Neighbour comments – 24th March 2018

S/0791/18/FL - Land between Cody Road and railway, north of Waterbeach, Cambs

1 Josiah Court
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Comments

Objection to Panning Application S/0791/18/FL Relocation of Waterbeach Station.
I wish to object for the following reasons
• It is not appropriate to relocate station at this time as currently the main demand is from villagers near the current station. Any Planning application for relocation should be submitted as part of a wider application for housing and station location supported by a Master Plan so that supply and demand can be managed and to ensure it fits the vision demanded by the Local Plan and SPD.
• It is not appropriate to bring significant traffic down Way Lane and Cody Road which are residential streets and accommodate major movement of children going to and returning from the Primary school. This Primary School is due expansion by 11 class rooms in the near future exacerbating the impact of any traffic growth. Cody Rd also homes the Doctors Surgery. Using this route also goes against the policy (SC-Mm067, part 11,ciii) to mitigate the traffic effects of the new town by avoiding rat running through the Village.
• (SC-Mm067, part 11,ciii) requires measures to mitigate traffic impact on Waterbeach. Encouraging additional traffic through the residential streets of Waterbeach does not achieve this aim.
• Bannold Drove is totally unsuitable for heavy construction traffic and would not negate the problem of increased traffic in the village which should be accessing the site via the A10.
• The proposal contradicts SC-MM058 of Local Plan to limit direct access by road from the Village, to that by Public Transport and pedestrian/cyclist. Also the strategic principle has always been to access SS5 from the A10 signed up to by both developers in the DFD which is being used to inform the SPD.
• The SPD currently being developed is needed to inform the placement of key infrastructure for the New Town as set out in (SC-MM056). Without publication of the full Master Plan we cannot be certain that this Station application has positioned the relocated station in the optimum place to serve the two settlements and A10 traffic from the north.
• The SPD is needed to denote the position of the primary access from the A10 and deliver access to the Relocated Station including for construction and interception of traffic from the north using the proposed Park and Ride to transfer to the station.
• A decision on this application is premature as (SC-MM073 part 17) has not delivered any of the components required to meet SS5 policy requirements. Should this be available the developer could deliver the correct phasing of infrastructure and residential elements without compromising the lives of existing Waterbeach residents.
• Building along the back of Capper Rd homes will prevent the application of (SC-MM058 part 3) to maintain the identity of the rural village of Waterbeach and
(SC-MM065 part 9 b.ii) to maintain the Village character of Waterbeach by removing the possibility of green space between Waterbeach and a new settlement.

In summary:
This application is submitted too early in the development cycle and is trying to locate major infrastructure ahead of a master plan design being completed, nor is there any assurance that it will comply with the phasing requirements of the SDP. Because of this there is no agreement in place between the two developers to implement access from the A10 across the airfield and onto the greenfield land controlled by the applicant.
There is policy in the Local Plan to protect the character of Waterbeach and evidence in the emerging Neighbourhood plan that green space between New Town and Village is required to give that protection.
Because the applicant wishes to jump the gun they are proposing to breach the safeguards contained in the SS5 policy for Waterbeach Newtown as outlined above. I therefore believe this application should be refused.