

Draft Local Plan concerns and comments

A14 Logistics Park Development Proposals and major housing developments feeding into the Swavesey area infrastructure

Concerns and comments from Swavesey Parish Council

Proposals for new large logistics and business sites between the A14 Swavesey J24 and Bar Hill J25 junctions would impact Swavesey in the following ways. The Parish Council wishes to raise its concerns with Gtr Cambridge Shared Planning and highlight the following points:

Surface and Foul Water – Serious concerns held over increased flood risk and how this would be managed

- Surface water from all sites would flow through the Swavesey drainage system to the river, potentially increasing flood risk around the village. To a lesser extent the Cambridge25 site, as only around 25% of the site water would flow to Swavesey, the majority would flow to Oakington-Cottenham.
- Swavesey's drainage system is at capacity now and it is not yet receiving all the water from already consented development at Cambourne, Northstowe, Bourn and other smaller development sites
- Water from large scale development flowing into the Swavesey system needs to be conditioned for attenuation basins to hold water for up to 4 weeks when Webb's Hole Sluice, at the river, closes at high river levels.
- **Cumulative data showing the effect on the Swavesey Water system needs to be provided.** More developments in this area are providing large attenuation to cope with the winter high water levels, what will happen when they all release water when the Webb's Hole Sluice gate re-opens following a closure? Management of this scenario should be included with the policy documents relating to surface water arrangements.
- All the foul water from all the proposed sites will flow into Uttons Drove Treatment Works with treated water then flowing into the Swavesey system to the river. This is on top of the surface water already mentioned.

Traffic – Strong concerns re impact on local villages

- Increase in volume of traffic, both HGVs, delivery vehicles and cars (employees).
- Increase in rat-running of vehicles through villages alongside the A14.
- Concerns over integrity of A14 flyovers, which are already sinking under existing traffic flows.
- HGV parking – causing issues and dangers in and around villages and the A14. Additional HGV parking is vital for any consented development.
- **Cumulative impact of increased traffic from already consented housing developments in this area, as well as proposed development including business and warehouse parks is required.**

A1307 – Local road, concerns over increase in traffic volume

- A1307 should not be used as an access road to/from a development park. It was provided for local access, to keep local traffic off the A14 and allow a safer route for local residents.

Size & Scale of warehouses – Environmental impact

- The size and height of the proposed warehouses is enormous, in a flat, open landscape close to villages, in particular the Newlands Gateway site.

Major Housing Developments

Major new housing at Cambourne North, Bourn and continued development of Northstowe will impact both highway and water infrastructure around the Swavesey area.

As mentioned above, **cumulative impact needs to be a consideration of each individual development site.**

Site assessments contain general statements that developers would be required to produce traffic management plans or flood risk management plans but there is no point at which these plans are consolidated and their overall effects assessed. We believe this to be a significant shortfall in the Draft Local Plan and needs to be addressed before the next round of consultation.