

Questions to South Cambridgeshire District Council – from Waterbeach Neighbourhood Plan examiner sent on 20 May 2021

Question 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 e.g. when first houses are expected to be completed. See also 8c.

SCDC Response

SCDC Housing needs of the parish – South Cambridgeshire District Council adopted their district wide local plan in September 2018. The district housing requirement is already largely met through housing completions and predicated completions from new settlements, urban extensions and village housing allocations. It is only the element that is expected to be met through predicted completions from windfalls that could be met through Neighbourhood Plans. The 2018 Local Plan was adopted before the requirement in the National Planning Policy Framework - paragraph 65 to provide each neighbourhood area with a housing requirement. If SCDC has a request from a parish council preparing a neighbourhood plan for a housing figure to comply with NPPF para 66 we have proportionally attributed the windfall element. For Waterbeach parish this is a requirement for 38 dwellings (the population of the parish is 3.48% of the total SCDC population). SCDC is content that 38 dwellings will be built within the parish to meet the housing requirement.

SCDC is in the early stages of working with Cambridge City Council to prepare a Greater Cambridge Local Plan that will consider future housing requirements. It is for this planning policy document that landowners should be directing their suggestion for smaller sites.

Waterbeach New Town comes within the boundaries of Waterbeach parish and therefore within the designated neighbourhood area. We note that you would find it helpful to have confirmation of timescales for the New Town. We have recently published the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) and we would refer you to this document for information about when the first completions are expected. It sets out that the first completions are expected in 2022-2023 (see Table SC1a on page 29 of the document (or page 31 of the pdf) with commentary in paragraphs C.212 - C.225, starting on page 127 of the document (or page 129 of the pdf)).

Question 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?

SCDC Response

SCDC in responding to this question agrees with the latter statement after 'or'. SCDC has worked with Waterbeach Parish Council on the preparation of the neighbourhood plan and is supportive of Policy WAT 23. SCDC recognises the special /unusual position within the parish of having a strategic housing site within its boundaries. SCDC does not consider that this policy undermines the strategic policies of the Local Plan

Question 8a

Can the District Council confirm that permission under S/2075/18/OL and the related S106 obligation have now been completed and issued?

SCDC Response

No S/2075/18/OL and related s106 have not yet been completed and issued. We are working on the s106 at the moment.

Question 8b

What are RLW's headline terms referred to in the Boyer Regulation 16 Representation on RLW's behalf.

SCDC Response

Officers have looked at the representation submitted by Boyer and are not completely clear on what the 'headline terms' they are referring to are. However, [Appendix H](#) to the officer report to the Council's planning committee in January 2021 relating to the outline planning application (S/2075/18/OL) sets out the s106 Heads of Terms. There are s106 Heads of Terms in relation to affordable housing and other housing, which are for a minimum provision of 30% of all accommodation on site to be affordable, with a review mechanism that can only result in this figure increasing or being maintained at this level, and for a tenure mix of 30% affordable rent (this proportion protected), 30% shared ownership, and 20% rent to buy.

Question 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?

SCDC Response

See our response to Question 6 where we refer you to the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) for information on progress.

Question 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?

SCDC Response

Waterbeach is included in the list of villages selected as a Minor Rural Centre in Policy S/9 of the adopted South Cambridgeshire Local Plan. The criteria that apply to such villages in the settlement hierarchy for South Cambridgeshire therefore apply to Waterbeach.