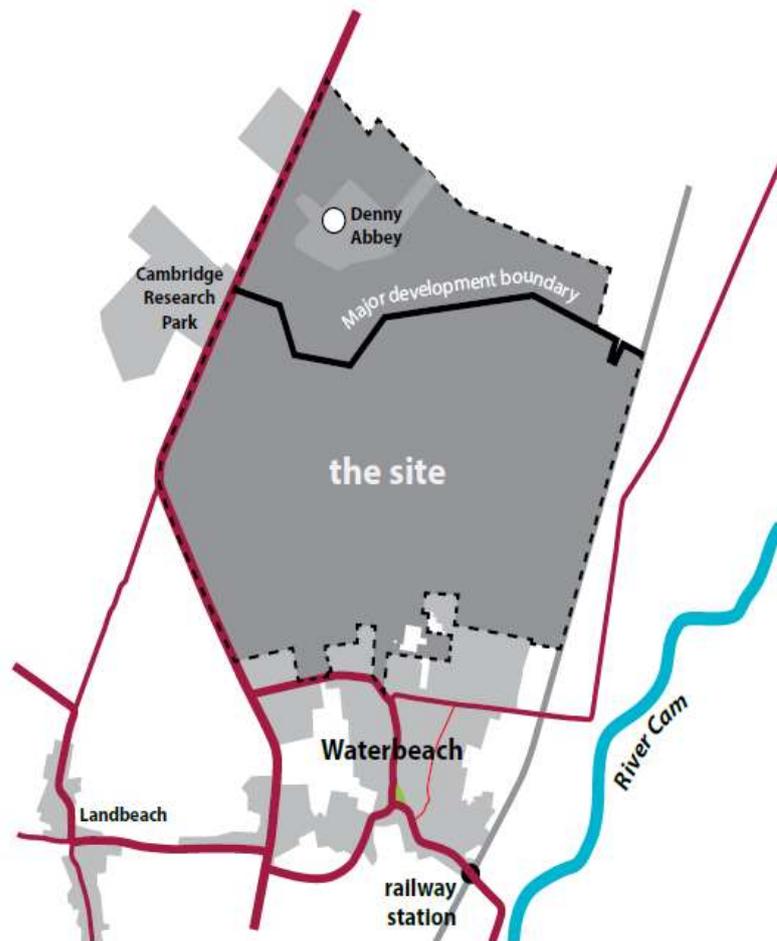


Have your say about the shape of Waterbeach New Town.

South Cambridgeshire District Council's Local Plan has now been "approved" by the Inspector and adopted by the Council. This means SS/6, a strategic site north of Waterbeach, is earmarked for the development of some 8-9000 houses and, potentially, more as planning applications have been made for 11,000 homes.



The development of this site will be subject to *guidance* in a document called the "Supplementary Planning Document" and legally enforceable planning conditions and S106 agreements. You can view the SPD (and other relevant papers) on the SCDC website: <http://www.scambs.gov.uk/waterbeachspd>.

If you need other information please contact SCDC by email: ldf@scambs.gov.uk or phone: 01954 713183.

Deadline for responses: 26 October.

The new town will bring major changes to Waterbeach before, during and after its construction and building work may begin in the near future and last for more than a decade. There is a 6 week public consultation on the SPD and this is your opportunity to make comments by letter or online.

SCDC believes that the SPD provides a high level vision for the New Town. Now that the Local Plan has finally been approved it is pushing ahead with plans for Waterbeach New Town, as set out in the SPD.

The Parish Council raised objections to the outline planning applications from the two developers Urban and Civic (Ref: S/0559/17/OL) and RLW Estates (Ref: S/2075/18/OL) reflecting the concerns of parishioners.

- **the density of development and consequent heights of development**

The Strategic Site wording in the Local Plan provides for approximately 8-9000 homes but the SPD would enable up to 11000.

The consequence of this number of homes on the site is that densities are high for a rural area and building heights in some locations are proposed to be up to 6 storeys (or even 8 storeys).

- **Layout and relationship to Waterbeach village**

The overall framework plan for the proposed new town is set out in the SPD and shows the areas for housing, the town and local centres as well as transportation links both within the new town and to the surrounding transport network. However there is little open space in the areas immediately adjacent to the existing village with most of the statutory provision being concentrated to the North of the site.

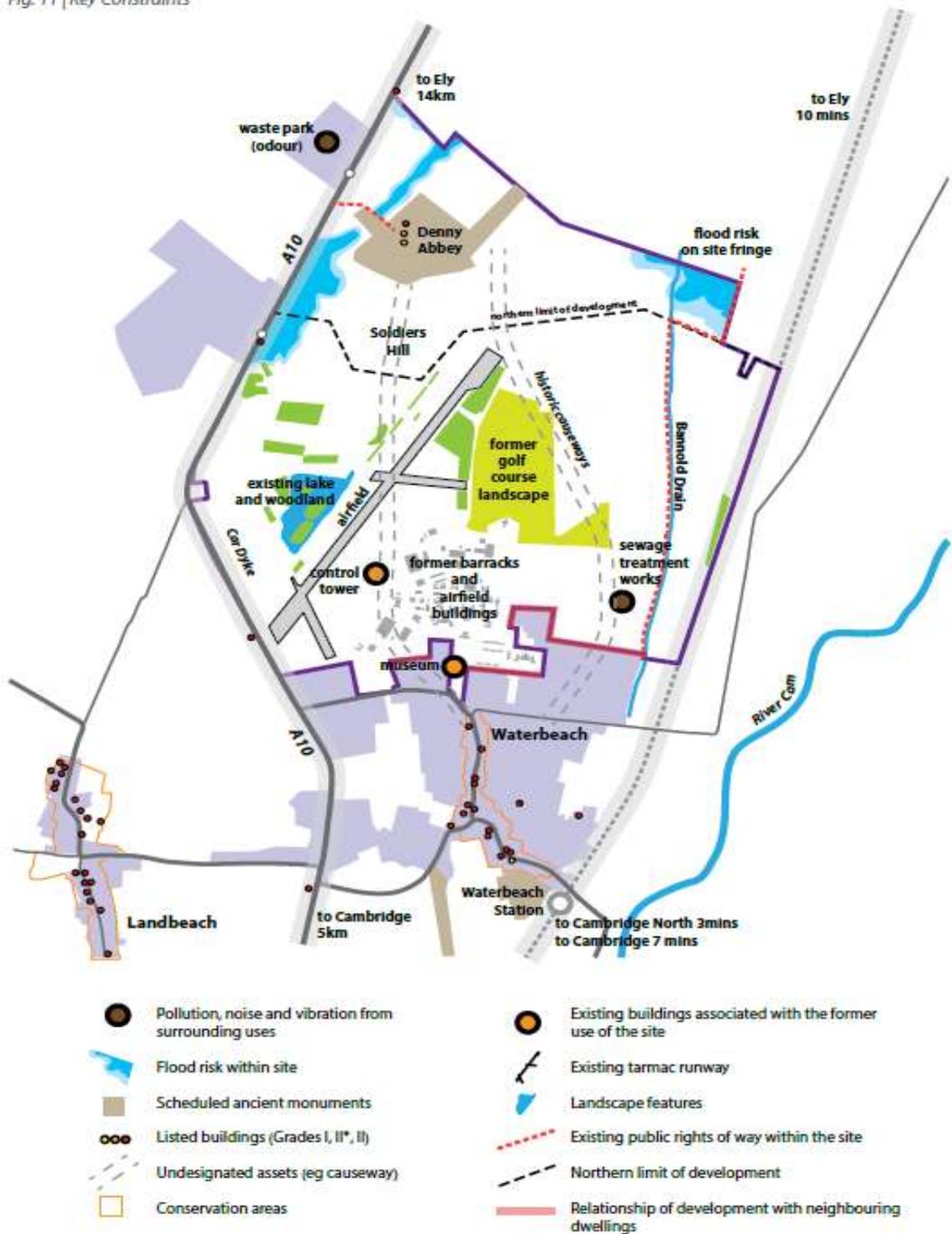
- **access and transport**

The proposed relocated railway station and park and ride facilities are included in the framework. The scheme envisages active transport with the emphasis on pedestrian and cycling, and access to public transport. There is no clear time scale for links to the A10 to be provided or for improvements to it. Indeed the plan for the relocation of the station which SCDC voted to approve includes access to the new station through the village initially.

- **social and infrastructure provision**

A development of this scale requires considerable provision of engineered and social infrastructure both before and alongside the development itself. The provisions for this are set out a tabulated list of infrastructure needs with an indication of how/ when it will supposedly be delivered and by whom.

Fig. 11 | Key Constraints



Deadline for responses: 26 October.

What do you think? Please make comments on the proposed SPD to SCDC:

On-line form (preferred option): <https://scambs.jdi-consult.net/localplan/>

Download a paper copy: <http://www.scambs.gov.uk/media/12367/paper-response-form-waterbeach-spd.pdf>

This is your chance to influence key factors such as size and density of the development, the planned facilities and the impact on facilities in the existing village if these are not available before major occupation of houses takes place. You may find it helpful to consider some of these key questions:

Size and timing of development

- Do you consider up to 11000 homes appropriate for this site?
- How fast should the development take place?
- What are your views in respect to the densities/ heights of development necessary to achieve this? (See the density and heights plan on page 69 of the SPD document)?

Relationship to Waterbeach village

- Do you agree with the spatial layout shown on the framework plan, with particular reference to the relationship of the new town to Waterbeach village?
- Do you think there should be more open space nearer the existing village?
- Do you think the impact on the fenland environment is adequately addressed?

Access and transport

- Do you agree with the transportation links shown on the framework plan, with particular reference to the relocation of the railway station, and link to the A10 and the village of Waterbeach?
- If the railway station is to be relocated should this be conditioned such that it does not go ahead until the quantum of development in the new town is greater than that in Waterbeach village?
- Do you believe that the A10 should be upgraded before any development is started and that direct access to the development from 2 roundabouts off the A10 is essential in the initial phase of development?
- Do you believe there should be a ban on any construction traffic (eg for the new station) accessing the site through the village?

Social and infrastructure provision

- Do you agree with the list provided within the SPD; are there things that should be included that are not mentioned?
- Do you agree with the trigger points? Will village facilities be adversely affected if trigger points are not met?
- Do you believe it is essential for WPC to be involved in the S106 agreement so that issues with effect on existing facilities and monies to provide additional services in the short time can be included?

If you can't access the SCDC website you could email comments to: ldf@scambs.gov.uk

Deadline for responses: 26 October.