

REPORT TO: Climate and Environment Advisory Committee 4th February 2019

LEAD CABINET MEMBER: Aiden van de Weyer

LEAD OFFICER: Mike Huntington

Waterbeach New Town – eastern half RLW estates

Executive Summary

This proposal seeks permission for development of up to 4,500 dwellings, business, retail, community, leisure and sports uses; new primary and secondary schools and sixth form centre; public open spaces including parks and ecological areas; points of access; associated drainage and other infrastructure, groundworks, landscaping and highway works.

The proposal is for the eastern part of the strategic allocation for Waterbeach new town as set out in Policy SS/6 of the adopted South Cambridgeshire Local Plan 2018. The western half of the proposed new town is subject to a separate outline application by Urban and Civic for up to 6,500 dwellings.

Local plan Policy SS/6 paragraph 4 requires the new town to deliver an example of excellence in sustainable development.

Local plan Policy SS/6 paragraph 12 requires the new town to incorporate and deliver opportunities to exceed sustainable design and construction standards established by the Local Plan.

The site is currently used for the most part as arable fields. The only other use on the site is the existing Waterbeach sewage works, which will eventually move as the development progresses.

Bannold Drove and its associated watercourse bisects the site north / south. The drove is a tarmac road for a short stretch at its southern end as far as the sewage works. Beyond this point it is a bridleway open to all traffic (BOAT) until it connects with the highway at Long Drove at the northern end of the site.

The site is broadly flat, mostly within the range of 1m-3m AOD. It drains through a series of open drainage ditches which connect to the Bannold Drove watercourse. This watercourse takes the treated water from the sewage works and flows both north and south from the sewage works outflow, discharging into the River Cam at Bottisham Lock to the south east and the Cam pumping station to the north east of the site.

The planning application is accompanied by a renewable energy statement and a water conservation strategy. The detailed development description also includes the potential provision for one or more energy centres.

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