

Boyer

# Waterbeach New Town East

Greater Cambridge Draft Local Plan Reg 18  
Consultation

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**REPORT CONTROL**

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## 1. INTRODUCTION

- 1.1 Waterbeach Development Company (WDC) has been involved in the promotion of development at Waterbeach new town for a considerable period and has secured outline planning permission at Waterbeach new town East (under ref: S/2075/18/OL).
- 1.2 They also achieved full planning permission for the relocated railway station (under ref: S/0791/18/FL) which is being delivered by the Greater Cambridge Partnership.
- 1.3 It is welcomed that the planning status of the strategic new town development at Waterbeach has been reflected within draft Policy S/WNT, including recognition of the overall dwelling capacity of 11,000 that has now been established through the grant of the respective outline planning permissions.
- 1.4 It is also noted that the policy and supporting text seeks to reflect key elements established through the respective planning permissions, including the associated parameter plans approved therein, which now forms the principal framework for the development.
- 1.5 However, there are a number of deviations from that framework of planning permissions which WDC wishes to highlight and hereby object to on the basis that these result in draft Policy S/WNT being undeliverable and therefore not effective, rendering the policy unsound as currently drafted.

## **2. GYPSY AND TRAVELLER PITCHES**

- 2.1 The requirement for 24 Gypsy and Traveller pitches across two equally sized sites is set out at S/WNT 4.a.ii. This was not previously identified as a requirement in the Adopted South Cambridgeshire Local Plan (2018) Policy SS/6 or the Waterbeach New Town SPD (2019) and therefore has not consequently been included within either of the outline planning permissions, either spatially, in terms of the descriptions of development and land uses or the respective legal agreements. As such it is not realistic that these could be delivered under the existing planning permissions and therefore inappropriate for inclusion in the policy at this stage.

### 3. DEVELOPMENT EAST OF BANNOLD DROVE

- 3.1 S/WNT 7 sets out the following: “Avoid vulnerable development on land to the east of the Bannold Drove, which could be at risk of flooding if a breach of the existing flood defences on the River Cam were to occur.” This is considered inaccurate and therefore misleading, whilst failing to recognise the relevance of the provisions within the outline planning permission for Waterbeach new town east and should therefore be deleted from the draft policy.
- 3.2 Supporting text at 3.3.99 is considered to represent a more accurate explanation of the situation, particularly in the final sentence which states, in relation to appropriate mitigation, that “These measures were identified and agreed with the Environment Agency through the detailed Flood Risk Assessment that accompanied the planning application for the eastern part of the town.”
- 3.3 As such it is evident that this matter has been suitably explored in the outline planning application, with the associated permission setting the framework for reserved matters applications in terms of any further flood risk assessment and surface water drainage related considerations through its conditions.
- 3.4 In that context it is misleading to state at S/WNT 7 that vulnerable development to the East of Bannold Drove should be avoided and this needs to be corrected accordingly, as this contradicts the planning permission that has been granted.

## 4. SPATIAL FRAMEWORK DIAGRAM

- 4.1 It is noted above that reference is made, specifically at S/WNT 8, to the Spatial Framework Diagram (SFD) presenting a layout which accords with the Waterbeach New Town SPD and reflects the parameter plans approved under the respective outline planning permissions.
- 4.2 Whilst this is largely the case, it is apparent that the draft Local Plan SFD does deviate from both the SFD contained in the SPD and, more importantly, from the parameters plans that form part of the outline planning permission for Waterbeach new town east.
- 4.3 Notable deviations, which it is considered should be corrected to accord with the parameters plans are as follows:
- The SFD does not include all land that has been consented through the outline permission, namely excluding areas of proposed wetland creation to the north-east of the northern development boundary;
  - It is unclear whether the area that has been safeguarded from built development through the proposed new Strategic Enhancement Area meets the objectives of this policy tool. The area has been appropriately addressed in the respective new town permissions with regard to respecting the setting of Denny Abbey, but does not play any role in ensuring separation between settlements (which would seem to be a function of Green Belt policy);
  - The area of open space that runs parallel to the eastern boundary for Waterbeach new town east has been expanded and moved away from the boundary, whereas that approved within the parameter plans is adjacent to that boundary;
  - Perhaps most notable is that the northern local centre and associated primary and secondary school location, albeit indicative, has been moved some distance to the north-west in comparison with that approved on the parameter plans.
- 4.4 It is considered that these aspects should be corrected as currently these would not be deliverable in view of the identified variance from the approved parameters plans for Waterbeach new town east.

## **5. CONCLUSIONS**

- 5.1 It is trusted that these representations are helpful and can be taken into account in the refinement of Policy S/WNT. It is apparent that revisions will be required to ensure consistency between the policy and the approved outline planning permissions, and in turn soundness of the Local Plan as it moves forward.

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