

Waterbeach New Town Supplementary Planning Document

Summary Consultation Leaflet

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Introduction

The draft Waterbeach New Town Supplementary Planning Document (SPD) supplements the new Local Plan policy for the area. The South Cambridgeshire Local Plan allocates land to the north of the existing village over the period to 2031 and beyond for the development of a new town of approximately 8,000-9,000 homes. The new town will provide a long-term supply of new market and affordable homes helping to meet local housing needs and by doing so enable our rapidly growing economy to continue to prosper.

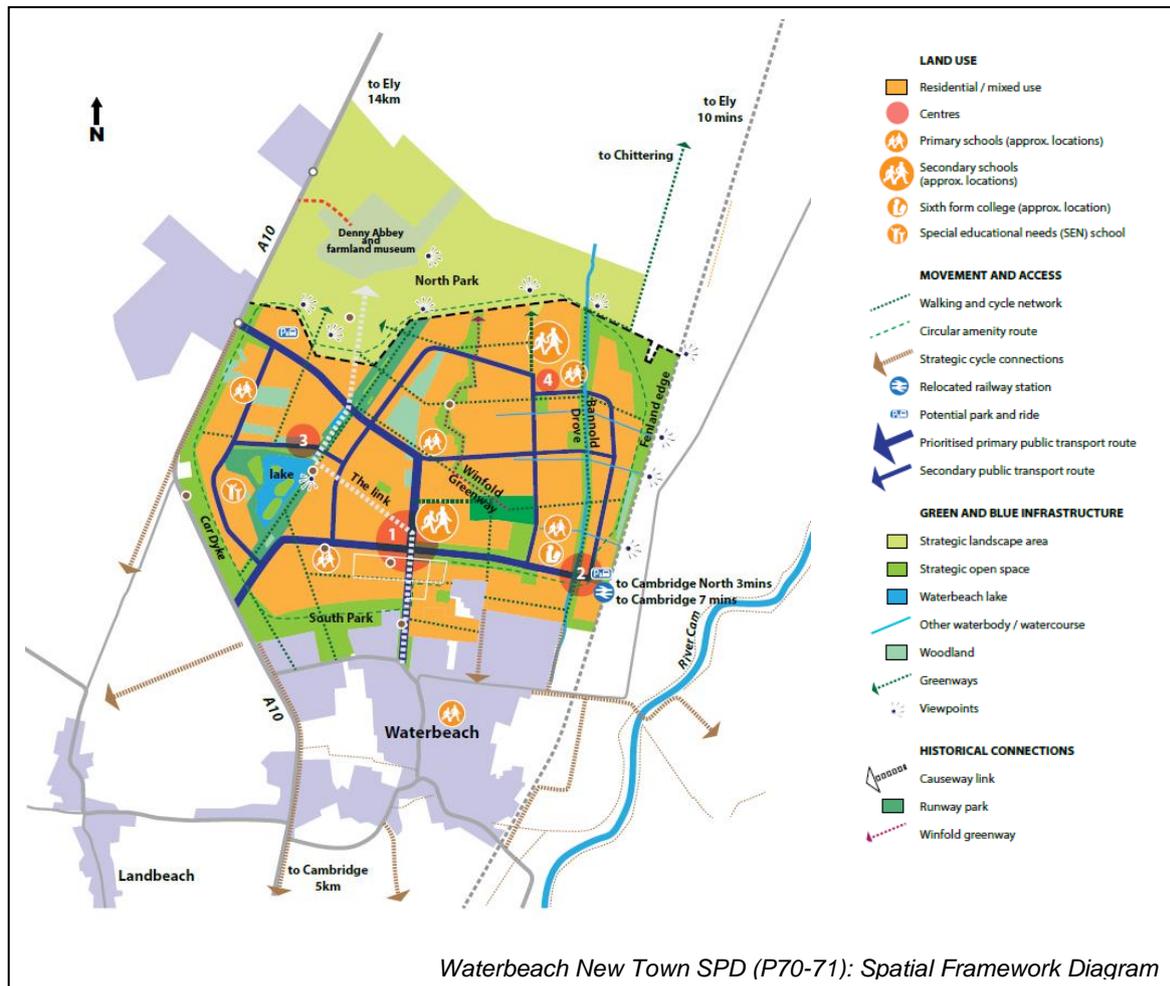
The SPD provides further detail on how the new town will be delivered in accordance with the policies set out in the Local Plan. Technically the SPD will be a material consideration in the determination of planning applications for the new town and it has been prepared in collaboration with the site promoters and technical and community stakeholders. The outcome of the current consultation will help us to further refine it before it is considered for adoption by South Cambridgeshire District Council. It is important to understand that the SPD cannot make new planning policy, or allocate sites for development and must be in conformity with the policies of the South Cambridgeshire Local Plan.

We want you to help us provide the best possible guidance for how the new town should be developed so it becomes a place whose residents are proud of and which is a good neighbour to the existing village.

What does the SPD have to say?

The SPD establishes a vision for the new settlement, and strategic objectives for the new development. It includes strategic principles for development and place-making that set the quality expectations for the new settlement, to guide master planning of the site. It includes a detailed analysis of the existing site context including development constraints such as heritage assets like Denny Abbey, landscape character and flood risk, and opportunities from the assets already present on the site. It identifies guiding principles that should be used to inform development relating to a number of key themes including movement and place, housing, open space, environmental sustainability and climate change.

The SPD identifies an indicative spatial framework for the new settlement (what goes where), identifying key land uses with the intention of creating a comprehensive development across the entire site.



In combination these overarching design principles aim to deliver a settlement that will prioritise sustainable movement across the new town, creating walkable mixed use neighbourhoods that are of the highest quality, permeable and centred around a convenient, attractive and flexible public transport network, including a new relocated Waterbeach Station. By designing in a comprehensive walking, cycling and public transport network from the beginning, the new town should have a positive impact on travel behaviour and in turn minimise the impact of the settlement on the surrounding highway network.

The SPD also sets out a framework for creating a mixed community where a wide range of housing typologies, forms and tenures should be delivered to meet the housing needs of the area. This includes affordable, self-build, key worker, extra care and older people's housing. These housing types would be supported by timely provision of social, recreational and cultural facilities across the new town which will be of benefit to both new and existing residents in Waterbeach.



*Proposed indicative example of a mix of housing typologies from planning application S/2075/18/OL
Prepared by LDA Design on behalf of RLW Estates*

In addition, the SPD outlines other vital infrastructure and facilities required to create a successful settlement. These include a multifunctional green network of amenity spaces, onsite healthcare provision, a significant amount of play space for children and young people as well as more formal outdoor sports facilities.

The SPD details that new development would be expected to demonstrate excellence in sustainable design and exceed the Council's existing standards. Buildings across the site will be expected to be designed and built to be energy efficient and use the latest technology and design methods to minimise the impact of the development on the local and wider environment.

The SPD incorporates an Infrastructure Delivery Plan (IDP) which sets out the infrastructure requirements to support the new settlement and how these infrastructure projects can be funded and secured as part of the development management process.

As the site is in multiple land ownerships, the SPD has been prepared to guide a comprehensive approach to development and infrastructure across the whole site. This is to ensure that the new settlement is delivered as a single unified development. It sets out an approach to delivery that requires coordination between the two developers. It achieves this by requiring, through enforceable legal agreements (s106 agreements) and planning conditions, that delivery and review groups to be established that include the developers as well as South Cambridgeshire and Cambridgeshire County Council.

The SPD in context

On the 3rd September 2018 the Local Plan Inspector concluded that the Local Plan, including its allocation of the new town site at Waterbeach for development, was 'sound' subject to a number of modifications. During their examination of the Local Plan, the Inspectors took account of representations made both in favour and opposed to the new town allocation and concluded at paragraph 75 of her report that

"We are mindful of the concerns expressed by local residents and others in relation to a range of issues including: the effect on A10 trunk road, which is already operating at capacity; the impact on the existing village of Waterbeach; and the

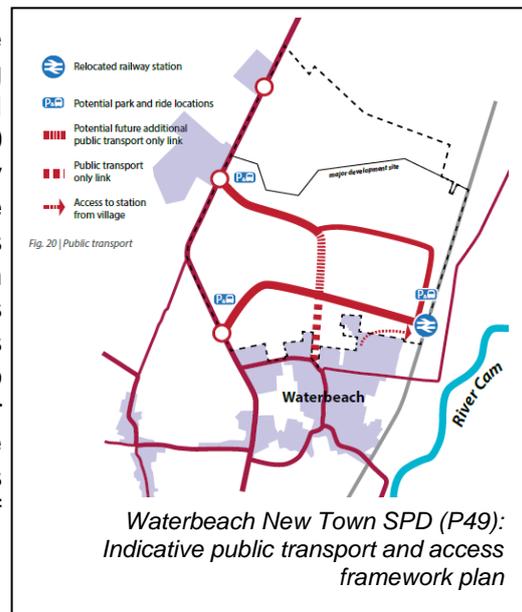
potential inconvenience of relocating the existing train station to the new town. All these issues are recognised in the policy and the SPD may provide further guidance. However, we are not persuaded that there are any overriding constraints that cannot be satisfactorily resolved. The review of the Plan will provide an opportunity to assess progress.”

The new town allocation has therefore been established through the Local Plan and it follows that representations on the Waterbeach New Town SPD should focus on improving the SPD itself rather than on the principle of the new town allocation and other matters clearly established by Local Plan policy. You can read what the Local Plan policy for the new town says in Appendix 3 of the SPD and at the end of this executive summary.

The Local Plan has allocated the new town site to help provide for the long-term housing needs of the area. Overall between 2011 and 2031 South Cambridgeshire has to provide land for 19,500 new homes and we think that Waterbeach New Town can provide for at least 2,300 of these by 2031, with scope for on-going growth after 2031 (depending upon when building can start and how many homes can be built each year). There is no policy restriction to the pace of house building on site provided that new homes are built in step with the provision of necessary infrastructure.

Transport is acknowledged to be key to the success of the new town as it develops over time. The Ely to Cambridge Transport Study was commissioned by the Greater Cambridge Partnership and reported in early 2018. The study has confirmed that a multi-modal package of measures will be needed for the whole corridor. This will include a package of measures to encourage a mode shift away from car, including a high quality, segregated public transport route between Waterbeach and Cambridge, the relocation of Waterbeach station, significant investment in cycling and walking measures around the new development north of Waterbeach and a new Park and Ride facility.

The study also confirms that smaller scale highway measures to discourage rat running will be required along parallel routes, as well as improvements to junctions along the A10 in the short term. Finally, the study recommends that to accommodate the significant proportion of strategic trips through the study area, major investment in additional highway capacity along the A10 is made. In the medium term it recommends dualling the southern section, with a view to dualling the northern section in the longer term. This would take a broadly online alignment to the existing A10, although it is acknowledged that some sections would of necessity need to be offline.



The Cambridgeshire and Peterborough Combined Authority has accepted the findings of the study and approved funding to move further towards implementation whilst ensuring alignment with the emerging transport strategies of the Combined Authority.

Living in the new town

To attract new residents and make sure that they want to stay, the new town will be designed for the future in terms of its design and sustainability and in its generous provision of green spaces, including a large expanse of retained fenland landscape around Denny Abbey. New and existing village residents will both benefit from a relocated and upgraded railway station, and from the creation of excellent public transport and cycling links to Cambridge and the Science Parks clustered just to the south of the A14.

The relationship between the new town and the existing village will be controlled and managed to the mutual benefit of both. New residents will want to use existing village shops and pubs and village residents will want access to the shops, services, schools and open spaces of the new town.



*Proposed indicative example of Station Square from planning application S/2075/18/OL
Prepared by LDA Design on behalf of RLW Estates*

The cost of housing is a key concern to many households. To address this around 4 in every 10 of the homes in the new town will be subsidised in various ways to be more affordable than would otherwise be the case if they were all to be provided for private purchase or rent. The aim is to provide affordable homes suitable for those looking to both rent or as a step towards home ownership. We calculate that the net need for affordable housing over the plan period (2011-2031) and across the district will be around 5,573 homes and Waterbeach New Town will play its part in helping to meet this need.

More generally the new town will provide a wide variety of homes from flats to family homes to ensure that it is a place that people can live in throughout their lives – being a healthy place to grow up in and grow old in.

Where does the SPD fit in?

The SPD should be seen as one of the planning mechanisms that together will help to deliver a successful new town. The new Local Plan sets out the key planning policies for its development to which the SPD conforms whilst adding further detail.

These documents will guide the assessment of the planning applications for the development of the new town made by Urban and Civic (U&C) and Royal London Waterbeach (RLW) which have a combined housing capacity of 11,000 homes. The SPD makes no comment on the suitability of this overall level of development and is clear that it will be for the planning application process to test specific proposals contained in the planning applications in the context of Local Plan policy. To assist this consideration and assessment, the SPD has considered the dwelling type and mix and the infrastructure implications of a range of levels of housing development from the bottom of the Local Plan range of 8,000 dwellings through to the level included in these planning applications of 11,000 dwellings.

This will ensure that the delivery of development and related infrastructure is co-ordinated between these two planning applications which will be secured through the use of appropriate and compatible legal agreements and planning conditions. Subsequent detailed planning applications will be guided by further guidance to include such matters as design coding and individual site master plans.

Given the long timescale for delivery of the new town, it will be appropriate to allow for periodic monitoring and review of the delivery of key infrastructure.

Have your say

Consultation is for six weeks and runs between **5pm on Friday 14 September until 5pm Friday 26 October 2018.**

The draft Waterbeach New Town SPD is being consulted upon along with the following accompanying documents:

- Sustainability Appraisal Screening Report,
- Habitats Regulations Screening Report,
- Equality Impact Assessment.

These documents will be available for inspection at

- South Cambridgeshire District Council offices at South Cambridgeshire Hall, Cambourne, Cambridge CB23 6EA (8.30am – 5.00pm Monday to Friday).
- Waterbeach Library Community Centre, High Street, Waterbeach, Cambridge CB25 9JU (2.45pm – 5pm Monday; 2.45pm-5pm,6pm-8pm Wednesday; 2pm-5.30pm Friday; 10am-12noon Saturday).

A public exhibition will be held in the village on the 8th October at the Salvation Army Hall, 7 Station Road, Waterbeach, Cambridge CB25 NHT, between the hours of 12.30 and 19.30 where officers will be on hand to answer questions. The exhibition will then be continually on display until the end of the consultation period at:

- South Cambridgeshire District Council offices at South Cambridgeshire Hall, Cambourne, Cambridge CB23 6EA (8.30am – 5.00pm Monday to Friday).

Officers will also attend the Waterbeach New Town Community Forum on Tuesday 25th September, between 18.00 and 20.45 where there will be an opportunity to ask

questions and learn more about the SPD. The venue is the Waterbeach Baptist Church, Chapel Street, Waterbeach, Cambridge, CB25 9HR.

Representations on the consultation documents should be made using the:

Online Response Form, which is available here (<https://scambs.jdi-consult.net/localplan/>)

Or:

- By using an electronic or paper Response Form. Response Forms are available from our offices in Cambourne.

Electronic or paper response forms are available from the Council's offices in Cambourne (address above) or via email request on ldf@scambs.gov.uk

Please include in your representations the part of the SPD you are commenting on including page number, section reference, and table or figure number. This will help us to understand the points being made.

Completed Response Forms should be sent to the Council's offices in Cambourne, (address above) or emailed to ldf@scambs.gov.uk

Following consultation the representations received will be considered, and will be reported along with the SPD to Scrutiny and Overview Committee for consideration and Cabinet for decision, seeking agreement to adopt including any changes arising from this consultation.

Consultation Guide

The SPD is over 160 pages long and it may be difficult to know where to start commenting on it. Whilst not wanting to constrain what can be commented on the following checklist of questions may help readers to focus thinking on key elements within the SPD to help us further refine it to make it as good as it can become.

Remember that the SPD cannot make new planning policy, or allocate sites for development and must be in conformity with the policies of the South Cambridgeshire Local Plan and especially with policy SS/5 for the Waterbeach New Town.

1. Figures 11 and 12 show the potential key constraints and opportunities that the site presents. Do you have any comments on the detail presented on these plans?
2. The SPD sets out aspirations on page 29, reinforced with a vision for the new town on pages 30-31 of the document. Do you have any comments to make on the aspirations and the content of the vision?
3. There are 8 strategic development objectives set out on pages 32-33. Do you have any comments to make on those objectives?
4. There are 11 proposed key structuring elements. In numerical order, do you have any comments to make about:-
 - i) The proposed hierarchy of centres as shown on figure 14, and the suggested content of those centres as shown on figure 15.
 - ii) The potential location of the schools as shown on figure 17, with more detail set out in table 1.
 - iii) The potential primary and secondary route network, together with access from the village, as shown on figures 18 and 19.
 - iv) The potential public transport proposals as shown on figure 20 and the cumulative movement framework (taking into account key structuring elements i-iv) shown on figure 21.
 - v) How the setting of Denny Abbey is protected by the creation of a strategic landscape area to the north of the site.
 - vi) The location and function of proposed public spaces as set out in figure 23.
 - vii) The location and function of greenways and green corridors as shown in figure 24.
 - viii) The choice of historical features proposed to be retained in any development proposals, as shown in figure 25.

- ix) The idea of creating a causeway link between the village, the proposed town centre, the lake and the abbey as shown on figure 26.
 - x) The varied edge treatments to the proposed new town and the proposed connection points across the two development sites, as shown on figures 28 and 29.
 - xi) The analysis of dwelling capacity, housing density and building heights in section 11, tables 6 and 7 and figure 30.
 - xii) The overall framework plan which presents the key structural elements together in figure 31.
5. There are 7 proposed guiding principles. In numerical order, do you have any comments to make about the emphasis given to:-
- i) Creating a development that prioritises cycling and pedestrians, summarised in table 9.
 - ii) Providing a wide mix of housing types including affordable housing.
 - iii) Creating a healthy community.
 - iv) Open space, play and sport.
 - v) Sustainable drainage and water management.
 - vi) Allotments and orchards.
 - vii) Environmental sustainability and climate change.
6. The SPD (section 6) includes a section on delivery, which incorporates a delivery plan on pages 118-137. Do you have any comments to make on what it says about:-
- i) Transport infrastructure
 - ii) Utilities infrastructure
 - iii) Social infrastructure

Section 6 also talks about approaches to the comprehensive delivery of the new town and how the development and associated infrastructure will be delivered. Do you have any comments to make on this part of the SPD?

New South Cambridgeshire Local Plan *Extract*

Waterbeach New Town - Policy SS/6: Waterbeach New Town (previously policy SS/5 in the submission Local Plan)

1. A new town of approximately 8,000 to 9,000 dwellings and associated uses is proposed on the former Waterbeach Barracks and land to the east and north as shown on the Policies Map. A Supplementary Planning Document (SPD) will be prepared for the new town as addressed at subsection 17 of this policy. The final number of dwellings will be determined through a design-led approach and spatial framework diagram included in the SPD having regard to:
 - a. The quantum, location and distribution of development in the town; and
 - b. Maintaining an appropriate setting for Denny Abbey listed building and scheduled monument.
2. The new town will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity which is founded on best practice urban design principles, drawing on the traditions of fen-edge market towns, which encourages the high quality traditions and innovation that are characteristic of the Cambridge Sub-Region.
3. It will be developed to maintain the identity of Waterbeach as a village close to the new town. Appropriate integration should be secured by the provision of suitable links to enable the residents of Waterbeach village to have convenient access to the services and facilities in the new town but limited and controlled opportunities for direct road access from the wider new town to Waterbeach with emphasis on connections by public transport, cycle and on foot.
4. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area. It will deliver high quality public transport links to Cambridge, including a relocated railway station, to enable a high modal share of travel by means other than the car.

The Site:

5. The built area of the settlement will be contained within the Major Development Site, and the location of major land uses and design of the northern edge of the new town will ensure an appropriate relationship with Denny Abbey listed building and scheduled monument;
6. The new town will establish an appropriate relationship and interaction with Waterbeach village, and the Cambridge Research Park;
7. All built development will be provided within the Major Development Site shown on the Policies Map. Land outside the Major Development Site can provide

other associated uses and mitigation including drainage, habitat compensation and informal open space.

The Phasing and Delivery of a Mix of Land Uses:

8. The new town will provide a range of uses appropriate to a new town, including:
 - a. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community;
 - b. Employment provision of a quantum, type and mix to meet the needs of the town and provide access to local jobs, and support the continued development of the economy of the Cambridge area to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders;
 - c. Shops, services, leisure and other town centre uses¹ of an appropriate scale for a town whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre;
 - d. A town centre supported by local centres, to ensure services and facilities are easily accessible to residents;
 - e. Community services and facilities, including health and both primary and secondary school education;
 - f. Open space, sports and leisure facilities;
 - g. Appropriate provision for and design of waste / recycling management facilities.

Measures to Address Landscape, Townscape and Setting of Heritage Assets in the Surrounding Area, and Deliver a High Quality New Development:

9. The new town will:
 - a. Establish and follow design principles to deliver a high quality development responding to local character, but also with its own identity;
 - b. Provide strategic landscaping within and beyond the Major Development Site to deliver high quality environs and:

¹ ***1 Main town centre uses defined in the NPPF (2012): Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).***

- i. provide an appropriate screening of the town in views from Denny Abbey in order to protect the historic significance of the Abbey, and
 - ii. maintain the village character of Waterbeach;
- c. Conserve and enhance the significance of Denny Abbey Grade I listed building and scheduled monument, including the contribution made by its setting, the extent and nature of separation from the Major Development Site and formal open spaces, and protection of key views including to and from the Abbey;
- d. Include assessment, conservation and enhancement of other heritage assets as appropriate to their significance, including non-designated assets such as Car Dyke World War II structures, raised causeways, and the Soldiers Hill Earthworks.
- e. Incorporate necessary mitigation to sensitive receptor boundaries, with regard to noise and odour, including from the A10, proposed railway station, recreational activities and the Waterbeach Waste_Management Park to ensure no significant adverse impact on quality of life / amenity and health using separation distances or acoustic earth bunding rather than physical barriers if appropriate and where practicable;
- f. Ensure there is no significant adverse impact on local air quality and or mitigate as necessary with a Low Emissions Scheme.

Delivery of a Significant Network of Green Infrastructure:

10. The new town will:

- a. Provide a high degree of connectivity to existing corridors and networks;
- b. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;
- c. Provide and retain woods, hedges, and water features which would contribute to the character and amenity of the town and help preserve and enhance the setting of Denny Abbey, managed to enhance their ecological value;
- d. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;
- e. Carry out a full programme of ecological survey and monitoring, to guide a Biodiversity management plan to provide appropriate mitigation and enhancement.

Creation of a comprehensive movement network:

- 11. The new town will be founded on a comprehensive movement network for the whole town, that connects key locations including the town centre and

relocated railway station to encourage the use of sustainable modes of travel, and includes:

- a. Significant improvements in Public Transport, including:
 - i. Provision of a relocated Waterbeach station with appropriate access arrangements by all modes to serve the village and the new town;
 - ii. Provision of a Park and Ride site on the A10 to intercept traffic from the north of Waterbeach, served by a new segregated Bus link to Cambridge;

- b. Measures to Promote Cycling and Walking, from the start of the development including:
 - i. Provision of a network of attractive, direct, safe and convenient walking and cycling routes linking homes to public transport and the main areas of activity such as the town centre, schools and employment areas;
 - ii. Provision of a direct, segregated high quality pedestrian and cycle links to north Cambridge, surrounding villages and nearby existing facilities such as the Cambridge Research Park;
 - iii. A Smarter Choices package including residential, school and workplace travel planning.

- c. Highway Improvements, including:
 - i. Primary road access from the A10;
 - ii. Additional capacity to meet the forecast road traffic generation of the new town, particularly on the A10 and at the junction with the A14;
 - iii. Measures to mitigate the traffic impact of the new town on surrounding villages including Waterbeach, Landbeach, Horningsea, Fen Ditton and Milton;
 - iv. A review of the access arrangements to Denny Abbey and the Farmland Museum.

Sustainable Design and construction:

12. The new town will incorporate and deliver opportunities to exceed sustainable design and construction standards established by the Local Plan. These measures could include combined heat and power provided from the adjacent Waterbeach Waste Management Park.

Infrastructure Requirements:

13. The new town will:

- a. Ensure the delivery of improvement to any existing infrastructure which will be relied upon by the new town as well as the provision, management and maintenance of new infrastructure, services and facilities to meet the needs of the town.
- b. Make appropriate arrangements for Foul Drainage and Sewage Disposal.
- c. Ensure the provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development.

Community Development:

14. Measures will be required to assist the development of a new community, such as through community development workers.

Site Preparation:

15. Developers will be required to:

- a. Undertake site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment;
- b. Ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.

Phasing and Delivery:

16. The delivery of the new town, including any individual phases, must:

- a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new town.
- b. Be informed by appropriate strategies, assessments and evidence reports.
- c. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the successful delivery of the new town, including the needs of individual phases, and the requirements on developers.
- d. Make satisfactory arrangements to ensure appropriate engagement and consultation with local people and stakeholders.

Supplementary Planning Document:

17. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/6. The SPD will include:
 - a. An overarching, high level vision for the new town.
 - b. Consideration of relevant context including key constraints and opportunities.
 - c. The broad location of the components of the new town which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible and distinctive new settlement.
 - d. The location, nature and extent of any formal open space to be provided outside of the Major Development Area.
 - e. Broadly how the development is to be phased, including the delivery of key infrastructure.

Supporting text:

- 3.37 Land north of Waterbeach is allocated for the creation of a sustainable new town. It provides the opportunity to reuse an extensive area of previously developed land to meet the housing and employment needs of the Cambridge area. It will aim to be an exemplar in sustainability and high quality design, building on the knowledge gained from other new settlements being delivered in the district.
- 3.38 This is a long term development opportunity. Development will take place over the plan period, and beyond. The implementation of the new town development provided for by this policy will be informed by a SPD produced in accordance with policy paragraph 17 and the local community and stakeholders will be engaged in its preparation. The policy establishes requirements and objectives that will need to be addressed in the SPD, and subsequently by developers. A full range of detailed assessments will be required, initially at a level appropriate to inform the SPD, and ultimately as part of any planning application.
- 3.39 The Policies Map also identifies the Major Development Site, which will accommodate the built development of the new town. This does not mean the whole of the area will be developed. Large parts of it will remain undeveloped and green after the settlement is complete to provide open spaces within the new town and a substantial green setting for the new town, Denny Abbey and Farmland Museum and Waterbeach village. Areas to the north of the town within the area to be covered by the SPD will ensure that it will remain physically separate from Denny Abbey. Assessment of the setting of Denny Abbey using Historic England's guidance on Setting of Heritage Assets will be required in view of the importance of conserving and where possible enhancing the remote rural and historic setting of Denny Abbey, a nationally important heritage asset, will be a key element of the plan, including having

regard to key views and landscape character. There may be scope to provide some formal open space outside the Major Development Area whilst providing an appropriate setting for Denny Abbey, if demonstrated to be appropriate through the SPD.

- 3.40 Delivery of large areas of green infrastructure will also enable the enhancement of biodiversity within the town, whilst providing a network of open spaces for new and existing communities. Maintaining the identity of Waterbeach village as a village close to the new town is also necessary. The nature of the transition between Waterbeach village and the new town will be addressed through the SPD.
- 3.41 A new town will require a significant amount of new infrastructure, including schools, shops, services and facilities to meet the needs of the town. It is important that the services, facilities, landscape and infrastructure needed by this development are not only provided to a high quality, but that they are properly and effectively implemented, managed and maintained if they are to meet the needs of the community as they arise and in the long term.
- 3.42 A fundamental requirement for this site is that it will be highly accessible and permeable to all its residents on foot, by cycle and public transport, to support sustainable transport, recreation and health. The site offers particular opportunities to deliver public transport improvements, including the relocation of Waterbeach railway station to a location where it will also be convenient for people living in Waterbeach village making rail travel highly attractive. Segregated provision for buses both within the town and to link the new town to the public transport network in Cambridge will be required and similarly for cycle use. This will provide for quicker journeys, encourage maximum use by residents of the new town and improve safety. The existing A10 is at capacity and road improvements will be required, including measures to address capacity at the Milton junction with the A14.