



REPORT TO: Cabinet

5 September 2018

LEAD OFFICER: Joint Director for Planning and Economic Development

Waterbeach New Town Draft Supplementary Planning Document (SPD)

Purpose

1. The purpose of this report is to seek agreement for the Draft Waterbeach New Town Supplementary Planning Document (SPD) to be published for consultation.
2. This is key decision. It was first published in the 8 June 2018 Forward Plan.

Recommendations

3. That Cabinet:
 - (a) Approves the draft SPD for Regulation 13 public consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 for a period of six weeks;
 - (b) Approves the consultation arrangements set out in the Consultation Statement (Appendix 2)
 - (c) Delegates authority to the Joint Director of Planning and Economic Development in liaison with the Deputy Leader, to make editorial changes to the draft Waterbeach New Town SPD and supporting documents prior to the commencement of the consultation period (to comprise minor amendments and factual updates and clarifications).

Reasons for Recommendations

4. The preparation of an SPD for Waterbeach New Town accords with the emerging Local Plan and, subject to any amendments, it is recommended that public consultation commence on the SPD in September 2018. The draft SPD was considered by the 14th August Scrutiny and Overview Committee whose comments have been summarised and responded to as set out in the table at Appendix 6.

Background

5. The emerging Local Plan allocates a site for a new town north of Waterbeach.
6. The Council meeting of 17 November 2016 agreed to put forward proposed modifications to the examination Inspectors to change the proposal in the submitted Local Plan from preparing Area Action Plans (AAPs) for the new settlements to a proposal to prepare Supplementary Planning Documents (SPDs). This change followed legal advice that the documents the Council intends to prepare to provide

further guidance for the new settlements should be SPDs rather than AAPs. It was subsequently agreed at the Planning Portfolio Holder Meeting on 13 December 2016 to commence preparation of a Supplementary Planning Document for Waterbeach New Town.

7. The change to producing an SPD rather than an AAP was included in the Inspectors' Main Modifications consultation in January 2018, along with a number of other changes to policy SS/5 of the emerging Local Plan, including modifications to the northern boundary of the site. The Inspectors Report on the Examination is anticipated imminently. If the Inspectors consider that the plan is sound (potentially subject to modifications), the Council will then be able to proceed to adoption. This report is prepared on the basis that the modifications in respect of Waterbeach new town and the preparation of an SPD will be confirmed by the Inspectors in their final report. If that is not the case, it would be necessary to review the approach accordingly.
8. The new town site is within multiple land ownerships. The former military base is owned by the MOD's Defence Infrastructure Organisation (DIO) and is being promoted for development by Urban & Civic (U&C). Land to the east is held in trust that pulls together the individual areas within that part of the site and involves a joint venture lead by Turnstone Estates with St John's College and Royal London Asset Management, and is known as RLW Estates. Denny Abbey is owned by English Heritage, and the land around the Abbey is controlled by RLW Estates.
9. Three planning applications have so far been received by SCDC. These are:-
 - 1) An outline planning application for up to 6500 dwellings and associated other uses and infrastructure, received in February 2017 from U&C;
 - 2) A full planning application for the proposed relocation of Waterbeach railway station, received in March 2018 from RLW Estates
 - 3) An outline application for up to 4500 dwellings and associated other uses and infrastructure, received in June 2018 from RLW Estates.
10. The SPD would become a material planning consideration to the determination of these and following planning applications. The Waterbeach New Town policy of the new Local Plan requires the preparation of an SPD to add detail and guidance in support of the Local Plan and the determination by Planning Committee of the wide-ranging outline applications covering the whole site from U&C and RLW cannot take place until there is considerable certainty as to the content of the SPD.

Considerations

11. It is important that the Council as local planning authority takes a lead in the planning of these major new developments and provides an opportunity for community engagement on supplementary guidance before any decisions are made on these key aspects of the development strategy in the emerging Local Plan. The draft SPD can help achieve this objective.
12. The draft SPD has been prepared jointly by consultants Arup on with the Council, to provide a clear framework to assist decision making relevant to the delivery of the new town. The draft SPD has been prepared in consultation with members of the local community, where the initial vision and objectives were discussed at a workshop and across a series of discussions with the Waterbeach Neighbourhood Planning Group and the Parish Council.

Structure and Content of the SPD

13. The draft SPD establishes a vision for the new settlement, and strategic development objectives. It includes strategic principles for development and place-making that sets the quality expectations for the new settlement, to guide master planning of the site. It includes a detailed analysis of the existing site context including development constraints such as heritage assets, landscape character and flood risk, and opportunities from the assets already present on the site. It identifies guiding principles that should be used to inform development relating to a number of key themes including movement and place, housing, open space, environmental sustainability and climate change.
14. The draft SPD identifies an indicative spatial framework for the new settlement, identifying key land uses with the intention of creating a comprehensive development across the entire development area.
15. In combination these overarching design principles aim to deliver a settlement that will prioritise sustainable movement across the new town, creating walkable mixed use neighbourhoods that are of the highest quality, permeable and centred around a convenient, attractive and flexible public transport network, including a new re-located Waterbeach Station. By designing in a comprehensive walking, cycling and public transport network from the beginning, the New Town should have a positive impact on travel behaviour and in turn minimise the impact of the settlement on the surrounding highway network.
16. The draft SPD also sets out a framework for creating a mixed community where a wide range of housing typologies, forms and tenures should be delivered to meet the housing needs of the area. This includes affordable, self-build, key worker, extra care and older people's housing. These housing types would be supported by timely provision of social, recreational and cultural facilities across the New Town which will be of benefit to both new and existing residents in Waterbeach.
17. In addition, the SPD outlines other vital infrastructure and facilities required to create a successful settlement. These include a multifunctional green network of amenity spaces, onsite healthcare provision, a significant amount of play space for children and young people as well as more formal outdoor sports facilities.
18. The draft SPD details that new development would be expected to demonstrate excellence in sustainable design and exceed the Council's existing standards in the adopted Sustainable Design and Construction SPD. Buildings across the site will be expected to be designed and built to be energy efficient and use the latest technology and design methods to minimise the impact of the development on the local and wider environment.
19. The draft SPD incorporates an Infrastructure Delivery Plan (IDP) which sets out the infrastructure requirements to support the new settlement and how these infrastructure projects can be funded and secured as part of the development management process.
20. As the site is in multiple land ownerships, the SPD has been prepared to guide a comprehensive approach to development and infrastructure across the whole site. This is to ensure that the new settlement is delivered as a single unified development. It sets out an approach to delivery that requires coordination between the two developers. It achieves this by requiring, through s106 agreements and planning

conditions, that delivery and review groups to be established that include the developers as well as South Cambridgeshire and Cambridgeshire County Council.

21. Sustainability Appraisal and Habitats Regulations Assessment Screening Reports have been carried out (Appendix 3 and appendix 4). The Sustainability Appraisal Screening concludes that the draft SPD does not give rise to significant social and economic effects beyond those already identified as part of the Sustainability Appraisal of the parent policy and site allocation contained within the South Cambridgeshire Local Plan. The Habitats Regulations Assessment screening concludes the draft SPD is unlikely to have any significant effects on the Natura 2000 and Ramsar sites identified alone or in combination with other plans, and appropriate assessment is not required.
22. Responses from the three statutory consultation bodies to the Sustainability Appraisal and Habitats Regulations Assessment Screening Reports are currently being considered by officers and Cabinet will be updated by a supplementary report.

Consultation Arrangements

23. The consultation statement for the Draft Waterbeach New Town SPD is set out in Appendix 2. It is proposed that a public consultation takes place commencing on Friday 14th September for a period of 6 weeks to Friday 26th October. The public consultation will be carried out in line with the Council's adopted Statement of Community Involvement, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
24. The SPD will be accompanied by an Executive Summary and supporting contextual information which explains the relationship between the new Local Plan and the SPD, the role and status of the SPD, how it will contribute to the future of South Cambridgeshire, the provision of new homes (including affordable), what the wider planning and transport context is, how to comment and what we would particularly welcome comments upon.

Next Steps

25. Following consultation the representations received will be considered, and will be reported along with the SPD to Scrutiny and Overview Committee for consideration and Cabinet for decision, seeking agreement to adopt. The document can only be adopted by the Council as an SPD following the adoption of the emerging Local Plan.

Options

26. Members may decide to:
 - Approve the SPD and consultation statement for public consultation without amendments;
 - Approve the SPD and consultation statement for public consultation with amendments;
 - Not agree to publish the SPD for public consultation.

Implications

27. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

There are no significant financial, legal or staffing implications for the Council.

Climate Change

28. The Draft SPD provides further guidance on how the policy for the new town in the Local Plan should be implemented. It includes guidance on issues including sustainable design and construction, energy efficiency, renewable and low carbon energy, water stress, sustainable waste management, and air quality.

Equality and Diversity

29. The SPD has been subject to Equality Impact Assessment (appendix 5). The SPD, once adopted, will have a positive impact by providing a mix of houses and infrastructure to meet South Cambridgeshire's needs.

Consultation responses

30. The draft SPD has been prepared in consultation with members of the local community, where the initial vision and objectives were discussed at a workshop and across a series of discussions with members of the Parish Council and members of the Waterbeach Neighbourhood Planning Group. Details of the consultation are included in the draft SPD and the consultation statement.

Effect on Strategic Aims

A. LIVING WELL

Support our communities to remain in good health whilst continuing to protect the natural and built environment

31. Waterbeach and the other strategic developments form a key part of the sustainable development strategy contained in the emerging Local Plan. Preparation of the SPD will help ensure that the site is built in a way that supports healthy lifestyles and protects and brings overall benefits to the natural and built environment.

B. HOMES FOR OUR FUTURE

Secure the delivery of a wide range of housing to meet the needs of existing and future communities

32. Waterbeach and the other strategic sites are a key part of the emerging Local Plan aim to support delivery of new homes to meet identified needs.

C. CONNECTED COMMUNITIES

Work with partners to ensure new transport and digital infrastructure supports and strengthens communities and that our approach to growth sustains prosperity

33. Preparing an SPD for the site means transport and digital infrastructure can be appropriately planned to accommodate growth.

D. AN INNOVATIVE AND DYNAMIC ORGANISATION

Adopt a more commercial and business-like approach to ensure we can continue to deliver the best possible services at the lowest possible cost

34. The proposed approach to preparation of the SPD reflects this strategic aim.

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

[South Cambridgeshire Local Plan](#) (Submission)
[Cambridge and South Cambridgeshire Modifications Consultation Report November 2015](#)
[Cambridge and South Cambridgeshire Main Modifications Consultation Report 2018](#)

[Statement of Community Involvement](#) (adopted January 2010)

[Council 17 November 2016 \(Local Plan Update\)](#)
[Planning Portfolio Holder Meeting 13 December 2016](#)

Appendices:

- Appendix 1 – Draft Waterbeach New Town Supplementary Planning Document
- Appendix 2 - Draft Waterbeach New Town Supplementary Planning Document Consultation Statement
- Appendix 3 - Sustainability Appraisal Screening Report
- Appendix 4 - Habitats Regulations Assessment Screening Report
- Appendix 5 – Equalities Impact Assessment
- Appendix 6 – Scrutiny and Overview Committee 14th August summary comments and officer response

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