

Waterbeach New Town

Draft Supplementary Planning Document (SPD)

Consultation Statement

Background

South Cambridgeshire District Council as the Local Planning Authority has been developing a draft SPD in consultation with the local community, members of the District and County councils, land owners and other stakeholders since mid-2017. The purpose of the SPD is to assist in delivering the objectives as set out in Policy SS/5 (Waterbeach) of the South Cambridgeshire Proposed Submission Plan 2014 (as amended).

The draft SPD is structured in six chapters:

1. Introduction
2. Site Context
3. Vision
4. Spatial framework
5. Guiding principles
6. Delivering the place

Preparation of the draft SPD

The District Council as the Local Planning Authority has been working in partnership with Cambridgeshire County Council, the landowners and local interest groups to consider ways to deliver development on site in a successful manner. In preparing the draft SPD, a workshop took place in July 2017, and the comments provided at this workshop proved valuable in helping shape the document prior to subsequent discussion with representatives of the Waterbeach Neighbourhood Planning Group.

Comments from these discussions have informed the development of the SPD. A summary of these comments and how they have been addressed in the development of the SPD are set out below:

WORKSHOP COMMENTS	SCDC RESPONSE
PLACE / VISION / DESIGN	
Need to maximise the potential of the site to foster a sense of identity and ownership.	The SPD explores the constraints and opportunities of the site, and provides guidance to support the creation of a vibrant, high quality new settlement.
Retain some existing barracks buildings to contribute to a sense of place and create distinct neighbourhoods based on the existing landscape and historical context.	Most of the barracks buildings will be removed. It is intended to retain the sports centre building and possibly the control tower.
Integration between the new town and the village is important, alongside calls for consideration of a soft buffer between the	Linkages between the village and the proposed new town will be very important to the overall success of the place, and these

<p>built environments.</p>	<p>linkages will primarily take the form of pedestrian and cycle connections. Other than for a small area accessed off Cody Road and Abbey Place to enable access to the relocated railway station, all motor vehicular traffic, other than for public transport, will be restricted between the village and the town.</p> <p>A soft buffer is proposed along the south western edge of the development, as well the retention of the landscaped entrance to the existing barracks site.</p>
<p>Mixed views on a range of densities – with particular concerns about over development and the height of potential buildings due to a lack of precedent for tall buildings in Cambridgeshire. However, some welcomed the provision of more green space and legibility that tall buildings could bring.</p>	<p>A range of housing densities will be appropriate at the proposed new town. It will have a population broadly similar to nearby existing towns such as Huntingdon and Haverhill, places which have a wide variety of building types. Moreover, it will be similar to Northstowe in many regards, such as population size, former use, and location close to existing villages.</p>
<p>Building design should be coherent and should reflect local vernacular architecture.</p>	<p>The overall town plan will be expected to follow a coherent structure and through the use of design coding a coherent approach to building design will be expected to be achieved. Over such a large development however it is neither desirable nor achievable to have the entire development following one particular design rationale. Existing towns and villages have usually followed a process of gradual evolution, and although Waterbeach New Town will not evolve over such a long period of time, it is expected that it could take over 25 years to complete.</p>
<p>Retain the fen edge and vistas from the site. Boundaries with the fen edge should be congruous.</p>	<p>Addressed in the SPD, the proposed new town should be designed to maximise the views out of the site towards the fen edge. This will be particularly important along the northern and eastern edge of the site.</p>
<p>Inter-visibility between Denny Abbey and the development should remain alongside calls for a strong landscape buffer.</p>	<p>Addressed in the SPD, the proposed new town should be designed to both create a strong landscape design along the northern edge with Denny Abbey, but also to create filtered views so that there will be new views created between the new town and</p>

	the wider landscape.
Historic causeways should be seen as a historic place making opportunity.	The SPD seeks that the historic causeways such as the Fen Causeway between the village and the Abbey, and Bannold Drove, will be incorporated into the development proposals. The part of the Fen Causeway between the village and the Abbey will deviate from its original course towards the lake.
Concerns raised over using Lakeside as 'the centre' but acknowledgement that it is an asset and a significant feature.	The proposed town centre will be expected to be located closer to the existing village. The lakeside should be a destination in its own right.
CONNECTIVITY	
Major concerns over A10 congestion and air quality, which would be worsened by development.	A range of measures have been identified providing opportunities for future residents to use other modes of transport other than the car to get to work. High quality cycle connections and an improved railway station could help.
Concern over potential 'rat running' through the existing village. It was noted however that restriction of general access would be impractical and undesirable.	Motor vehicular movement between the village and the new town will be restricted at the current access to the barracks. There will still be opportunities for motor vehicles to access the village from the new town by using the existing access off the A10, i.e. Denny End Road and Car Dyke Road.
Multiple points of access from existing village would benefit the whole community. There should be a minimum of 2 access points off the A10.	Two points of vehicular access off the A10 are proposed. Cycle and pedestrian access points are proposed along Denny End Road, Abbey Place, Cody Road, Bannold Drove and Long Drove.
The relationship with the existing village should be meaningful and relate to the primary movement network.	<p>The relationship with the existing village will be meaningful through the shared use of facilities and resources. For example the existing village has sporting, leisure, shops and employment facilities that will be used by the new community.</p> <p>The new town will provide a new safe cycle route from the village to the research park and other employment areas to the north west of the site, as well as providing new facilities such as a new secondary school and other shops and leisure facilities which will be easily accessible from the village.</p>

Strong support for an increased focus on sustainable modes of travel and the creation of walkable neighbourhoods, including an ambition for all children to be able to walk and cycle to school. A safe and permeable street network is required.	There will be a strong focus on the creation of direct and safe cycle and pedestrian routes throughout the site, with an emphasis on these modes of transport over cars.
Acknowledgement that a new station is needed with strong pedestrian and cycling links from the existing village as well as car and cycle parking.	The new station will be located in a position as close to the existing village as possible, with direct vehicular access from the village, using Cody Road.
Better bus service needed to Cambridge (especially in the evening).	Improvement of bus services is addressed in the SPD, and would be addressed in s106 agreement between the developers and the Local Planning Authority, and the increased patronage that will come from the demand from the new town. Any bus service connecting the village and the town will use the existing access to the barracks.
SUSTAINABILITY	
Site promoters should pursue exemplar status – eg set out towards a zero carbon ambition, and adopt sustainable development strategies and philosophies.	The SPD sets out aspirations for excellence in sustainable development. These will be developed through the planning application process.
Clear proposals for water and green infrastructure should be developed.	The SPD sets out aspirations for excellence in sustainable development. These will be developed through the planning application process.
EMPLOYMENT AND ECONOMY	
Retail needs to be addressed early in the development process.	A retail strategy will be required that will take into account the changing requirements for retail. Such a strategy was required on the Northstowe development and this strategy is coming forward on that development at the moment.
Strong support for the town centre closer to the existing village and to incorporate a pedestrian friendly public realm in the town centre.	The town centre has moved closer to the village from previous iterations. It is intended that through the use of design coding it will make sure that the town centre will be pedestrian focussed.
Desirable to locate retail in close proximity to the train station and the lake.	As well as a town centre, there will be expected to be local centres of activity by the railway station and the lake.
Small scale retail and pubs etc, should be located within each neighbourhood for convenience.	As well as those centres, a further local centre is proposed to be located at the north eastern corner of the development

	that will incorporate small scale retail and other facilities.
Need to maximise opportunities for micro employment.	It is not expected that Waterbeach will be self sufficient in employment space, but employment space will be required.
Development should engender opportunities for flexible and adaptable working patterns, eg. working from home and pop up business spaces.	It is not expected that Waterbeach will be self sufficient in employment space, but employment space will be required.
GOVERNANCE AND PHASING	
The design of the settlement needs to be flexible and resilient in order to function should the new station not be developed.	The local plan requires that the development includes a relocated railway station.
Interim facilities during the first phase may be appropriate and will help to establish a sense of identity early on in the development.	There will be a requirement to set out governance arrangements both at the interim and final stages of the development.
A strong preference for the first phase of development to be located close to the existing village to promote community cohesion.	It is envisaged that the first phase of development will include a development area that encompasses the northern entrance to the site, the lakeside area and the town centre.
Request for a s106 agreement to pay for a community worker to help set up play groups / run community events etc, in order to help facilitate community integration.	Community worker(s) will be requested as part of the s106 negotiations to help with community integration.
Need to consider the life cycle of the town – likely to be dominated by younger people with families at the beginning, with the population getting older over time.	It is anticipated that the development will take into account the needs of a younger population at the beginning of the development, and this will include the early provision of infrastructure such as the first primary school.
Need for the consideration of ownership and governance of future community space and facilities, with an ambition to protect them for the community's interest over the long term.	This important element of the development has been considered as part of the s106 process.
COMMUNITY AND SOCIAL INFRASTRUCTURE	
Existing facilities within Waterbeach village will face increasing population pressures, and will need more investment, eg library and primary school.	It is intended that the new development will provide its own facilities. It is not intended that the development will contribute to improving the existing primary school, as it will provide 5 new primary schools.
Desire to retain existing sports and	The sports centre will be retained in the

recreational facilities provided at the Barracks.	short to medium term until such time when it will need to be replaced.
New community facilities should be easily accessible for existing residents.	Facilities within the proposed town centre, station district, lakeside and south park will be most easily accessible for existing residents. As the development progresses more facilities will become available and easily accessible by footpath and cycle.
Important that development includes space for incidental interaction to support community integration.	Facilities will be provided for at appropriate stages in the development of the new town to support community integration.
Need for many community and recreational facilities up front and which have a multi-functional capacity.	Community and recreational facilities will be provided for at appropriate stages in the development of the new town.
Strong desire to keep the lake for public use and to promote its enjoyment.	It is intended that the lake will be opened up for public access as a swimming lake and for other sporting uses.
NEIGHBOURHOOD PLAN GROUP EMERGING VISION AND OBJECTIVES	
VISION	
A great place to live and work.	The development will provide an appropriate amount of facilities accessible from the village.
The identity and character of the existing community should be respected and protected.	The proposed new town will have its own distinct identity, separate from the village. The identity and character of the village, based around the green and all the social infrastructure will not be affected. Indeed it would be expected that these facilities such as the pubs and churches will be enhanced by the residents of the new town.
Sustainable infrastructure should be provided.	The SPD includes guidance on phasing, all relevant and necessary infrastructure will be provided at appropriate times throughout the timeframe of the development. This will include schools, playing fields and play facilities, open space, cycle and footpath routes, shops and road infrastructure.
Improvements to the quality of life of every resident.	The addition of new and improved infrastructure will improve the quality of life for residents of the village.
New development should not be overbearing or overwhelming.	Development will take place that should not be overbearing or overwhelming, taking into account the context of a new town.
New development should complement the	Development will take place that will

rural vistas and existing fen edge landscape.	complement the rural vistas and existing fen edge landscape, taking into account the context of a new town.
OBJECTIVES	
<i>Environmental</i>	
Reflect the current built form and rural setting.	The proposal is for a new town, and it would therefore be inappropriate to develop an overall design that reflects the built form and rural setting of the existing village.
Development that is sensitive to context.	The SPD includes extensive guidance. Development will take place that will complement the rural vistas and existing fen edge landscape, taking into account the context of a new town.
Development that protects and enriches the landscape and built setting.	The SPD sets out principles for the indicative locations of built form and its relationship with the wider landscape.
Transport improvements that prioritises pedestrians, cycling and public transport.	The SPD sets out principles for transport and movement.
Protection of green space, landscape and nature conservation.	The SPD sets out indicative locations for green space throughout the new town.
<i>Social</i>	
A housing strategy that is tailored to the needs of Waterbeach village.	The development will provide a variety of new types of housing, and will provide far more than is necessary to meet the needs of the village.
Sustain and improve local facilities.	The number of new dwellings and the construction workers that will be involved over the considerable time period of the development will enable the existing local facilities such as the pubs and shops in the village to be supported.
Ensuring that local people are involved in the planning and delivery process.	Processes will be put in place to ensure that the residents of the new town will be involved in its development as it progresses.
<i>Economic</i>	
Sustain and improve local facilities.	The number of new dwellings and the construction workers that will be involved over the considerable time period of the development will enable the existing local facilities such as the pubs and shops in the village to be supported.
Strengthen and support local economic activity.	The SPD includes that the development will provide safer pedestrian and cycle access to the existing employment area at the Cambridge Research Park.

The draft Waterbeach new town SPD has sought to address these comments constructively and creatively and balance the practical need of site delivery with the context of the local housing market and the Council's own objectives.

Consultation on the draft Waterbeach New Town SPD

It is proposed that a public consultation takes place on the draft SPD for a period of six weeks.

As the draft SPD supports the South Cambridgeshire Local Plan, there is no further need to undertake a separate Strategic Environmental Assessment or Habitats Regulations Assessment for this document, although screening reports have been completed and will be made available during the consultation.

Consultees

The following organisations will be directly notified of the draft Waterbeach New Town SPD in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) via email, or post where no email address is available. Individuals are not listed. It should be noted that other individuals and organisations will also be contacted that do not appear on this list.

Abellio Greater Anglia
Age UK
Airport Operators Association
Anglian Water
British Gas
British Horse Society
British Telecom
Building Research Establishment
Cam Valley Forum
Cambridge Council for Voluntary Service
Cambridge Cycling Campaign
Cambridge Dial a Ride
Cambridge Ethnic Community Forum
Cambridge Forum of Disabled People
Cambridge GET Group
Cambridge Inter-Faith Group
Cambridge Past Present and Future
Cambridge Research Park
Cambridge University Hospitals NHS Foundations Trust
Cambridge Water (South Staffs Water)
Cambridgeshire ACRE
Cambridgeshire and Peterborough Combined Authority
Cambridgeshire and Peterborough NHS Foundation Trust
Cambridgeshire Chamber of Commerce

Cambridgeshire Community Foundation
Cambridgeshire Constabulary
Cambridgeshire Ecumenical Council
Cambridgeshire Fire and Rescue Service
Cambridgeshire Football Association
Cambridgeshire Local Access Forum
Cambridgeshire Race Equality and Diversity Service
CamHealth - Local Commissioning Group
Campaign to Protect Rural England
CamToo Project
Church Commissioners
Civil Aviation Authority
Confederation of British Industry
Conservators of the River Cam
Country Land & Business Association
DB Schenker Rail
Denny Abbey Farmland Museum
Department for Business Innovation and Skills
Department for Transport
Department of Environment, Food and Rural Affairs
Design Council
Disability Cambridgeshire
Education Funding Agency
EE
Ely Diocesan Board
Environment Agency
EON UK
Equality and Human Rights Commission
Federation of Small Businesses
Fields in Trust
Forestry Commission
Freight Transport Association
Friends of the Earth
Greater Cambridge Partnership
Gypsy & Traveller organisations
Hazardous Installations Inspectorate
Health and Safety Executive
Highways England
Historic England
Home Builders Federation
Homes England
Hunts Health - Local Commissioning Group
Internal Drainage Boards
Lawn Tennis Association
Local Nature Partnership
Local stakeholders and businesses
National Grid

National House Building Council
National Housing Federation
National Trust
Natural England
Network Rail
NHS Cambridgeshire and Peterborough Clinical Commissioning Trust
NHS England
NHS Property Services
Office of Rail Regulation
Papworth Hospital NHS Foundation Trust
Post Office
Ramblers Association
Registered Providers
Renewable UK
Road Haulage Association
Royal Mail
Royal Society for Protection of Birds
Scottish & Southern Electricity
Shelter
Skills Funding Agency
Sport England
Stagecoach East
Sustrans
Theatres Trust
Three
Travel for Work Partnership
UK Power Networks
Visit East Anglia Limited
Vodafone & O2
Waterbeach Waste Management Park
Whippet Coaches Limited
Wildlife Trust
Woodland Trust

MPs, COUNCILS & COUNCILLORS

MPs for South East Cambridgeshire, South Cambridgeshire and Cambridge
Cambridge City Council
Cambridgeshire and Peterborough Combined Authority
Cambridgeshire County Council
East Cambridgeshire District Council
Cambridgeshire County Councillors for South Cambridgeshire and East Cambridgeshire districts
East Cambridgeshire District Councillors
South Cambridgeshire District Councillors
South Cambridgeshire Youth Council
Burwell Parish Council
Cottenham Parish Council

Fen Ditton Parish Council
Histon & Impington Parish Council
Horningsea Parish Council
Landbeach Parish Council
Lode Parish Council
Milton Parish Council
Stow-cum-Quy Parish Council
Stretham Parish Council
Swaffham Bulbeck Parish Council
Swaffham Prior Parish Council
Waterbeach Parish Council
Wicken Parish Council

Other methods of notification include:

- a public notice in the local newspaper; and
- through the Council's webpages and social media.

Consultation Methodology

A six-week consultation period for the draft Waterbeach SPD will take place from:

9 am on X September to 5 pm on X October 2018

The draft SPD and other supporting documents will be available for inspection during the consultation period at the following locations:

- online on the Council's website;
- at South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA; and
- at Waterbeach Library Access Point, High Street, Waterbeach, CB25 9JU.

Comments can be made using:

- the online consultation system: <https://scambs.jdi-consult.net/localplan/>; or
- by completing the consultation response form and either emailing or posting it to us at ldf@scambs.gov.uk or South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA.

Next steps

After the close of consultation, the key issues raised will be considered by the Council and changes made to the draft SPD where appropriate prior to adoption.