

# Waterbeach Neighbourhood Plan



## Response Form

This form has two parts to complete (please use black ink):

Part A – Your Details

Part B – Your Response

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or [neighbourhood.planning@scambs.gov.uk](mailto:neighbourhood.planning@scambs.gov.uk)

All comments **must** be received by 5pm on Tuesday **13/20** April 2021.

### Data Protection

We will treat your data in accordance with our Privacy Notices:

[www.scambs.gov.uk/planning-policy-privacy-notice/](http://www.scambs.gov.uk/planning-policy-privacy-notice/). Information will be used by South Cambridgeshire District Council solely in relation to the Waterbeach Neighbourhood Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

**The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'.**

Do you wish to be kept informed of future stages of the Waterbeach Neighbourhood Plan?

**Please tick:** Yes  No

## Part A – Your Details

Please note that we cannot register your comments without your details.

<b>Name:</b>	██████████	<b>Agent's name:</b>	
<b>Name of organisation:</b> (if applicable)		<b>Name of Agent's organisation:</b> (if applicable)	
<b>Address:</b>	██████████ ██████████	<b>Agent's Address:</b>	
<b>Postcode:</b>	██████████	<b>██████████:</b>	
<b>Email:</b>	██████████	<b>Email:</b>	
<b>Telephone:</b>	██████████	<b>Telephone:</b>	
<b>Signature:</b>		<b>Date:</b>	20.4.21

If you are submitting the form electronically, no signature is required.

For office use only

Agent number:

Representor number:

Representation number:

## Part B – Your Response

### What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (please state)	General comments
Do you Support, Object or have Comments? (Please tick)	<input type="checkbox"/> <b>Support</b> <input checked="" type="checkbox"/> <b>Object</b> <input type="checkbox"/> <b>Comment</b>

### Reason for Support, Object or Comment:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph

If you consider that the referendum boundary should be extended, please outline your reasons.

~~The boundary of the NP is appropriate, but this NP fails to cover the outlying clusters of residences and different employment types see more comments below:.~~

Unfortunately this plan has taken many years to reach this stage after the first discussions in 2013 (report of discussions between Cllr Cornwell and Grant) presented to PC where benefits for Waterbeach and Chittering were identified and next steps proposed. Since this period has included the development of the SCDC local plan (and the considerable time after consultation on the plan until the examining officer was minded to accept it with amendments), one would have thought that special consideration would have been given to the strategic site within the parish which was going to provide thousands of houses, facilities and employment opportunities.

The Waterbeach NP covers the period 2020 to 2031. The plan relates to the development and use of land within the parish of Waterbeach and has some notable omissions. For example the sections on employment concentrate on the Denny End Industrial site (Pembroke Avenue and Convent Drive) and the Cambridge Innovation Park which has grown up around Stirling House. It ignores Denny Lodge Business Park, Sunrise Business Park and the numerous well established businesses within the village. Some of the previous employment areas such as Jack Branch have been developed for housing (Providence Way), Bannold's nursery and reclamation yard (Cam Locks). The historic replacement of brownfield sites with housing is continuing with the new housing being built on the old Waterbeach barracks. Waterbeach used to have farmers living and working in the village and again many of these sites have now been redeveloped. A significant number of these sites are too small to make a major contribution to the provision of infrastructure and facilities and historically Waterbeach has been adversely affected with SCDC and CCC negotiating agreements with developers without involving Waterbeach residents or the PC. The proposed NP does not offer any strategies to address this.

Employment in nearby science and research parks often involves car travel as there are not pavement or cycle links. Meanwhile the village has expanded dramatically with the infilling off Bannold Road, Gibson Close, Denny End Road and the conversion of barracks buildings to accommodation for nurses and doctors making medical and education infrastructure as significant an issue as transport, but the NP does not cover this adequately. Many elderly and disabled people cannot walk or cycle and are being

increasingly constrained by the emphasis on these forms of transport. While there is a move to pedestrian and cycle links these only serve a proportion of the population, for example many parents drop children off on the way to work and would not have time to walk back home and then drive to work. Thus the congestion of Waterbeach school has now been exacerbated by the major new building of some 12 more classrooms. The impact of this development is not considered.

Overall, because of the delay in production of the NP going to consultation, it seems somewhat irrelevant to the current build out of the village. Using consultants to write the plan has reduced the involvement of the community and led to “PR speak”. For example the Village Heart is a confusing concept, it is almost, but not quite the conservation area. Some parts are therefore subject to different planning policies.

The document does not provide much coverage of outlying parts for example long drove is not mentioned, Chittering hamlet is hardly considered and houses off the A10 (Ely Road) north of Old Cambridge Road are not included in the descriptions of the village. It is really

Nor is there adequate consideration of the newest residential developments, how their density will impact residents as no significant areas of open green space have been made available. Also some assessment of the change in requirements after the Covid 19 pandemic should be appended, there is a need for houses with sufficient space for a home office or at least a desk space for residents to “work from home” despite children, home schooling etc.

Some statements and policies seem to differ from accepted definitions, for example “Park homes are detached bungalow-style homes that are located within a private estate. They're typically manufactured offsite and then placed on land that is owned privately or by a local authority.” But in the NP it states (6.24.1) Park homes are restricted to homeowners with a minimum age of 45 or over. This does not seem to be a justified planning restraint.

The overall conclusion is that the NP needs further revision to reflect recent developments if it is to be a useful guide until 2031 and should not go out to referendum before more work is done and all areas of the village are considered. Many areas have specific issues that need addressing eg Chittering but are not adequately covered with currently proposed policies.

### Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

Overall the NP fails to start with a current (2021) picture of the village, significant building and planning application approvals have dramatically altered the outlook for development until 2031. Clearly the delay for Covid issues has not helped but the NP does not reflect the current situation and address the emerging development already planned to 203, this minimises its benefit. It also does not adequately cover areas such as Chittering, Long Drove, etc which need specific policies.

**Completed forms must be received by 5pm on 13/20 April 2021 at:**

Email: [neighbourhood.planning@scambs.gov.uk](mailto:neighbourhood.planning@scambs.gov.uk) or post it to:

Greater Cambridge Shared Planning Policy Team South Cambridgeshire District Council,  
Cambourne Business Park, Cambourne, Cambridge, CB23 6EA