Major Waste Management Development:  
- Suitable new technologies  
- Household Recycling Centre  
- Waste Transfer  
- Inert Waste Recycling  
- In-Vessel Composting |
| **Area** | 18.8 ha |
| **Approximate Timescale** | Waste management development and possible relocation of existing Household Recycling Centre 2010 onwards. |
| **District** | Peterborough |
| **Locational Details** | Located on the eastern edge of the urban area of Peterborough off the A47/A1073 roundabout on the primary road network. |
| **Grid Ref** | TF 205 020 |

### Site Characteristics

- Most of the former brickworks site at Dogsthorpe has been used for the deposit of household waste. However, some areas have not been landfilled and built development for the sorting, recycling or processing of waste is proposed here.
- Potential to accommodate a range of waste management uses.
- May be some ground stability and contamination issues because of the use of the former brickpits for the disposal of putrescible waste.
- May be linkages in early years between the existing landfill and emerging waste management development.
- Putrescible landfill on adjacent land to the east of site allocation until at least 2013.
- Within Flood Zone 1.
- Rising water main within site allocation.
- Proximate to Star Pit SSSI.

### Implementation Issues:

8.19 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.20 The following will need to be addressed within a planning application:

- A Transport Assessment, in support of any planning application will be required, to demonstrate that the junction of Welland Road with the A47 can accommodate anticipated traffic levels.
- Potential need for traffic calming on Welland Road south of the site when the A1073 proposals are implemented.
- Any waste management development will need to take into account the proximity of housing permitted in principle to the north east of the allocation and that already built to the south of Paston Parkway.
Any dust, odour, noise, litter, light pollution and vermin issues must be identified and addressed to ensure that any potential amenity impacts on local residents are effectively mitigated and minimised by good design and enclosure of facilities.

- New waste management development including a Household Recycling Centre is expected to be enclosed within a building to reduce the likelihood of impact on the surrounding area.
- Waste management development should be well screened to limit views from residential areas.
- Opportunity should be taken to co-locate waste management development when practicable.
- Consideration will need to be given to the proximity of Star Pit SSSI.
- The spinney should be retained in the western corner of the site as part of any development scheme to provide landscaping and screening and because it is likely to have developed nature conservation interest.
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
- Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site.
- A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy.
8.1.10 W1J - Envar, Woodhurst (W8S)

Map 46
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Envar, Woodhurst</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery Facility. Composting windrow and In Vessel</td>
</tr>
<tr>
<td>Area</td>
<td>18.5 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Existing site expansion dependant on demand and market conditions</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Somersham</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 337 755</td>
</tr>
</tbody>
</table>

**Site Characteristics**

- Currently in waste management use for composting
- Within airport safeguarding areas for Cambridge, Wyton and Alconbury
- High grade agricultural land (Grade 2)
- Close to sensitive receptors (residential on southern boundary and raptor centre on north west boundary)
- Site located in area of high archaeological potential

**Implementation Issues:**

8.21 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.22 The following will need to be addressed within a planning application:

- Road improvements to deal with increased vehicular movements at the nearby crossroads at the B1040 to address safety concerns
- Vehicular access arrangements require improvements to secure road safety objectives
- Due to proximity of sensitive receptors (house on southern boundary and house and raptor centre on north western boundary) controls over odour emissions will be necessary. In vessel composting may address this issue
- Airport safeguarding constraints may limit the height of buildings / plant that can be erected on this site, including height of exhaust stacks
- Boundary landscaping enhancement, particularly on the eastern and northern boundary
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation.
8.1.11 W1K - Extension of Waste Management Park, Waterbeach (W8K)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Extension of Waste Management Park, Waterbeach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery. Potential uses include:</td>
</tr>
<tr>
<td></td>
<td>• Material Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• In Vessel Composting</td>
</tr>
<tr>
<td></td>
<td>• Energy from waste</td>
</tr>
<tr>
<td></td>
<td>• Inert Waste Recycling</td>
</tr>
<tr>
<td></td>
<td>• New waste management technologies</td>
</tr>
<tr>
<td>Area</td>
<td>7.1 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces, although MBT plant will be on line from 2009 and fully operational by 2010.</td>
</tr>
<tr>
<td>District</td>
<td>South Cambridgeshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Landbeach</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 487 687</td>
</tr>
</tbody>
</table>

Site Characteristics

- Proposed extension to the existing waste management park at Waterbeach with land located adjacent to the west and north
- Close to sensitive receptors
- Adjacent to the following County Wildlife Sites – Landbeach Pits Willow Wood / Beach Ditch and Engine Drain
- Within Flood Zones 2 & 3 and
- Over a major aquifer
- High grade agricultural land (Grade 2)

Implementation Issues

8.23 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.24 The following will need to be addressed within a planning application:

- Any planning application will need to address the archaeological significance of the site through assessment and evaluation
- Access for HCV from existing roundabout only
- Assessments for emissions to air should address topography and local receptors
- Pollution control will be required
- Noise and dust mitigation will be required to reduce impact on nearby receptors
- Appropriate mitigation associated with location above major aquifer and Flood Zone 3
- Consideration of any historic features / environment
- Potential need for Flood Risk Assessment
- This site is in reasonable proximity to Denny Abbey which is a Scheduled Monument. Any proposals will need to take the Abbey and its setting into account. Early discussion with English Heritage is advised.
Any proposals will need to consider residential properties nearby, including Denny Abbey cottages to the west and east of the A10.

Open windrow composting at this site is not appropriate given the sensitive receptors, including residential properties, nearby.
8.1.12 W1L - Great Wilbraham Quarry, Great Wilbraham (W8Y)

Map 48
### Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Great Wilbraham Quarry, Great Wilbraham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Inert Waste Recycling</td>
</tr>
<tr>
<td>Area</td>
<td>Less than 1 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces.</td>
</tr>
<tr>
<td>District</td>
<td>South Cambridgeshire</td>
</tr>
<tr>
<td>Parish:</td>
<td>Great Wilbraham</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 565 546</td>
</tr>
</tbody>
</table>

### Site Characteristics
- Adjoining area already has planning permission for inert landfill
- Situated in a highly sensitive chalk aquifer – between two Source Protection Zones

### Implementation Issues

**8.25** Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

**8.26** The following will need to be addressed within a planning application:

- Recycling linked to the life of the inert landfill operation
- The sensitivity of this site in terms of being located above a chalk aquifer. Pollution controls will be required
- Restoration proposals should secure the restoration of this chalk quarry in a way which is satisfactory in terms of visual impact and reflects the surrounding form of the landscape in this sensitive area
- Noise and dust mitigation will be required
- Ecological management of restored land
- Impact, mitigation, compensatory measures required for impact on biodiversity
- HCV routing must be addressed, if necessary through a routing agreement
- As a former chalk quarry, there may be some developing vegetation of ecological value, with possibly also associated invertebrate interest. Ecological and other environmental impacts to local nature conservation interests will need to be assessed at application stage and suitable mitigation provided if necessary. Restoration proposals should consider the potential for the creation of the Priority BAP habitat, lowland calcareous grassland
- Any proposals should address the fact that electricity transmission equipment crosses the Quarry.
8.1.13 W1M - Grunty Fen, Wilburton (W4A; W8Z)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Grunty Fen, Wilburton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery and Landfill:</td>
</tr>
<tr>
<td></td>
<td>• Composting</td>
</tr>
<tr>
<td></td>
<td>• Inert Waste Recycling</td>
</tr>
<tr>
<td></td>
<td>• Single landfill cell for Stable Non Reactive Hazardous Waste (SNRHW) Landfill</td>
</tr>
<tr>
<td>Estimated Voidspace</td>
<td>30,000 m³</td>
</tr>
<tr>
<td>Area</td>
<td>13.5 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces</td>
</tr>
<tr>
<td>District</td>
<td>East Cambridgeshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Wilburton</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 496 778</td>
</tr>
</tbody>
</table>

Site Characteristics

- Currently has planning permission for non-hazardous landfill and a temporary old style Household Waste Recycling Centre, so is already in a waste use
- Within Flood Risk Zones 2 and 3
- Highways concerns have been raised for this site
- Site has previously had planning permission for composting (temporary consent)

Implementation Issues

8.27 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.28 The following will need to be addressed within a planning application:

- Pollution Controls will be required
- The relevant engineering standards for the construction of a containment cell for stable non-reactive hazardous waste will need to be met
- Special protocol for handling of SNRHW
- Composting emissions to air will need to address topography and local receptors
- Inert recycling and composting will be linked to the life of the existing landfill site
- Noise and dust mitigation will be required
- Potential need for Flood Risk Assessment
- Rights of Way matters including potential diversion compensation for existing Rights of Way which may be adversely affected
- Any planning application will need to address ecological and other environmental impacts to nature conservation. Natural England has advised that there is potential in the drainage ditches for water voles along with aquatic plants and invertebrates to be present, these will need to be assessed mitigation and / or compensation provided where necessary
- Any detailed proposals should include a routing agreement to ensure that deliveries of stable non-reactive hazardous waste come via the A10 north of Stretham, and not via Witchford village.
8.1.14 W1N - Hampton, Peterborough (W8AA)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Hampton, Peterborough</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Management Development:</td>
</tr>
<tr>
<td></td>
<td>• Materials Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• Household Recycling Centre</td>
</tr>
<tr>
<td></td>
<td>• In-Vessel Composting</td>
</tr>
<tr>
<td></td>
<td>• Specialist</td>
</tr>
<tr>
<td></td>
<td>• New Waste Management Technologies</td>
</tr>
<tr>
<td>Area</td>
<td>3.4 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>2010-2015</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Location Details:</td>
<td>East of London Road, South of A1139 (Fletton Parkway)</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 193 959</td>
</tr>
</tbody>
</table>

Site Characteristics

- Well related to Peterborough
- Potential to accommodate wide range of waste management uses including new technologies
- Proximate to current and future development in Hampton
- Located to primary road network and will connect to the Stanground Bypass
- Housing proposed to north west of site beyond Fletton Parkway and the railway line and proposed playing field provision and residential and commercial development to the west of the site beyond the railway line
- Within Flood Zone 1
- Pump House Pit County Wildlife Site lies to the south

Implementation Issues

8.29 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.30 The following will need to be addressed within a planning application:

- An assessment will be required of the potential impact of any proposed development on the Pump House Pit County Wildlife Site to the south of the site or on Orton Pit SSSI to the west and mitigation measures must be set out to demonstrate that any potential adverse impacts on wildlife (particularly the common lizard and great crested newt) or wildlife habitat can be ameliorated
- The bridleway within site needs to either be diverted or incorporated into any layout
- Any development is expected to be enclosed within a building which should be built to a high standard of design
- The site would be expected to be landscaped to screen the building from both the Fletton Parkway and proposed residential development whilst ensuring that this does not prejudice the nature conservation importance of Pump House Pit County Wildlife Site
- Any HGV traffic associated with the proposal should be routed away from residential areas towards Fletton Parkway
• Measures are required to address any potential amenity issues for the future occupiers of housing development proposed to the north west of the site, users of the playing field proposed to the west of the site beyond the railway line, users of the right of way and other nearby sensitive receptors
• Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site
• Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage
• A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy.
8.1.15 W1O - Kings Dyke Brickpits, Whittlesey (Area of Search) (W8AD)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Kings Dyke, Whittlesey (Area of Search)</th>
</tr>
</thead>
</table>
| Description of Proposed Use | Waste Recycling and Recovery. Potential uses include:  
- Waste Recycling  
- Material Recycling Facility  
- In Vessel Composting  
- Inert Waste Recycling  
- Energy from Waste  
- New waste management technologies. |
| Area       | 28.9 ha |
| Approximate Timescale | Waste management uses could be developed on those parts of the site during the early part of the Plan period. Other parts of the site may become available as a result of future rationalisation and developments in relation to brick production |
| District   | Fenland |
| Parish     | Whittlesey |
| Grid Ref   | TL 247 977 |

Site Characteristics

- North of the A605 and the March Peterborough Railway  
- Nene Washes (SAC/ SPA/ Ramsar) immediately to the north  
- West of Whittlesey and approximately 3.5 km east of Peterborough  
- An existing quarry void incorporating the Kings Dyke Brickworks  
- Located in a flat fen landscape marked by several large industrial developments  
- Potential for rail access

Implementation Issues

8.31 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.32 The following will need to be addressed within a planning application

- The site already accommodates recycling waste bricks from the brickworks for use as a recycled aggregate  
- Impact on the Nene Washes will be a key consideration to any proposal  
- Provision of mitigation measures to ensure no adverse impact on local amenity  
- Provision of suitable access arrangements taking into account capacity issues on the A605  
- Potential for rail access on nearby land should be investigated  
- Any proposals which come forward must include a Transport Assessment, and if necessary contributions will be sought to off site Highways improvements on the A605, particularly addressing congestion at the railway level crossing  
- A type 3 drainage strategy / Flood Risk Assessment will be necessary to ensure that any proposals are not detrimental to the water environment
- Energy from Waste proposals would only be permitted where it will secure an improvement to air quality above current emissions from the Brickworks.
- Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site.
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
8.1.16 W1P - March Trading Park (W8AI)
Summary

<table>
<thead>
<tr>
<th>Site Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>An existing waste management site located on an industrial estate, remote from sensitive receptors</td>
</tr>
<tr>
<td>Close to market town of March</td>
</tr>
<tr>
<td>A County Wildlife Site is nearby and consideration will need to be given to the potential impacts on local ecological designations</td>
</tr>
<tr>
<td>High grade agricultural land (Grade 2)</td>
</tr>
</tbody>
</table>

Implementation Issues

8.33 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.34 The following will need to be addressed within a planning application:

- HCV access only via Hostmoor Industrial Estate
- Noise and dust mitigation will be required
- Pollution control will be required
- Impact, mitigation, compensatory measures required for impact on biodiversity / protected species
- A Transport Assessment in support of any planning application will be required.
8.1.17 W1Q - Maxey East, Maxey (W2D; W8AK)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Maxey East, Maxey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Management Development: Inert Landfill and Inert Waste Recycling</td>
</tr>
<tr>
<td>Estimated Voidspace</td>
<td>933,000 m³</td>
</tr>
<tr>
<td>Area</td>
<td>27 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>From 2020 onwards</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Location Details</td>
<td>Site East of Main Road, north of Maxey Cut</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TF 142 077</td>
</tr>
</tbody>
</table>

Site Characteristics

- Allocated for sand and gravel extraction in addition to the Maxey Crossing allocation to the south of the South Drain
- Adjacent to an existing active quarry
- Provides void-space for inert landfill proximate to north Peterborough
- Adjacent to an elevated section of the A15
- Proximate to Northborough, Gtinton and Maxey villages, north Peterborough and south Lincolnshire
- High grade agricultural land (Grade 2 and 3)
- Site is located on 2 minor aquifers but no source protection zones
- Most of the site is within Flood Zone 3
- The site is located in a landscape of high archaeological potential

Implementation Issues

8.35 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.36 The following that will need to be addressed within a planning application for inert landfill at this site:

- Depending on the volume and extent of infill proposed an Environment Impact Assessment may be required
- Restoration plans should accord with what is already being implemented at the Maxey quarry to the west of the site
- It is anticipated that the site will be restored for agriculture, wildlife conservation and amenity
- Reclamation options are constrained by the proximity to RAF Wittering Safeguarding (bird strike) but opportunity should be taken to improve wildlife diversity of the site in any scheme
- A Flood Risk Assessment will need to be undertaken as the site is within Flood Zone 3. This should include a Surface Water Drainage Strategy
- Traffic to continue to be directed from site entrance away from Maxey village towards A15
- The same site entrance, off Maxey Road, and plant site is required to be used for the mineral extraction. Consideration will need to be given to the use of this access for the importation of inert waste to reclaim that part of the quarry east of Etton Road or whether
it would be more appropriate to agree an alternative access point if this occurs when the existing quarry and the southern extension have been completed or largely completed and the continued use of the access would prevent the completion of the reclamation of the majority of the quarry

- There may be an opportunity for infilling to original ground levels using inert waste materials at this site provided that acceptable access can be found to this area for the deposition of the waste materials and that it does not prevent the land being restored in a phased and timely manner
- The opportunity should be considered of using conveyors, if practicable, so that the existing quarry access can be utilised
- The opportunity should be taken to undertake advance screening of the eastern area prior to the commencement of any operations at the site - of both the residential property and the A15
- Area to the south east of the site has been omitted as a result of archaeological concerns. However, archaeology remains a key consideration although it is anticipated that this will have been addressed when extraction of sand and gravel is under consideration
- The impact of noise and dust from landfill and recycling operations on the users of the A15 and Maxey Road, local residents, visitors to the restored quarry area or users of rights of way needs to be considered and mitigation measures put in place to minimise its impact and to safeguard amenity
- Reclamation of the site should be to agriculture but with opportunity taken for additional tree planting, for biodiversity enhancements and for improving public access
- Flood Defence Consent will be required for any works in, over or under or within 9 metres of Maxey Cut.
8.1.18 W1R - Melbourne Avenue, March (W8AI)

Map 54
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Melbourne Avenue, Hundred Road, March</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Household Recycling centre (as a replacement for the existing temporary March Household Recycling Centre on the adjacent March Landfill Site)</td>
</tr>
<tr>
<td>Area</td>
<td>0.6 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependant on closure of existing temporary Household Recycling Centre at March Landfill</td>
</tr>
<tr>
<td>District</td>
<td>Fenland</td>
</tr>
<tr>
<td>Parish</td>
<td>March</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 410 984</td>
</tr>
</tbody>
</table>

Site Characteristics

- Adjacent to the temporary Household Recycling Centre on March landfill site and to the new waste transfer station
- Access to the local road network including the A141
- Proximate to some protected species
- Whitemoor Marshalling Yard CWS is located within 500 metres
- High grade agricultural land (Grade 2)
- Site located in area of high archaeological potential

Implementation Issues

8.37 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.38 The following will need to be addressed within a planning application:

- HCV access to the site should be gained via Hostmoor Industrial Estate to the A141
- Surveys would be required with regard to the impact any proposed development would have on any protected species in the area
- Transport Assessment required
- Ecological and other environmental impacts to local nature conservation interests will need to be assessed at application stage and suitable mitigation provided if necessary
- Measures are required to address potential amenity issues for nearby residential properties and other sensitive receptors
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation
- A Transport Assessment in support of any planning application will be required.
8.1.19 W1S - Needingworth Quarry, Needingworth (W8AO)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Needingworth Quarry, Needingworth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Inert Waste Recycling</td>
</tr>
<tr>
<td>Area</td>
<td>10.5 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish:</td>
<td>Bluntisham</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 364 728</td>
</tr>
</tbody>
</table>

Site Characteristics

- Has planning permission for mineral operations
- Accommodates mineral processing plant
- Proposed use will have similar characteristics and impacts
- Preserved archaeological area on site
- Adjacent to County Wildlife Site
- Over a minor aquifer
- Within Flood Zones 2 and 3

Implementation Issues

8.39 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.40 The following will need to be addressed within a planning application:

- Any inert waste recycling activity permitted at this site will be limited to the life of Needingworth Quarry
- Protect archaeological site
- Pollution controls will be required
- Noise and dust mitigation will be required
- HCV routing scheme
- Access only from existing access point near Needingworth Bypass
- This site is within 1.9 km Berry Fen SSSI and within 0.8 km Wadsby’s Folly, the watercourse that is hydrologically linked to the SSSI. At application stage, it will be necessary to demonstrate no significant adverse impacts to the special features of this site that might occur for example through airborne pollutants, particulates or litter or through changes to hydrological regime, water quality or waterborne pollutants, especially with reference to Wadsby’s Folly.
8.1.20 W1T - Northstowe (Area of Search) (W8AQ)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Northstowe (Area of Search)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Temporary Inert Waste Recycling</td>
</tr>
<tr>
<td>Area</td>
<td>425 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Throughout the construction phases of the settlement</td>
</tr>
<tr>
<td>District</td>
<td>South Cambridgeshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Longstanton</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 449 665</td>
</tr>
</tbody>
</table>

Site Characteristics
- This area reflects the boundaries of the new settlement of Northstowe to the north of Cambridge
- Northstowe is on part of a former airfield site and is there is a current planning application being considered for the new town
- The site is located in a landscape of high archaeological potential
- The Area of Search overlaps two conservation areas (Longstanton to the west and Westwick to the south east)

Implementation Issues

8.41 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.42 The following will need to be addressed within a planning application:
- Location of the site or sites should not be close to sensitive receptors e.g. residential properties
- Rights of Way matters including potential diversion compensation for existing Rights of Way which may be adversely affected
- Consideration of any historic features / environment
- Good access to road network (internal and external)
- Noise and dust mitigation will be required
- The Area of Search overlaps the Longstanton and Westwick Conservation Areas. Care should be taken to avoid any negative impact on the character and setting of these conservation areas and a number of listed buildings including highly graded churches
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation.
8.1.21 W1U - Northstowe Area 2, Northstowe (Area of Search) (W8AQ)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Northstowe Area 2 (Area of Search)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery - Household Recycling Centre</td>
</tr>
<tr>
<td>Area</td>
<td>2.3 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Expected to come on stream around 2010/2011</td>
</tr>
<tr>
<td>District</td>
<td>South Cambridgeshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Longstanton</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 403 678</td>
</tr>
</tbody>
</table>

Site Characteristics

- Within a new settlement proposed to the north of Cambridge
- Northstowe is on part of a former airfield site and this area of search is within the employment sector identified as part of the current masterplanning for the new town
- Archaeologically sensitive site
- Site is close to the Cambridge Green Belt

Implementation Issues

8.43 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.44 The following will need to be addressed within a planning application:

- Household Recycling Centres will be required to be of a high standard in their design and operation in order to minimise any adverse effects on the environment or local community
- Appropriate mitigation measures including pollution control, dust / odour suppression
- Prior to the submission of a planning application consideration will need to be given to the best location for the Household Recycling Centre within the area of search, having regard to the need to be accessible by new and existing communities, and compatibility with adjoining uses.
- Some landscaping / mitigation works will be required, the extent of these will be dependant on the final location of the Household Recycling Centre.
- Car and lorry movements will need to be segregated which is a matter for detailed design
- Any planning application will need to address the archaeological significance of the site through assessment and evaluation.
8.1.22 W1V - Puddock Hill, Warboys (W8AS)
Summary

Site Name | Puddock Hill, Warboys
---|---
Description of Proposed Use | Waste Recycling and Recovery.  
- In Vessel Composting 
- Materials Recovery Facility 
- Inert Waste Recycling 
- New waste technologies
Area | 1.9 ha
Approximate Timescale | Dependent on demand and market forces
District | Huntingdonshire
Parish: | Wistow and Warboys
Grid Ref | TL 311 819

Site Characteristics

- Currently in a waste use
- Already has temporary permission for recycling
- Close to sensitive receptors – three properties within 200 metres
- Part of the site is within Flood Zones 2 and 3
- A minor aquifer is present
- Adjacent to two SSSI’s (one a geological site)

Implementation Issues

8.45 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.46 The following will need to be addressed within a planning application:

- HCV routing and mitigation of traffic impacts
- Composting will require emission risk assessment and mitigation as necessary
- Pollution controls will be required
- Noise and dust mitigation will be required
- Potential need for Flood Risk Assessment
- Impact, mitigation, compensatory measures required for impact on biodiversity
- Sustainable use of surplus soil resources
- Measures are required to address potential amenity issues for nearby residential properties and other sensitive receptors
- This site is adjacent to Warboys Clay Pit SSSI, notified for its geological features. It will be necessary to demonstrate at planning application stage that no adverse impacts to the special features of this site that might occur, for example, through airborne pollutants, particulates or litter
- The site is also within 0.4 km Warboys and Wistow Wood SSSI. It will be necessary to demonstrate at planning application stage, that no adverse impacts to the special features of this site that might occur for example through airborne pollutants, particulates or litter
Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.

Archaeological potential of this site is unknown. Any planning application will therefore need to address the archaeological significance of the site through assessment and evaluation.
8.1.23 W1W - Saxon Brickpits, Whittlesey (Area of Search) (W8AU)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Saxon Brickpits, Whittlesey (Area of Search)</th>
</tr>
</thead>
</table>
| Description of Proposed Use | Waste Recycling and Recovery. Potential uses include:  
- Inert Waste Recycling  
- New waste management technologies. |
| Area | 33.5 ha |
| Approximate Timescale | Waste management uses could be developed on some parts of the site during the early part of the Plan period. Other parts of the site may become available as a result of future rationalisation and developments in relation to brick production |
| District | Fenland |
| Parish | Whittlesey |
| Grid Ref | TL 255 971 |

Site Characteristics

- Accommodates some inert waste recycling using waste bricks from the brickworks for use as a recycled aggregate
- Includes the Saxon Brickworks and surrounding related land
- Lies between the A605 and the March Peterborough Railway line
- Nene Washes (SAC/ SPA/ Ramsar) lie approximately 1 km to the north
- Abuts the built up area of Whittlesey to the east and is approximately 4 km east of Peterborough
- Quarry void incorporating Saxon Brickworks
- Located in a flat fen landscape marked by several large industrial developments
- Potential for rail access

Implementation Issues

8.47 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.48 The following will need to be addressed within a planning application:

- Impact on the Nene Washes will be a key consideration to any proposal
- Provision of mitigation measures to ensure no adverse impact on local amenity
- Provision of suitable access arrangements taking into account capacity issues on the A605
- Rights of Way matters including potential diversion compensation for existing Rights of Way which may be adversely affected
- Any proposals which come forward must include a Transport Assessment, and if necessary contributions will be sought to off site Highways improvements on the A605, particularly addressing congestion at the railway level crossing
- A type 3 drainage strategy / Flood Risk Assessment will be necessary to ensure that any proposals are not detrimental to the water environment
- Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site.
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
8.1.24 W1X - Station Farm, Buckden (W8AX)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Station Farm, Buckden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery. Potential uses include:-</td>
</tr>
<tr>
<td></td>
<td>• Materials Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• New waste technologies</td>
</tr>
<tr>
<td></td>
<td>• In Vessel Composting</td>
</tr>
<tr>
<td>Area</td>
<td>4.5 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish:</td>
<td>Buckden</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 205 690</td>
</tr>
</tbody>
</table>

Site Characteristics

- Adjacent to Buckden Landfill site and near to Buckden Quarry
- Located close to the primary highways network
- Close to sensitive receptors
- Proximate to waste arisings in Huntingdon

Implementation Issues

8.49 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.50 The following will need to be addressed within a planning application:

- HCV access arrangements to new A14
- Noise attenuation for local sensitive receptors
- Pollution control will be required.
8.1.25 W1Y - Station Road, Fordham (W8AY)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Station Road, Fordham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery - Potential uses include:</td>
</tr>
<tr>
<td></td>
<td>• New waste management technologies.</td>
</tr>
<tr>
<td></td>
<td>• Material Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• Inert Waste Recycling</td>
</tr>
<tr>
<td>Area</td>
<td>1.4 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependent on demand and market forces</td>
</tr>
<tr>
<td>District</td>
<td>East Cambridgeshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Fordham</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 619 699</td>
</tr>
</tbody>
</table>

Site Characteristics

- Adjacent to a site that already has planning permission for waste recycling and waste processing including small scale gasification
- Close to sensitive receptors
- Currently an open aspect from the road
- High grade agricultural land (Grade 2)
- Site has planning permission for a Materials Recovery Facility

Implementation Issues

8.51 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.52 The following will need to be addressed within a planning application:

- Landscaping to Fordham Bypass
- Noise and dust attenuation measures to protect residential amenity
- Consider HCV restrictions on minor roads through Fordham
- Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
8.1.26 W1Z - Storey's Bar Road, Fengate, Peterborough (W8AZ)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Storey’s Bar Road, Fengate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Recycling and Recovery - range of potential uses including:</td>
</tr>
<tr>
<td></td>
<td>• Materials Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• In Vessel Composting</td>
</tr>
<tr>
<td></td>
<td>• Energy from Waste Facilities</td>
</tr>
<tr>
<td></td>
<td>• New Waste Management Technologies</td>
</tr>
<tr>
<td>Area</td>
<td>11.8 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>2013</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Location Details:</td>
<td>Eastern Industry / Fengate Industrial Estate</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 221 992</td>
</tr>
</tbody>
</table>

Site Characteristics

- Well related to Peterborough
- Partly a vacant site within industrial area
- Potential to accommodate wide range of waste management uses including Energy from Waste and New Technologies
- Close to a number of waste streams including sewage sludge
- Within Flood Zones 2 and 3
- Adjacent to Peterborough power station - high pressure gas pipeline runs through site and 132 volt overhead power line traverses the site.
- Consent granted by the Secretary of State for Energy and Climate Change (DECC) for an Energy Park in November 2009

Implementation Issues

8.53 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.54 The following issues will need to be addressed within a planning application:

- An Environmental Impact Assessment will be required to include, as a minimum, hydrological, landscape and nature conservation issues
- Site lies within the Padholme Catchment and there is an unacceptable risk of flooding from a greater than 1 in 50 year event. A Strategic Flood Risk Assessment will be required to identify and quantify the flood risks involved and the requirements for mitigation measures. It is likely that a contribution will be required towards the overall flood protection scheme for the Padholme Catchment area (Fengate industrial estate). Development of the site should not take place without appropriate mitigation measures in place
- The site is bordered by two county wildlife sites (Adderley and Storey’s Bar Road Drain) and it will need to be demonstrated that any development does not adversely impact on these sites
- Protected species within or close to the site (water voles) - with nearby ditches providing opportunity for biodiversity habitat and species enhancement
- An archaeological assessment will be required as this is an area of significant archaeological interest and is close to Flag Fen. It will need to be demonstrated that any development does not adversely both impact on the archaeological remains present at Flag Fen and on the activities at Flag Fen as a tourist facility.

- A Hydrological Assessment will be required as situated above a minor aquifer. No source protection zones. The assessment will also be required to demonstrate that any development proposed will not result in the dewatering of the archaeological remains at Flag Fen. Long term hydrological monitoring will be required in this respect.

- A landscape and visual assessment will be required. Development of the site will form an extension to the industrial area and will be viewed in context of the adjacent power station. Nevertheless it will still be obtrusive in the context of the flat arable fens and landscape screening needs to take this into account.

- A Transport Assessment, in support of any planning application will be required, and it is likely that improvements will be needed to the access into the site. Vehicles should be routed away from residential areas wherever practicable and towards strategic highways.

- The site layout will need to take account of the constraints posed by the high pressure gas pipeline and over head power line.

- HCV's are likely only to be able to access the site from the west and will be precluded from using the rural roads to the east.

- An Energy from Waste scheme will have to consider the health impacts of the proposal and the impact of emissions on the surrounding area. Any assessment will need to take into account the AQMA around the brickworks at Whittlesey.

- Measures are required to address any potential amenity impacts on residents living in the vicinity of the site, users of public rights of way in the locality and on visitors to Flag Fen Bronze Age site.

- Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site.

- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.

- Flood Defence Consent will be required for any works in, over or under or within 9 metres of Padholme Drain.
8.1.27 W1AA - The Carrops, Red Lodge (W8BB)

Map 63
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>The Carrops, Red Lodge</th>
</tr>
</thead>
</table>
| Description of Proposed Use | Waste Recycling and Recovery. Potential uses include:  
- Materials Recovery Facility  
- In Vessel Composting  
- Inert Waste Recycling  
- New waste technologies |
| Area | Less than 1 ha |
| Approximate Timescale | Dependent on demand and market forces |
| District | East Cambridgeshire |
| Parish: | Kennett |
| Grid Ref | TL 698 693 |

Site Characteristics

- Adjacent to a County Wildlife Site
- Already has planning permission for a waste use
- Over a major aquifer
- Within Flood Zones 2 and 3, although the majority of the site is within Flood Zone 1
- Close to sensitive receptors
- Entrance to the site is within the Suffolk boundary, as is some of the waste consultation area (cannot be mapped as it is not within Cambridgeshire)

Implementation Issues

8.55 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.56 The following will need to be addressed within a planning application:

- HCV access only from the Carrops and B1085
- Restrictions on volume of HCV traffic
- Emission risk assessment for local receptors
- Pollution control will be required
- Improved landscaping needed
- Rights of Way matters including potential diversion compensation for existing Rights of Way which may be adversely affected
- Impact, mitigation, compensatory measures required for impact on biodiversity
- This site is within 0.5 km of Red Lodge Heath SSSI (in Suffolk). At application stage, it will be necessary to demonstrate no adverse impacts, that might occur, for example, through changes to hydrological regime and water quality along with water borne pollutants, airborne pollutants, particulates or litter
- This site is within 2.3 km of Breckland SPA (in Suffolk). Unlikely to impact this site. At application stage, it will be necessary to demonstrate no likely significant effect or adverse effects on site integrity that might occur, for example, through changes to hydrological regime, water quality, waterborne pollutants or airborne pollutants, particulates or litter
• Ecological and other environmental impacts to local nature conservation interests and, in particular, the River Kennett, will need to be assessed at planning application stage and suitable mitigation provided if necessary
• This site currently has a ceiling of a 75,000 tonnes per annum throughput, reflecting access constraints and local residential amenity issues. Whilst waste management uses may be re-organised to accommodate the allocations made in the Plan, this ceiling would not be increased
• Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site
• Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage
• An investigation into the presence of landfill gas is required, and details of any mitigation measures.
8.1.28 W1AB - Thornhaugh II, Thornhaugh - (W2E; W8J)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Thornhaugh II, Thornhaugh</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Inert Landfill and Inert Waste Recycling</td>
</tr>
<tr>
<td>Estimated Voidspace</td>
<td>1,100,000 m³</td>
</tr>
<tr>
<td>Area</td>
<td>50.5 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>From 2014 onwards</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Locational Details</td>
<td>West of the village of Wansford, South of the A47</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 057 994</td>
</tr>
</tbody>
</table>

Site Characteristics

- Previously excavated for limestone and ironstone
- Some remaining limestone to be extracted mainly at the eastern side of the site and stockpiles of mineral on the site
- An existing access off the A47
- Highly visible from A47
- Currently has an uneven profile resulting from previous mineral extraction
- Known to host a population of Great Crested Newts
- The unusual landscape provides a sensitive ecological environment, there is also ancient woodland and other designated habitats in close proximity including Bedford Purlieus SSSI immediately adjacent to the site
- Proximate to RAF Wittering which will influence restoration options and precludes "bird attractive" waste
- At the eastern end of the site there is an area of undisturbed arable land backing onto Bullimore’s Site (see SSP W1AC) with the benefit of planning permission for further mineral extraction
- Remains of a medieval village and Siberton Lodge, a listed building, lie to the north of the A47
- Located over a major aquifer
- Partially lies within Flood Zones 2 and 3
- Footpath crosses site
- High pressure gas pipelines run in close vicinity of the site
- Extant consent for inert waste recycling

Implementation Issues

8.57 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.58 The following will need to be addressed within a planning application:

- Further investigations will need to include a consideration of airborne pollutants, particulates and litter
- Proposals will need to demonstrate no impacts on the adjacent Bedford Purlieus SSSI / NNR
● Site is crossed by a public footpath, although this has been obstructed as a consequence of past mineral extraction any new development must see this route reinstated.

● Improvements to the existing access arrangements are likely to be required and a Transport Assessment in support of any planning application will be required.

● Measures required to protect / translocate protected species (great crested newts).

● Measures are required to address any potential amenity issues for residents living in the vicinity of the quarry and on users of public rights of way.

● Measures to manage noise and dust need to be acknowledged and mitigation measures put forward.

● Hydrological Assessment required to ensure that there are no groundwater pollution issues as a result of landfill.

● A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy.

● Consideration needs to be given to the type and proximity of pipelines within or close to the site in a scheme.

● Measures should be put in place to recycle inert waste prior to landfilling residues.

● Reclamation of this site utilising inert waste needs to be considered in conjunction with reclamation proposals for Bullimores, which is the eastern most section of the Thornhaugh II quarry area and is, as yet, unworked.

● Consideration needs to be given to the potential impact on the historic environment including listed buildings in the vicinity of the quarry and measures put forward, if necessary, to ensure that there are no adverse effects.

● The reclamation of the site should be for agriculture but incorporating additional tree planting and biodiversity enhancement - and, in particular, making provision for the Great Crested Newt population within the approved scheme. In drawing up the scheme particular consideration needs to be given to ecological sensitivity, visual impact and soil reserves present on site and on improving public access.

● Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.

● Flood Defence Consent will be required for any works in, over or under or within 9 metres of the watercourse.
8.1.29 W1AC- Thornhaugh IIB, Thornhaugh (W2F; W8J)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Thornhaugh IIB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Inert Landfill, Inert Waste Recycling</td>
</tr>
<tr>
<td>Estimated Voidspace</td>
<td>400,000 m³</td>
</tr>
<tr>
<td>Area</td>
<td>5.4 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>From 2017 onwards</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Location Details</td>
<td>Located West of Thornhaugh village, East of Thornhaugh II Quarry</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 064 995</td>
</tr>
</tbody>
</table>

Site Characteristics

- Site in separate ownership from the rest of Thornhaugh II Quarry
- Current mineral planning permission requires extraction to be completed before the end of the Plan period
- Currently an arable field untouched by mineral extraction operations
- Potential access off the A47
- No access will be permitted off Kings Cliffe Road
- Proximate to RAF Wittering which will influence restoration options and precludes “bird attractive” waste
- Remains of a medieval village and Siberton Lodge, a listed building, lie to the north of the A47
- Highly visible from the A47
- A high pressure gas transmission pipeline runs in close vicinity of the site

Implementation Issues

8.59 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.60 The following will need to be addressed within a planning application:

- Measures are required to address any potential amenity issues for residents living in the vicinity of the quarry and on users of public rights of way including consideration of noise and dust resulting from the operations
- Reclamation of this site incorporating inert fill needs to be developed in conjunction with the remainder of the Thornhaugh II Quarry
- Access must be from the A47 not the Kings Cliffe Road. Consideration should be given to the possibility of access to this site on to the A47 being combined with that for Thornhaugh II quarry to the west
- A Traffic Assessment will be required
- Measures should be put in place to recycle inert waste prior to landfilling residues
- It is likely that surveys will need to be undertaken for the presence or otherwise of Great Crested Newts and mitigation measures put forward to protect them either in situ or by translocation
- Consideration needs to be given to the potential impact on the historic environment including listed buildings in the vicinity of the quarry and measures put forward, if necessary, to ensure that there are no adverse effects.
- Consideration needs to be given to the type and proximity of pipelines within or close to the site in any scheme.
- A Hydrological Assessment will be required due to groundwater pollution concerns as the site is located on a major aquifer.
- The reclamation of the site should be for agriculture but incorporating additional tree planting and biodiversity enhancement within the approved scheme. In drawing up the scheme, particular consideration needs to be given to ecological sensitivity, visual impact and soil reserves present on site and on improving public access.
- A Landscape Assessment will be required to ensure that the impact of operations on the surrounding area is mitigated and that the site can be assimilated into the surrounding area as a result of the reclamation.
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
- A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy.
8.1.30 W1AD - Warboys Industrial Estate, Warboys (Area of Search) (W8BD)
Site Name: Warboys Industrial Estate, Warboys (Area of Search)

<table>
<thead>
<tr>
<th>Description of Proposed Use</th>
<th>Waste Recycling and Recovery. Potential uses include:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Materials Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• New waste management technologies</td>
</tr>
</tbody>
</table>

| Area                         | 14.1 ha                                             |

| Approximate Timescale        | Dependant of demand and market forces               |

| District                    | Huntingdonshire                                     |

| Parish                      | Warboys                                             |

| Grid Ref                    | TL 297 785                                         |

Site Characteristics

- The industrial estate is located in a rural area that lies adjacent to the A141 / B1040 routes
- The industrial estate comprises industrial units and hardstanding
- The site includes 7 ha of undeveloped lands adjoining the industrial estate that lies to the west
- The site is located 2.7 km south of Warboys and Wistow Woods SSSI, and 3 km south of the Warboys Clay Pit SSSI
- Grade 2 Agricultural Land
- This site is proximate to a Scheduled Monument to the west (the remains of Abbot Ramsey’s Manor). Assessment of the potential impact on the setting of the monument will need to be carried out, particularly given the change in topography and the presence of archaeological features that are clearly visible from the surrounding area
- The foul rising main which will need to be considered

Implementation Issues

8.61 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.62 The following will need to be addressed within a planning application:

- In order to protect the visual amenity of this rural area, mitigation including the use of local materials and planting could improve the appearance of the development
- Access onto the highway junction with A141
- Routing control of HCV may be required
- Consideration should be given to the airport safeguarding issues (height of structures and birdstrike safeguarding zone)
- Landscape mitigation will be required
- Measures are required to address potential amenity issues for nearby residential properties and other sensitive receptors including B1(business) uses
- A Transport Assessment must be submitted with any future application and consider any mitigation measures required to the access and / or the B1040 and its roundabout junction with the A141
- Any proposals should take into account the proximity of the Warboys Conservation Area and any local listed buildings
Ecological and other environmental impacts to local nature conservation interests will need to be assessed and suitable mitigation provided.

Any proposed materials recovery facility or new waste management technology uses must be compatible with, and may have synergies with, the use of the site for industry.

Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.

Archaeological potential of this site is unknown. Any planning application will therefore need to address the archaeological significance of the site through assessment and evaluation.
8.1.31 W1AE - West of Peterborough (Area of Search) (W8BE)

Map 67
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>West of Peterborough (Area of Search)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Waste Management Development:</td>
</tr>
<tr>
<td></td>
<td>• Materials Recovery Facility</td>
</tr>
<tr>
<td></td>
<td>• Household Recycling Centre</td>
</tr>
<tr>
<td></td>
<td>• Specialist</td>
</tr>
<tr>
<td></td>
<td>• In Vessel Composting</td>
</tr>
<tr>
<td>Area</td>
<td>25.1 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Probably 2015 onwards</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Locational Details</td>
<td>Located south of Fletton Parkway and East of A1, SW of Hampton</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 151 937</td>
</tr>
</tbody>
</table>

Site Characteristics

- Within a larger area that has permission for clay extraction but which is being considered for residential and commercial development known as Great Haddon. An area of 2 - 3 ha to be identified for waste management purposes within the Area of Search
- Permission for employment development located to the west of site
- Likely access off Junction 1 of the Fletton Parkway
- Located close to primary road network
- Orton Pit (SAC) European designated site to the East of the site
- Located adjacent to a potential future growth area in Peterborough

Implementation Issues

8.63 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.64 The following will need to be addressed within a planning application:

- Access will need to be provided for any potential site from Junction 1 of the Fletton Parkway
- The site will need to be easily accessible to Fletton Parkway as well as to residents of the proposed development at Great Haddon
- Any development will need to take account of the proximity of Orton Pit SAC and mitigation measures put in place, if necessary, to ensure no adverse impact by waterborne or airborne pollutants especially on Stoneworts or Great Crested Newts
- There is a likelihood that Great Crested Newts are present on site. A survey will be required to check for their presence or absence and mitigation measures put in place
- A Right of Way is within the area of search and if it is affected by the proposal it will need to be mitigated
- Further investigations will need to include a consideration of airborne pollutants, particulates and litter. Proposals will need to demonstrate no impacts or that appropriate mitigation measures can be put in place
- Further investigations will need to include a consideration of hydrology, water quality and water borne pollutants. Proposals will need to demonstrate no impacts
- Any development will need to be enclosed to limit impacts on the surrounding area
Consideration will need to be given to queueing provision that may be required for cars / vehicles waiting to access the Household Recycling Centre if it is developed in this location.

Measures are required to address any potential amenity issues for residents living in the vicinity of the site, workers in nearby industrial units or users of the Right of Way.

Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site.

Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.

A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy.

A Transport Assessment in support of any planning application will be required.
8.1.32 W1AF - Woolpack Farm, Hemingford Grey (W8BI)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Woolpack Farm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Temporary waste recycling for the duration of inert landfill at the site</td>
</tr>
<tr>
<td>Area</td>
<td>6.1 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Temporary waste recycling for the duration of inert landfill at the site</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Hemingford Grey (adjacent to Hemingford Abbotts and Fenstanton parishes)</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 293 689</td>
</tr>
</tbody>
</table>

Site Characteristics

- Already has planning permission for inert landfill
- Current access arrangement to B1040
- Within an area of strategic greenspace enhancement
- Sensitive receptors nearby (residential)
- Close to Fenstanton Pits 740 metres east and Marsh Lane gravel 400 metres north-east from site
- Site located 300 metres from Hemingford Grey Meadow SSSI
- Within airfield safeguarding zones for Alconbury, Cambridge and Wyton
- This site is located within 0.3 km of Hemingford Grey Meadow SSSI
- Other impacts to local nature conservation interests will need to be assessed at planning application stage and suitable mitigation provided if necessary

Implementation Issues

8.65 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.66 The following will need to be addressed within a planning application:

- Suitable for temporary inert waste recycling only
- Direct access onto A14 unacceptable so need to use existing access to B1040
- New landscaping will be required
- Dust mitigation will be required
- Potential need for Flood Risk Assessment
- Ecological and other environmental impacts should be assessed and addressed including protected species surveys
- Archaeological assessment and mitigation as appropriate
- Amenity issues in respect of sensitive receptors
- Due to the proximity to Hemingford Grey Meadow SSSI, proposals will need to demonstrate no adverse effects on site integrity of this designated site or, if identified, that these could be satisfactorily mitigated
- Further assessment of transport implications will be required, consistent with Department of Transports advice (circular (02/2007) and Guidance on Transport Assessment
• Information to enable a Habitats Regulations Assessment at the project level will need to be supplied to ascertain there will not be an adverse effect on the integrity of any European site
• Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
8.1.33 W1AG - Woolpack Farm, Hilton Road, Hemingford Grey (W8BI)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Woolpack Farm, Hilton Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Temporary inert recycling to help A14 upgrade</td>
</tr>
<tr>
<td>Area</td>
<td>6 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Temporary inert recycling to help A14 upgrade</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Hemingford Grey</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 299 684</td>
</tr>
</tbody>
</table>

Site Characteristics

- Within an area of strategic greenspace enhancement
- Close to sensitive receptors
- A former quarry and landfill and part of the overall site has planning permission for a landfill
- Located off the B1040 Route, south of junction 26 of the A14 route
- Close proximity to County Wildlife Site (Fenstanton Pits, West End Pits), and 0.9 km from Hemingford Grey Meadow SSSI
- This site is located within 0.9 km of Hemingford Grey Meadow SSSI. It will be necessary to demonstrate no adverse impacts on this site that might occur, for example, through airborne pollutants or particulates

Implementation Issues

8.67 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.68 The following will need to be addressed within a planning application:

- HCV routing agreements should provide for access from primarily Galley Hill (existing A14). A temporary use for inert waste recycling and ancillary uses as part of the A14 trunk road upgrade only is acceptable
- Site should be restored to an agricultural after use in accordance with current planning permission
- Ecological and other environmental impacts should be assessed at planning application stage including potential impact on County Wildlife Site and Protected Species surveys
- Measures should be taken to mitigate pollution, noise, dust etc
- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
8.2 Inert Landfill Site Profiles

Inert Landfill Allocations

8.69 The extent of the inert landfill allocations is shown on the maps that follow.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site Name</th>
<th>Inset Map No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSP W2A</td>
<td>Cook's Hole, Peterborough</td>
<td>70</td>
</tr>
<tr>
<td>SSP W2B</td>
<td>Cottenham</td>
<td>71</td>
</tr>
<tr>
<td>SSP W2C</td>
<td>Cross Leys Quarry, Wittering</td>
<td>44</td>
</tr>
<tr>
<td>SSP W2D</td>
<td>Maxey East, Maxey</td>
<td>53</td>
</tr>
<tr>
<td>SSP W2E</td>
<td>Thornhaugh II, Thornhaugh</td>
<td>64</td>
</tr>
<tr>
<td>SSP W2F</td>
<td>Thornhaugh IIB, Thornhaugh</td>
<td>65</td>
</tr>
</tbody>
</table>

8.70 Site profiles and maps for referenced below.
8.2.1 W2A - Cook's Hole, Peterborough (W8J)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Cook's Hole</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Inert landfill</td>
</tr>
<tr>
<td>Estimated Voidspace</td>
<td>1,000,000 m³</td>
</tr>
<tr>
<td>Area</td>
<td>54.6 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>From 2015 onwards</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Location Details</td>
<td>Quarry is situated on southern side of the A47, to the west of Bedford Purlieus.</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 048 999</td>
</tr>
</tbody>
</table>

Site Characteristics

- Former ironstone quarry. Limestone originally thrown back as waste may be re-quarried and further quarrying of limestone and other minerals may take place under a Review Of Mineral Planning permission once conditions are updated. Has been restored to agriculture
- Bedford Purlieus SSSI / NNR lies to the west
- Remains of a medieval village and Siberton Lodge, a listed building, lie to the north of the A47

Implementation Issues

8.71 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.72 The following will need to be addressed within a planning application:

- Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage
- The Highway Authority will need to be satisfied that traffic generated by development of this site would not be detrimental to the safe and free-flow of traffic on this part of the A47, a Transport Assessment in support of any planning application will be required
- Access improvement may be required to accommodate the traffic associated with any future mineral extraction or importation of inert waste for restoration purposes. This may more appropriately be served by using the existing access to Thornhaugh I quarry
- A Hydrological Assessment will be required
- A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy
- Flood Defence Consent will be required for any works in, over or under or within 9 metres of the watercourse
- An assessment is required to ensure that any landfilling does not adversely impact on the nearby SSSI, Bedford Purlieus
- Measures are required to address any potential amenity issues for residents living in the vicinity of the quarry and on users of public Rights of Way including consideration of noise and dust resulting from the operations
• Reclamation of this site incorporating inert fill needs to relate to what has taken place or
is proposed at Thornhaugh I quarry to the west and what may be proposed at Thornhaugh
II quarry to the east
• Measures should be put in place to recycle inert waste prior to landfilling residues
• It is likely that surveys will need to be undertaken for the presence or otherwise of Great
Crested Newts and mitigation measures put forward to protect them either in situ or by
translocation
• Consideration needs to be given to the potential impact on the historic environment
including listed buildings in the vicinity of the quarry and measures put forward, if necessary,
to ensure that there are no adverse effects
• A Landscape Assessment will be required to ensure that the impact of operations on the
surrounding area is mitigated and that the site can be assimilated into the surrounding
area as a result of the reclamation
• Restoration proposals should give consideration to ecological sensitivity, visual impact
and soil reserves present on site and on improving public access.
8.2.2 W2B - Cottenham (W8K)
Summary

<table>
<thead>
<tr>
<th>Description of Proposed Use</th>
<th>Cottenham</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Area of Search for inert landfill associated with the restoration of this area to a biodiversity afteruse complementary to the Great Ouse Wetland</td>
<td></td>
</tr>
<tr>
<td>South: Site specific allocation for inert landfill with restoration back to agriculture</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Estimated volume</th>
<th>Cottenham</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: the volume of inert fill will be commensurate with that needed to secure restoration objectives</td>
<td></td>
</tr>
<tr>
<td>South: 680,000 - 720,000 m³</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Cottenham</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: 75 ha</td>
<td></td>
</tr>
<tr>
<td>South: 39 ha</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Approximate Timescale</th>
<th>Cottenham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expected to commence around 2014 as linked to mineral extraction at Site SSP M1A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District</th>
<th>Cottenham</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Cambridgeshire</td>
<td></td>
</tr>
</tbody>
</table>

Site Characteristics

- Constraints of flood risk, groundwater protection, impact on the Great Ouse River Corridor and other wildlife habitats
- Sensitive receptors close to the site i.e. Adjacent residents
- High grade agricultural land (80% Grade 2 and 20% Grade 3)
- Archaeologically sensitive site
- Within airfield safeguarding zone for Cambridge Airport
- Ancient Monuments are adjacent to this site

Implementation Issues

8.73 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.74 The following will need to be addressed within a planning application:

- Access should be via Waterbeach Waste Management roundabout on the A10
- Accident clusters in Cottenham / Wilburton should be considered as part of access proposals, consider proximity to neighbouring junctions
- Noise and dust will require mitigation
- Restoration of the Area of Search will be complementary to the biodiversity objectives of the Great Ouse Wetland, including enhanced public access. This may involve the use of...
a limited amount of inert fill. The southern part of the site will be restored to an agricultural
afteruse at original levels through the deposit of inert landfill
- Landscape mitigation will be required
- Any planning application will need to address the archaeological significance of the site
  through assessment and evaluation
- Ecological and environmental assessment & mitigation required, including protected
  species surveys
- Transport Assessment will be required
- Flood Risk Assessment required to demonstrate that there would be no increase risk of
  flooding arising from the development
- Sensitive receptors will need to be taken into account, and appropriate buffers provided
  for nearby farms
- The design of restoration proposals to take account of the setting of Ancient Monuments
  and possible birdstrike issues
- Sustainable use of soils will be required
- Need to consider any isolated extraction pits which have been highlight for further
  investigation under part 2a of Contaminated Land Regulations by South Cambridgeshire
  District Council
- A Hydrological and Hydro-Geological Assessment will be required. The assessments
  must look at all stages of excavation and restoration, which will need to include flood risk
  and surface water drainage.
8.2.3 W2C - Cross Leys Quarry, Wittering (W1H; W8O)
See site profile and map in section 8.1.8

8.2.4 W2D - Maxey East, Maxey (W1Q; W8AK)
See site profile and map in section 8.1.17

8.2.5 W2E - Thornhaugh II, Thornhaugh (W1AB; W8J)
See site profile and map in section 8.1.28

8.2.6 W2F - Thornhaugh IIB, Thornhaugh (W1AC; W8J)
See site profile and map in section 8.1.29
8.3 Non Hazardous Landfill Site Profiles

Non-Hazardous Landfill Allocations

8.75 The extent of the non-hazardous waste landfill allocation is shown on the map which follows.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site Name</th>
<th>Inset Map No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSP W3A</td>
<td>Puddock Hill, (Landfill), Warboys</td>
<td>72</td>
</tr>
</tbody>
</table>

8.76 A site profile and map follows.
8.3.1 W3A - Puddock Hill, Warboys (W8AS)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Puddock Hill, Warboys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Additional non-hazardous landfill through extension &amp; re-engineering of cell 6 of the land fill site.</td>
</tr>
<tr>
<td>Estimated Void space</td>
<td>430,000m³</td>
</tr>
<tr>
<td>Area</td>
<td>4.94 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>Dependant on planning permission &amp; Environmental Permit. Anticipated commencement 2010</td>
</tr>
<tr>
<td>District</td>
<td>Huntingdonshire</td>
</tr>
<tr>
<td>Parish</td>
<td>Warboys (adjacent to Wistow Parish)</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 310 817</td>
</tr>
</tbody>
</table>

**Site Characteristics**

- North of A141
- Adjacent to and within Warboys Clay Pit SSSI, which is designated for its surface exposure of two Upper Jurassic formations, the Upper Oxford Clay and Ampthill Clay, which are normally only examinable in boreholes
- Existing access onto the road network
- Previously worked for clay which has resulted in steep gradients to the edge of the excavation and previous deposition of mixed overburden materials. Erosion could compromise earlier landfill engineering and give rise to pollution

**Implementation Issues**

8.77 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.78 The following will need to be addressed within a planning application:

- Essential that a suitable surface exposure of the notified geology is retained in any future development at the site
- Environmental Impact Assessment would be required
- The stability and potential pollution issues on this site need to be addressed. This could be done by infilling the void and securing satisfactory restoration
- Traffic routing arrangements would need to be secured to minimise HCV traffic passing through Warboys
- Aerodrome aircraft safeguarding issues (bird strike) would need to be addressed
- Where the proposal is likely to result in significant environmental effects, such as impacts on SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
8.4 Stable Non Reactive Hazardous Landfill Site Profiles

Stable Non Reactive Hazardous Landfill Allocations

8.79 The extent of the stable non-reactive hazardous waste landfill allocations are shown on the maps which follow.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site Name</th>
<th>Inset Map No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSP W4A</td>
<td>Grunty Fen, Wilburton</td>
<td>49</td>
</tr>
<tr>
<td>SSP W4B</td>
<td>Thornhaugh I, Thornhaugh</td>
<td>73</td>
</tr>
</tbody>
</table>

8.80 A site profile and map follows for each allocation.

8.4.1 W4A - Grunty Fen, Wilburton (W1M; W8Z)

8.81 The Grunty Fen, Wilburton, Site Profile and map can be found in Section 8.1.13 under reference SSP W1M
8.4.2 W4B - Thornhaugh I, Thornhaugh (W8J)
Summary

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Thornhaugh I</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Proposed Use</td>
<td>Stable Non Reactive Hazardous Waste Landfill with complementary non-hazardous waste disposal</td>
</tr>
<tr>
<td>Estimated Voidspace:</td>
<td>1,125,000 m³</td>
</tr>
<tr>
<td>Area</td>
<td>7.7 ha</td>
</tr>
<tr>
<td>Approximate Timescale</td>
<td>From 2015 onwards</td>
</tr>
<tr>
<td>District</td>
<td>Peterborough</td>
</tr>
<tr>
<td>Location Details</td>
<td>Quarry is situated on southern side of the A47, adjacent to Bedford Purlieus to the west. Site is approximately 1 km to the west of Wansford village and 1 km to the south west of Thornhaugh village</td>
</tr>
<tr>
<td>Grid Ref</td>
<td>TL 048 999</td>
</tr>
</tbody>
</table>

Site Characteristics

- Former ironstone quarry. Limestone originally thrown back as waste has been requarried
- Landfill with various wastes has already taken place in northern part of site abutting A47
- Adjacent Bedford Purlieus SSSI
- A County Wildlife Site, with a population of Great Crested Newts, abuts the western boundary of the area proposed for landfill
- Over a major aquifer
- Within Flood Zones 2 and 3
- Home Farm dwellings lie to the north of the A47 and the quarry

Implementation Issues

8.82 Detailed assessment of development impacts and mitigation techniques will be required as part of any individual development proposal through the planning process.

8.83 The following will need to be addressed within a planning application:

- There are concerns about the impact this site may have on the A47 trunk and non-trunked sections of the road and both the Highway Agency and Authority will need to be satisfied that traffic generated by development of this site would not be detrimental to the safe and free-flow of traffic on this route. A Traffic Assessment in support of any planning application will be required
- Access improvement may be required to accommodate any increase in traffic as a result of the development of this site through the existing access. A ghost island right turn facility designed to accommodate HCV’s may be required
- The proximity of the access to a group of residential properties known as Home Farm to the north needs to be taken into account when considering access options
- A Hydrological Assessment will be required as the site is above a major aquifer and there are groundwater pollution concerns
- An assessment is required of the potential impact on the adjacent county wildlife site and its constituent great crested newt population and any mitigation or monitoring measures required
• An assessment is required to ensure that any landfilling does not adversely impact on the nearby SSSI, Bedford Purlieus.
• A Flood Risk Assessment will be required. This should include a Surface Water Drainage Strategy.
• Consideration needs to be given to a water main crossing the site and other pipelines in the vicinity.
• The reclamation of the site should be for agriculture but incorporating additional tree planting and biodiversity enhancement - and, in particular, making provision for the Great Crested Newt population within the approved scheme. In drawing up the scheme particular consideration needs to be given to ecological sensitivity, visual impact and soil reserves present on site and on improving public access.
• Where the proposal is likely to result in significant environmental effects, such as impacts on a SSSI, information to inform an Environmental Impact Assessment (EIA) will be required at the application stage.
8.5 General Hazardous Landfill Site Profiles

8.84 No site specific allocations are made for general hazardous landfill.