

### CORE OBJECTIVE 8A

#### **Retain distinctive rural character of existing settlement**

##### **What does this mean?**

- Maintain and enhance tranquillity of Waterbeach village
- Promotion of development that maintains or enhances distinctive rural character of existing settlement

#### **6.14 Policy WAT 14 – Waterbeach design principles**

##### Policy context and rationale

6.14.1 Adopted Local Plan Policy HQ/1: Design Principles requires all new development to be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. The policy then contains 15 overarching design principles that should be adhered to depending on the scale and nature of the proposed development. Supporting paragraph 5.6 states that a fully integrated and responsive design-led approach to development is needed rather than design being approached as a simple checklist or as an optional extra.

6.14.2 Adopted Local Plan Policy SS/6: Waterbeach New Town requires “measures to address landscape, townscape and setting of heritage assets in the surrounding area and deliver a high-quality new development”. As part of this the policy requires that the new town will:

- Provide strategic landscaping within and beyond the major development sites to deliver high quality environs and:
  - Provide an appropriate screening of the town in views from Denny Abbey in order to protect the historic significance of the Abbey; and
  - Maintain the village character of Waterbeach

6.14.3 Policy SS/6: Waterbeach New Town is not accompanied by any further information as to what the village character of Waterbeach is.

6.14.4 The adopted Waterbeach New Town SPD provides in Chapter 2 some text on the character of Waterbeach, the surrounding Fenland landscape and Cambridge Research Park as follows:

##### Waterbeach village:

“Immediately to the south of the site is the village of Waterbeach which has a population of around 4,500. The organic arrangement of buildings around the linear High Street and village green at the heart of the village provide a significant contribution to its character. A

strong linear form and street pattern with continuous building frontage is typical of much of the core of the village. It has grown significantly through the latter half of the 20th Century.

The historic core, at the southern end of the village, forms the focus of the Waterbeach Conservation Area which contains a cluster of listed buildings and a scheduled monument. The tower of St John's Church, located in the south-east corner of the village, creates a distinct landmark that contributes to the visual amenity of the surrounding area.

Open land to the south, east and west of the village are located within the Cambridge Green Belt.

The Fenland landscape:

The land to the east and north of the site is heavily influenced by the landscape of the River Cam which flows around 400m to the east. It is a landscape described as 'Planned Peat Fen' (East of England Landscape Framework), consisting of a flat, low lying and sparsely populated landscape characterised by dark peaty soils. A grid like pattern of large arable fields bounded by drainage ditches is identified as a common feature.

5 km to the north east of the site on the opposite side of the River Cam is Wicken Fen, a RAMSAR Site in recognition of its international importance as a wetland habitat, a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation. In 1999, the National Trust launched the "Wicken Fen Vision", an ambitious 100-year, landscape-scale conservation project to extend the reserve from Wicken south towards the outskirts of Cambridge, covering an area of 5,300 hectares.

The southern extent of Cam Washes SSSI is situated some 1.6km to the north east of the site. The area is characterised by a series of low lying pastures which are subject to seasonal flooding. The site is an important location for a diverse range of wintering and breeding wildfowl and wading bird species.

There are existing public rights of way from Waterbeach village into the fenland landscape which tend to follow the banks of the River Cam.

Cambridge Research Park:

Cambridge Research Park (CRP) is located adjacent to and opposite the site on the western side of the A10. It has a distinctive modern character with expansively glazed buildings arranged within a lakeside landscape setting. It is a key location for local employment consisting of some 30,000 sqm of office floorspace occupied by a number of science, biotech, construction, engineering and technology companies. Planning permission has been granted for the expansion of the park and for the construction of a new hotel."

6.14.5 The adopted Local Plan and the Waterbeach New Town SPD both recognise the importance of the historic core within Waterbeach Conservation Area. There is however no character appraisal for the Waterbeach Conservation Area.

6.14.6 To help inform the Neighbourhood Plan, Waterbeach Parish Council commissioned the preparation of the Waterbeach Heritage and Character Assessment (WHCA) and to follow on from this the Waterbeach Design Principles document. The work was provided direct from AECOM through grant support from Locality in 2018 and 2019.

6.14.7 The WHCA divides the neighbourhood plan area into three distinct areas:

1. The Waterbeach Barracks
2. Waterbeach village
3. The central and northern rural area.

6.14.8 For each of the areas, the document provides information on key characteristics, geology and soils, topography and hydrology, land use and land cover, movement and connectivity, settlement and built form, heritage assets, green space and public realm, views, cultural associations. Within Chapter 5 (Managing Change) of the WHCA, positive aspects of change are identified alongside issues to be addressed, sensitivity to change and character management principles. As part of this, the following issues are identified in the document:

- A lack of green space within the built-up area of the village.
- Poor provision of public rights of way, especially connecting to the existing public rights of way along the River Cam.
- A lack of landmark buildings reduces legibility within the village.
- Low parking provision especially at the railway



**Figure 6.9:** The three broad character areas identified in the Waterbeach Design Principles document. Illustration taken from page 5 of the Waterbeach Design Principles document published by AECOM, 2019. Figures covered in that document by © Crown copyright and database rights 2019 Ordnance Survey 0100031673

station leads to on-street parking which creates bottlenecks and congestion especially at peak times.

- Poor connection between modern housing estates limiting movement and connectivity.
- The signalised junction at Denny End Road causes congestion, particularly at peak times.
- Lack of space for new development within the current settlement boundary of Waterbeach.
- Dispersed retail units at the Greenside currently lack a focused area of retail provision which prevents a sense of destination being achieved.
- The Greenside lacks active frontages and could benefit from café and restaurants which spill out into the public realm. The under provision for restaurant and café outlets means the only alternatives are limited to a small number of community venues and the occasional pub<sup>5</sup>.
- The potential for the village green as a focal point of social activity is not properly realised. The hard boundary of parked cars blocks views of the mature trees on the green.
- A number of rear garden developments have increased the housing density.
- New developments along Bannold Road offer little useable open space.
- Lack of off street parking has resulted in on street parking along Station Road and around Greenside.
- Shops within the village centre show little consideration in their design, facades and signage.
- Historic shops on High Street are a great resource for the village and form part of the heritage but could be better promoted.
- Public amenities at the centre of the village are not focused as to encourage social activity. For example, the village notice board is directed into the busy junction of Cambridge Road and Greenside, closed off from the Green in which it is located. In close proximity, a bus stop appears inward looking and dark with a solid wall at its rear. This closes it off from the Green and increases the physical distinction and distance between the streetscape on Western Greenside and the Green.

6.14.9 Following the completion of the Waterbeach Heritage and Character Assessment, the NP steering group published it on their website and consulted on key aspects as part of the November 2018 Mid Way Engagement Survey. In addition, the NP steering group included *landscape, heritage and character* and *Village Heart* as two key discussion topics at two community workshops held in the Beach Club. As part of this consultation, there was general agreement with the issues and findings of the

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<sup>5</sup> A café has since opened on Chapel Street next to the Sun PH. Both have tables outside when the weather is fine.

Waterbeach Heritage and Character Assessment. However, participants during the workshops did not agree that Greenside retail units lacked focus although they did agree that an area of public realm/open space where a café or similar could spill out onto would be good.

Design Principles document:

6.14.10 Following the production of the Waterbeach Heritage and Character Assessment, AECOM were then commissioned to produce a Design Principles Guide for Waterbeach. This document was finalised by AECOM in April 2019 and included a set of sixteen design principles for plan area as a whole.

6.14.11 Chapter 2 of the Design Principles document explains:

- how applicants should begin the design process and the steps that should be taken to achieve successful design;
- the six core place making design objectives (Places for People, Enrich the Existing, Make Connection, Work with the Landscape, Mix uses and Form and Design for Change) as set out in the Urban Design Compendium, and which apply to all development proposals and masterplans;
- that the six core place making design objectives applies to each and every one of the sixteen Waterbeach Design Principles

6.14.12 Chapter 3 in the Design Principles document is divided into three sections (see Figure 6.9) focusing in turn on the three Character Areas. They are defined slightly differently to the character areas in the Waterbeach Heritage and Character Assessment.

- Waterbeach village
- The Urban Edge
- The Central and Northern Rural Part (incorporates Waterbeach New Town)

6.14.13 Chapter 3 provides, for each of the three character areas, a description of opportunities and constraints, together with a description of the design features which contribute to the existing character of the area. Applicants are advised to refer to the opportunities and constraints when undertaking their own site assessments (at the outset of the design process) and be informed by the character area descriptions when preparing their applications.

6.14.14 The Neighbourhood Plan supports the sixteen design principles set out in the Waterbeach Design Principles Document. Schedule 1 below introduces each of the principles and indicates in which development scenarios they would be relevant.

**Schedule 1: The Waterbeach Design Principles to be applied in different parts of the parish**

	<b>Waterbeach Design Principle</b>	<b>Where design principle is applicable</b>
WDP1	New development and building alterations should use materials of a high quality, which respond to the character of the buildings in the area. They should have strong attention to architectural detailing complementary to the distinctive character of Waterbeach	Applicable for all development in all locations.
WDP2	Retail in the village heart would benefit from shops and services being better co-located similar to the neighbouring bakers, hairdressers and opticians on High Street. This makes using different shops more convenient. <sup>6</sup>	Applicable to Greenside in Waterbeach village
WDP3	Infill development along the Greenside, High Street and where Cambridge Road connects with Station Road is likely to be less appropriate where it would result in an increase in density or the loss of gaps between buildings when viewed from the street	Applicable for proposals coming forward in Waterbeach village conservation area
WDP4	New development should respond to the village characteristics of Waterbeach in particular plot widths and proportions, building lines, roof lines, heights, the scale of buildings, massing and boundary treatments	Applicable for all development in all locations. With respect to the Waterbeach New Town it is acknowledged the new town will have its own identity separate to that in Waterbeach village but, nevertheless, and in keeping with Policy SS/6 of the Local Plan, the design approach should be an appropriate response to existing local character including that in Waterbeach village.
WDP5	Alterations proposed to existing buildings including the adaptation or replacement of external feature should demonstrate a detailed knowledge of the history and design qualities evident. A clear rationale for how this	Applicable to proposals in Waterbeach village only.

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<sup>6</sup> this principle has been reworded (for reasons of clarity) by the NP steering group since the adoption of the WDP

	<b>Waterbeach Design Principle</b>	<b>Where design principle is applicable</b>
	is taken account of in the design of alterations proposed should be provided.	
WDP6	Buildings and features of historic interest or townscape interest identified in this assessment within and outside of the conservation area including their setting should be protected	Applicable for all development in all locations where there are buildings or features of historic interest.
WDP7	The importance of trees in both public and private spaces needs to be addressed, as they are significant contributors to the character of Waterbeach. New development should not normally result in the loss of existing trees and tree groups and proposed trees should be incorporated into new development, increasingly so at the edge of the village.	Applicable for all development in all locations.
WDP8	Proposed dwellings at the rural edge of the settlement should be set back from the street and boundary planting provided to maintain the distinction with the rural landscape as well as at a density reflective of the rural edge location	Applicable to proposals on the urban edge and to the central and northern rural parts of Waterbeach
WDP9	Discrete locations of mobile homes provide an important house type whilst retaining the character of Waterbeach	Not a design principle but accepted as part of the housing chapter
WDP10	Informal recreational green space accompanied by appropriate planting should form the framework of new development	Applicable for all proposals in all locations
WDP11	The rural landscape (beyond the approved Waterbeach New Town) should be managed to retain its distinctive sense of remoteness and isolation	Applicable in the Central and Northern Rural parts of the Parish
WDP12	Street furniture should contribute to the sense of place	Applicable to Waterbeach village and the urban edge.
WDP13	Proposals should include adequate provision for car parking and traffic calming where necessary	Applicable to all proposals in all locations.
WDP14	Opportunity for innovation and the creative interpretation of the design principles is encouraged, so long as the design enhances the distinctive character of Waterbeach (including the open Fenland landscape). In the case of development coming forward as part	Applicable for all proposals in all locations



	<b>Waterbeach Design Principle</b>	<b>Where design principle is applicable</b>
	of Waterbeach New Town, proposals should respond sensitively to the open Fenland character which surrounds it.	
WDP15	Encourage the improvement of public realm in Waterbeach village	Applicable to Waterbeach village Character Area See Village Heart policies also
WDP16	Encourage better legibility and connectivity through improving existing road networks and by providing well connected sustainable access points	This is an important part of the transport policies in the NP.  Applicable in all locations for all proposals

Policy intent (WAT 14):

6.14.15 The purpose of Policy WAT 14 is to add local specific context to the Design Policy already provided in the adopted Local Plan. The applicant will be expected to refer to the SCDC Design SPD, the Waterbeach Heritage and Character Assessment (2019) and the Waterbeach Design Principles (2019) document in the process of defining existing character and understanding how any proposal can contribute positively to this.

**Policy WAT 14 – Waterbeach design principles**

**Development proposals in the plan area will be supported where a design-led approach has informed the scheme’s layout, design, choice of building materials and densities.**

**All proposals will be expected to contribute in a positive way to existing built environment and landscape character as described in the Waterbeach Heritage and Character Assessment.**

**Account must be taken of the design principles set out in Schedule 1 supporting this policy.**

## **6.15 WAT 15 – Development and landscape quality**

Context and rationale:

6.15.1 Policy NH/2: Protecting and Enhancing Landscape Character in the Local Plan states that development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.

6.15.2 The plan area includes two National Character Areas as defined by Natural England. These are National Character Area 88: Bedfordshire and Cambridgeshire Claylands and National Character Area 46: The Fens. The majority of the parish is covered by NCA 46: the Fens which extends across the northern and eastern areas of the parish. The Waterbeach Heritage and Character Assessments finds that the key characteristics of NCA 88 which are of particular relevance to the plan area are:

- predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal;
- diversity of building materials including brick, render, thatch and stone; and
- smaller towns, villages and linear settlements widely dispersed, giving a rural feel; fen-edge villages are often in a linear form along roads.

6.15.3 The key characteristics of NCA 46 which are of particular relevance to this assessment are:

- expansive, flat, open, low-lying wetland landscape offering extensive vistas to level horizons and huge skies, providing a sense of rural remoteness and tranquillity;
- woodland cover is sparse;
- the predominant land use is arable; and
- open fields, bounded by a network of drains and the distinctive hierarchy of rivers (some embanked), have a strong influence on the geometric/rectilinear landscape pattern.

6.15.4 The South Cambridgeshire District Design Guide SPD includes a landscape character overview. This identifies Waterbeach as lying within the Fen Edge, which is described as a mostly flat, low lying landscape with open views. Linear 'lodes', drains and droves running north-south form distinctive features of the character area. Large skies, a hierarchy of streams and ditches, rich and varied intensive agricultural land with a range of arable and horticultural crops are distinctive. Small scale medieval field patterns are still visible around the edge of the settlement. Low lying sand and gravel fen 'islands' rise above the surrounding flat landscape and have provided a historic focus for settlements.

6.15.5 The WHCA Design Principles document identifies distinctive *Principles* for each of the three Character areas in the plan area (Waterbeach village, the Urban Edge and Central and Northern Rural Parts of Waterbeach). These are set out in Schedule 2 below.

**Table 1: Working with the Landscape Principles**

<b>Waterbeach village Character Area</b>	<b>Where applicable</b>
1. Applicants need to consider how proposed open space links to existing green space providing a wide network for green infrastructure.	Where new open space is being provided
2. Parks and play facilities should be used as community focal points with development, as recommended in the Recreational Open Space Study July 2013, by SCDC.	Where park and play facilities are provided or located close by
3. Landscape features that have high biodiversity/ecological value should be retained and incorporated within the proposals. Development proposals should work with the topography with buildings integrated within the existing topography in order to soften the appearance of a new development within the landscape. Views out of a site to prominent landscape features and landmarks should also be retained and where possible enhanced.	Where landscape features are present
4. A management plan describing how the maintenance of all elements in the landscape will be maintained should accompany all soft and hard landscape proposals	Where new landscape features are being provided
5. Development proposals should retain important landscape features where possible and incorporate them into the proposed landscapes	Where landscape features are present
6. The proportions of front gardens should reflect existing buildings in the vicinity. Existing front gardens should be retained to ensure a green setting to the building and enhance the public realm. New development will be expected to provide front gardens and as well as rear garden space.	Residential development including extensions in the village
7. In any new development or extension, existing roof lines along High Street, Station Road and Car Dyke Road should be respected to maintain a consistent roof line along the street.	Proposals along High Street, Car Dyke Road, and Station Road
8. Any infill development between existing buildings of different heights should create a roofline which integrates the new development and creates rhythm along the street. New development or building extensions should respect the existing building lines.	Infill development in the village

Waterbeach village Character Area	Where applicable
<b>The Urban Edge</b>	
<p>1. Views from Waterbeach Recreation Ground south across the rural landscape beyond the parish boundary are important. Similarly views are experienced from the train and form an important transition from leaving the city of Cambridge and entering the rural Fenlands. Narrow views of the built form of Cambridge are replaced with long distance, uninterrupted views across the flat fenland landscape. New development will need to consider these important views.</p>	Where views are noted
<p>2. Views are important aspects which require strong consideration in future development. Built form should avoid obstructing existing views if they are recognised by the community as having local importance. Landscape and visual assessments will identify the impact of proposed development on such views, taking into account variations in land topography.</p>	Where views are noted
<p>3. The use of focal buildings of local materials and architectural styles can be used to enhance views or frame them. Their scale, layout and form should enhance the buildings around the site.</p>	Everywhere in this character area
<b>The Central and Northern Rural Parts of Waterbeach</b>	
<p>1. Central and northern rural areas of Waterbeach give rise to large open views with big skies, which are typically characteristic of Cambridgeshire Fenland. These views need to be retained as far as possible with future development taking into consideration the impact on existing sky line and horizon. Routes along straight drives leaving the settlement heading north give opportunities for such views. These views need to form part of site analysis to identify if they can be retained and included within future development</p>	Waterbeach New Town development Countryside development
<p>2. New development should respond to the setting of surrounding landscape consisting of dramatic flat agricultural fields and open views. New development should also consider the effects of boundaries to properties as existing boundaries are in most cases hedgerows. Some examples of brick walls and brick piers to farmsteads exist which are characteristics that should be used to influence future development.</p>	Waterbeach New Town development Countryside development

Policy intent:

6.15.6 To ensure all development proposals (in the village, on the urban edge and in the rural area) protect and where possible enhance existing landscape features which are distinctive to Waterbeach parish.

**Policy WAT 15 – Development and landscape quality**

**Development shall be supported where it respects and retains or enhances the local character and distinctiveness of the local landscape in which it is located. In this regard, proposals will be supported where they accord with the *Working with the Landscape Principles* provided in Schedule 2.**

**Beyond the settlement edge (including, once developed, the newly defined edge at Waterbeach New Town), the distinctive sense of remoteness and isolation experienced in our fen edge landscape shall be respected and the long distance, uninterrupted views, out to the north and east, across the flat fenland landscape especially from the River Cam shall be protected or enhanced.**

**6.16 WAT 16 – Important edge of settlement sites on the eastern edge of Waterbeach village**

6.16.1 In the context of Waterbeach village there are open areas of land on the edge of settlement which are of particular importance in contributing to the rural setting of the village Waterbeach as well as sense of place. They are both at village gateway locations and the openness of these parcels of land help to provide a sense of departure from the built up area of the village out into open countryside beyond.

Land east of Midload Farm:

6.16.2 This is an open and tranquil site on the edge of the settlement very close to the railway crossing on Bannold Road, providing an open setting to the walking, cycling and bridleway routes from the village edge to the riverside walks and public rights of way network. It is an important site contributing to the quality and openness of the countryside beyond.

Town Holt:

6.16.3 An open area of farmland in the green belt next to the train line on Clayhithe Road, just outside the settlement boundary. The site provides an attractive setting on the village edge to the openness of the green belt beyond. There is a footpath bordering Town Holt from Lode Avenue to the northbound railway platform. There are also footpaths to Burgess Drove, alongside the railway, and to the river running through Town Holt.

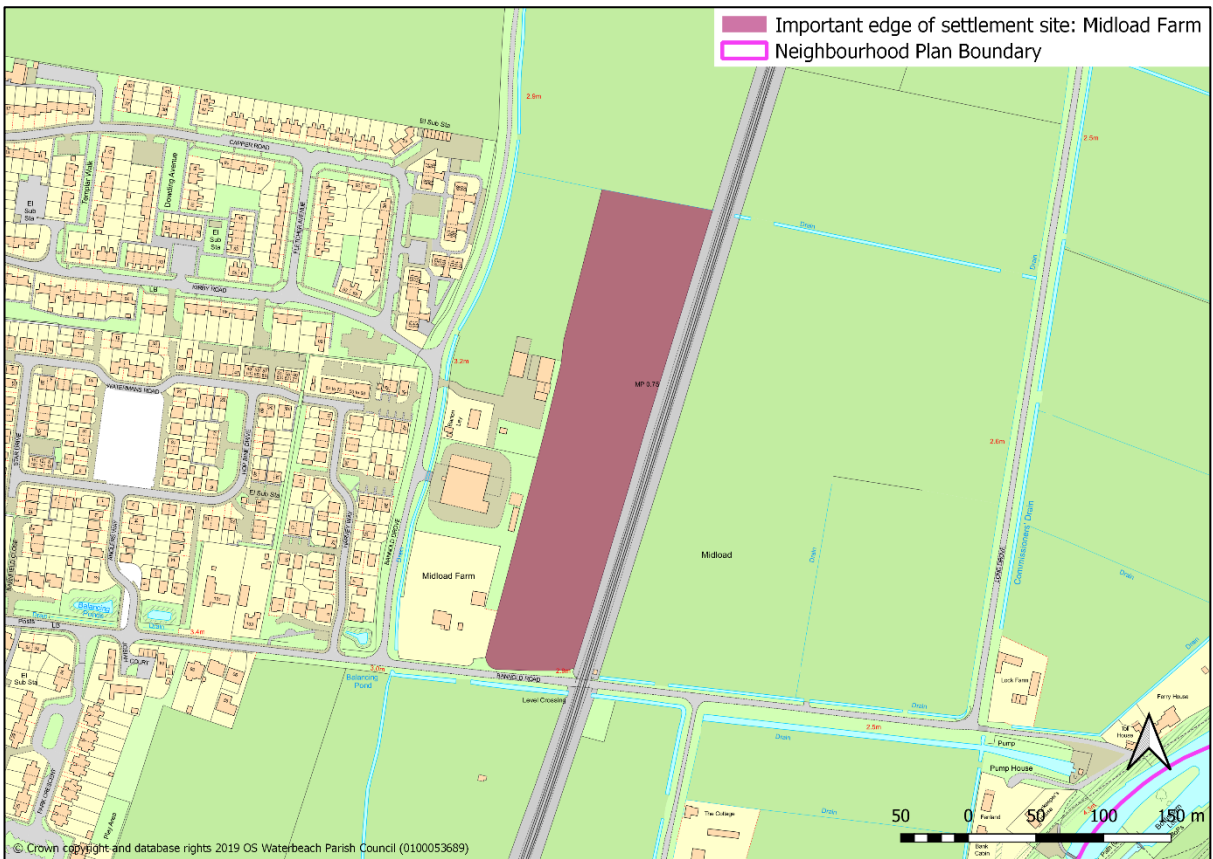
Policy intent:

6.16.4 It is not anticipated that development proposals will come forward on these parcels of land since they are outside the settlement boundary and in the case of Town Holt, within the Green Belt; neither is it the intent to encourage development at these sites.

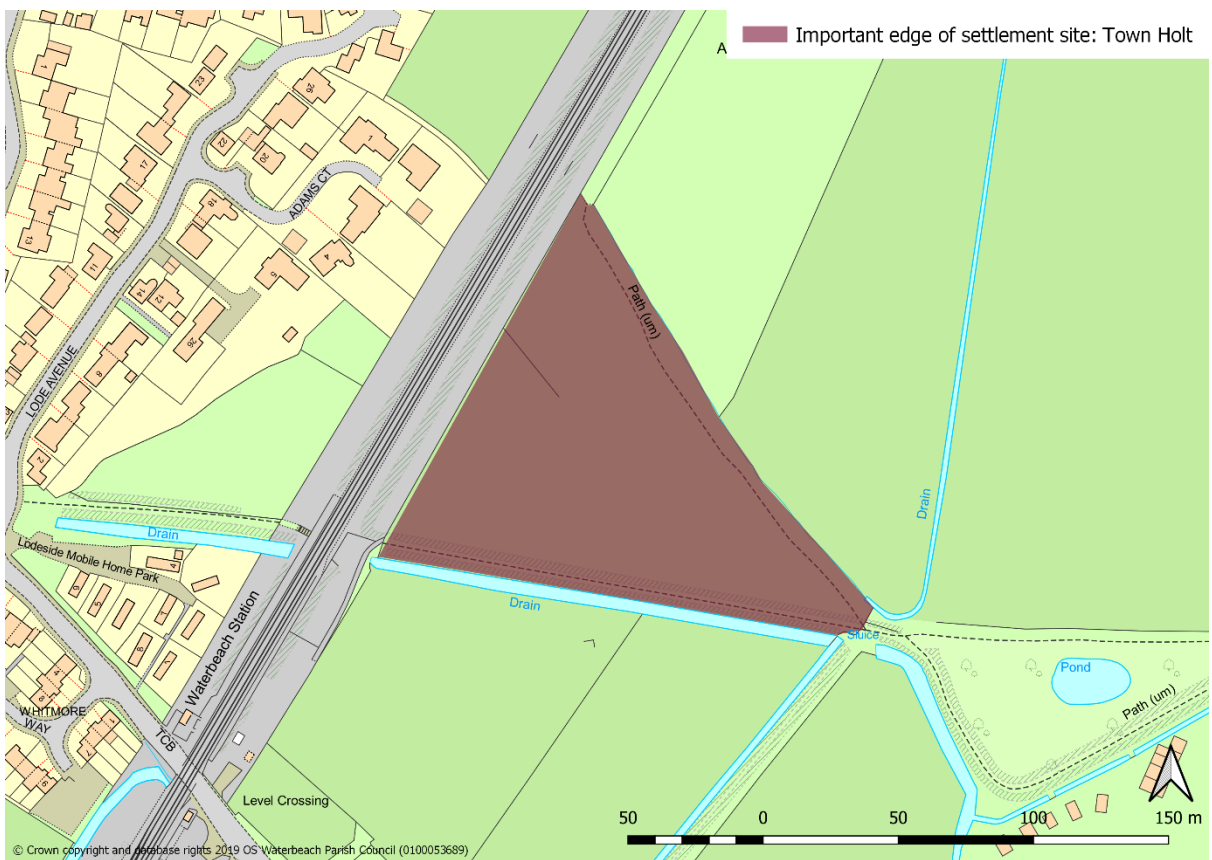
6.16.5 The intent of this policy is instead to recognise the contribution that these edge of settlement sites make to the setting of Waterbeach village and to ensure any development which may impact on the sites (for example on neighbouring land) protects or enhances rather than detracts from this contribution.

**Policy WAT 16 – Important edge of settlement sites on the eastern edge of Waterbeach village**

**Development which will have a harmful impact on the contributions these sites make to the rural setting of Waterbeach, including the openness of the surrounding countryside experienced at these locations, will not be supported.**



**Map 6.9:** Important edge of settlement site: Midload Farm



**Map 6.10:** Important edge of settlement site: Town Holt

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## CORE OBJECTIVE 9: GREEN INFRASTRUCTURE

### Increase access to informal and formal green space

#### What does this mean?

- Ensure appropriate amount of land available for recreation and sporting facilities
- Ensure non-vehicular access to these areas

6.17.1 The policies in this section of the NP are also highly relevant to the core objective in the previous section “Retain distinctive rural character of existing settlements”.

6.17.2 As part of preparing the NP, the NP group undertook an assessment of formal and informal outdoor spaces in and around the village and parish in order to understand their function and community value. The community and stakeholders were invited to provide input during two community workshops held in November 2018 and as part of the parish wide mid-way NP consultation undertaken in November and December 2018. The outcome of this assessment is available to view in Table 6.3 below. The consultation itself is available to view in the Consultation Statement submitted alongside this NP. Table 6.3 also records existing Local Plan policy designations applicable to each space as well as additional designations proposed by this NP (through NP policies WAT 17, WAT 18, WAT 20 and WAT 9). The assessment includes the well-known and obvious valuable open spaces such as the Green. It also includes other less obvious, but nevertheless important, spaces for maintaining and enhancing sense of place and health and well-being in the parish.

6.17.3 The open spaces have a variety of different functions, for example, provision of outdoor sports and play provision, biodiversity value and Waterbeach-specific rural character.

6.17.4 In terms of recreation and sports facilities, Waterbeach village is currently served by the large recreation ground that has a range of sports facilities including football pitches, a cricket square, a bowls green, tennis courts, a children’s play area and a skate park.

6.17.5 Recreation and sports facilities are also provided at Waterbeach barracks including squash courts, and a sports hall. The use of the sports facilities on the barracks was agreed between Urban & Civic and Waterbeach Parish Council for community use as part of S106 payment for the conversion of flats for NHS Staff accommodation. Previously at the barracks there had been an outdoor swimming pool, a golf course and access to the lakes for fishing but these facilities were lost to the community when the barracks closed.



- 6.17.6 Existing community and sports facilities are given land use protection under adopted Local Plan policy SC/3: *Protection of Village Services and Facilities*. Local Plan policy SC/4: *Meeting Community Needs* also provides a mechanism for securing new facilities through new development. A Community Development Strategy is also being prepared for Waterbeach New Town. The NP supports these policies and there is no need to duplicate them in the NP.
- 6.17.7 Existing recreational areas, playing fields, allotments and community orchards are given land use protection under Policy SC/8: *Protection of Existing Recreational Areas, Playing Fields, Allotments and Community Orchards* where loss is only accepted under specific circumstances such as where replacement facilities are provided.
- 6.17.8 Local Plan policy NH/12 Local Green Space gives land use protection to the two central green areas known as the Green and the Gault in Waterbeach village by designating these specific spaces as Local Green Spaces (see Maps 2.1 and 2.2). The NP supports these designations and there is no need for additional policies in the NP.
- 6.17.9 Local Plan Policy NH/11 also identifies nine areas of land in Waterbeach village as protected village amenity areas. The policy does not allow for development within or adjacent to those areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village. Maps 2.1 and 2.2 show these designations. They apply to the following spaces:
- i. a grassed area of amenity land in front of bungalows on Cambridge Road either side of the Coronation Close junction
  - ii. an area of green space, comprising private gardens and public amenity grassed area with bench next to the chip shop, referred to locally as the Old Pond site
  - iii. private gardens with mature planting and attractive wall on the corner plot of Waddelow Road and the High Street
  - iv. a large area of public and private land adjacent to the Primary School fronting on High Street
  - v. the school amenity land on the eastern side fronting Way Lane
  - vi. a corner plot of private garden space including mature trees and attractive wall at junction of Cattell's Lane and the High Street
  - vii. a small plot of land between the Green and the Gault (outside the takeaway and used for parking)
  - viii. private gardens with mature planting and attractive wall on the Chapel Close/Station Road corner plot; and
  - ix. large plot of private land including mature planting, wall and historic buildings of The Hall along Station Road.

**Table 6.3 – An assessment of formal and informal open spaces in Waterbeach parish.**

	<b>Main function of the space and how it is valued by the community.</b>	<b>Current policy designation and other comment</b>	<b>Proposed NP policy</b>
1. The Village Green	Important space at heart of the village	Given full protection as Local Green Space in the Local Plan	None
2. The Gault	Important space at heart of the village	Given full protection as Local Green Space in the Local Plan	None
3. Old Pond Site next to the chip shop on High Street	Small oasis of green in built up area, including a seat for the weary to rest on their journey	It is protected as a Protected Village Amenity Area in the Local Plan  Potential site for improvements (through tree planting, furniture?)	None
4. Old Burial Ground	Former village burial ground with public access.  Planted with wild flowers close to busy Station Road providing much needed green break.	Owned by the St. John's Church.  It is Green Belt land	None
5. Recreation Ground	Important space at heart of village for recreation, sports, events and outdoor meeting place for young and old and all in between.	Owned by the Parish Council  It is Green Belt land Important to recognise and safeguard as recreation facility serving the community	Protect as open space. WAT 18
6. Back Stiles	Located on the North western edge of Waterbeach village linking the village heart to the A10. An area of grass and scrub with public footpath running along the northern boundary.  Pleasant to view from the	None.	The footpath is protected under policy WAT 9 and improvements to quality sought in connection with new development

	<b>Main function of the space and how it is valued by the community.</b>	<b>Current policy designation and other comment</b>	<b>Proposed NP policy</b>
	<p>footpath but not accessible to villagers.</p> <p>The network of publicly accessible footpaths is highly valued and should be protected. The amenity value of these footpaths should be protected or enhanced.</p>		
7. Camlocks	<p>Public amenity space located on northern edge of the village (north of Bannold Road). Locally equipped area of play in a housing estate. Important area for play and community gathering and giving a green break between two developments</p>	Owned by Morris Homes	Protect as open space. WAT 18
8. Woodland behind Saberton Close and Park Crescent	<p>Small area of woodland located on the eastern edge of the village abutting residential areas. Secluded area where wildlife can take refuge particularly after habitat loss in Bannold Road</p>		Identify as important site for parish biodiversity. Policy WAT 20
9. Green Space within Park Crescent	<p>Play and public amenity in Eastern part of the village. Area of green that provides an open aspect to Park Crescent allowing safe play for children</p>	Owned by Annington Homes	Protect as open space. WAT 18
10. Green space at Barracks Entrance	<p>Iconic entrance to the barracks area providing an important transition from the northern edge of the village to the new town and dominated by a magnificent copper beach</p>	Owned by DIO	Extend Local Plan PVAA designation to this site. WAT 17

	<b>Main function of the space and how it is valued by the community.</b>	<b>Current policy designation and other comment</b>	<b>Proposed NP policy</b>
	hedge and lined with ornamental cherry trees along the avenue from Denny End Rd.		
11. Grassed area on Coronation Close/Cambridge Road	Important green focal point for this part of the village setting the tone of its character,	Designated as a Protected Village Amenity area in the Local Plan	None
12. Primary school frontage area	Grassed area with a tree at the entrance to primary school separate from the High Street by a low fence and hedge. Gives school a community feel, makes a difference for staff, children and parents. Visually important.	Designated as a Protected Village Amenity Area in the Local Plan	None
13. Winfold Rd	Important amenity land in residential area in western part of village.	None	Policy WAT 18
14. Clare Close	Important land in residential area in western part of the village.	None	Policy WAT 18
15. Glebe Road allotments	A well-used allotment site located on the western edge of Waterbeach village in the green belt.	Generic protection under Local Plan Policy SC/8 <i>Protection of Existing Recreational Areas, Playing Fields, Allotments and Community Orchards</i>	Policy WAT 18
16. Burgess Road allotments	A well-used allotment site located on the eastern edge of Waterbeach village in the green belt.	Generic protection under Local Plan Policy SC/8 <i>Protection of Existing Recreational Areas, Playing Fields,</i>	Policy WAT 18

	<b>Main function of the space and how it is valued by the community.</b>	<b>Current policy designation and other comment</b>	<b>Proposed NP policy</b>
		<i>Allotments and Community Orchards</i>	
17. Town Holt	Informal open space providing visual amenity. The area is an open and tranquil parcel of green belt farm land on edge of settlement boundary linking the station to riverside walks on a safe pedestrian route. An important site contributing to the quality and openness of green belt land beyond.	Farmland on existing Green Belt land	Policy WAT 16
18. Riverside Walk	Riverside walk, wildlife, country walk. Public amenity.  Considered a huge community asset by those on land and water providing safe walks/runs for those looking for tranquillity or exercise. Important area for wildlife.	Important to recognise the value of this site through the Neighbourhood Plan	Applicable in footpaths policy WAT 9 and wildlife policy.
19. Car Dyke	Has historic value as ancient Roman port.  Valued as a quiet area on edge of recreation ground. Ideal for dog walkers.	Designated as a scheduled monument	Policy WAT 9
20. Land east of Midload Farm	Informal area of open space on private farmland and not accessible to the public. An open and tranquil site on the edge of settlement, providing an open setting to the walking/cycling and driving route from village	Farmland	Policy WAT 16

	<b>Main function of the space and how it is valued by the community.</b>	<b>Current policy designation and other comment</b>	<b>Proposed NP policy</b>
	edge to the riverside walks. Important for wildlife. An important site contributing to the quality and openness of the countryside beyond.		
21. Cow Hollow Wood Area of woodland and footpaths	An area of 6.82 hectares of woodland and footpaths managed by the Woodland Trust. The site is in the green belt to the east of Waterbeach railway station and accessed, by foot, from Clayhithe Road.	Green Belt land	An important site for wildlife. Also applicable to footpaths policy WAT 9
<b>Notes on this table:</b> Spaces 1 to 5 above are located in the centre of the village. Spaces 6 to 16 are located in residential areas in the edges of the village. Spaces 17 to 21 are located outside the built-up area of the village.			

### **Policy WAT 17 - Protected village amenity area of green space at main entrance to the barracks off Denny End Road**

Context and rationale:

6.17.10 The following site which is currently not designated as PVAA's under the Local Plan is also considered appropriate and suitable for PVAA designation:

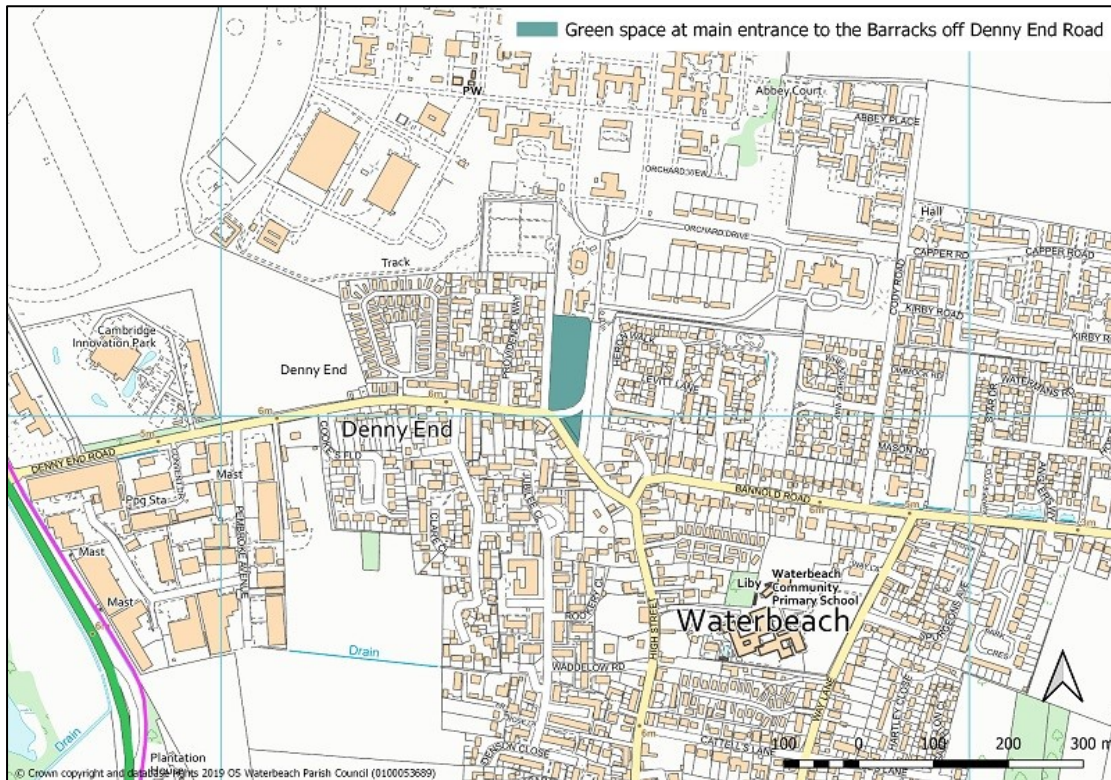
Green space at entrance to Barracks. The site was identified as valuable to the community as part of consultation on the NP including the mid-way consultation exercise undertaken in November and December 2018. This site has cultural significance and currently provides an iconic entrance to the barracks providing an important transition from the village to the new town. It is dominated by a magnificent copper beech hedge and beyond the hedge is an avenue lined with well-established ornamental cherry trees. It is an important landmark in the parish.

Policy intent:

6.17.11 To extend the PVAA designation which exists within the Local Plan to the green space at the main entrance to the Barracks off Denny End Road.

**Policy WAT 17 – Protected village amenity area of green space at main entrance to the barracks off Denny End Road**

The green space as shown on Map 6.11, and referred to as Green Space at entrance to barracks, is designated as a protected village amenity area where development will not be permitted within or adjacent to this area if it would have an adverse impact on the character, amenity (for example through noise and light pollution), tranquillity or function of Waterbeach village.



**Map 6.11:** Green space at main entrance to the Barracks off Denny End Road

**6.18 Policy WAT 18 – Protected open spaces in Waterbeach village**

Context and rationale:

6.18.1 There are a number of accessible open spaces providing essential amenity value to the Waterbeach village residents. These spaces which are both within the village (Camlocks and Park Crescent) and outside (The recreation ground) should be retained as publicly accessible open spaces. These are:

- The Recreation Ground. This space is a centrally located and valuable community space providing informal recreation space, outdoor meeting space and a skate park. It is used by all age groups

- Camlocks. This is an area of public amenity space including locally equipped area of play provided as part of the housing development. It is an important area for play and community gathering giving a green break between two developments.
- Green space within Park Crescent. This is an area of play and public amenity land providing an open aspect to Park Crescent and allowing safe play for children.
- Allotments site off Glebe Road. A well-used allotment site on the western edge of the village located in the green belt.
- Allotments off Burgess Drove. A well-used allotment site on the eastern edge of the village located in the green belt.
- Clare Close. This is a valued area of amenity land in a built-up residential area.
- Winfold Road. As with Clare Close, this is a valued area of amenity land in a built-up residential area.

6.18.2 In addition, the network of public rights of way including the Fen Rivers Way along the River Cam provide important outdoor recreation areas to the community. These are the subject of Policy WAT 9 in this NP.

Policy Intent:

6.18.3 In recognition of their specific public amenity value to Waterbeach parish residents, these spaces are identified and protected.

6.18.4 Exceptions will apply where the purpose of a development proposal will be to improve overall provision in the quality or quantity of an open space (for example replacement buildings or structures to improve the outdoor recreation value of the recreation ground).

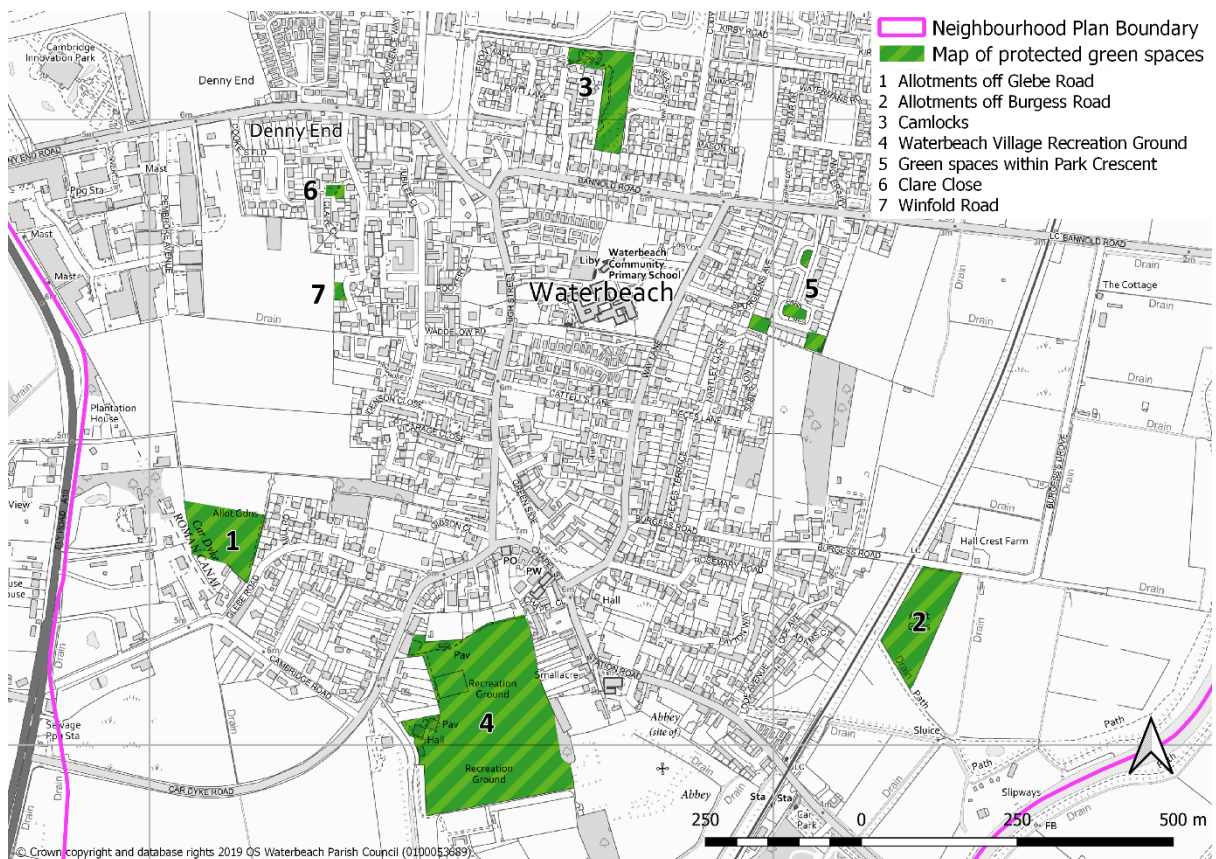


## Policy WAT 18 – Protected open space in Waterbeach village

The following publicly accessible open spaces are identified as important open spaces in the parish and shown on Map 6.12 are protected from development.

- Allotments off Glebe Road
- Allotments off Burgess Drove
- Camlocks
- Waterbeach Recreation Ground
- Green spaces within Park Crescent
- Clare Close
- Winfold Rd

Exceptions may apply where the purpose of a development proposal will be to improve overall provision in the quality or quantity of an open space.



Map 6.12: Protected open spaces

## **6.19 WAT 19 – Development and green infrastructure**

Context and rationale:

- 6.19.1 Additional green infrastructure provision will be required according to open space and play standards set out in the Local Plan. There is therefore no need to have a separate policy on this.
- 6.19.2 The Waterbeach Heritage and Character Assessment notes a lack of open space within the built-up area of the village. It also identifies opportunities for improving the attractiveness of the recreation ground as an open space and it identifies examples of new development on Bannold Road where open space provision delivered as part of new development is limited in functionality (open space is *solely* limited to the provision of the drainage basins) and identifies a need for development to provide more practical and more useable open space. It is important these open spaces are accessible to residents by reason of wellbeing and community interaction.
- 6.19.3 Policy WAT 19 is therefore focused on ensuring that the value of open space provision delivered as part of housing development is maximised.

### **Policy WAT 19 – Development and green infrastructure**

**Where new open space/wildlife/green corridors are being provided as part of new development, they should, as far as is possible, be designed to link well with wider green infrastructure in the parish. New parks, informal open spaces and play facilities should be located and designed with a view to them functioning as focal points in the neighbourhood.**

**To be accepted as an acceptable form of public open space provision, the space must offer useable recreational space. Drainage basins will not be accepted as a contribution towards public open space.**



**Figure 6.10:** Fencing surrounding drainage basin created as part of new development along Bannold Road



**Figure 6.11:** Drainage basin created as part of new development along Bannold Road

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## CORE OBJECTIVE 9B:

### Maintain and increase biodiversity

#### What does this mean?

- Identify and protect existing areas of biodiversity value
- Ensure appropriate management plans in place to protect and enhance areas of valuable natural environment/biodiversity

#### Policy WAT 20 - Sites of value to biodiversity

6.20.1 Local Plan Policy NH/4: Biodiversity requires that new development must aim to maintain, enhance, restore or add to biodiversity. It provides a decision-making framework for different types of development proposals with different potential impacts on biodiversity. The policy states that “Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats unless the need for, and benefits of, the development in that location clearly outweigh the loss.” The NP supports this approach and there is no need to duplicate this in the NP. The specific measures relating to net gains in biodiversity set out in the second paragraph of Policy WAT 20 have been identified as they are specifically applicable to Waterbeach parish and have been informed through community and stakeholder engagement.

6.20.2 Known existing sites of importance to biodiversity in the parish include:

- Site of Special Scientific Interest in the north east of the parish which is the southern extent of the Cam Washes.
- Areas of deciduous woodland (as identified using magic mapping in 2019 at [www.magic.gov.uk](http://www.magic.gov.uk)) in the south west adjacent to the A10, in the south east behind Saberton Close and at Waterbeach Barracks
- Floodplain grazing marsh (as identified using magic mapping in 2019 at [www.magic.gov.uk](http://www.magic.gov.uk)) south of St John’s Church, to the east along Station Road and along the River Cam and at Denny Abbey
- It also includes the County Wildlife Site along Cambridge Road
- Cow Hollow Wood

6.20.3 Map 6.11 shows the location of these sites as sourced from [www.magic.gov.uk](http://www.magic.gov.uk)

6.20.4 There is also the River Cam County Wildlife Site which runs along part of the extent of the River Cam.

6.20.5 The assessment of valued open spaces in the parish (see Table 6.3 in this NP) also considers Back Stiles in the western edge of the village to have biodiversity value.





Policy intent:

6.20.6 Policy WAT 20 does not identify specific sites of value in the parish that must be protected. Instead the policy emphasizes the need for the biodiversity value of existing sites to be taken into account when development proposals come forward which may impact on those sites. The supporting text to the policy provides information on the known sites of value in the parish. This is intended to assist with implementation. Of key relevance is the network of habitats that currently exists through the deciduous woodland areas, the River Cam and areas of floodplain grazing marsh. When development proposals come forward the emphasis should be on improving biodiversity through strengthening these networks.

**Policy WAT 20 – Sites of value to biodiversity**

**To be supported, development proposals must take into account the biodiversity value of existing sites in the parish where these may be affected by the proposal.**

**All development should provide net gains in biodiversity by creating, restoring and enhancing habitats for the benefit of species. In doing so, applicants should seek to retain and enhance the biodiversity value of the network of deciduous woodland, species and habitats in the parish. This applies to development coming forward at Waterbeach New Town as well as other strategic and major (e.g. 10 or more dwellings) development proposals where opportunities for creating and reconnecting existing and new habitat networks may be the greatest. However, it also applies to smaller development proposals (e.g. less than 10 dwellings) where opportunities for tree and hedgerow planting will exist, together with measures such as the incorporation of bird and bat boxes and installation of green or brown roofs.**