

South Cambridgeshire Hall
 Cambourne Business Park
 Cambourne
 Cambridge,
 CB23 6EA
www.scamb.gov.uk
 0345 045 5215



Waterbeach Parish Council Clerk
 The Old Pavilion, Recreation Ground
 Cambridge Road
 Waterbeach
 Cambridge
 Cambridgeshire
 CB25 9NJ

Planning and New Communities
 Contact: Paul Mumford
 Dial: 01954 713074
 Email: newcommunities@scamb.gov.uk
 Our Ref: S/0559/17/OL
 Date: 03-Mar-2017

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

Dear Sir/Madam

Proposal: Outline Planning Application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10.

Application Ref: S/0559/17/OL
Location: Waterbeach Barracks and Airfield Site, Waterbeach, Cambridgeshire
Applicant: Secretary of State for Defence and Urban&Civic Plc

Attached is a copy of the above application for your retention.

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned **no later**

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
---------	--------------------------	--------	-------------------------------------	---------------	--------------------------

Signed: *Paul Mac* Date: *17/5/2017* Please see attached notes to next.

Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

- | | |
|--------------------------------------|---|
| OL Outline | LD Lawful Development Certificate |
| FL Full | PA Prior Notification of Agricultural Development |
| RM Reserved Matters | PD Prior Notification of Demolition Works |
| LB Listed Building Consent | PT Prior Notification of Telecommunications Development |
| CA Conservation Area Consent | HZ Hazardous Substance Consent |
| AD Advertisement Consent | DC Discharge of Conditions |
| VC Variation or Removal of Condition | |

WATERBEACH PARISH COUNCIL

A meeting of the Parish Council was held on 4 May 2017 to discuss and comment on the following planning application:

S/0559/17/OL

Outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10. Secretary of State for Defence and Urban & Civic plc.

Decision of Council is Refusal

The keys areas of discussion were:

1 Principle of Application

1.1 The Parish Council is not happy with the proposed development in respect to its relationship to and impact upon the existing village and community. It is not accepted that within the wider Cambridge and South Cambridgeshire housing market area the evidence submitted has justified that this is the most appropriate location for a development of this scale as other areas around Cambridge have better and less constrained links to the city.

2 Principle of development

2.1 WPC considers that the evidence submitted (particularly in relation to transportation and landscape impact) is not sufficient to justify the application conclusions as set out in the submission and parameter plans and as such, in the absence of sufficient justification is minded to recommend refusal. (see 8.1 below).

2.2 WPC considers that the application is premature in the absence of;

- an allocation in an adopted development plan or
- inspectors support in the emerging local plan, and
- an outcome of the A10 study upon which a significant part the transportation strategy is predicated.

2.3 WPC regard the wider proposed Waterbeach development as a single development and requests further information as to (if this is to be developed) how this will be delivered in a comprehensive and co-ordinated manner to create a single high quality development that relates in an appropriate manner to the village in terms of built character as well as physical and social connectivity.

3 Points of major concern to WPC

3.1 Notwithstanding the council's overall opposition to the proposal (as currently configured and justified) the comments below address individual aspects of the application which are of significant concern to WPC and which have led to the councils conclusions.

3.2 WPC is concerned as to the landscape impact of the proposed development, particularly in respect to the height proposed for the development on the parameter plan and its impact on the local fen landscape and the context of the existing village. Furthermore it is considered that the heights of development is excessive and represent an overdevelopment of the site in this village context and that the quantum of development should be reduced to a level which is not predicated on a high rise 'urban form' of development which is considered as out of keeping with the surrounding landscape context.

3.3 WPC considers that the height of the proposed development will be especially evident at night when the illumination will emphasise its scale and height.

3.4 WPC request that the applicant reconsiders the design and layout of the southern part of the proposed development in respect to its links with, and relationship to the existing village; in particular it is requested that additional green space be incorporated into the southern part of the site layout and that pedestrian and cycle linkages are enhanced.

3.5 WPC request that the applicant reconsiders the position of phase 1 of the development (as proposed in the early delivery plan) as it is considered that in order to build an integrated community any development should start from the village and work outwards (North) towards the development periphery.

3.6 WPC would like to see additional green space incorporated into the layout in the interests of amenity and wellbeing. It would not support a reduction in open space to accommodate units displaced if the storey heights within the development were to be reduced.

3.7 WPC wishes to express concern as to the relationship of the northern part of the site to the County Councils waste site on the A10 as it is evident that it was placed in its current position due to its relative isolation from dwellings that could be impacted by odour nuisance. It is felt that to introduce new residential properties within 400m of this facility could lead to adverse impact on residential amenity for new residents. Particularly since there have been incidents of considerable odour from the site over a long period.

4 Transport

4.1 Alongside the principle and quantum of development as set out above, WPC raise a significant objection to the proposal in relation to its transportation strategy. In particular in that the strategy is premature and incomplete in that it does not take into account the A10 study outcomes which are anticipated in summer this year.

4.2 Without this outcome in respect to wider parameters in relation to the A10 it is considered that the planned 'monitor and manage' strategy within the application does not provide adequate assurance that an overall solution to transportation is achievable having regard to existing and planned development along the A10.

4.3 WPC considers that the following issues in relation to transportation are material to the ongoing consideration of the application.

- Some improvements to the A10 need to be in place before the development starts.
- There is already significant development in East Cambs which will also be using the A10.
- Concerns that the A10 study will set out to the Highways Agency what should happen, however, does this mean that it will happen!
- Further strategic A10 works should be phased in with the development.

- No development works should take place within the Barracks site until completion of the agreement with CCC and SCDC setting out phased and funded works necessary on the A10 to facilitate this and other developments.
- A10 to have no pelican crossings but bridges for pedestrians/cyclists should be incorporated into the plans for improvement.
- The development masterplan should be cycle friendly and not car friendly.
- Design for cycle/pedestrians is requested to be prioritised in the masterplan and phase plans as an early stage.
- Green track to be incorporated into the development for bridleway.
- Dedicated access to the train station for village residents, preferably cycling or walking, and car parking for disabled users. All other access to go round via the A10.

4.4 Railway Station. It was reported at the meeting that Network Rail has no plans to move Waterbeach station until 2043. There is inadequate information to judge if the station is to move and the Council awaits detailed plans. It is requested that SCDC urgently investigate this matter as it is clearly significant to both this application and the wider proposed allocation at Waterbeach. It is also noted that this date is well beyond the planned timeframe for even the emerging local plan.

4.5 Re-consultation ; WPC seeks an assurance from UC and SCDC that U&C will rework the Transport section and resubmit this for further public consultation once the A10 study is available and been reviewed.

5 Link to Adjourning Developer (RLW)

5.1 WPC asks that that wider proposed allocation at Waterbeach, of two developers, U&C and RLW, go forward in a consistent controlled manner that links well to the surrounding areas to achieve a development that reflects village character as opposed to an urban development.

5.2 To this extent WPC is supportive of the proposed supplementary planning document (SPD) to be prepared by SCDC in relation to implementation and coordination of the proposed allocation of the wider Waterbeach development and looks forward to contributing to its preparation.

6 S106

6.1 WPC would like to be involved in discussions in terms of content, and triggers, throughout the process for the allocation of S106 monies and CIL with a view to using funds to mitigate local impact and projects.

6.2 WPC would not like all the sports grounds and community facilities to be provided in conjunction with the provision of new schools but set up with separate governance. Access to the existing Community CP school in Waterbeach which was a community school is now very restricted and it is inappropriate for such a situation to be repeated.

7.0 Affordable housing;

7.1 WPC identifies the provision of affordable housing in accordance with adopted and emerging local plan requirements as a priority for any new housing development and as such would request that SCDC secure the following in relation to any subsequent permission and S106.

- WPC insists on 40% of all houses on a phase by phase basis throughout the development are affordable housing.

- WPC would like to see housing whereby priority is given to people with a local connection to allow people to live and work locally.

8 Conclusion

8.1 Based on the submitted application and supporting information Waterbeach Parish Council UNANIMOUSLY proposed a recommendation of REFUSAL of this planning application due to insufficient information to justify the proposed development for the barracks site put before them particularly in respect to the quantum of development and transportation issues.

8.2 Notwithstanding the above objection to the scheme as currently submitted WPC will continue to work proactively with the applicants and SCDC in order to secure the best planning outcome for its residents.