

Waterbeach Parish Council

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**The Old Pavilion
Recreation Ground
Cambridge Road
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30 April 2019

Ian Senior
Democratic Services
South Cambs District Council

Dear Ian

S/0559/17/OL - Waterbeach New Town.

The Parish Council of Waterbeach requests that the statement below is read out to members of the planning committee, or included in papers to be presented to members in advance of the meeting to discuss the above on the 13 May.

The village of Waterbeach will undoubtedly be significantly impacted by the proposed new town and the Parish Council has consistently commented on planning submissions and has objected to those elements and impacts that are considered to cause unacceptable harm to the village, its setting and its residents.

A key concern of the Parish Council is that of the number of homes proposed both within the overall development and within the Urban and Civic submission; many of the Parish Council's concerns are a direct result of the number of homes proposed. The adopted local plan SS/6 makes provision in Waterbeach for it a 'new town of approximately 8-9 000 dwellings' the Supplementary Planning Document (SPD) and the planning application submissions have extended the number of plots from approximately 8-9000 to approximately 11000. It is fundamentally not accepted as being reasonable, within the interpretation of SS/6, to increase the number of plots by over 20% through the use of the word 'approximately'.

The Parish Council is disappointed that the application does not reflect the agreed Local Plan and SPD which are supposed to control development. The inspector was clear that the character of the village and surrounding countryside should be retained and the increase in numbers has had a consequential impact in terms of the density of development and the height of the development necessary to accommodate this level of development. It remains the view of the Parish Council that the impacts of the development as a whole (and that of the Urban and Civic proposal) on the village and surrounding rural area are unacceptable having regard to the fen edge setting of the village of Waterbeach.

It is not accepted by the Parish Council that the high density 4,5,6,7 and 8 storey development is appropriate for this sensitive fen location. Also the relationship of proposed development of up to 4 storeys in height around the periphery of the site is considered harmful to the setting of the village- particularly in its relationship to the cemetery.

There are also concerns that transport and other essential infrastructures such as waste water treatment are not going to be in place at the outset but developed in a piecemeal fashion. The figures for capacity at the existing WRC do not seem to take account of significant recent development in the village giving rise to concern that the disruption of sewage back up on various houses will become more common. Without significant upgrades to the A10 Waterbeach residents believe there will be a considerable impact on local residents.

The Parish Council remains concerned as to the lack of transparency in respect to the S106 provisions and timing; the provision of new services and impacts on existing overstretched services is a major concern to the Parish Council and residents of the village. In particular the delivery of the first primary school and much needed healthcare facilities are considered critical.

Whilst there are a number of issues that are not clear at this stage given that parameter plans are very much pictorial in nature and do not contain detail- the Parish Council remains concerned as to the relationship of the new town (southern edge) to the northern edge of the village and how the interconnectivity will work in practice. In addition the precise use of the areas of open space shown on the parameter plans is of concern to the Parish Council as this will have a significant impact on the quality of the development and its relationship to Waterbeach village.

The Parish Council remains concerned as to the proximity of the northern part of the site to the Amey waste plant and it is considered that the odours that are regularly caused through this process make will have a significantly harmful impact on the residential amenity to be expected within the northern part of the site irrespective of any other developments on the waste site which may increase the nuisance. The Parish Council notes that key consultees have also expressed reservations with the application and believes these issues must be fully addressed before the application can be considered.

For the above reasons Waterbeach Parish Council maintains its objection to the Urban and Civic submission in terms of numbers of dwellings and density and the unacceptable impacts on the village and its surrounds. It is also worth emphasising that while the S106 may provide further clarification on various mitigation actions and timings to date, Waterbeach Parish Council have not been involved in discussions on the content of this vital document despite District Council promises at the outset that they would be fully consulted. The Parish Council does not believe that the application should be approved until the S106 agreement is available for comment as this is a vital part of the overall development planning.



Shelley Mason