

WATERBEACH PARISH COUNCIL

Paper for PC Meeting 5th October 2021 - Minute from WPC Planning Committee 21st September 2021
– See draft response on second page for ratification by wpc on Tuesday 5th October 2021

21/ 45 PLANNING APPLICATIONS

To comment on the following planning applications submitted. See ordered letter below

- i) 21/03866/REM Reserved matters (appearance, access, landscaping, layout and scale) planning application pursuant to Condition 3 of the outline planning permission ref: S/0559/17/OL for the construction of 111 new dwellings and associated development
Parcel 2:1, Eastern Woods, Waterbeach Barracks and Airfield Site
Cala Homes (Report from Tim Slater) (Consultation period ends: 19.10.21)

After a lengthy discussion it was recommended to support the comments from the Highways Department who are flagging concerns about the substandard and unadoptable condition the roads are being designed to. In addition those from the Flooding authority who have also flagged inconsistencies in the design. It was noted that the Environment Agency had not yet commented but the consultation is open until 19th October.

Cllrs requested information on the plans for sustainable transport, the effect the development will have on doctors, utilities, and the cemetery. It is also felt that they need to come forward with the S106 Agreement which do not have any triggers. Other areas of concern are that all affordable housing is apartments around the edge of the settlement and does not seem very inclusive. It was noted that the SPD states that the affordable housing should be mixed in with the other dwellings.

It was noted that as the Neighbourhood Plan has gone through inspection it now holds weight when commenting on applications and should be used.

Cllr Seamarks would like to escalate the concerns on health care with an additional 600 people in the village putting pressure on a surgery already in special measures.

It was noted that plans for public transport will not be in place when the houses are built and that there are only 187 parking for 605 occupants.

Cllrs realised that shared leisure facilities on the barracks had been gifted to the parish instead of S106 for use of residents. Cllrs would like to understand what facilities will there be for new residents.

It was noted that there are social issues with facilities in the village. It was recommended to compose a draft letter to be reviewed by Tim Slater, to be agreed by Full Council.

WPC draft response

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Parcel 2:1, Eastern Woods, Waterbeach Barracks and Airfield Site Cala Homes

WPC objects to this application and requests that it goes before SCDC planning committee for decision.

WPC supports the objections, concerns and comments from the Highways Department. Highways state that they are unable to adopt developer proposals for the current layout of roads and streets on the proposed site as currently designed. WPC requests that no decision on this application is made until Highways concerns are fully addressed and approval given.

WPC supports the comments made by LLFA subs engineer that they are unable to comment on the proposed development until additional information and clarification (as requested in LLFA response) will need to be provided before giving consent. WPC requests that no decision on this application is made until the LLFA concerns are fully addressed and approval given.

WPC notes that the Waaterbeach Internal Drainage Board states that approval for the whole site planning ref; S/0559/17/OL was consented to by the IDB only after the exceedance rates to the main lake were removed. This was not deemed acceptable and was to be subject to further discussion with Stantec and the developer with a separate discharge consent application being made for the exceedance of flow in due course. WPC requests that approval is not granted until the WIDB have been fully consulted with and matters addressed and fully discharge.

WPC notes that Constraint CS26 applies to this site – Mineral and Safeguarding area of Sand and Gravel in the adopted minerals and waste plan yet it appears that no invitation for CCC to comment appears to have been made. WPC would like further information if this affects the proposed site, the size and depth of the safeguarded area, how the sand and gravel will be utilised and how the land will be remediated/developed once the minerals have been extracted.

WPC notes that Cambridge Water will provide potable water to the site via a pipeline as agreed with the developer. WPC would like assurance that there will be enough volume for the provision of water to the proposed site. It is noted that there is limited water capacity available for Waterbeach village at the present time.

WPC notes that land profiling will be required but it is unclear what the visual impact of the development will be on the Fenland landscape and Denny Abbey to the North and East of the site as it sits on the edge of the fens.

WPC notes that all affordable dwellings are apartments rather than houses that are sited in blocks around the edge of the proposed development. WPC concerned about the social inclusion of residents, wellbeing and amenity. Covid has taught us that gardens and space to work from home are an important element for families and children to thrive.

WPC notes that there will be approx. an increased population of 605 people on the site yet only 187 parking spaces have been granted. Although this falls within SCDC's guidelines for new developments

there is currently no sustainable transport available to enable people to get out of their cars. The site is to the North of the barracks making essential services and mobility even more inaccessible for residents especially for the socially and physically challenged. WPC acknowledges that S106 agreement states that no occupation of dwellings will occur until sustainable transport is in place but has concerns that U & C's transport plans are substantially underfunded (Sharon Brown Asst Director delivery RWLE S/0559/17/OL meeting 29th January 2021) to enable provision.

WPC notes that SCDC's Environmental Health Contaminated Land officers have been invited to comment but have not yet responded as at WPC planning meeting 21st September 2021. WPC considers the safe clearance of any contamination will be managed and monitored to protect new and existing residents of the parish.

As this is the second parcel of land coming forward for development against planning application S/0559/17/ OL the cumulative effect on the parish and residents was discussed by WPC as material planning considerations:

The affect that approx. 1,000 additional residents will have before S106 triggers enable health centre and community facility and buildings:

An already struggling surgery in special measures having difficulty to provide care for the 5,000 + residents of the parish with no triggers or plans to ensure that a new population of 1,000 can be accepted or treated.

Waterbeach Primary School was expanded to accept 600 + pupils. Please could SCDC confirm as per agreed S106 that

The leisure centre on the U & C land will not be constructed for a considerable length of time. Provider will be an independent operator or the District Council. The existing leisure facilities on the site for use (and is widely used) by Waterbeach parishoners was agreed between, SCDC, U & C and WPC in lieu of S106 payment by the developer for the NHS Papworth development. WPC seeks clarification if it is anticipated that 1,000 new residents of the new town will avail themselves of the facilities. Was an agreement reached to include such terms? What provision will be made to ensure capacity for existing and new residents?

WPC notes and seeks confirmation that the following manage and monitor teams have been established as per the U & C granted planning permission S/0559/17/OL published S106 agreements full version published on 25th September 2021. WPC request that it is consulted with/ considered as the new town comes forward for future understanding and to enable informed decision making:

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Part 1	Progress and delivery group	-	page 236
Part 2	Transport strategy review group	-	page 240
Part 3	Education review group	-	page 244

WPC also note's for consideration

S106 /10 verification and enforcement	-	page 72
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Transport Schedule/ 6	-	page 115 – 129
Schedule 9 monitoring the progress and Delivery group	-	page 134
Annex H monitoring scheme	-	page 234
Annex F Part 1 links protocol	-	page 216
Part 2 link road arrangements	-	page 228
Part 2		
Annex E early transport measures	-	page 204 – 206
Links protocol	-	page 216 -229

WPC would welcome the opportunity to engage with SCDC in the early stages of the delivery of the new town until such time other governance arrangements are in place and would like to understand other safeguarding arrangements that have been agreed under S106 and by way of conditions in the decision notice for planning application s/0559/17/OL dated 25th September 2019 to ensure a smooth transition.

In accordance with Item 7 of government legislation The Waterbeach neighbourhood plan has now been through the examination process and the examiner has concluded that the plan is in conformity with the NPPF and any development plan, the neighbourhood plan carries considerable weight but not yet full weight.

WPC asks that SCDC will now acknowledge the status of the WNP including the SEA, design principle and character and heritage assessments that evidence the plan as material planning considerations for this and future planning applications coming forward for the parish of Waterbeach.

WPC is aware that SCDC have agreed and adopted green strategies and asks that this application is in accordance with the following for a greener, better future bearing in mind the area is classed as being in severe water stress:

District design guide, zero carbon strategy and action plan, biodiversity spd, doubling nature strategy, Cambridgeshire flood and water spd and the Cambridge climate change charter.