

Cambridge waste water treatment plant relocation DCO (ref: WW010003):

Submission of comments to Examining Authority:

Response on proposed reduction in Scheme Order Limits at Waterbeach on behalf of Waterbeach Development Company (WDC) and respective Landowners (20041374)

Introduction

This document is hereby submitted to the Examining Authority in the context of Deadline 1 of the above referenced examination. It is presented formally to the examination on behalf of WDC and respective landowners, in light of the request for comment on this matter within the Rule 8 Letter (24 October 2023), having initially been shared with the Applicant (AWSL) in the context of their consultation on the proposed change (on 13 October 2023).

Background

WDC is promoting strategic scale development at Waterbeach new town East. An outline planning application for up to 4,500 new homes alongside a range of other commercial, community, recreational and other open space uses achieved a resolution to grant permission at South Cambridgeshire District Council's Planning Committee on 29 January 2021, pending completion of a section 106 agreement (ref: S/2075/18/OL).

WDC has also gained full planning permission for a relocated railway station to serve the new town and existing residents on 9 January 2020 (ref: S/0791/18/FL), which remains extant following lawful commencement, as confirmed by LDC application ref: 23/00541/CL2PD, issued by SCDC on 4 May 2023.

Work is underway in relation to a further intended full planning application for a new waste water pumping station within the south-eastern corner of the Waterbeach new town East (WNTE) site. This falls outside the scope of the DCO application and will be submitted by WDC.

As noted above, comments were provided directly to the Applicant following a meeting with them and SLC Rail (consultants acting on behalf of the Greater Cambridge Partnership (GCP)) on 2 October 2023 at which the proposed amendments were outlined and subsequently shared in the context of their consultation on the proposed amendments, on 13 October 2023.

The opportunity is being taken to update WDC's comments in light of further discussion and to submit these revised comments directly to the examination. Associated matters will continue to be discussed with AWSL and SLC and reflected within the SoCGs as these evolve during the course of the examination.

Comments on proposed reduction in Scheme Order Limits at Waterbeach

WDC's comments at this stage are as follows:

- We welcome that there has been some proposed revision and reduction to the DCO Scheme Order Limits at Waterbeach as a positive response to discussion at recent meetings with AWSL and our initial representations on the proposed DCO (dated 18 July 2013);
- However, we wish to make clear that WDC continues to have some concerns and believes there remain a number of more detailed practical considerations to work through, as noted below;

- It is understood that SLC Rail has provided comments (on behalf of GCP) via e-mail (dated 11 October 2023) highlighting that the proposals will continue to have an impact on the construction methodology for the relocated railway station (see Appendix 1);
- We have not repeated the GCP comments here, but confirm that these are supported by WDC and would emphasise the importance of ensuring that timely delivery of the station is not prejudiced in any way;
- Therefore, it is our intention to continue to develop a Statement of Common Ground (SOCG) with AWSL and GCP/SLC to ensure delivery of the station;
- In addition, regard should also be had specifically to the relationship between the DCO Scheme Order Limits and implementation of the wider development at Waterbeach New Town East;
- Whilst the outline planning permission has not yet been formally issued, resolution to grant was reached in 2021 (as set out above), with expectation that this will be finalised shortly upon completion of the Section 106 Agreement;
- This will allow development of up to 4,500 new homes and a range of associated uses and community facilities to move forward, triggering a number of processes towards this objective, including submissions for discharge of conditions and progression of reserved matters applications;
- Noting AWSL's proposed construction programme is currently April 2025 to April 2026, it is also increasingly probable for this to overlap with preliminary works on Waterbeach New Town East. The manner in which the draft permission is framed means that vehicular access to the station from the A10 will be required to be in place prior to the occupation of any dwellings, and as such initial works will almost certainly involve an east-west route that will inevitably conflict with the area of the defined Scheme Order Limits;
- One point raised in the SLC response, which would potentially apply equally to the Waterbeach New Town East development is the need to reserve space for a haul road which could serve both developments (WNTE and the railway station). Current discussions envisage that this would enter the area of the DCO Order Limits from the north adjacent to the rail corridor (within the area shown as being required during construction of the station on the accompanying plan that has been prepared by SLC – Ref: SLCP-ATK-WAT-001-DWG001-07). This plan helpfully illustrates the degree of overlap between the station construction working area and DCO Order Limits (as originally proposed). It reinforces that the proposed Order Limits have reduced the overlap and extent of potential conflict, however, also the fact that there would remain an area in the north-eastern corner of the revised limits that would clash with intended haul road;
- It is essential to ensure that future masterplanning is not unduly constrained, particularly given the inclusion of higher density development in this area in proximity to the new station, fixed through the parameter plans that will form part of the outline permission, and supported by national planning policy;
- In summary, whilst the reduction in the order limits area, and therefore degree of overlap between the respective application sites, is welcomed, it is urged that further dialogue is undertaken to ensure any such conflicts can be appropriately managed in order that no impediment or delay is caused to delivery of either the new railway station or the wider new town development;
- It is therefore suggested that a separate SOCG also be prepared between WDC and AWSL in relation to the implementation of the Waterbeach New Town East development alongside the DCO works, in addition to that relating specifically to the new railway station.

Boyer

20 November 2023

APPENDIX ONE – COMMENTS FROM SLC RAIL (DATED 11 OCTOBER 2023)

From: Katrina Cajevskaja <[REDACTED]>
Sent: Wednesday, October 11, 2023 11:02 AM
To: Kathryn Taylor <[REDACTED]>
Cc: Alex Rowley <[REDACTED]>; Zain Darr <[REDACTED]>; Paul McGuigan <[REDACTED]>; Rob Hall <[REDACTED]>; [REDACTED]; Hashim Iqbal <[REDACTED]>
Subject: FW: Cambridge Waste Water Treatment Plant Relocation Project

Morning Kathryn,

Hope you are doing well.

Our team has reviewed attachments against our programme and plans and can confirm that Anglian Water's proposal will have an impact on our construction methodology. Please, find below our comments:

- Anglian Water's proposed construction programme is currently April 2025 to April 2026, which will overlap with our programmed enabling works and the start of the construction period.
- Temporary land possession potentially prevents access to the station site and is not coordinated with currently proposed haul road location.
- Permanent rights shown on "Sheet 10" will need to be considered as part access road, attenuation pond and SME designs.
- Our current construction methodology identifies a compound on the east side of the railway, we would also have to consider that Anglian Water have positioned a temporary access point from Long Drove, which is quite narrow for accommodating vehicles from two work sites.

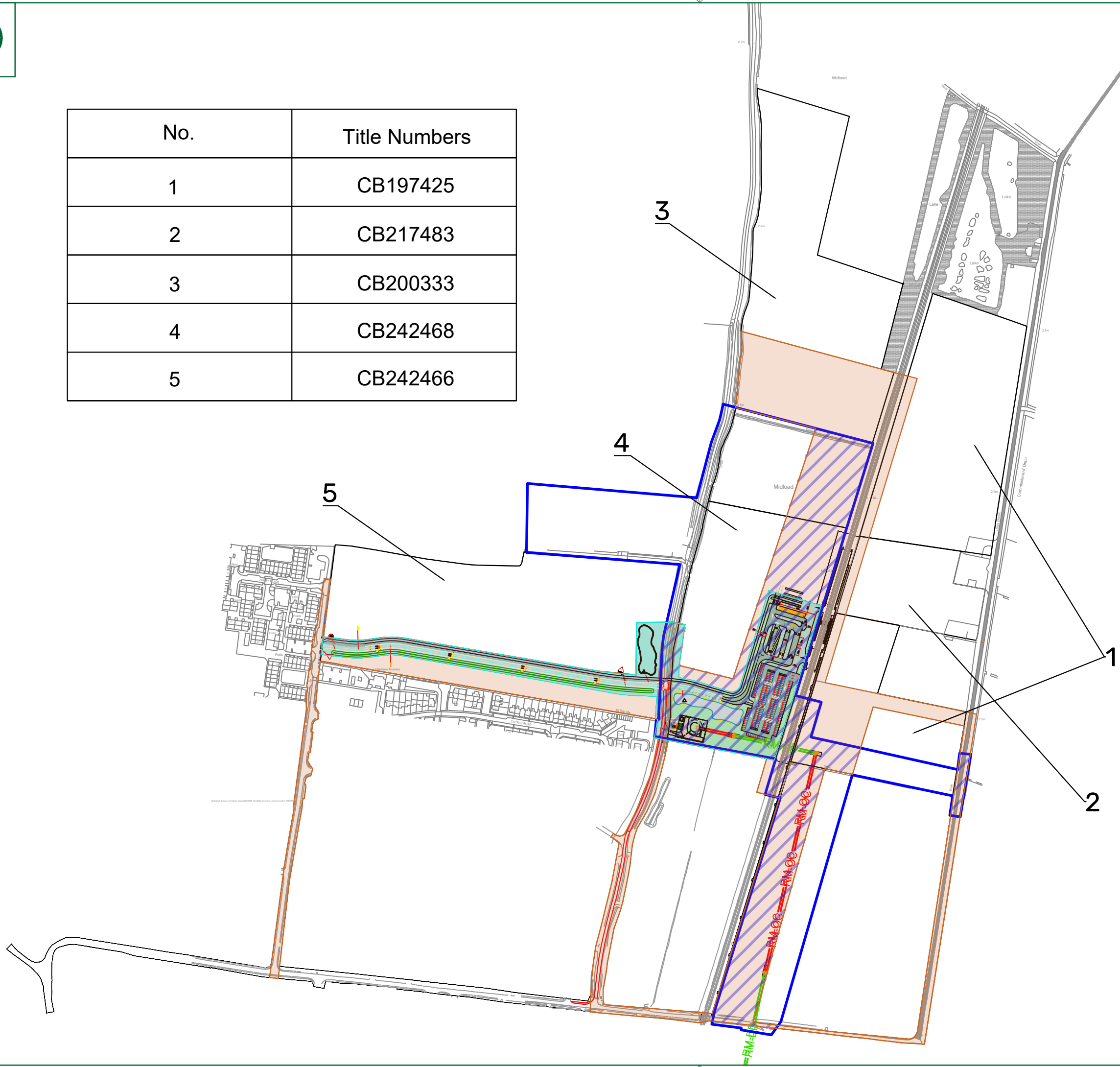
In addition, we would like to advise that Anglian Water needs to consider the C3R Cambridge Re-signalling project to ensure that this interface is managed directly with Network Rail, and they are consulted about this proposal.

Katrina Cajevskaja
Project Manager





| No. | Title Numbers |
|-----|---------------|
| 1 | CB197425 |
| 2 | CB217483 |
| 3 | CB200333 |
| 4 | CB242468 |
| 5 | CB242466 |



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- Key:
- LAND OWNERSHIP BOUNDARIES
 - WATERBEACH STATION TOTAL AREA FOR PERMANENT USE
 - WATERBEACH STATION TOTAL AREA FOR TEMPORARY USE
 - ANGLIAN WATER BOUNDARY
 - OVERLAPPING LAND REQUIREMENTS TBC BETWEEN GCP AND ANGLIAN WATER

Status: **PRELIMINARY**

| Rev | Date | Description | Dr | Chk | Apvd |
|-----|----------|-------------------------------|----|-----|------|
| 05 | 14/11/23 | Overlapping Land Requirements | BS | | |
| 04 | 13/11/23 | Construction Boundary | BS | | |
| 03 | 13/11/23 | Anglian Water Boundary | BS | | |
| 02 | 09/11/23 | Anglian Water Boundary | BS | | |
| 01 | 02/11/23 | Design Overlay | BS | -- | -- |



Client:
Greater Cambridge Partnership (GCP)

Project Title:
Waterbeach Station

Drawing Title:
Waterbeach Station Land Requirements

Sheet Size: A3 | Scale: 1:5000 | Sheet: 1 of 1
Drawing Number:
SLCP-ATK-WAT-001-DWG001-07