

If you would like to meet up with the team, discuss any ideas or issues about the development, have a tour of the site or look at the community facilities, then please get in touch with us:

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# Waterbeach Barracks Newsletter

Winter 2016/17

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## Over 500 people came along to the Waterbeach Barracks public consultation events – held in September and October 2016.

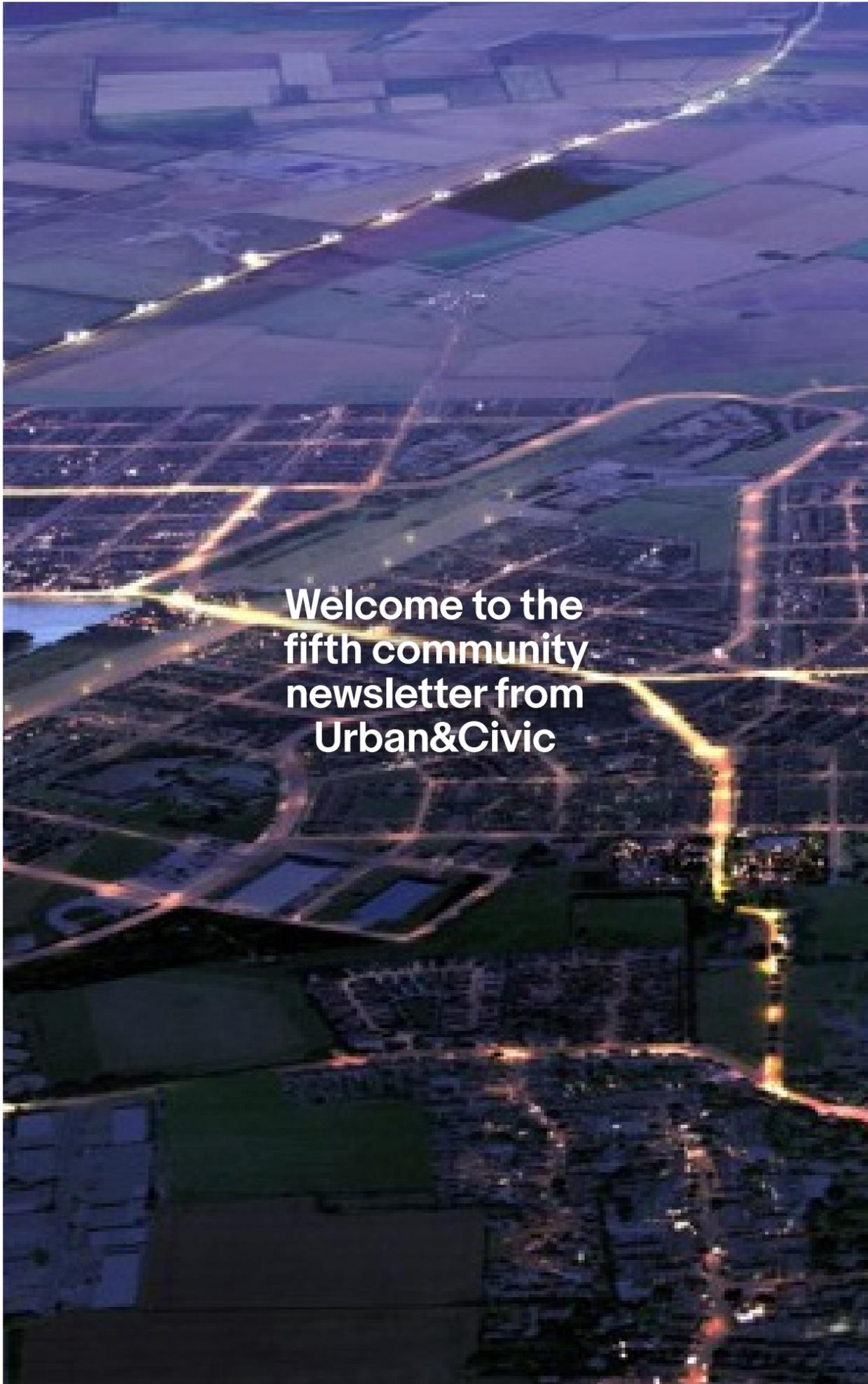
The events aimed to set out and test the vision and principles for the Barracks and Airfield site with residents from across local villages. These have been developed through a number of previous open days and community workshops, and the extensive surveys, research and discussions undertaken.

The events invited attendees to “Explore, Understand, Shape and Enjoy” the site, with bus and bike tours, as well as over 250 metres of display boards. The exhibition showed the developing plans and some visual impressions of how the development will look. A free bus service was put on from local villages throughout the three day event. The Design and Development Team were on hand to answer questions and guide people through the material shown.

**Tim Leathes**, Development Director for Urban&Civic, said: “We’re grateful to everyone who shared their thoughts and time with us. The feedback has been drawn into the plans and we share a summary in this newsletter.”

Find out more on pages 13–16.

Urban&Civic



Welcome to the  
fifth community  
newsletter from  
Urban&Civic

# Hello

Urban&Civic is the Development Manager appointed by the Defence Infrastructure Organisation (DIO) to take forward the development of the former Waterbeach Barracks and Airfield site.

It's been a busy few months for the team: preparing for the consultation events in September and October – where over 500 local residents came to look at the latest evolution of plans for the site; and then working through the feedback as we prepare the Outline Planning Application for the development.

In this edition we provide a summary of the feedback and next steps from that event, as well as highlighting progress on the cemetery extension and conversion of two Barrack Block buildings for Papworth Hospital's doctors and nurses, as part of their relocation to the Cambridge Biomedical Campus on the Addenbrooke's site.

Our regular features highlight some of the community groups using facilities on the Barracks, and the increasing popularity of the squash courts.

We are always happy to meet up with anyone who wants a more detailed discussion of the plans, to come along to speak to local groups or provide a tour of the site or the facilities for hire. Please do just get in touch with me on the details below.

Very best wishes



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# Community Facilities Update

The use of the existing community facilities on the former barracks and airfield site continues to grow. In this edition we feature the Badminton Club and Squash Courts.



## Waterbeach Badminton Club

Waterbeach Badminton Club was established four years ago and started out playing on the single court at Waterbeach Primary School. When Urban&Civic reopened the Sports Hall at the barracks site with its four badminton courts, the Club had the opportunity to relocate and expand. A year later, membership of the Club is almost at capacity with around 24 members regularly enjoying the facilities and honing their skills on a Monday evening.

The Club is for adults and has a good range of ages and abilities, with players rotating courts so they have an opportunity to play different people.

**Norman Setchell**, Club Secretary, said: "It's fantastic to be able to use the badminton courts at the barracks. Our members all live or work locally and I often bump into fellow players when I'm out and about in the Village. The Club has a great camaraderie, with more experienced players happy to share their knowledge and top tips. We're also hoping to set up some training sessions soon."

The Club provides the equipment required and players just need to bring a racquet, indoor trainers to change into on arrival and a bottle of water to stay hydrated.

The Club currently has a waiting list and the Committee is considering extending its Monday evenings to create two sessions. To find out more or register an interest in joining, please contact:

Norman on 01223 862 404 or  
Email [christian9@tiscali.co.uk](mailto:christian9@tiscali.co.uk).



## The Squash Courts

The Squash Courts at the Barracks are now in increasingly regular use over the course of the week, but there are plenty of slots available. The building – which is just inside the Barracks gate, opposite the Guard House – offers two courts, bookable together or individually by the hour.

**Rebecca Britton** said: "There's been a real increase in enquiries about the use of the courts. We have some people booking regular weekly games, and others just one off sessions but as long as you book in advance, it is pretty straightforward to just turn up and play. It's great to see them back in regular use."

If you fancy a game, email [Waterbeach@urbanandcivic.com](mailto:Waterbeach@urbanandcivic.com) or call Rebecca on 07739 339 889.

# News

## Two Barrack Buildings to provide homes for Papworth Hospital staff

Urban&Civic have developed plans for the extensive refurbishment of two former barrack block buildings at Waterbeach to provide accommodation for staff from Papworth Hospital. The move comes as part of the relocation from the hospital's site in the village of Papworth Everard to the Cambridge Biomedical Campus, south of Cambridge.

The move will see the refurbishment of buildings constructed in the 1990s, which have been out of use since the former Barracks and Airfield was closed in March 2013. The plans include the refurbishment of two blocks providing 235 bedrooms in total. The extensive refurbishment will be a mix of individual apartments, and en-suite rooms, with communal living, kitchen and study areas.

The plans will provide affordable accommodation for Papworth staff including student doctors and nurses. The application includes an extensive travel plan to ensure that staff – who will largely be on set shifts – can easily get to and from work.

**Claire Tripp**, Deputy Chief Executive from Papworth said: “Papworth has long been at the forefront of cardiothoracic excellence and we are getting ready for our next chapter with the move to the Cambridge Biomedical Campus. But it has always been our people – as much as our buildings – that make us who we are. We have been working with our staff to ensure they are supported during the relocation and this project represents part of our commitment to finding quality affordable accommodation for them. Urban&Civic's

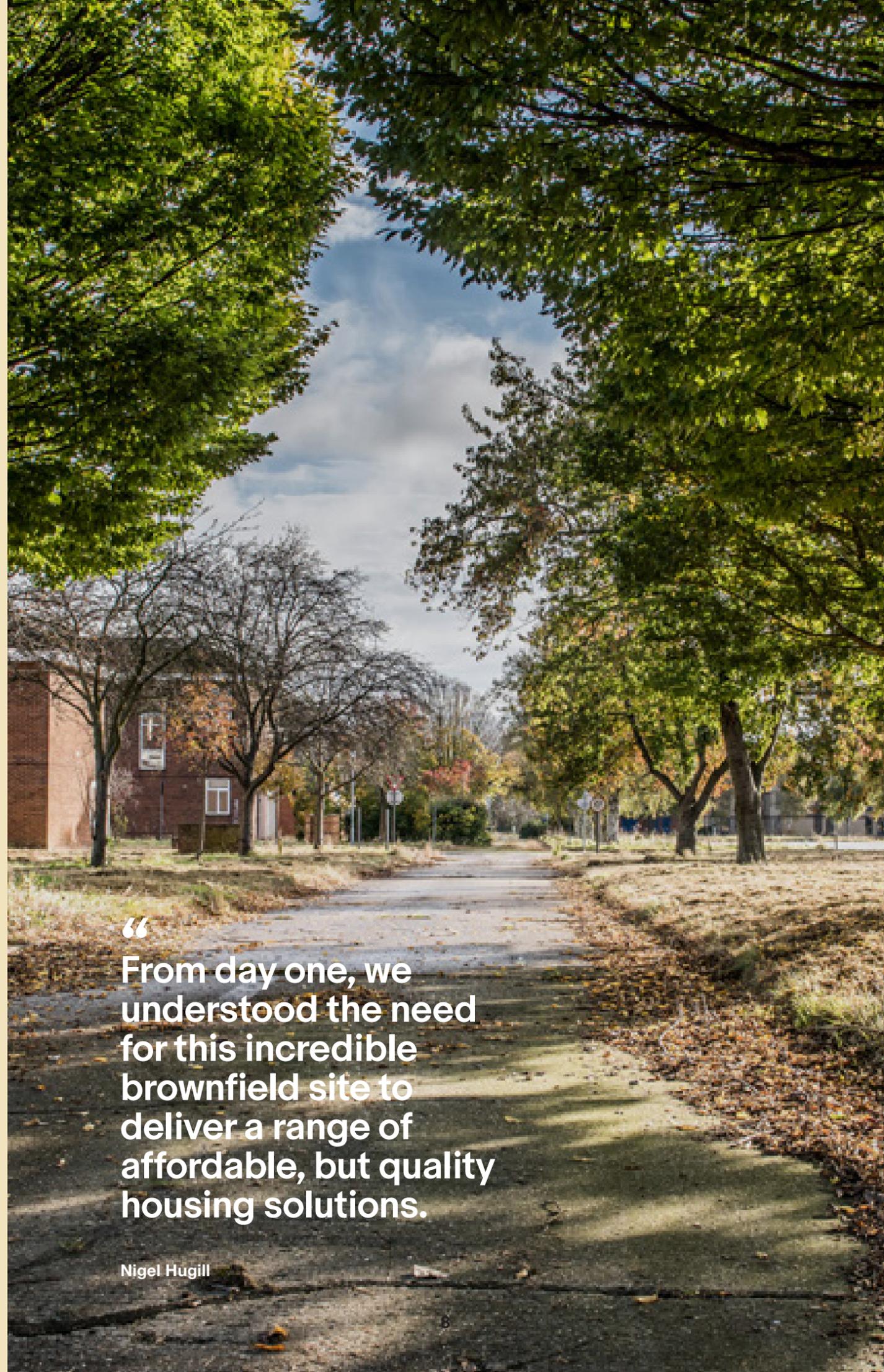
plan to refurbish these buildings and provide a high quality, modern space in an attractive landscape setting for our staff, is an exciting opportunity. We are pleased to be involved at the start of the wider development of this site.”

**Nigel Hugill**, Chief Executive, Urban&Civic said: “This project represents proper joined-up public sector thinking. It will be great to see these publically-owned buildings re-used to support such a major NHS investment as the relocation of Papworth, and provide affordable living options for key workers.”

“From day one, we understood the need for this incredible brownfield site to deliver a range of affordable, but quality housing solutions to support the growth of Cambridge; protect local villages and improve the infrastructure across the north of Cambridge.”

“We are actively working with partners to create those solutions, as well as creating a stunning place for people to live in exceptional surroundings. This is the first step to ensure we maximise the social, environmental and economic benefits of this unique place.”

If you would like to know more about the plans please contact us.



“  
From day one, we understood the need for this incredible brownfield site to deliver a range of affordable, but quality housing solutions.

Nigel Hugill

# Questions and Answers

## We caught up with Urban&Civic's Development Director Tim Leathes to ask a few questions about what the Papworth Hospital application means for the site and for local people.



Tim Leathes

**1. What is the nature of the jobs of the people who will live on the site?**

Most of the accommodation will support student doctors and nurses working for Papworth on the Cambridge Biomedical Campus. This is to replace existing accommodation provided close to the Hospital's current base when they relocate.

**2. What is the current condition of the blocks and how much work needs to be done?**

The Barracks are in good structural form having been built in the 1990s. They need some external repairs to their fabric, most notably to the roof and windows, where no maintenance has taken place for some time. Internally the work will bring the buildings up to current standards of building regulations and create smart individual bedrooms with communal kitchen and bathroom facilities, and some individual apartments. Study areas are part of the spec as many of the residents will be student doctors and nurses.

**3. How will the construction impacts and traffic be managed?**

From day one, we have said no construction traffic will go through the village, and so all construction will be managed using the first entrance off Denny End Road (from the A10), where the Cadets office is based. The entrance will undergo some minor changes to support this. Hours of work and delivery will be designed to avoid rush hour traffic at this junction.

The nature of the refurbishment work means it will be domestic scale contractors in vans as opposed to large heavy commercial vehicles. Most of the work will be inside the barracks buildings with minimal noise and dust, but the Considerate Constructors Scheme standards will be enforced. A full Construction Management Plan has been submitted as part of the application, with additional details being finalised with the Planning Authority when the contractor is appointed.

**4. What facilities will the new Barracks residents have on site?**

Once completed, the new residents – like other Waterbeach residents – will be able to make use of the facilities on site which include sports hall, community rooms, squash and tennis courts, and we will be actively encouraging them to make full use of the pubs, shops and facilities in the village. The project provides us the opportunity to start to further open up access to additional green spaces and to encourage further use of the facilities on site by Papworth staff and local residents.

**5. What impact will their presence have on the local village?**

The planning process will ensure that contributions to local services for the impacts of new residents living on site, are part of the planning consent through a Section 106 Planning Agreement. This is currently in discussion but is likely to include contributions to the GP surgery, library service and various waste services.

We know that foul water capacity is a real concern to local residents. The Barracks blocks are supported by their own existing covered and culverted sewerage system and so the use of the blocks will not have any direct impact on the local services. The Barracks systems leads directly to the Water Recycling Centre, and does not run through the village or use the neighbouring shared foul and surface water infrastructure which we know has caused issues and remains a concern locally. All infrastructure will be checked as part of the works and upgraded if needed, but the modern bathroom fittings, will be water efficient, and the scale of occupation is significantly less than the infrastructure was designed to cater for.

We are always conscious that traffic is a key local concern. The application includes a full Framework Travel Plan for the new residents developed with Papworth and Addenbrooke's travel teams and drawn from a survey of travel patterns across staff. The teams are actively supporting the move of Papworth and putting in place a range of solutions to minimise car journeys, of their the three shift system patterns which people work, including through car sharing/ car clubs and shuttle mini-bus options, with incentives

for bus and cycle travel. As the shift patterns are off peak, the impact on local roads will be minimal – with a potential increase of eight extra cars in the 8am-9am morning peak and ten in the 5pm-6pm evening peak. This forecast does not take into account the proposed Travel Plan measures and so the actual vehicle trips will be lower than that. We will of course monitor the situation.

**6. What impact does this have on the longer term development of the barracks?**

This project has no specific impacts on the wider development plans. The potential reuse of the barracks buildings was always a favoured option, and indeed has been brought up by the local community on a number of occasions.

The future plans for the redevelopment of the wider site are set out elsewhere in the newsletter. The nature of the setting and buildings in the Barracks area, has always helped inform a distinctive character for this area within the new development. The reuse of these specific buildings is likely to give way to new buildings in time, but they were always planned to draw on the grid-like structures, avenue-settings and transformation of the former parade grounds into future civic squares.

This is not a Phase One of the development. It is more of a Phase Zero: but designed to fit into the overall plans as they come forward. The importance and the length of the lease reinforces the point that this is not a light refurbishment for temporary uses, but a significant investment in these buildings to provide a quality modern affordable accommodation solution for the challenge faced

## Successful Autumn at the Museum

Since opening its doors in August, Waterbeach Military Heritage Museum has seen huge interest in the displays with over 500 visitors. Now closing for the Winter period.

**Adrian Wright** said: “We will not be opening during the winter months - except by appointment - and will be looking to do some further development of the displays now we are settled in. We have had great feedback from people coming along, and have been thrilled with the local support from residents and interested people from a far afield as the USA.”

The Museum is now closing for the winter period, but can be opened up by arrangement with the team.

The Trustees are looking to hold an official opening later in 2017. It is also hoped artefacts from the recent excavation of 514 Squadron's Lancaster NN775 in Belgium by the Planehunters will be donated to the museum later on in the year.

For further information please contact: [waterbeachmilitarymuseum@waterbeach.org](mailto:waterbeachmilitarymuseum@waterbeach.org) or tel Adrian Wright on 01223 861 846.

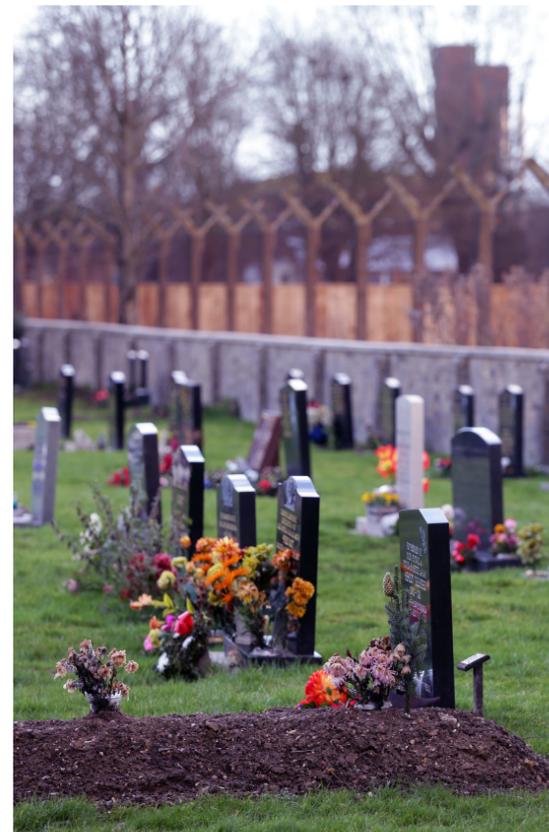


## Cemetery Extension: Start of Works

Work has begun on the extension to the Village Cemetery, which will see an acre of the Barracks land handed over to the Parish Council to provide additional space for burials. The scheme will also upgrade the paths within the existing cemetery to make them wider and with wheelchair and pushchair friendly surfaces.

The contractors will be working on the extension area during January, and then in early February will connect up the two areas by creating an opening through the existing wall. During February work will start on the footpaths in the existing cemetery, before finishing off the footpaths in the extension. Additional landscaping – including trees along the back fencing and grass seeding the new area – will then be undertaken, with the work completing by the end of March.

The work has been planned to minimise disruption, and there will continue to be access to the Cemetery throughout the works, with all work stopping for any uneral services.



**Rebecca Britton**, said: “I know that the need to extend the Cemetery has been in discussion for over a decade, and we are so pleased that we have been able to make this happen. The team are very conscious of needing to ensure the work is carried out sympathetically and with respect to the existing graves and visitors, as well as any services taking place. If anyone wants to get in contact to discuss this, please do not hesitate to contact me.”

**Adrian Wright**, from Waterbeach Parish Council said: “We have for several years now been managing with only a few grave spaces left in the Cemetery. This extension which we have been trying to secure over a long period from the military will mean we can ensure space for our residents for many years to come, as well as improve the footpaths which we know can become muddy and difficult for people to navigate. The extension will be a vast improvement on the existing, giving more room between graves and easier maintenance in what will remain a pleasant lawned cemetery. The Parish Council are pleased Urban&Civic have generously made this happen.”

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The cemetery extension will be handed over to the Parish Council with work complete and at no cost. Burial space for the new development is being planned as part of the wider masterplanning process of the barracks and airfield area.



# The future development

2016 has been a pivotal year in the development of Urban&Civic's plans for the future of the Waterbeach Barracks and Airfield site.

Feedback from themed workshops, open days and consultation events earlier in the year have helped inform the vision and principles for a new sustainable community on this Government-owned brownfield site. These were tested, along with the more detailed plans they have informed, at the recent consultation held on 29th and 30th September and 1st October.

Over 500 people came along to the event, which invited attendees to “Explore, Understand, Shape and Enjoy” the site. The event provided opportunities for bus and bike tours, as well as extensive displays on the developing plans and visual impressions of the proposed development.

A free bus service was put on from local villages and the design and development team were on hand to answer questions, and to guide people through the material.

The displays set out key elements of the proposed development, including:

- Protecting and enhancing the rich landscape setting, such as lakes and woodland;
- Celebrating the heritage connections from Roman Car Dyke, along the medieval causeway to Denny Abbey, through to the military legacy of the RAF and Royal Engineers;
- The plans for up to 6,500 new homes
- The education, health and community facilities to support the new homes and existing needs;
- Extensive investment in public transport infrastructure and future plans for the A10;
- Recreation and sports facilities, including over 260 acres of green space; and
- Opportunities for skills and jobs within the development.

The majority of feedback at the event was positive with attendees commenting on the level of information provided and the thought given to resolving issues previously raised. There was also a sense of optimism about Urban&Civic's ambitions for the quality of homes and landscape within the development, highlighted through the extensive exhibition material.

**Tim Leathes**, Development Director, Urban&Civic said: “The three day consultation event was the culmination of months of work to pull together, summarise and present over two years of work to local residents. It was also an important test for us, to see if we have interpreted earlier feedback correctly and to ensure the strategy we are developing is robust.”

“It was great to be able to demonstrate the aspiration and enthusiasm that we have for what this place can be, and also to show how carefully we have thought about the need to protect and enhance the neighbouring communities. There is so much knowledge, history and understanding of issues within each community, that their input can only make the plans we develop stronger.”

# The Key Principles

The displays set out information under themes which reflected the Neighbourhood Plan priorities, and included maps and plans; key principles; supporting statistics, feedback and information; and some detailed plans and images, with the opportunity to comment and talk to the team, in each theme area.

See the full exhibition by appointment with the Urban&Civic team or online: [waterbeachbarracksconsultation.co.uk](http://waterbeachbarracksconsultation.co.uk).



## A Green Place

Setting out the strengths of the existing landscape and plans to enhance and develop the lakes, natural habitats and parks to create 260 acres of open green space.

## A Historic Place

Preserving and enhancing the millennia of heritage features, including the setting of Debby Abbey and the important military role of the site, and making them a key part of the future plans.

## A Connected Place

Bringing forward robust transport links, which provide real options for people to get where they need to sustainably, and working with government partners to invest in upgraded cycle, bus, rail and road links.

## A Supported Place

Setting out locations and principles for three primary schools – including the first from day one – a secondary school, healthcare facilities and other services, in easy to reach locations for new residents and the existing village.



## A Living Place

Homes will have quality design and low carbon features, with a diversity of sizes to provide affordable options, aspirational homes and lifelong living; with schools, nursery provision and facilities in a number of clusters to ensure they are just a short walk, cycle or bus ride away.

## A Happy Place

Putting leisure, sports and activity at the heart of the development: linking up local activities and offerings – such as Denny Abbey and Wicken Fen with – the lakes, parks and new facilities of the development to ensure it is a destination, not a dormitory.

## A Growing Place

Ensuring the development brings forward local business space to complement the Research, Science and local business parks, and that we maximise the potential of the development to deliver jobs and skills opportunities for local people and businesses, including supporting military veterans into work.

## A Resilient Place

Putting in place robust infrastructure and approaches for water management, digital connections and power to ensure a sustainable and successful community which can stand the test of time; and supporting the wider investment in the local area to upgrade local services.

# Feedback

An illustrative masterplan of the layout of the development.

The full analysis of the comments received is being fed into the future outline planning application for the Barracks site, which is expected to be submitted in early 2017. A summary of this application will be available for all local residents.

## A summary of the key points of feedback and discussion follows:

### A Connected Place

Transport was a key issue, in particular the need for a solution to issues on the A10. Other comments included the need for cycle paths along the A10 or direct to Cambridge; an acknowledgement of the benefits of a Park&Ride bus facility but concerns about current costs of existing P&R services; and a desire for more frequent bus and train services. There were mixed views on the potential option for moving the rail station but a consensus that parking and capacity at the station needs to be improved.



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**Tim Leathes, Development Director, Urban&Civic**  
“These events are a fantastic test: we know residents of Waterbeach and the surrounding area are passionate about the strengths of their villages and the issues and opportunities they face. We know we need to be able to answer all those questions and ensure the plans that come forward have responded to the points raised. Our aspiration is to ensure we create the right type of development, in the right place, with the right infrastructure and facilities brought in at the right time to support it.”



### A Supported Place

A wide range of community facilities were suggested, with a lot of focus on health services – not just the need for a new doctors' surgery but also options to include other services such as physiotherapy, pharmacy, walk-in care, elderly care and day centres. Challenges to access these services currently was shared. Positive feedback on the secondary school coming forward, and primary provision and childcare. The need to ensure flexible, well managed and diverse community and faith facilities was also mentioned.

### A Happy Place

A positive response to the lakeside and hub offers of cafes and shops, with additional suggestions of restaurants and a hotel. Leisure and recreation asks included a cinema, swimming pool, sports centre and outdoor activity centre, with significant feedback about supporting the arts and artists locally with options for a cultural and arts centre.



### A Growing Place

The creation of a business community hub, with small business units to support start-ups, home working/supported workspace and jobs for local people and companies was supported. Core feedback was in favour of smaller, well-connected and more flexible space rather than big office or work-space.

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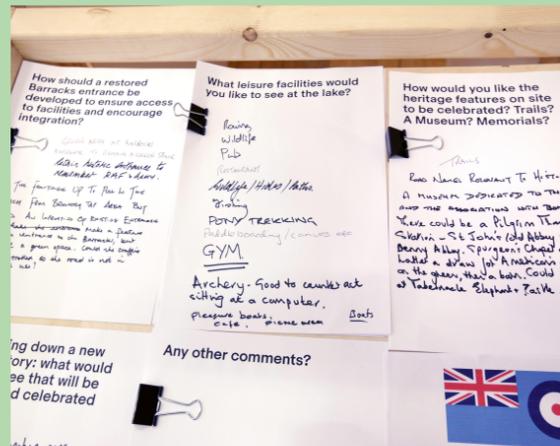


### A Resilient Place

This linked with a positive response to the vision for sustainability and the need to reuse materials, maximise energy and water efficiency, utilise green energy production and install smart technologies. One key issue discussed a lot related to the foul water drainage network in the village, which currently has capacity issues, and the team were able to talk about the short, mid and long term investment plans in new infrastructure to not just support the new development but improve the infrastructure across the local area.

### A Living Place

For new homes, attendees welcomed a range of sizes and types in character areas with affordable, market housing, shared ownership options for local people and social housing options. Density was also raised as a potential issue – with some concerned about the taller apartment buildings shown around the lake. There was lots of discussion with the team about the interaction between public green space and density of homes, and whether people wanted more parks or bigger gardens. The majority of respondents fed back that a mixture across the development would be a good approach for most local people.



### A Historic Place

The strategy to reflect and enhance the heritage was welcomed with wide support for reinstating the historic causeway that connected the village to Denny Abbey. Use of historic names for roads and community spaces was welcomed and echoed strongly back to the team. There was interest in the desire to reflect the fenland character of the area and links to Wicken Fen, and – of course – to maintain the Military Heritage Museum, and ensure the Royal Air Force and Royal Engineers use and legacy is reflected in the development that comes forward, with suggestions on marking the runway line and options for Memorials.



### A Green Place

Green spaces, landscaping and ecology are important features for the proposed development. Local people were keen to see existing and new habitats to support wildlife, new planting, the lake retained and utilised for leisure activities and opportunities for nature/health trails explored.

## Protecting, enhancing and being part of Waterbeach

The connections and integration with Waterbeach village was raised by residents and the Design team across all themes: with key feedback about the importance of achieving a balance between interaction with the new development and the need for the village to retain its identity.

The importance of the Barracks entrance space was highlighted, with a preference for links via bus, cycle and footpaths, rather than cars, to manage rat-running through the village from the new community and further up the A10. There were mixed views about the need for a green “buffer” between the two villages – with most comments reinforcing people wanted access to the new facilities, features and landscapes being planned, and that the Barracks site was a fundamental part of Waterbeach. This was also reflected in discussions about the name of the new community, with the majority of feedback looking to have Waterbeach featured in the name, while at the same time wanting careful planning of the green areas such as in front of the Barracks, to provide an appropriate transition between the old and the new community.

The feedback received has been drawn into the outline planning application and will be reflected in subsequent more detailed plans that follow for the first phase of homes and facilities. A full summary of the points raised will be included in the Statement of Community Involvement when the Planning Application is submitted in the next few weeks.

If you have any further thoughts or issues you want to raise please do speak to the team.



“We would like to thank everyone who has helped shape the vision for the future development.”

Rebecca Britton



# 10 Pledges

In response to the key questions and concerns raised in the consultation, Urban&Civic has developed a series of pledges which are early commitments to the way the development will come forward.

**Rebecca Britton**, Communities and Partnerships for Urban&Civic, said: "We would like to thank everyone who has participated in our consultation events and helped shape the vision for the future development of the former Waterbeach Barracks and Airfield site."

For further information, to organise a tour or to view the information displayed, please go to [www.waterbeachbarracksconsultation.co.uk](http://www.waterbeachbarracksconsultation.co.uk) or contact Rebecca Britton on [rbritton@urbanandcivic.com](mailto:rbritton@urbanandcivic.com) or telephone: 07739 339 889.

01. **To work with all partners to ensure that new facilities are provided for and available to both new and existing residents.**

02. **No construction traffic through the village.**

03. **To maintain and increase access to existing Barracks facilities.**

04. **To work with local, regional and national partners to ensure a solution to the A10 comes forward alongside the roll-out of the development.**

05. **To maximise the benefits for local businesses and people through contract opportunities, jobs and training.**

06. **To deliver new road access off the A10 and limit private car trips through the village.**

07. **To celebrate the history and ecology of the site and local area in the future development.**

08. **To protect, support and enhance the existing village.**

09. **To ensure a primary school from day one - with three in total - and a new secondary school for the whole of Waterbeach supporting secondary and**

10. **To keep listening.**

# Planning update

## South Cambridgeshire Local Plan

At the September events and across Urban&Civic's discussions locally, a lot of questions arise about the Local Plan.

Recently a series of modifications were consulted on, and we have put your questions about changes to The Local Plan team at South Cambridgeshire.

### Can you remind us what the Local Plan is?

The Local Plan is a set of policies and land allocations that will support the creation of 22,000 new jobs and the delivery of 19,500 new homes in South Cambridgeshire between 2011 and 2031.

### What stage is the process at?

It was originally developed and submitted alongside the Local Plan for Cambridge City for examination by the Planning Inspectorate in March 2014. In May 2015, the examination was temporarily halted as Government Inspectors queried a number of matters including whether enough homes were being planned to meet local needs.

The Councils undertook further work and public consultation to address the issues raised, proposed modifications were approved in March 2016 and the examination resumed, with a number of joint hearings taking place. Further modifications have been developed by the Councils in response to new Government Guidance, legal advice and new evidence related to the delivery of strategic sites. These have now been submitted to the Inspectors examining the Local Plan.

The next set of sessions for the Local Plan examination are expected to resume on 17 January 2017. The Inspectors will update the Hearings programme with further dates as they become available. There are no current dates set for when the Waterbeach sessions will be heard. Further information on the Local Plan and

updates on the programme can be found on South Cambridgeshire District Council's website: [www.scambs.gov.uk/services/planning-policy](http://www.scambs.gov.uk/services/planning-policy)

### What is in the plan for Waterbeach?

The former barracks and airfield area are part of the strategic site identified in the Local Plan for development, along with neighbouring land that runs up the railway line, which is promoted by RLW Estates Ltd.

### What aspects of the modifications are relevant to Waterbeach? Key points were:

- That Area Action Plans proposed for Waterbeach New Town and Bourn Airfield New Village be replaced by Supplementary Planning Documents (SPDs) to reflect the work already undertaken for these developments, and ensure continued community engagement.
- As part of consideration of strategic site boundaries further consideration is to be given to the northern boundary in consultation with Historic England, to ensure it provides an appropriate setting to Denny Abbey scheduled monument.
- Inclusion of the word 'approximately' ahead of the dwelling range of '8,000 to 9,000' to provide flexibility for a design-led approach to ensure the delivery of a sustainable new settlement.
- Removal of references to separation from Waterbeach village by "Green Buffer" to reflect recent appeal decisions – which mean some of these areas are already being developed - but continuing to include the need for the new settlement to be designed to maintain village identity.
- Additional requirements on the development, to include an Economic Development Strategy; a focus on sustainable modes of travel; a phasing strategy which shows the delivery of services alongside the delivery of homes; and amendments to ensure both noise and odour issues are appropriately addressed.

## The Neighbourhood Plan area.

