



# CLAREMONT

PLANNING CONSULTANCY

Waterbeach Neighbourhood Plan- Submission Consultation  
Greater Cambridge Shared Planning Policy Team  
South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Sent via e-mail to:neighbourhood.planning@scambs.gov.uk

16 April 2020

Dear Sir or Madam

## **REPRESENTATIONS TO THE SUBMISSION CONSULTATION OF THE EMERGING WATERBEACH NEIGHBOURHOOD PLAN: LAND AT BANNOLD ROAD, WATERBEACH SITE PROMOTION**

Claremont Planning have been instructed by [REDACTED] (Waterbeach) to prepare representations to the consultation exercise of the Submission version of the Waterbeach Neighbourhood Plan. This submission relates to land under their control at Bannold Road, Waterbeach and the emerging policies proposed through the Neighbourhood Plan.

Accordingly, the following information is submitted in support of these representations:

- Completed Neighbourhood Plan Response Forms;
- Site Location Plan identifying land at Bannold Road, Waterbeach;
- Promotional Document relating to land at Bannold Road, Waterbeach.

[REDACTED] are keen to establish the Bannold Road site's suitability, availability and deliverability as a location to achieve sustainable residential development that can achieve the objectives identified in the emerging Neighbourhood Plan.

[REDACTED] specialise in the promotion and delivery of strategic sites through the plan preparation process and by securing planning permission for development. They have a long-proven track record in achieving residential allocation and development in sustainable locations across central, southern and eastern England. They believe the UK's consistent failure to provide the number of homes it needs is best addressed through the provision of homes on sustainable sites, but particularly those which address housing shortfall and deliver well-designed schemes that address the local demographic.

The consultation on the Neighbourhood Plan is an ideal opportunity to present the Bannold Road site for consideration, following its submission to South Cambridgeshire District Council through both the Call for Sites exercise held in March 2019 and through the Issues and Options Consultation of the emerging Greater Cambridge Local Plan. The site is considered to be an appropriate location for development at Waterbeach that is able to contribute towards meeting specific requirements of the village.

Tel: 0121 231 3610    info@claremontplanning.com  
Second Floor, 2 Snow Hill, Snow Hill Queensway, Birmingham B4 6GA

[claremontplanning.com](http://claremontplanning.com)

Registration No. 9996873

The delivery of the Bannold Road site will not be restricted by infrastructure delivery and will not cause any increase in flood risk to neighbouring lands. The development has the potential to deliver 40% affordable housing on site as well as substantial recreational open space and over 6.6 hectares of Green Infrastructure incorporating a footway/cycleway to the new railway station from the old (as sought by the Greater Cambridge Greenway Initiative) and a bridleway adjacent to the railway. The eastern limits of the site are influenced by the River Cam's flood extent and this promotion provides the opportunity to provide an area of recreated Fenland habitat that will deliver significant biodiversity enhancements.

### **The Waterbeach Neighbourhood Plan**

The emerging Neighbourhood Plan ('NP') will cover the Plan period from 2020 to 2031 and covers the administrative area of Waterbeach Parish Council. This includes the original village settlement of Waterbeach towards the south, as well as a large rural area to the north. It will also cover the strategic site allocation at the former RAF and barracks to the north of the village that will accommodate the Waterbeach New Town and relocated Railway Station.

The strategic allocation at Waterbeach New Town by the 2018 South Cambridgeshire District presents a distinct issue for the NP to address. It is recognised that a primary theme of the emerging NP is to preserve the rural quality of the original village and to ensure that it remains distinctive and separate from the New Town. This is also carefully balanced against the need of the NP to ensure that linkages with the New Town are maintained and provided where appropriate to ensure that the original village is able to take full advantage of the new services that will be delivered. It is considered that the approach taken by the NP appropriately balances these issues, given that the village will significantly benefit from the new facilities of the new settlement, but also seeks to ensure that the distinctive character of the village is preserved. Pedestrian, cycleway and equestrian links are provided and the rural setting is defended as far as possible.

### ***Development Potential***

The Bannold Road site represents a suitable, available and deliverable location for residential development. It is recognised that a large part of the site is designated as Green Belt, where development is restricted, and boundaries are only modified in exceptional circumstances. However, it should be noted that 8% of the site is not within the Green Belt and represents land adjacent to the existing areas of Waterbeach that should be considered sustainable and immediately deliverable in respect of seeking to boost housing provision. Through representations submitted to the emerging Greater Cambridge Local Plan, the site has been identified to the Council as a suitable location for Green Belt release where the modification of the eastern settlement boundary to Waterbeach would facilitate the allocation of immediately deliverable land as well as the related enhancements to public open space and biodiversity enhancements.

It is proposed that this eastern area of growth at Waterbeach should be revisited to contribute toward housing delivery through small to medium sites as advanced through Paragraph 68 of the NPPF, and to provide an identifiable, defensible limit to the settlement. The current Green Belt boundary to the south of Bannold Road is not entirely identifiable through established features, with some parts of the eastern field boundaries having no hedgerows. The delivery of the proposed development site south of Bannold Road would present a revised edge to the built extent of Waterbeach whilst also ensuring a new limit to the settlement along the railway line, creating a clear defensible limit to the Green Belt. Land to the immediate west of the railway line would be delivered as public open space and enhanced Fen habitat to contribute toward the landscape setting of Waterbeach and soften this eastern boundary edge.

The Green Belt designation across the Bannold Road site is not considered to be highly functioning when assessed against Paragraph 134 of the NPPF, as demonstrated through the assessment below:

- Urban Sprawl – The site demonstrates a weak contribution towards checking urban sprawl given the extent of urbanising influences already established and the containment provided by the site's boundary features;
- Merging of Towns - The site does not contribute towards the prevention of settlement coalescence given that its boundaries strongly separate the site from the wider landscape and limits the possibility of visual coalescence;
- Safeguarding of Countryside - This separation of the site from the surrounding countryside by its strong boundaries also prevents any development if it encroaches into the countryside and as such, restricts any contribution of the site's Green Belt to such a function;
- Historic Towns - It is considered that the site does not materially contribute towards preserving the setting of historical towns or towards the redevelopment of brownfield land given the wider context of the Greater Cambridge area; and
- Urban Regeneration – Through the South Cambridge Local Plan Review it was identified that insufficient capacity existed within settlements to meet the strategic housing need. It is clear that there will be a need for development on green field land in sustainable locations to be released for development, the site offers the opportunity to assist in meeting the strategic need for the area.

### **The Bannold Road Site**

Located towards the eastern edge of Waterbeach, the site extends over an area of approximately 14ha and is robustly enclosed by a number of physical features. To the east, the site's boundary is strongly formed by the Fen Line railway, in the south by Burgess Road and in the north by Bannold Road. To the west of the site the built-up extent of Waterbeach is immediately adjacent and has a coherent relationship with existing built form. The relationship of the site to the settlement edge has the potential to provide pedestrian and cycle linkages through from Burgess Road to the relocated railway station. These measures are considered essential to maintain the accessibility to the railway station for existing residential areas as required by the Waterbeach New Town SPD, the Greater Cambridge Greenway Initiative and as indicated through the emerging NP policy. The delivery of the Bannold Road site will enable a truly settlement wide access strategy to be provided, linking southern areas to the new railway station through a new eastern accessibility corridor within the promoted site.

To aid with the site's promotion, a Promotional Document has been produced and is attached to these representations. Section 4 of the Document provides a masterplan for the site, which in combination with identified site constraints has determined the developable areas. The Masterplan has taken into account the technical considerations and demonstrates how new linkages will be provided alongside substantial Green Infrastructure. The resulting developable areas can accommodate approximately 200 dwellings as part of a logical extension to the existing built-up area of Waterbeach.

The identified developable areas of the site are all located within Flood Zone 1 where residential development should be encouraged. To the eastern edge of the site adjacent to the railway line, the flood risk is defended but is identified as being Defended Flood Zone 3. The extent of flood zones across this eastern area through detailed hydraulic modelling has been undertaken by WSP. This modelling has confirmed that the eastern portion of the site, approximately 6.7ha in size is within Defended Flood Zone 3 and determined the limits of the flooding when taking into account flood events and climate change. This work has established that the identified developable area of circa 7.3ha is within Flood Zone 1 and is not reliant upon flood defences.

In response to the assessments undertaken, the Masterplan shows how development will be focussed towards the western side of the site adjacent to existing dwellings. In contrast, the eastern edge of the site adjacent to the railway line, will provide a new landscape buffer to the settlement where flood water storage will be provided for alongside enhanced fenland habitat areas. It is considered that the development will be able to provide for a robust landscaped edge to Waterbeach, mitigating any visual impacts on the perception of openness across the Fenland.

Within the site, areas of woodland have been recognised as providing environmental gain with the potential to provide green linkages between Waterbeach and the expanded eastern area, with new footways and cycleway. Such linkages will facilitate access through the proposed development to the railway station, as demonstrated through the proposed Masterplan.

[REDACTED] believe that the land promoted represents an opportunity for Waterbeach to deliver housing aimed at addressing local housing requirements and providing for affordable homes within a more immediate timescale than the wider strategic allocation. The Masterplan for the site sensitivity takes into account environmental factors whilst defining a new eastern settlement edge to the town. The scheme promoted will also contribute towards the delivery of NP Policy aspirations, specifically the provision of direct linkages to the relocated railway station and the representations made by the equestrian society to extend and improve the bridleway network.

## Summary

Attached to these representations are completed response forms. The submissions are made in context of the land at Bannold Road. The representations confirm how achieving development of this site will comply with the aspirations of the Neighbourhood Plan and contribute towards realising sustainable growth at Waterbeach village into the future.

The site at Bannold Road should be considered a sustainable and suitable location to achieve new residential growth that can meet the needs of the village, but also contribute towards achieving the objectives of the Neighbourhood Plan. It is requested that these representations are considered in the preparation of the Waterbeach Neighbourhood Plan. We look forward to receiving confirmation of the receipt of these representations and we welcome the opportunity to discuss the development of the site with you.

Yours Sincerely,

[REDACTED]

**Katherine Else MRTPI Bsc Hons PG Dip**  
Managing Director

[REDACTED]  
[REDACTED]