

**Waterbeach Parish Council Briefing note in relation to proposed amendments to the parameter plans for the RLW development. WPC Planning Ctte, October 2020.**

**RLW Waterbeach New Town East Outline Planning Application (Ref. S/2075/18/OL) – Revised Parameter Plans.**

It is evident that the RLW application is nearing its recommendation and presentation to Ctte; I suspect that it will be presented to Ctte at a special meeting before Christmas.

I understand from conversations with RLW and SCDC that agreement in relation to the viability and S106 heads or terms is nearing completion.

In order to finalise the parameter plans and to seek complete coordination with the approved UC parameter plans SCDC has requested amended parameter plans from RLW.

WPC Members will recall that the parameter plans will be conditioned to form part of the planning permission- if/ when the application is permitted. The parameter plans set out fixed constraints/ parameters that define the extent of the permission and will guide key phase and reserved matters submissions.

I think that the changes are quite minor and could (and perhaps should) have been accepted as non- material amendments- however it is clear that SCDC is uneasy in relation to permitting NMAs on larger sites at this time, hence the consultation.

[The covering letter from RLW to SCDC](#) sets out the changes very clearly and I do not consider it necessary to reproduce that here.

The re-consultation is in relation to minor changes to the parameter plan concerning

- coordination between the UC and RLW linkages.
- references to the UC application have been changed to reflect that permission has been granted.
- changes to access and parameter plan.
- Coordination of information between the various parameter plans to secure consistency.

It is my view that the changes made are not significant in relation to the development of the site as a whole- but are matters of detail and consistency. The consultation is solely in relation to the [revisions to the parameter plans](#) and SCDC is not seeking views of WPC in relation to other matters.

**However**, I note that WPC has a [standing objection to the proposal dating from 2018](#).

<sup>1</sup>Clearly in the interim a number of matters of planning significance have changed in relation to the site – particularly in relation to the adoption of the local plan, the adoption of the SPD, the approval of the railway station on the RLW land and the approval of the UC site.

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<sup>1</sup> Clerk's note –In addition [a further response](#) was submitted earlier this year.

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Given that this is the last opportunity for WPC to make formal comment in respect to the RLW application as a whole, it may be opportune for the council to revisit these comments prior the application going to the SCDC Planning Ctte to confirm which elements are now addressed/ superseded by events and which elements of the previous recommendation of refusal remain of concern to WPC as this will focus consideration at the SCDC planning meeting..

Without wishing to unduly influence members in respect to this matter, it is my recollection that concerns in relation to drainage and visual impact – particularly on the eastern fen edge (amongst other matters) remain of concern to the members as these have been discussed a number of times over the last couple of years.

I wonder, rather than discussing this at length in the Planning Ctte meeting if this could be delegated to a smaller group such that we can go through the previous objection and update it?



**3D Planning Ltd.**

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