



# CLAREMONT

PLANNING CONSULTANCY

Call for Sites Consultation  
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Dear Sir or Madam,

## **SUBMISSION OF SITE AT BANNOLD ROAD, WATERBEACH TO THE GREATER CAMBRIDGE CALL FOR SITES 2019**

On behalf of Southern & Regional Developments Ltd, Claremont Planning have been instructed to present their site at Bannold Road, Waterbeach to the Local Planning Authority through the Greater Cambridge Call for Sites 2019 exercise. Claremont Planning are keen to establish that the site is available, suitable and viable for residential development and that it can robustly contribute towards the housing land supply of the District as it looks to review their Local Plan in 2019.

The site at the edge of Waterbeach is highly accessible in terms of walking distance to both services within the village, but also to the mainline rail station that can provide fast commuter links into Cambridge and London.

Furthermore, given the historical recognition of Waterbeach as a location to accommodate a new settlement, this reinforces the sustainability of the village in terms as a location for residential, and other forms, of development to contribute towards meeting the identified need of Greater Cambridge.

### **The Bannold Road Site**

The site is located towards the eastern edge of Waterbeach. It is bound in the north by Bannold Road and bound in the south by Burgess Road. In the east the site is well defined by the Fen Line railway which acts as a strong physical delineation line and in the west the site is less coherently bound, with the site offset from the rear curtilages of properties along Park Crescent by a small landscape buffer. The site also includes a densely wooded area which is not recognised statutorily or in local policy.

Whilst the site is located towards the eastern fringe of Waterbeach it is not isolated from the building line of the settlement, with dispersed development such as agricultural buildings along Burgess and Bannold Road, as well as development to the south of Burgess Road built up mostly towards the railway line. This provides a coherent urban pattern that uses the railway in the east as a delineator between Waterbeach and the countryside beyond to the east towards the River Cam.

The site extends over an area approximately 14ha in size and consists of a number of distinct fields which are separated by lines of vegetation and hedgerows in places. Whilst the site is constrained by some flooding concerns, with part of the area of the site to the east in Flood Zone 3 (benefitting from flood defences), this will be mitigated for through additional flood mitigation efforts as well as offsetting land for open space. This will be demonstrated through a robust Flood Risk Assessment to accompany any development proposals advanced on the site.

Waterbeach itself is a small town located approximately 8km (5 miles) north of Cambridge City Centre. As of the 2011 Census, the settlement's population was just over 6,000 with the number of households at 2,290 and 76% of the population of economically active age. The town since 1940 has been intrinsically tied to RAF Waterbeach, a major Royal Air Force base constructed for use during World War Two by Bomber Command, which was handed in part to The Army in 1966 where it was subsequently used as Waterbeach Barracks. The Local Plan has identified a new town for between 8,000 and 9,000 dwellings at the barracks site and the proposals include the relocation of the railway station. This New Town will make this area an even more sustainable location for additional development.

As a small town, Waterbeach has a small but convenient range of services in the town centre, with a number of pubs, shop, pharmacy and post office. The town also has a primary school and large industrial park/employment area located towards the west of the settlement alongside the A10. The primary school and town centre are within reasonable walking distance from the site, no more than 20mins by foot.

### **The Site's Development Potential**

The site at Bannold Road, Waterbeach demonstrates a robust relationship with the settlement edge of the village and is a sustainable location in terms of access to its services as well as to its mainline rail station. Whilst the site is primarily constrained in the east, these considerations are mitigatable through the provision of defences, landscaping and through a carefully considered layout that can respond to these flood risks.

With the principal of development established generally at Waterbeach through the establishment of a broad location of a new settlement to the north of the village, there is clear evidence that Waterbeach is regarded as a sustainable location accommodate such strategic development and therefore it is justified to seek additional development opportunities elsewhere within the existing urban fringe. Whilst the site falls within the Green Belt, there is a clear opportunity to establish a new defensible Green Belt boundary to the eastern edge of Waterbeach, taking full advantage of the railway line as a new physical element that strongly indicates the edge of the village and of the Green Belt beyond to the east. Any layout proposed on the site would make best use of the railway line in the east as this new boundary and strengthen it as a line through the provision of robust landscaping to create a new buffer and soften the edge of the development before it abuts the hard line of the railway.

The identification of the strategic allocation at Waterbeach New Town is a positive step in terms of the development plan in delivering to meet the identified need of the wider District, as well as for Greater Cambridge, but caution must be applied in terms of assurance and guarantee of delivery of such large sites. The NPPF recognises the value of strategic sites in Paragraph 72, but in part d. emphasises that realistic lead-in times must be incorporated in to a spatial strategy to ensure that the delivery of these sites remains practical in realising the housing trajectory. As such, the importance of small and medium sized sites must not be

overlooked and the NPPF at paragraph 68 states that these sites can robustly contribute to housing numbers given their relatively rapid build out times. The site at Bannold Road, Waterbeach can demonstrate this important contribution and therefore overlooking a site such as this would be in contravention with the guidance of the NPPF. Development of the site would be complementary to the strategic development at Waterbeach, rather than act in prejudice of it and can act as a valuable contributor to the housing supply of Greater Cambridge if, for a reason beyond the control of the District, the strategic allocation's delivery was to be delayed.

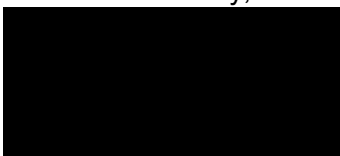
## **Conclusion**

The site at Bannold Road, Waterbeach provides an opportunity to identify a location for sustainable development at a settlement that has been recognised as an appropriate location to accommodate a strategic development. As such, this has established a principal of development that reinforces the sustainability of Waterbeach. The site is located within reasonable walking distances from services, as well as a mainline station which connects the site directly to Cambridge, a primary growth location which is demonstrating a rapid economic development.

The existing physical elements that influence the site and reinforces its position as edge of settlement also establishes an opportunity to provide a new robust and defensible Green Belt boundary running along the rail line that forms the eastern boundary of the site. Removal of the Green Belt designation over the site will not result in a detrimental impact on the wider strategic function of the Green Belt, rather it will strengthen the Green Belt to the east of the railway line and maintain a new, visual building line that demarcates the new boundary of the Green Belt.

As outlined, the adopted Local Plan is due to begin its review in 2019 and the calculated 5.0 years of housing land supply, means that a planning application would strengthen the housing land supply and ensure the delivery of more housing in the new Plan period. In respect of this, the site at Bannold Road, Waterbeach is commended to the Call for Sites 2019 as part of the preparation of the Greater Cambridge plan.

Yours sincerely,



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



