



Cambridge Waste Water Treatment Plant Relocation Project



Preliminary Community Information
February 2022

Waterbeach and Clayhithe

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Community area information paper: Waterbeach and Clayhithe

Summary

Waterbeach and Clayhithe are settlements located approximately 10km north of Cambridge, with people and community facilities that may be impacted during the construction and operation periods of the relocated waste water treatment plant (WWTP). The purpose of this information paper is to provide a preliminary assessment of potential impacts on these communities during construction and operation and outline how development activities will be managed.

The communities of Waterbeach and Clayhithe are located closest to the Waterbeach pipeline component of the Proposed Development. During construction, there is anticipated to be increased traffic around the local road network in Waterbeach. Residents and community facilities on the roads where construction traffic routes are proposed may experience a combination of changes from an increase in traffic and construction noise. Measures have been identified to avoid or reduce impacts during construction. These measures will be secured via management plans for environmental topics and include a Construction Traffic Management Plan (CTMP), Code of Construction Practice (COCP), Air Quality Management Plan, and a Travel Plan. Outline **CTMP, COCP and Travel Plan** documents are included within the PEI.

Anglian Water is committed to contributing to and supporting the local economy. During construction there may be potential for opportunities for jobs and training opportunities within the local area, such as apprenticeship opportunities within Anglian Water.

In the long term, the **Landscape Masterplan** proposals intend to benefit the local area, including the communities of Waterbeach and Clayhithe. The outline Landscape Masterplan is included with the PEI. The new multi-functional recreational area can be visited and provides connections to the surrounding Public Right of Way (PRoW) network. The design also includes a Discovery Centre, which is proposed to have multi-use spaces and will provide awareness and educational opportunities on the topics such as the circular economy, the water life cycle and wider environment and sustainability issues.

The **Phase 3 Community Consultation Leaflet** and the **Carbon Paper** provide more information on the strategic benefits of the Proposed Development.

Document purpose

The purpose of this paper is to inform the community about how the relocation of the Cambridge WWTP may affect the communities of Waterbeach and Clayhithe. It will describe changes within these areas associated with the construction and operation of the Proposed Development. It will set how people living and working in this location would be affected by our proposals based on preliminary assessments and the information we have collected to date in relation to the area. The paper will also describe how we intend to mitigate impacts and develop our proposals to account for the following features in this location:

- the Waterbeach pipeline
- use of the local road network for construction
- the proposed relocated WWTP

This paper should be read alongside **Environmental Information Papers**, including **Landscape and Visual Amenity, Noise and Vibration, Odour, Traffic and Transport, Recreation and Air Quality**.

Limitations

This paper has been written based on currently available information, including datasets which have been used to inform the description of Waterbeach and Clayhithe. As with any dataset, these may be subject to change over time, which may influence the findings of the descriptions.

The assessment of the impact on Waterbeach and Clayhithe community is based on a site visit and desktop analysis. Engagement with users of the River Cam and the local community is planned to understand potential impacts and inform further assessment.

About the area of Waterbeach and Clayhithe

Waterbeach is a settlement with a population of over 5,000. It is located approximately 10km north of Cambridge, between Clayhithe and Landbeach.

Clayhithe is a settlement southeast of Waterbeach. It is located alongside and to the east of the River Cam and separated from Waterbeach by the railway line.

Figure 1 and Figure 2 outline the Waterbeach and Clayhithe community and community facilities within it. Figure 1 shows education, healthcare resources and places of worship. Figure 2 shows recreation and leisure areas. These community resources have been identified for the purposes of undertaking a preliminary assessment of impacts.

The area of Waterbeach and Clayhithe has good access to the A10 and B1057 via Car Dyke Road and the B1047 Horningsea Road, respectively. Waterbeach railway station is located to the southeast of the village. The bus 19 and bus 9 routes pass through Waterbeach providing connectivity to Cambridge in the south and Landbeach in the west.

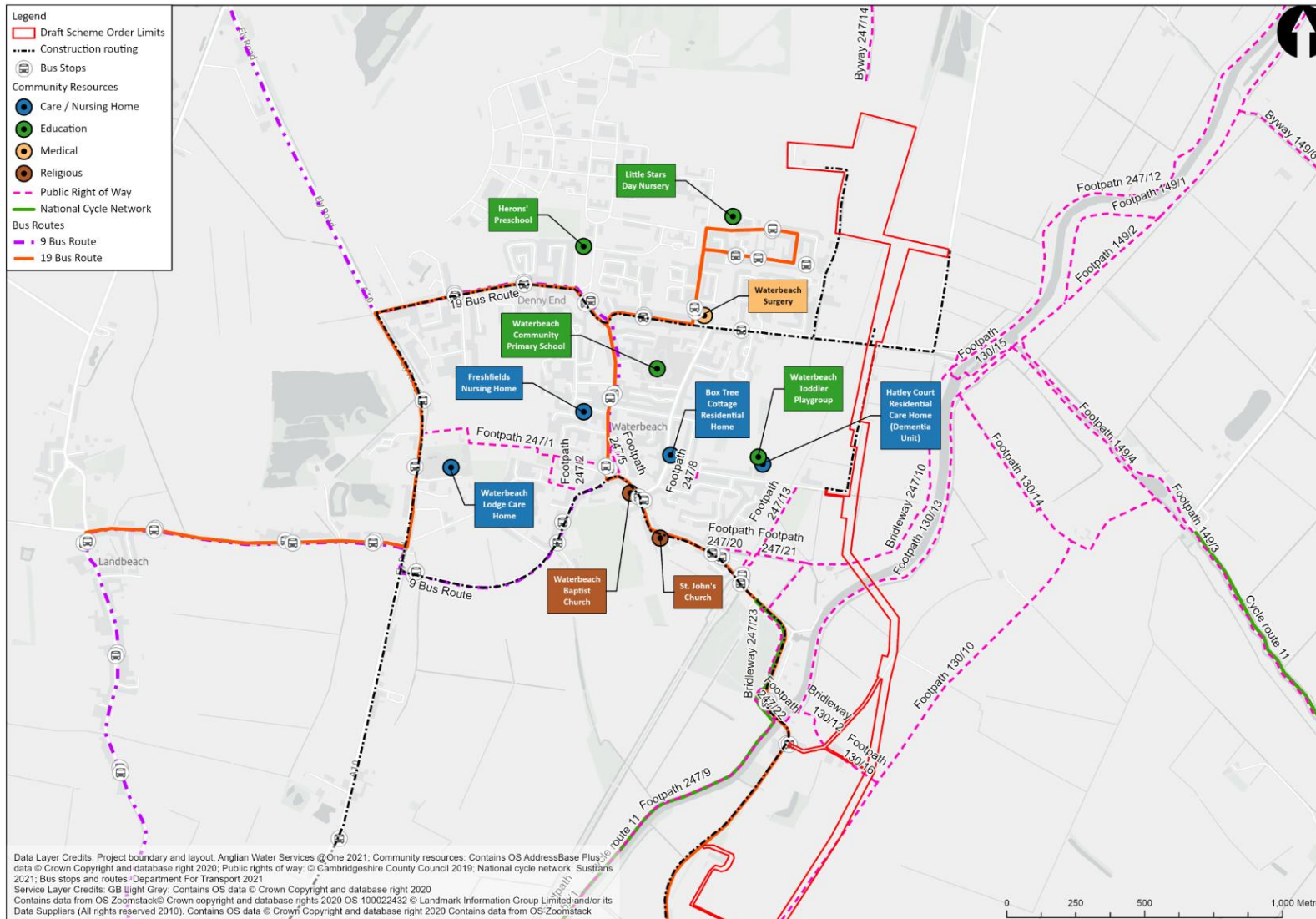
A series of formal Public Rights of Way (PRoW) cross Waterbeach to join the footpath on the west bank of the River Cam. The PRoWs are shown on Figure 1 and Figure 2 below.

Waterbeach New Town development proposals (S/2075/18/OL and S/0559/17/OL) comprises plans for approximately 4,500 homes and improved public transport and cycle infrastructure in Waterbeach. A relocated railway is also proposed as part of the masterplan, which will serve existing and new residents of Waterbeach. These proposals are likely to impact communities in Waterbeach and Clayhithe and may coincide with construction of the Proposed Development.

Properties that are within 500m of the Proposed Development are largely located along Station Road, Burgess Road, Way Lane, Bannold Road, Long Drove, Bannold Drove and Cody Road. There are also smaller clusters of businesses located on the western edge of Waterbeach by Denny End Industrial Estate and in the hamlet of Clayhithe to the south.

In Waterbeach, community facilities near to the Proposed Development include the Residential Care Home and toddler play group within Hatley Court located on Way Lane, Edmund House care home and Little Stars Day Nursery, both of which are located on Capper Road. Further east on Clayhithe Road are Cambridge Sailing Club and Cambridge Motorboat Club. Waterbeach Community Primary School, Waterbeach Library and Waterbeach Tillage Hall are also proximate to the proposed construction traffic route.

There are several open space and recreational areas in Waterbeach. Green spaces to the south of Bannold Road and north of Waterbeach train station are part of Waterbeach Hyacinth Park. Cow Hollow Wood is a small country park located west of the River Cam, adjacent to Clayhithe Road. Waterbeach Recreational Ground is located in the southern portion of Waterbeach and includes a tennis court facility, a skate park; and a playground. Hall Farm Stables is located to the south of the village of Waterbeach, just off the A10. The facility provides riding lessons across a 14ha site.



Source: Mott MacDonald, 2022

Figure 1: Waterbeach and Clayhithe Community– Education, healthcare and places of worship



Figure 2 Waterbeach and Clayhithe Community – Recreation & Leisure

The River Cam flows northwards to the east of Waterbeach. River users in this area likely comprise rowers and boaters, and may also include punters, canoers, kayakers and paddleboarders. The river also has a number of short and long stay moorings, including Fenland Boat Moorings to the north by Bottisham Lock. The **Environmental Information Paper: Recreation** provides more information on recreation and recreational users.

Measures of deprivation consider a range of aspects influencing living conditions. The centre of Waterbeach is not deprived, whereas other parts of Waterbeach and Clayhithe have deprivation ratings that are average or slightly more deprived¹.

There are a number of community events throughout the year, including the annual Waterbeach Feast on the green, which is an open day for the village societies, clubs, and organisations with stalls, a parade and fairground attractions. Cambridge Sailing Club and Cambridge Motorboat Club also host events with members and volunteers throughout the year.

How will the proposed relocation of Cambridge Waste Water Treatment Plant change the local area during construction?

The potential community impacts and the effects on people during the construction of the Proposed Development are discussed below. These do not take account of measures we will put in place to prevent and minimise impacts. Our proposed approach to mitigation is set out separately in the section below *How will we manage our development activities to avoid, reduce or offset adverse changes?*

During construction, the transfer pipeline will be the closest component of the Proposed Development to Waterbeach and Clayhithe. Construction activity will take place for up to 12 months within the area of land required to construct the Waterbeach pipeline. Construction vehicle routes and access points are shown in the figure '*Construction and Access*' within the **Introductory Paper** of the Preliminary Environmental Information. Preliminary information in relation to traffic and transport is provided within the **Environmental Information Paper: Traffic and Transport**. The increase in construction traffic movements may temporarily cause journey delays to community facilities located on these routes, such as Waterbeach Community Primary School. Residents who live on roads where construction traffic routes are proposed and users of community facilities may experience a combination of changes from an increase in congestion and road noise from construction traffic.

Some construction elements of the Proposed Development would be visible from Waterbeach. Specifically, residents on the eastern boundary of Waterbeach, and people using the formal PRoW along the pipeline corridor would see the construction of the Waterbeach pipeline. There may be an adverse view of the pipeline construction for 12 months, however this is temporary and not anticipated to be significant. Most views would be partially screened or filtered by existing vegetation. Further details are provided in the **Environmental Information Paper: Landscape and Visual Amenity**.

¹ Indices of multiple deprivation (IMD) are used to classify the relative deprivation of small areas within the UK. <https://www.gov.uk/government/collections/english-indices-of-deprivation>

Construction of the Waterbeach pipeline crossing points (under the River Cam and railway) is likely to cause temporary noise impacts for properties and residents adjacent to the Waterbeach pipeline to south and east of Waterbeach, closer to Clayhithe, including the Cam Sailing Club, Cambridge Motor Boat Club and moorings on the River Cam. Further details are provided in the **Environmental Information Paper: Noise and Vibration**.

Temporary construction traffic will access the Waterbeach pipeline corridor through almost all junctions and roads in Waterbeach, as shown on construction routing Figures 1 and 2. Traffic emissions along these roads may arise during construction as a result. However, after mitigation is in place, significant residual effects are not anticipated. The River Cam itself in this location will not be impacted by construction activity and earthworks during this period, however, a combination of factors affecting enjoyment of the area, including temporary landscape and noise may be temporarily adversely impacted during construction of the Proposed Development. Navigation and access to the river will not be affected in this location.

During construction there may be potential for opportunities for jobs and training opportunities within the local area, such as apprenticeship opportunities within Anglian Water. Anglian Water is committed to contributing to and supporting the local economy. Local businesses such as services and hospitality may benefit as a result.

How will the proposed relocation of Cambridge Waste Water Treatment Plant change the local area during operation?

The loss of small sections of hedgerow and tree pruning along the pipeline corridor may result in landscape impacts on the open and recreational space. While there may be permanent loss of trees during operation, this will not be enough to be deemed significant to the landscape and will be kept to a minimum. The land along the pipeline corridor will be reinstated to original use at the end of construction and there will also be no operational lighting effects along the pipeline corridor impacting Waterbeach and Clayhithe. Further detail is provided within the **Environmental Information Paper: Landscape and Visual Amenity**.

There will be visits to the Waterbeach pipeline during operation, comprising an annual inspection by small team of up to three persons. This is not likely to cause impacts for the Waterbeach and Clayhithe area from potential traffic, noise or air quality changes to the environment as these would be conducted on foot.

How will we manage our development activities to avoid, reduce or offset adverse changes?

The **PEI Introductory Paper** sets out how the Development Consent Order (DCO) would secure mitigation in both construction and operation. In relation to construction this includes the use of a CoCP and subsequent plans that the appointed contractors (s) would be required to prepare and implement. These provide a consistent approach to the management of construction activities.

Furthermore, our activities would be subject to specific regulations for some activities in construction as well as the Environmental Permits required in operation.

The following sets out how we intend to mitigate our development proposals during construction (including commissioning and decommissioning activities) and once the proposed WWTP is operational.

Measures have been identified to avoid or reduce adverse effects identified during construction and operation. Further detail is provided in the **Introductory Paper** of the PEI and within the outline **Code of Construction Practice (CoCP)**. These measures will be secured via management plans for environmental topics and include a Construction Traffic Management Plan, Air Quality Management Plan, Odour Management Plan and Travel Plan.

The Construction Environmental Management Plan (CEMP) prepared by the appointed contractors will detail the implementation of measures in accordance with the environmental mitigation secured as part of the **Code of Construction Practice (CoCP)**, the Development Consent Order, the Requirements and Protected Provisions, Section 106 Obligations² and Undertakings, legislation and other relevant consents, licences, approvals and permits.

Mitigation measures of particular relevance to potential effects within Waterbeach and Clayhithe, are as follows:

- maintaining access to the existing formal PRoW network where possible. Where a diversion is required, diversions will be in place for the shortest possible duration practicable and the length of the diversion will be minimised. Suitable signage will be provided and in advance of the diversion being implemented, advance information will be communicated in discussion with local residents,
- reinstating the land along the Waterbeach pipeline corridor to its original use. Mitigation measures to minimise potential noise and vibration levels, air quality, odour, biodiversity, traffic and transport, visual effects on people and facilities within Waterbeach and Clayhithe are outlined in the relevant Information Papers and Soil Management Plan,
- including within the CTMP a requirement for the appointed contractors to consider managing deliveries so that they do not coincide with peak hours, including pick up and drop off time at Waterbeach Primary School during term time, in order to minimise the possibility of adding to congestion on the road network,
- ensuring that the River Cam, south of Waterbeach, remains navigable. Activities to construct the outfall upstream will be phased sequentially to minimise impacts on river users and appropriate signage will be displayed on the river of proposed construction works,

² A section 106 agreement is an agreement between a developer and a local planning authority about measures that the developer must take to reduce their impact on the community.

- inclusion with the site induction for construction workers the expectations in relation to conduct whilst on site, including respecting and showing courtesy to and supporting the local community,
- adoption of pro-active approach to communication with the local community and stakeholders. Occupiers of nearby properties, Parish Councils and the Local Planning Authorities will be kept regularly informed of the works taking place, including durations, particularly where these will involve works outside of the standard working hours or impact community facilities and businesses,
- production of a draft Communications Liaison Plan as part of the **CoCP**. This will set out more detail around community engagement and include the provision of a 24-hour help line. Details of the help line will be promoted by various means including press releases and on Anglian Water Services' website,
- implementation of a complaints procedure during the construction process. All complaints will be logged, investigated and the response recorded. We are proposing that the outcome of the investigation will also be reported to the complainant within a set timeframe which is defined in the outline **CoCP**, and
- establishing a Temporary Visitor Centre within the main construction area of the proposed WWTP which will be a focal point for engagement with the residents in the surrounding communities.

Measures to prevent dust and adverse air quality impacts in construction are detailed within the Environmental Information Paper: Air Quality.

Measures to control noise and vibration in during construction are detailed within the **Environmental Information Paper: Noise and Vibration**. These controls will serve to reduce noise levels so as to prevent effects on people and communities.

There will also be special agreements with Network Rail to manage crossings underneath the railway at level crossings to the east of Waterbeach.

What community benefits will there be once construction has been completed?

The **Phase Three Community Consultation Leaflet** provides information on the strategic purpose of the Proposed Development.

A new formal bridleway connection is provided from the Proposed Development to the PRoW network. New walking and cycling paths are also provided within the Proposed Development. These new connections provide new circular routes for walkers, cyclists and horse riders. While these new routes are not within the immediate vicinity of the Waterbeach and Clayhithe communities, people are able to visit this area, and access greater opportunities for physical activity and recreation. These new connections are shown within the **Landscape Masterplan** and **Environmental Information Paper: Recreation**.

A Discovery Centre is provided as part of the Proposed Development. The purpose of the Discovery Centre is to raise awareness and provide education on water, circular economy,

environment and sustainability. The Discovery Centre will be open for pre-arranged visits by schools, colleges and other interested groups, and will also include:

- An Innovation Hub for projects focusing on STEM³ activities which will link to other Anglian Water workstreams; and
- A multi-use space for internal as well as external meetings, including events.

Further details of benefits of the Proposed Development are outlined in the **Phase Three Community Consultation Leaflet**.

What might the likely significant effects to the area of Waterbeach and Clayhithe be in relation to the proposed relocation of Cambridge Waste Water Treatment Plant?

The likely significant effects in relation to the proposed relocation of Cambridge waste water treatment plant are:

- Residents and community facilities on the roads where construction traffic routes are proposed may experience a combination of changes from an increase in traffic and construction noise. These are expected to occur over a period of up to 12 months.
- In the long term, the Landscape Masterplan proposals intend to benefit the local area which may result in beneficial effects from improved connections along the existing formal PRow provision, providing different networks and accessibility among communities, as well as enhanced access to physical activity and recreational opportunities. The **Landscape Masterplan** also proposes a destination site with interest features such as ecology, walking and cycling opportunity and learning trails.

³ Science, Technology, Engineering, and Mathematics