

**MAIN CASE**

**Reference No:** EXT/00011/18

**Proposal:** SOUTH CAMBS - Outline planning permission (with all matters reserved) for development of up to 4500 dwellings, dwellings business, retail, community, leisure and sports uses; new primary and secondary schools and sixth form centre; public open spaces including parks and ecological areas; points of access, associated drainage and other infrastructure, groundworks, landscaping and highway works.

**Site Address:** Land Adj To Waterbeach Barracks & Airfield Site  
Waterbeach Cambs

**Applicant:** RWL Estates

**Case Officer:** Andrew Phillips, Senior Planning Officer

**Parish:**

**Ward:** Ward Councillor/s:

**Date Received:** 12 June 2018      **Expiry Date:** Consultation expected on the 6 August 2018

[T77]

1.0 **RECOMMENDATION**

1.1 Members are recommended to support the following wording:

I refer to your consultation letter of 12 June 2018 in respect of the above mentioned application.

East Cambridgeshire District Council Planning Authority supports the proposal for a New Town at Waterbeach and therefore supports in principle this application. However, at the current time we place a holding objection on this proposal in regards to transport.

It is considered a great positive that an improved train station for Waterbeach is being brought forward in the very early stages of the development and later further improved.

While it is accepted that a substantial train station and associated parking will provide great train links to Cambridge, London and Ely. It is unlikely to bring a large number of people traveling south off the A10 to use the public transport, therefore, will provide a substantial additional burden on the A10 between Waterbeach and Cambridge Science Park.

There is also significant doubt by virtue of the developer not considering the impact that the developments at North Ely might have (planning reference 11/01077/ESO and 13/00785/ESO) on traffic on the A10, as this not covered under Table 8.8 (page 320).

We request that the transport data submitted by the developer is very carefully considered and analysed by both South Cambridgeshire District Council and Cambridgeshire County Council. While there is still substantial doubt over the submitted information, we are unable to support.

We also seek to ensure that any comments from Swaffham Prior, Swaffham Bulbeck and Lode are fully considered as if they were an adjacent Parish.

## 2.0 SUMMARY OF APPLICATION

- 2.1 The application is approximately half of the proposed Waterbeach New Town on the ex-military base to the north of Waterbeach as described in the proposal of the application. The site includes the proposed relocation of the train station, though the creation of platforms and station car park are covered by a separate planning application (S/0791/18/FL).
- 2.2 The planning application (S/2075/18/OL), plans and documents submitted by the Applicant can be viewed online via South Cambridgeshire District Council's Public Access online service, via the following link  
<https://www.scambs.gov.uk/Environment/Planning>

## 3.0 PLANNING HISTORY

- 3.1 Previous comments from East Cambridgeshire District Council in regards to the western half of the new town (application S/0559/17/OL).

**Outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological area and woodlands; principle new accessed from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10.**

I refer to your consultation letter of 9 March 2017 in respect of the above mentioned application.

East Cambridgeshire District Council, as Local Planning Authority, wishes to formally lodge a holding objection in relation to planning application S/0559/OL. The reasons for such a holding objection solely relate to transport issues.

The planning application has been submitted prematurely, without the proper consideration of the wider transport implications and it is believed that a new transport/EIA must be submitted to take into consideration the work that is ongoing with A10 studies and the impacts on the railway network, namely Soham Railway Station.

The proposal relies on work currently being undertaken by the City Deal and presumes that the City Deal will take impacts of the A10 into consideration. The proposal considers that a 5% increase in traffic on the A10 would not be significantly detrimental to traffic flow on the A10, this raises serious concerns and the developer has not adequately demonstrated that such impact is not significant.

On review, the applicant has failed to consider the proposal for a train station in Soham, which is a corporate priority for ECDC and is referenced in the devolution deal for Cambridgeshire and Peterborough. Once Soham railway station is complete the residents of Soham travelling to the train stations in Cambridge will need to connect in Ely. If the developer is relying on residents travelling by train then proper consideration should be given to the wider impact of rail travel. An EIA needs to consider the impacts of the growth proposed in Soham and the impact of Soham railway station. In addition to this the EIA should consider the impact of the major growth planned for East Cambridgeshire; 3,000 new homes in North Ely and proposed development in Littleport.

There are further concerns to the submissions made. It is proposed that there will be a park and ride; where will this be located and how will this operate? References are made to the new Waterbeach train station, will the existing train station be closed as a result of a new station, what is the indicative timetable for this?

Until these matters are addressed in an amended transport assessment/EIA, it is not possible for East Cambridgeshire District Council, as the Local Planning Authority, to properly assess the impacts that this strategic development will have.

The above mentioned submission should be properly considered by the applicant in the relevant assessment. Once these amendments have been considered, ECDC will be in a better position to make proper representations on the planning application.

#### 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located within the Authority of South Cambridgeshire District Council and is to the ex-military base to the north of Waterbeach. The eastern boundary is defined by the railway that runs between Ely and Cambridge.

#### 5.0 PLANNING COMMENTS

5.1 With the location of this site the main consideration to East Cambridgeshire District Council is considered to be the impact on transport movements (primarily on the A10 and the railway line). While the development will be visible (across the River Cam) to the parishes of Swaffham Prior, Swaffham Bulbeck and Lode this impact would always be expected with bringing this large amount of development forward and will not impact on the villages within these parishes; as the villages are set a

significant distance away from the River Cam. It has been requested that South Cambridgeshire District Council consult these parishes and any comments they provide are fully considered as adjacent parishes.

- 5.2 With the closeness of the development to the River Cam that drains into Great Ouse there is the potential for the proposal to create flooding downstream. However, the Lead Local Flood Authority has already objected to the development. This potential issue, therefore, has already been fully considered by the relevant professional.
- 5.3 Transport
- 5.4 The submitted Environmental Statement (ES, page 322-323) does not appear to have considered the North Ely developments (covered by planning applications 11/1077/ESO and 13/00785/ESO). It also needs to make reference to the updated employment on the southern side of Ely (planning application 17/00428/FUM).
- 5.5 The developer's ES (page 318) makes reference to the new Waterbeach railway station to be in place from 2021. However, shortly after it clarifies that this will only be the platforms and that the train station and the majority of the parking will not be available till 2031. It is this later capacity, according to the ES that will encourage southbound A10 users to use the proposed public transport.
- 5.6 While the significant investment in public infrastructure is welcome; early investment appears unlinked to the development as it is covered by a separate application. The train station/park and ride is approximately a 10 minute detour from the A10 to catch a train or wait for the next bus. Presuming there is a public transport option every 15 minutes, which is the expected growth in trains stopping at Waterbeach on route to Cambridge, this is a maximum predicted detour of 25 minutes. It is also not known what A10 users from the north are expected to make this detour, with Ely already having a well-developed train station with substantial parking in its vicinity and there are still problems with congestion on the A10 at present. The reduction in traffic traveling south along the A10 past the junction into the site is likely to be low.
- 5.7 The improvements to public transport might encourage some of the users of the A10 in close proximity to the application site such as Cottenham, Horningsea and Landbeach in coming to this train station rather than Cambridge North, thus making an improvement at the A10/A14 junction.
- 5.8 While it is accepted that a new train station in Waterbeach, which is able to cater for a far greater capacity of trains is a benefit of the proposal. Concerns are raised that the developer is relying too heavily on its attraction to road users heading southwards along the A10. It is accepted that this will substantially deter people from Waterbeach driving into Cambridge.
- 5.9 In regards to car movements the greatest change is in the morning rush hour (8-9am) on the A10 by 2031:
- -2% north of Cambridge Research Park. It is presumed based on people exiting to use the park and ride/railway station proposed in the entirety of the Waterbeach new town.

- +9% A10 north of Denny End Road. Presumed as the new dwellings join the A10.
- +5% A10 south of Car Dyke Road but by the time it gets to Ely Road junction with the A10 (Milton) this has increased to 42%.

- 5.10 Even taking a 5 – 10% increase along the A10 traffic heading into Cambridge is considered to be significant increase on a road that is known to have a significant traffic problem. The numbers also suggest that a lot more people will be joining the A10 from the new development then will be attracted off the A10 who were traveling south towards Cambridge. This will very likely detrimentally affect residents in East Cambridgeshire who are either further delayed getting into work or have to find alternative options.
- 5.11 The ES (page 348) states that Stretham roundabout will reach capacity by 2026 and will require intervention prior to 2031, but concludes that the impact from this development will be negligible. This view is accepted, as it is believed that relatively few people will travel from Waterbeach towards Ely in the rush hour.
- 5.12 The ES (page 351) states there will be a “permanent adverse effect of minor to moderate significance on the safety of road users on A10 Ely Road”. It is expected that the Local Highways Authority will comment in this regard and that their comments will hold significant weight in any determination.
- 5.13 Planning Balance
- 5.14 That a holding objection should be provided to South Cambridgeshire District Council in regards to this development, as defined by paragraph 1.1.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
EXT/00011/18 (SCDC reference S/2075/18/OL)	Andrew Phillips Room No. 011 The Grange Ely	Andrew Phillips Senior Planning Officer 01353 665555 andrew.phillips@ea stcambs.gov.uk
EXT/00004/17 (SCDC reference S/0559/17/OL)		
S/0791/18/FL		

National Planning Policy Framework -  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>