

## Waterbeach Neighbourhood Development Plan – Examination

### Examiner's clarifying questions and information requests to Waterbeach Parish Council and South Cambridgeshire District Council

#### Questions and information requests to Parish Council

1. In response to Regulation 16 Representation Ref 68681, I would like to see copies of the formal Parish Council minute proposing to proceed with preparation of the neighbourhood plan and the designation of the neighbourhood area as well as copies of the formal minutes agreeing the neighbourhood plan for pre-submission consultation and for submission to the District Council.
2. Please can you explain the distinction between WAT18 protected open spaces and Protected Village Amenity Areas as protected in the Local Plan? In other words, in what way are the WAT18 sites not capable of being protected either as Local Green Space or Protected Village Amenity Area within the Local Plan. In the same way as the open space at the Barracks entrance is being added as a PVAA, why are at least some of the WAT18 sites, stated as of value in amenity terms, not being treated similarly? – eg the smaller areas on Park Crescent for example.
3. In paragraph 6.21.15, the text states that policy WH19 (which I take to be a typo error and which should read WAT21) requires a majority of the affordable units to comprise 1 and 2 bedroom properties. However, the policy does not do this and still refers to specific percentages as set out in the WBNT SPD. What is the intention here? It may be there was an intent to introduce greater flexibility, as now requested in some Regulation 16 representations, but the actual policy change was never made. Please confirm.
4. Re Policy WAT 2 - please can you explain why, if the station is relocating, would it be necessary to identify and safeguard a route from the old station (which is right on the boundary of the village ) to the new. I am not clear why the route isn't proposed from a more central point in the village to start with, or is it simply that this best aligns with the Greenway proposal.
5. Re policy WAT 16 - I would appreciate some clarification in respect of both parcels of land as to what is different in respect of adjacent parcels – why, for example, the land south of Bannold's Road adjacent the railway is not similarly identified and similarly the land between the Clayhithe Road and the Town Holt triangle.

## Questions to South Cambridgeshire District Council

6. Can the District Council confirm that it is content that in all respects WBNT is capable of meeting the housing requirement and thereby the housing needs of the parish in an appropriate timescale? The question is asked in the context of the Regulation 16 representations from Orchestra, Claremont Planning and Drivers Jonas on behalf of landowners seeking to promote/bring forward small sites, on the basis that these can more flexibly and immediately help to meet local housing need. I noted on site that land preparation is underway on the new town site, but it would be helpful to have confirmation of timescales eg when first houses are expected to be completed. See also 8c.
7. Does the District Council support the David Lock arguments on behalf of Urban and Civic that WBNT's role is to deliver housing to meet the District and Greater Cambridge affordable housing needs and that it cannot be prioritised even to the extent proposed in WAT 23 to meet Waterbeach needs? **Or** is SCDC content that WAT23 prioritises some affordable housing delivery to the parish and in doing so does not undermine the strategic policies of the Local Plan?
- 8a. Can the District Council confirm that permission under S/2075/18/OL and the related S106 obligation have now been completed and issued?
- 8b. What are RLW's headline terms referred to in the Boyer Regulation 16 Representation on RLW's behalf.
- 8c. What is the current position regarding development of the WBNT in terms of permissions and expected implementation? Are there any known significant delays other than for pandemic lockdown reasons?
9. In the context of Waterbeach village adjoining the new town - is the Local Plan intention still that the status of Waterbeach as a Minor Rural Centre would apply, limiting any housing development in the existing village usually to a maximum of 30 dwellings and within the development framework unless allocated in the Neighbourhood Plan?

## Notes

I may have additional clarifying questions and requests once the examination has progressed further.

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Independent Examiner

20 May 2021