

Appendix 6 extract from SCDC Local Plan

Waterbeach New Town

Policy SS/6: Waterbeach New Town

1. A new town of approximately 8,000 to 9,000 dwellings and associated uses is proposed on the former Waterbeach Barracks and land to the east and north as shown on the Policies Map. A Supplementary Planning Document (SPD) will be prepared for the new town as addressed at subsection 17 of this policy. The final number of dwellings will be determined through a design-led approach and spatial framework diagram included in the SPD having regard to:

- a. The quantum, location, and distribution of development in the town; and
- b. Maintaining an appropriate setting for Denny Abbey listed building and scheduled monument.

2. The new town will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity which is founded on best practice urban design principles, drawing on the traditions of fen-edge market towns, which encourages the high quality traditions and innovation that are characteristic of the Cambridge Sub-Region.

3. It will be developed to maintain the identity of Waterbeach as a village close to the new town. Appropriate integration should be secured by the provision of suitable links to enable the residents of Waterbeach village to have convenient access to the services and facilities in the new town but with limited and controlled opportunities for direct road access from the wider new town to Waterbeach with emphasis on connections by public transport, cycle and on foot.

4. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long-term development needs of the Cambridge area. It will deliver high quality public transport links to Cambridge, including a relocated railway station, to enable a high modal share of travel by means other than the car.

The Site:

5. The built area of the settlement will be contained within the Major Development Site, and the location of major land uses and design of the northern edge of the new town will ensure an appropriate relationship with Denny Abbey listed building and scheduled monument;

6. The new town will establish an appropriate relationship and interaction with Waterbeach village, and the Cambridge Research Park;

7. All built development will be provided within the Major Development Site shown on the Policies Map. Land outside the Major Development Site can provide other associated uses and mitigation including drainage, habitat compensation and informal open space.

The Phasing and Delivery of a Mix of Land Uses:

8. The new town will provide a range of uses appropriate to a new town, including:

a. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community;

b. Employment provision of a quantum, type and mix to meet the needs of the town and provide access to local jobs, and support the continued development of the economy of the Cambridge area to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders;

c. Shops, services, leisure and other town centre uses¹ of an appropriate scale for a town whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre;

d. A town centre supported by local centres, to ensure services and facilities are easily accessible to residents;

e. Community services and facilities, including health and both primary and secondary school education;

f. Open space, sports and leisure facilities;

g. Appropriate provision for and design of waste / recycling management facilities.

Measures to Address Landscape, Townscape and Setting of Heritage Assets in the Surrounding Area, and Deliver a High- Quality New Development:

9. The new town will:

a. Establish and follow design principles to deliver a high-quality development responding to local character, but also with its own identity;

b. Provide strategic landscaping within and beyond the Major Development Site to deliver high quality environs and:

- i. provide an appropriate screening of the town in views from Denny Abbey in order to protect the historic significance of the Abbey, and
 - ii. maintain the village character of Waterbeach;
- c. Conserve and enhance the significance of Denny Abbey Grade I listed building and scheduled monument, including the contribution made by its setting, the extent and nature of separation from the Major Development Site and formal open spaces, and protection of key views including to and from the Abbey;
- d. Include assessment, conservation, and enhancement of other heritage assets as appropriate to their significance, including non-designated assets such as Car Dyke World War II structures, raised causeways, and the Soldiers Hill Earthworks.
- e. Incorporate necessary mitigation to sensitive receptor boundaries, with regard to noise and odour, including from the A10, proposed railway station, recreational activities and the Waterbeach Waste Management Park to ensure no significant adverse impact on quality of life / amenity and health using separation distances or acoustic earth bunding rather than physical barriers if appropriate and where practicable;
- f. Ensure there is no significant adverse impact on local air quality and or mitigate as necessary with a Low Emissions Scheme.

Delivery of a Significant Network of Green Infrastructure:

10. The new town will:

- a. Provide a high degree of connectivity to existing corridors and networks;
- b. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;
- c. Provide and retain woods, hedges, and water features which would contribute to the character and amenity of the town and help preserve and enhance the setting of Denny Abbey, managed to enhance their ecological value;
- d. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;
- e. Carry out a full programme of ecological survey and monitoring, to guide a Biodiversity management plan to provide appropriate mitigation and enhancement.

Creation of a comprehensive movement network:

11. The new town will be founded on a comprehensive movement network for the whole town, that connects key locations including the town centre and relocated railway station to encourage the use of sustainable modes of travel, and includes:

- a. Significant improvements in Public Transport, including:
 - i. Provision of a relocated Waterbeach station with appropriate access arrangements by all modes to serve the village and the new town;
 - ii. Provision of a Park and Ride site on the A10 to intercept traffic from the north of Waterbeach, served by a new segregated Bus link to Cambridge;

- b. Measures to Promote Cycling and Walking, from the start of the development including:
 - i. Provision of a network of attractive, direct, safe and convenient walking and cycling routes linking homes to public transport and the main areas of activity such as the town centre, schools and employment areas;
 - ii. Provision of direct, segregated high quality pedestrian and cycle links to north Cambridge, surrounding villages and nearby existing facilities such as the Cambridge Research Park;
 - iii. A Smarter Choices package including residential, school and workplace travel planning.

- c. Highway Improvements, including:
 - i. Primary road access from the A10;
 - ii. Additional capacity to meet the forecast road traffic generation of the new town, particularly on the A10 and at the junction with the A14;
 - iii. Measures to mitigate the traffic impact of the new town on surrounding villages including Waterbeach, Landbeach, Horningsea, Fen Ditton and Milton;
 - iv. A review of the access arrangements to Denny Abbey and the Farmland Museum.

Sustainable Design and construction:

12. The new town will incorporate and deliver opportunities to exceed sustainable design and construction standards established by the Local Plan. These measures could include combined heat and power provided from the adjacent Waterbeach Waste Management Park.

Infrastructure Requirements:

13. The new town will:

- a. Ensure the delivery of improvement to any existing infrastructure which will be relied upon by the new town as well as the provision, management and maintenance of new infrastructure, services, and facilities to meet the needs of the town.
- b. Make appropriate arrangements for Foul Drainage and Sewage Disposal.
- c. Ensure the provision, management, and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development.

Community Development:

14. Measures will be required to assist the development of a new community, such as through community development workers.

Site Preparation:

15. Developers will be required to:

- a. Undertake site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment;
- b. Ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.

Phasing and Delivery:

16. The delivery of the new town, including any individual phases, must:

- a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new town.
- b. Be informed by appropriate strategies, assessments and evidence reports.

c. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the successful delivery of the new town, including the needs of individual phases, and the requirements on developers.

d. Make satisfactory arrangements to ensure appropriate engagement and consultation with local people and stakeholders.

Supplementary Planning Document:

17. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/6. The SPD will include:

a. An overarching, high level vision for the new town.

b. Consideration of relevant context including key constraints and opportunities.

c. The broad location of the components of the new town which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible, and distinctive new settlement.

d. The location, nature, and extent of any formal open space to be provided outside of the Major Development Site.

e. Broadly how the development is to be phased, including the delivery of key infrastructure.