

Application Guide

This application guide describes the Outline Planning Application which has been submitted for the redevelopment of the former Barracks and Airfield, adjoining Waterbeach village, which lies within South Cambridgeshire District, five kilometres to the north of the edge of the City of Cambridge.

The Application Site

The Application Site is owned by the Government through the Defence Infrastructure Organisation (DIO) which is the part of the Ministry of Defence responsible for the military estate. The Outline Planning Application has been submitted to South Cambridgeshire District Council by Urban&Civic plc (U&C) and the Secretary of State for Defence on behalf of the DIO. U&C is a master developer, appointed by DIO to secure the necessary consents and redevelop the site.

The Application Site comprises approximately 293 hectares. Most of the site is regarded as 'brownfield' having been in use as an operational, military Barracks and Airfield. There are buildings and structures, (including the runways) associated with the former military use still on site, although only a few are in active uses. The built elements are located within a generous landscape setting which includes grassland, woodland and a man-made lake.

The Application Site forms part of a larger area allocated for development as a new settlement in Policy SS5 of the South Cambridgeshire Local Plan, being prepared by the District Council. Within the application documents this area is referred to as the 'Strategic Site'. The Local Plan is at an advanced stage of preparation. This Outline Planning Application accords with the emerging Local Plan. In addition, the District Council will shortly commence preparation of a Supplementary Planning Document to support implementation of the emerging Local Plan policy and guide decisions on planning applications.



Outline Application Proposals

Redevelopment of the site has been under consideration for a number of years, most notably through the Local Plan process, which began in 2011. The Outline Planning Application has been in preparation for two years.

Preparation

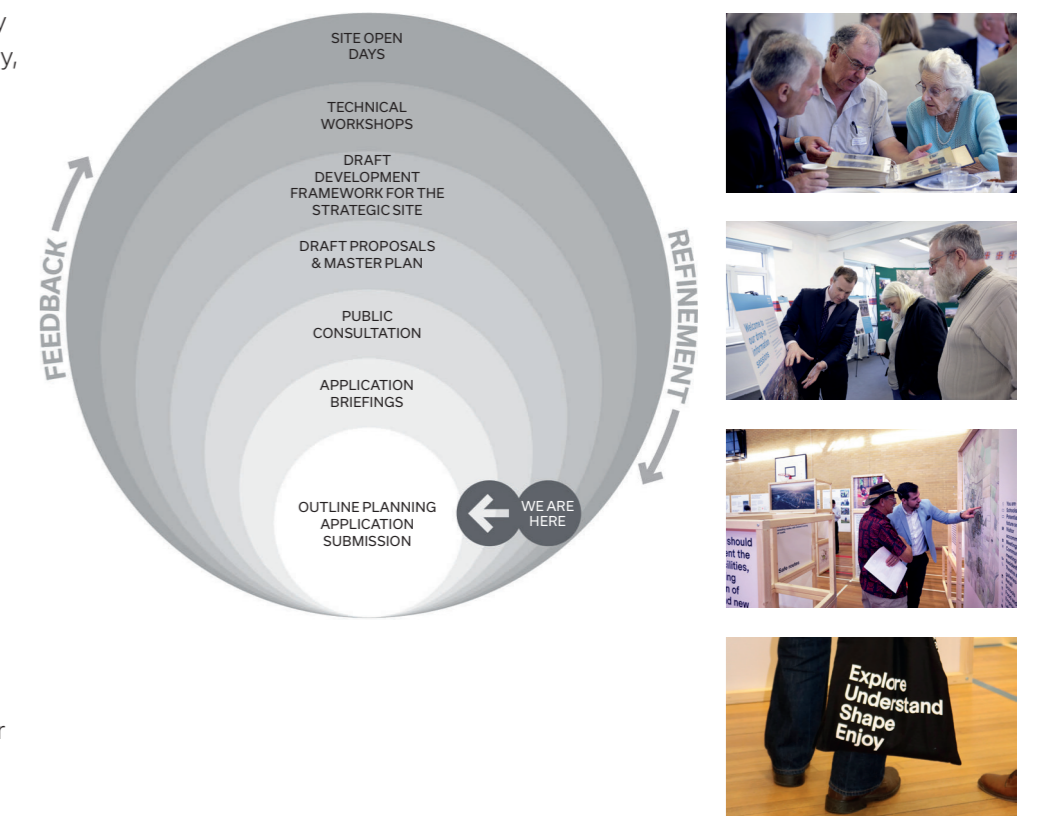
The proposals have been informed by engagement with the local community, partners, neighbouring landowners and technical stakeholders.

The Proposed Development

The Outline Planning Application seeks permission for the principle of mixed use development and defines key fixes and limitations upon that future development. Permission, if granted, will provide the framework for detailed proposals to be brought forward through further planning applications, under the Outline, which are called Reserved Matters Applications.

The full extent of the development for which outline planning permission is sought is:

- Up to 6,500 dwellings including up to 600 units of residential institutional use (a care home or similar).
- Up to 16,500 sqm of retail uses of which no single outlet will be larger than 4,000 sqm.
- Up to 15,000 sqm of employment uses comprising offices, research and development and light industrial only.
- Three Primary Schools incorporating pre-school provision.
- Secondary School for up to eight forms of entry.
- Up to 9,000 sqm in total of community uses to include: multi-purpose community centres, health care, nurseries, library use, places of worship, museum and other community purposes.
- Up to 4,000 sqm for hotel accommodation.
- Up to 7,000 sqm for health and fitness, gym and other cultural and recreational uses.
- Open spaces and other landscaped areas (including parks, play areas, playing fields, multi-use games areas, weather protected structures, skateboard park, public art, all weather pitches and associated floodlighting, woodlands, wildlife habitat areas, managed grassland, allotments, community orchards, Denny Abbey buffer area, formal/informal open space, ancillary maintenance sheds and pavilions and associated lighting).
- Access roads including two access points to the A10, construction/bus only access to Denny End Road and 'locally managed access only' to Denny End Road with associated street lighting and street furniture.
- Pedestrian, cycle, vehicle and bus routes, including plazas, dedicated busway and bus stops with associated street lighting and street furniture.
- Park and Ride facilities.
- Vehicular and cycle parking including electric vehicle charging points.
- Two energy centres.
- Community waste management facilities.
- Provision and/or upgrade/diversion of services.
- Drainage works including foul drainage infrastructure, Sustainable Drainage Systems and ground and surface water attenuation features.
- Demolition of existing buildings and structures.

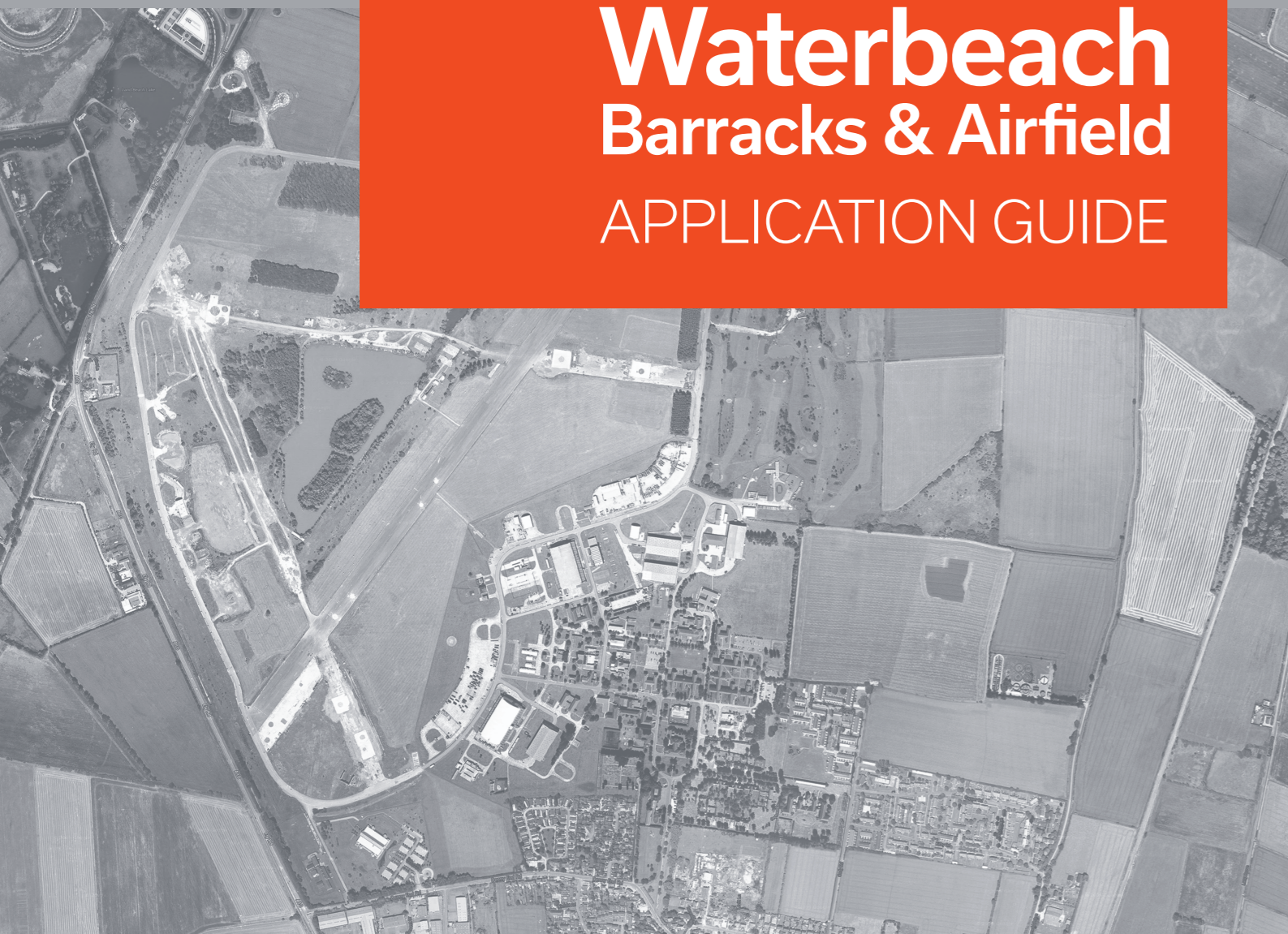


The former Barracks and Airfield provide an exceptional opportunity to grow a new, vibrant community at Waterbeach, utilising publicly owned, previously developed land.

Urban&Civic has been appointed by the Ministry of Defence to bring forward the development and deliver a return to the Treasury. The development is needed to help meet the Government's commitment to one million new homes by 2020 and to support the highly successful economy of the Cambridge sub-region. Significant investment in infrastructure is a key ingredient in harnessing this economic potential and will benefit the quality of life for residents across the Northern Fringe.

Urban&Civic has been working with local partners and the community on the evolution of the Outline Application. This Guide explains the Application and provides further direction, in terms of next steps and where to find key information.

Waterbeach Barracks & Airfield APPLICATION GUIDE



The Outline Planning Application Structure

The Application Documents include both formal and informal elements to satisfy statutory requirements and provide decision makers and interested parties with information about what is deliverable within the framework of the Outline Planning Application.

The Application Documents

The documents included in the Outline Planning Application are listed and described briefly below. Formal Elements are shown in the Box A and the Informal Elements are shown in Box B.

The **formal elements** prescribe the limits and fixes which would apply to any future development. It is against these parameters that the Outline Planning Application will be assessed. These parameters will constrain and shape future development delivered under the Outline Planning Permission, should it be granted.

The **supporting elements** explain and justify the Outline Application with reference to relevant contextual information; assess the impact and merit of the proposals; and present strategies and illustrative material to guide design and delivery.

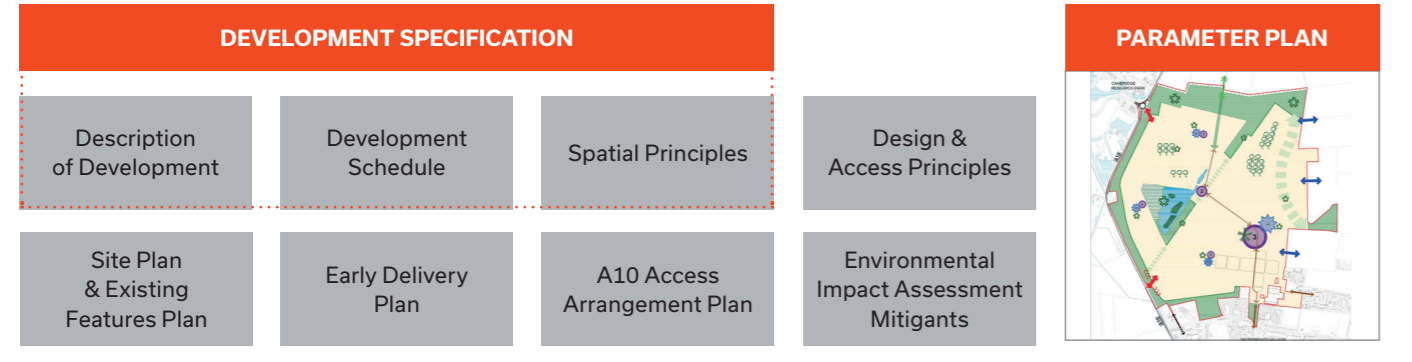
Want to Know More?

The planning application is large and complex. The best place to start is the **Planning Statement** which explains the proposals, addresses their merit and provides direction in terms of the other information provided. The **Design and Access Statement** provides a good introduction to the potential of the site and its planned transformation. The **Environmental Statement** addresses the impact of the proposed development and the effectiveness of measures to mitigate those impacts. There is a None Technical Summary of this document.

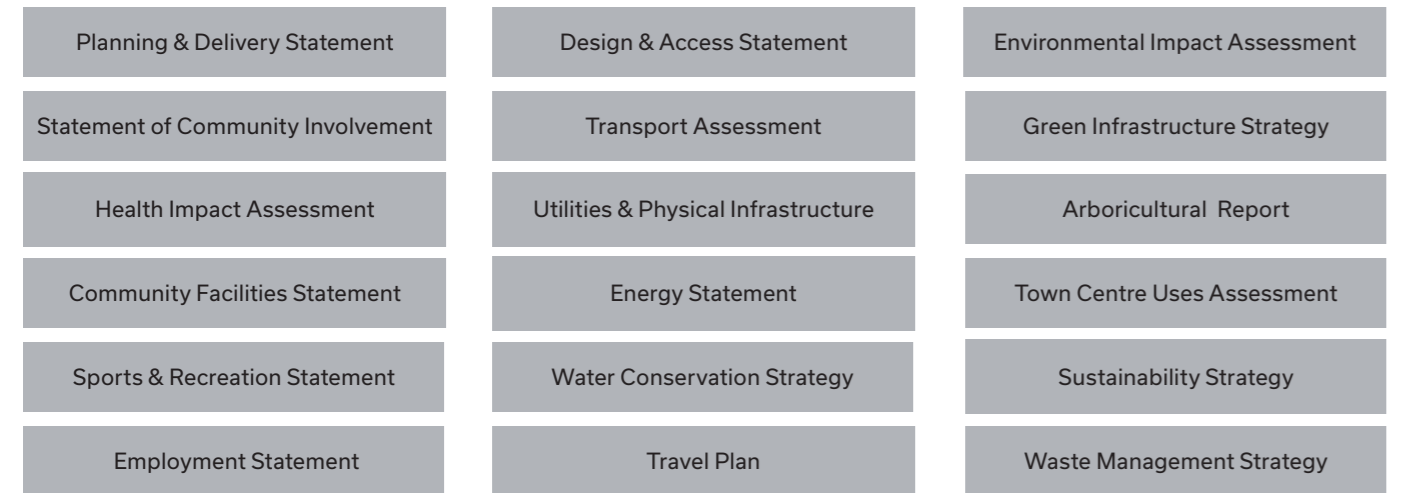
You can also make contact with the Applicant and/or Council:

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01954 713237
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BOX A: FORMAL INFORMATION



BOX B: SUPPORTING INFORMATION



What Happens Next?

The Outline Planning Application has been prepared following extensive consultation activities in respect of the Strategic Site and the DIO land. You may have already expressed your views. Following submission to South Cambridgeshire District Council, the Council will now ask for comments specifically on the Outline Planning Application for the Barracks and Airfield.

Consultation

The Outline Planning Application will be considered by the District Council and consultees. We encourage you to have your say at www.scambs.gov.uk/waterbeach

Determination

The District Council are charged with making the formal decision as to whether to grant planning permission. If they do, the Council will impose conditions and enter into a legal agreement with the DIO which will create the framework for the new development and ensure that commitments made at this stage in the process are fulfilled.

Further Consents

An Outline Planning Permission does not mean development can start. Detailed design will follow. For large complex sites such as this, a three tiered approval process is helpful in introducing the right level of detail and certainty for manageable phases of development, at the right time.



Delivering Co-Ordinated & Comprehensive Development

This Outline Planning Application promotes development of a scale which is substantial in its own right, but it is likely to be only part of the overall of development for the Strategic Site identified in the emerging Local plan.

Very significant investment in new infrastructure, facilities and services will be needed alongside new homes and commercial development. As each phase of development comes forward, following the tiered approach described opposite, the impact will be monitored and capacity will be created - on the transport networks, in schools, in health provision, for recreation and learning, for enterprise and for shopping - to meet needs as they arise and make sure facilities and services are in accessible locations. Safeguards will be put in place, via the Outline Planning Consent and Key Phase Approval to ensure that capacity keeps pace with the development.

The Applicants have been working with the adjoining landowners and are also proposing a number of measures, explained in the Planning and Delivery Statement - including conditions, development management tools (such as design codes) and legal obligations - to deliver co-ordinated and high quality development across the Strategic Site.

