

## GCP consultation- emerging new Greater Cambridge Local Plan

The emerging plan seeks to consolidate the South Cambs and Cambridge local plans and to roll them forward to 2041.

This consultation is in respect to the initial proposals as this will inform the drafting of the formal Draft Local Plan in 2022 prior to planned submission to the SOS in 2024; it is predicated on sustainability and net zero carbon development.

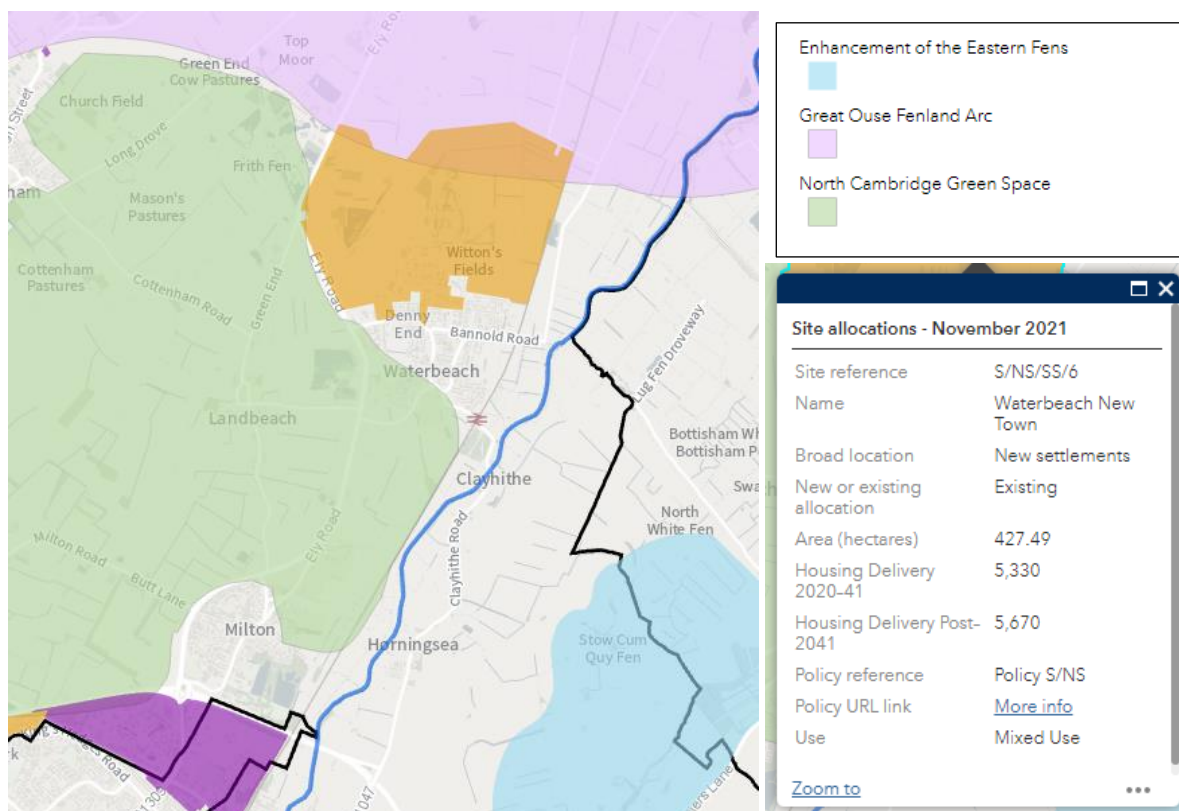
The consultation ends 13 Dec 2021.

I have watched a number of the online team's presentations from GCP planning (which are very good and still available online) in respect to the preferred option dev plan in relation to numbers /strategy etc. and looked at the consultation plan online.

[Greater Cambridge Local Plan - First Proposals | Greater Cambridge Shared Planning \(gretercambridgeplanning.org\)](https://www.gretercambridgeplanning.org)

### Impact on Waterbeach

It is evident that the proposed strategy does not involve any new strategic housing allocations in Waterbeach- over and above the UC permission and RLW resolution as set out in SS6 of the current south Cambs Local Plan- however, it does seek to accelerate delivery of the planned / permitted new town to increase number of homes delivered within the plan period, with 5330 planned before 2041 and a further 5670 post 2041.



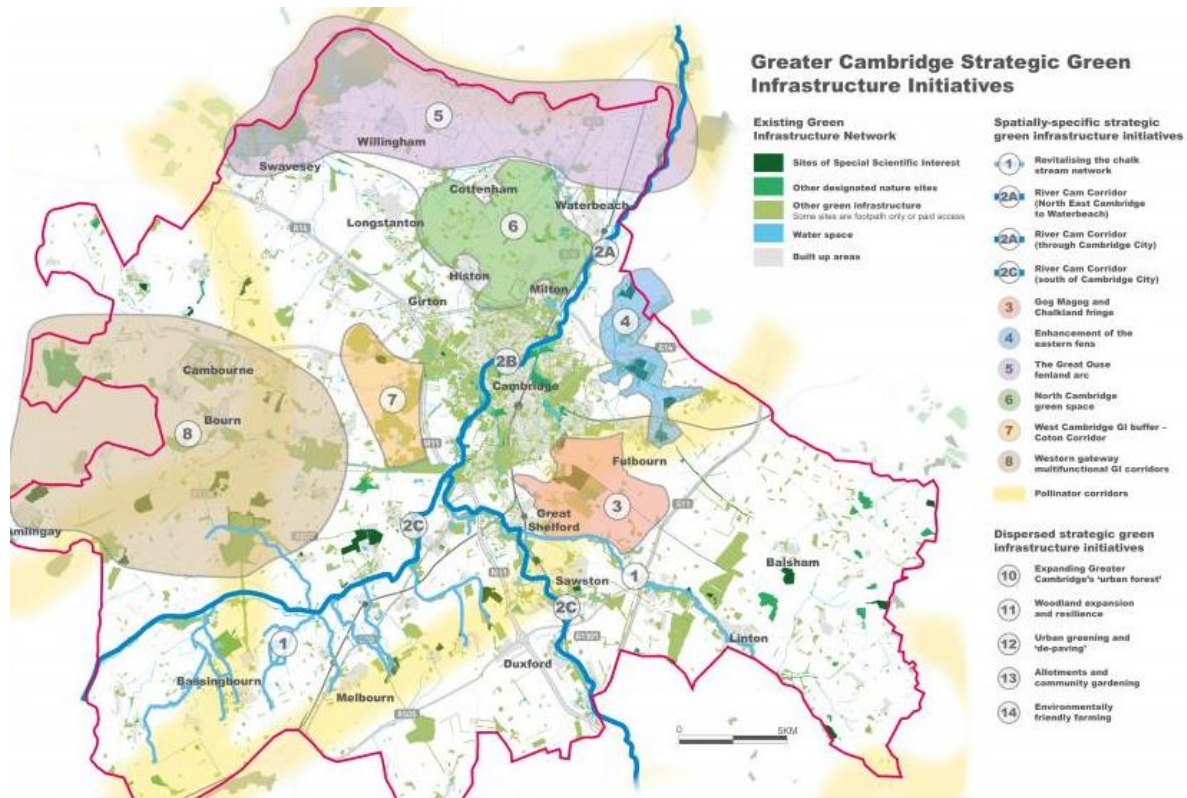
The policy appears to simply roll on the existing SS6 policy in terms of numbers but with accelerated delivery.

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This will have no impact on the exiting permission for UC as this is already in place and development will be controlled through the conditions and S106; it is also likely that the RLW permission will be issued in advance of the emerging local plan being adopted and as such the RLW build out will be controlled through the permission (and S106) and in practice the new policy will have little material impact on the RLW allocation.

### Wider environmental policies close to Waterbeach

There are a number of areas of strategic green infrastructure close to Waterbeach shown in the consultation plan- see diagram below



- Fenland arc strategic green infrastructure
- North Cambridge green space
- Enhancement of eastern fens

All are covered by policy BG/ GI policy

[Policy BG/GI: Green infrastructure | Greater Cambridge Shared Planning \(greatercambridgeplanning.org\)](#)

### What will this policy do?

This policy identifies the existing green infrastructure network and the strategic initiatives intended to enhance it and addresses how development proposals should relate to green infrastructure. Green infrastructure is the network of green spaces and routes, landscapes, biodiversity, water bodies and heritage, which provide a range of benefits for people, wildlife and the planet.

the policy aims for BG/ GI are as set out below.

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- *Reinforcing and enhancing landscape and townscape, ensuring that proposed green infrastructure is appropriate to its local context*
- *Supporting delivery of biodiversity net gain, including by providing links between habitats within and beyond the site boundary, and connecting where appropriate to the wider ecological network (see below), whilst carefully balancing the needs of wildlife and people*
- *Promoting healthy living for all members of the community by providing spaces designed to be physically accessible and socially inclusive.*
- *Protecting and enhancing the water environment*
- *Enhancing access and connectivity*
- *Providing environmental enhancement*
- *Supporting climate mitigation and adaptation*

The plan also contains a number of plan wide policies in relation to sustainable development – and carbon reduction.

The councils are clear that local plan could not progress to formal submission until clarification is received that the DCO has been granted for the relocation of the WWTP -as the housing and jobs numbers tied up in the NECAAP are critical for the wider local plan numbers and delivery. In the event that the DCO is not granted the plan would need to be reviewed and alternative sites put forward to address the housing and jobs numbers – with further consultation prior to submission.

### **In respect to Waterbeach**

The emerging plan – in my view has limited specific impact on Waterbeach-

The plan does not allocate new homes to Waterbeach or Waterbeach New Town as it's all about quicker delivery of what has already been approved/ resolved to approve.

The implementation of the UC permission and potentially the RLW permission (once issued) will be controlled through the conditions and S106 on those permissions.

Infrastructure within the site and some off-site infrastructure necessary for the sites to be developed (as set out in the UC permission and RLW resolution) are triggered by housing numbers in the conditions / S106- so if delivery is accelerated the triggers remain and will have to be delivered sooner corresponding to trigger points.

My only comment of concern is in respect to the emerging policy in relation to Waterbeach (and the other 2 settlements with accelerated delivery plans) is that the delivery of housing – particularly large housing sites is a matter which the LPA has no effective control over, and in the event of market conditions changing, developers may accelerate or decelerate delivery as the market dictates.

It is not clear what measures the council could take in the event that delivery within the plan period falls behind the planned figures – presumably a review would be necessary with additional sites being allocated within the plan area to fill the delivery gap.