

RESPONSE TO THE GREATER CAMBRIDGESHIRE SHARED PLANNING 'CALL FOR SITES (MARCH 2025)' CONSULTATION

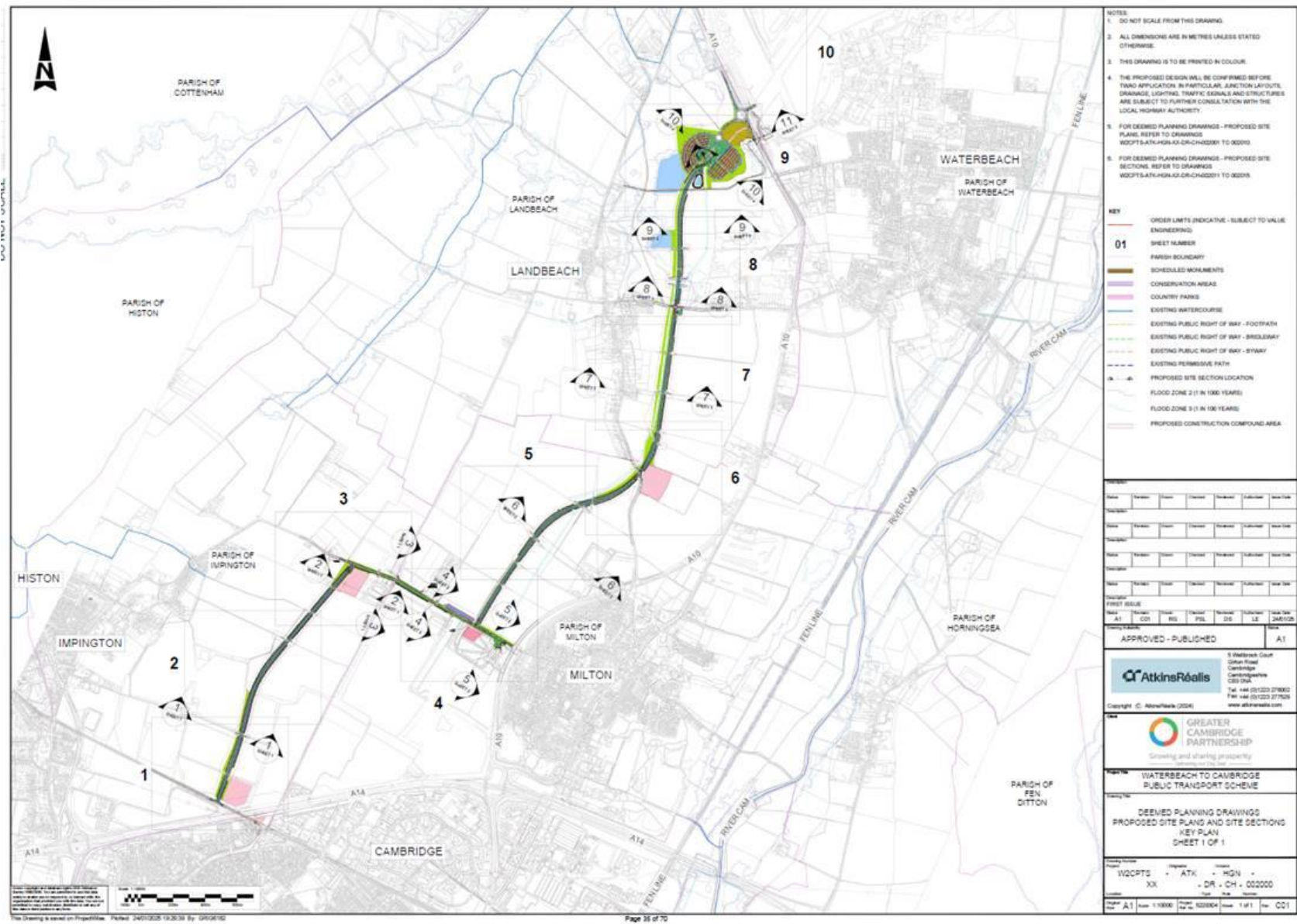
Site Location:	Land at A10 and Green End, Landbeach
Site Promoter:	Cambridgeshire County Council - in its capacity as Landowner Only
JDI no:	40187
Date:	7th March 2025

1. These representations look to update Carter Jonas' previous submission (2019) on behalf of Cambridgeshire County Council (Rural Assets Team) in its capacity as **landowner only**, relating to JDI Number 40187 for the proposed commercial development of Land at A10 & Green End, Waterbeach 'the Site'.
2. This update is made on the grounds that is that 'there are other material changes to the site', namely the significant strategic infrastructure interventions that are being considered / progressed, which would dramatically improve sustainable non-motorised and public transport travel opportunities between the Site, Waterbeach New Town, Cambridge and surrounding villages. The transport interventions are further described below:
 - a. **Waterbeach to Cambridge (W2C) guided busway, park and ride, and cycle track:** a decision was taken in February 2025 by the Greater Cambridge Partnership (GCP) to submit an application for a Transport and Works Act Order to the Secretary of State for the Waterbeach to Cambridge (W2C) Transport Scheme. This will include a new high quality guided busway, bus priority improvements, a new Park and Ride / Travel hub, new high-quality cycling and walking facilities making use of the emergency and access track required for the new guided busway. The dedicated guided busway will run for approximately 6.5km between Waterbeach New Town and north Cambridge, via Landbeach and Milton Park and Ride. The travel hub is intended to accommodate up to 1600 vehicles. The proposed route of the W2C proposal is shown in **Appendix 1**.
 - b. **A10 bridge crossing between Waterbeach and Landbeach:** a planning application was submitted in September 2024 for the construction of a bridge across the A10, together with a shared use route for non-motorised users between Waterbeach barracks and Green End. A proposed plan and elevation for the Mere Way A10 bridge crossing is provided in **Appendix 2**. The delivery of the works will provide the point of connection between the Waterbeach Barracks site and further works to be delivered within the adopted highway by Cambridgeshire County Council in order to create the remaining elements of the Mere Way Cycle Route which will connect the Waterbeach Barracks site to North East Cambridge. It is expected that a pedestrian / cycle route will be established between the bridge and the proposed new station at Waterbeach New Town. This would place the Site within approximately 2.5km cycling distance of the new station, with safe crossing over the A10 via the new bridge. This would ensure staff of new businesses on the Site would have the ability to cycle to work from Waterbeach NT station. For context, this is only a slightly longer (approx. 300m) distance than cycling from Cambridge North to Cambridge Regional College.
 - c. **A10 pedestrian and cycleway improvements:** a plan showing the intended pedestrian and cycleway improvements along the A10 (between Waterbeach and Milton) is provided in **Appendix 3**.

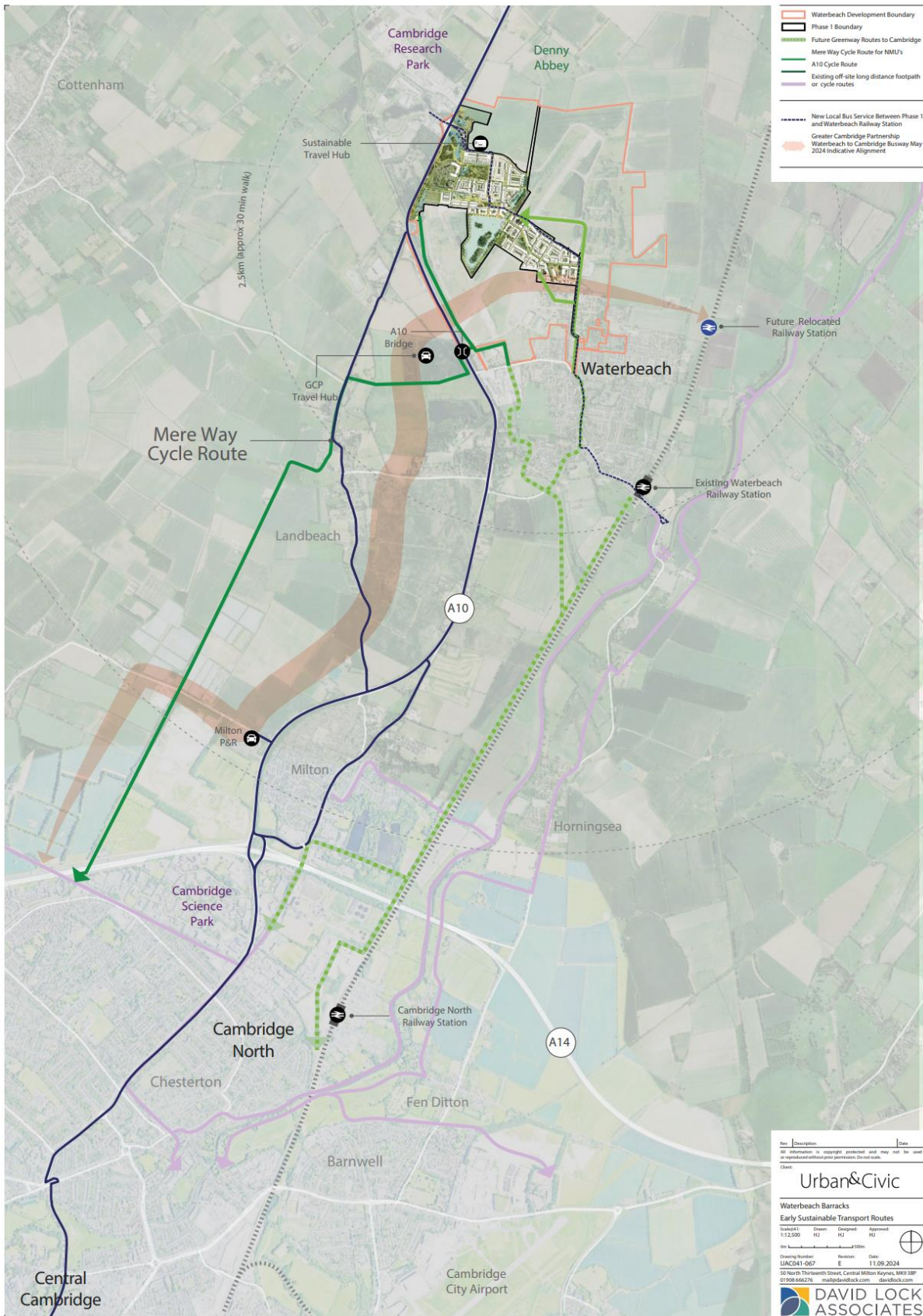
3. It is considered that the Site continues to offer an appropriate, sustainable, location for the creation of industrial, logistics, mid-tech, manufacturing, data centres, battery storage, and offices, **on land that lies outside the Green Belt.**

APPENDIX 1 – WATERBEACH TO CAMBRIDGE ROUTE

Carter Jonas



APPENDIX 2 – MERE WAY BRIDGE AND ROUTE



APPENDIX 3 – A10 CYCLE AND PEDESTRIAN IMPROVEMENT WORKS

