

Cambridge Waste Water Treatment Plant Relocation Project  
Anglian Water Services Limited

# Statement of Common Ground: Waterbeach Development Company LLP

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## Document Control

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## Version History

Version	Date	Author	Description of change
V01	06/11/2023		First Draft following submission of Relevant Representations and submission of Amendment to Order limits at ISH1
V02	13/12/2023		Updated to reflect responses to Written Representations at Deadline 2.

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# 1 Introduction

## 1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground (“SoCG”) is submitted as part of an application by Anglian Water Services Limited (“the Applicant”) for a Development Consent Order (DCO) under the Planning Act 2008 (“the Application”).
- 1.1.2 The Application is the provision of a new modern, low carbon waste water treatment plant for Greater Cambridge, together with the necessary pipelines and tunnel (“the project”). The project is an enabler of sustainable growth. The relocation of the existing works, from its current site, will unlock the last large brown field site in Greater Cambridge and allow the creation of a new city district and provide much needed housing and commercial space in a sustainable location, with access to transport, jobs and recreational opportunities.
- 1.1.3 This SoCG has been prepared by the Applicant and will be agreed with Waterbeach Development Company (“WDC”). The Applicant has engaged with WDC as part of the Application to facilitate and coordinate the delivery of the Waterbeach New Station (“the New Station”).

WDC is promoting strategic scale development at Waterbeach new town East. Waterbeach New Town is allocated in South Cambridgeshire District Councils (SCDC) Local Plan and therefore forms a key part of the Council's spatial strategy for development. An outline planning application for up to 4,500 new homes, (forming the Waterbeach New Town **east** “WNTE”) alongside a range of other commercial, community, recreational and other open space uses was granted outline planning permission at South Cambridgeshire District Council’s (SCDC) Planning Committee on 29 January 2021, pending completion of a section 106 agreement (ref: S/2075/18/OL). The **western** part of the Waterbeach New Town (Waterbeach New Town West “WNTW”) development benefits from outline planning permission for up to 6,500 new homes secured by Urban & Civic, with the initial phase of development already being delivered following reserved matters approvals and the first residents are now in occupation.

- 1.1.4 The draft outline planning permission for WNTE contains a Grampian condition requiring delivery of the new station and access road from the A10 to be in place prior to the occupation of any dwellings. The parties are therefore aligned in seeking to ensure that the DCO development and important enabling infrastructure relating to the wider new town development are able to proceed in parallel.
- 1.1.5 WDC was also granted 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 Lawful Development Certificate (LDC) application ref: 23/00541/CL2PD, issued by SCDC on 4 May 2023. The design and delivery of the relocated Railway Station is being managed by SLC Rail and is funded by the Greater Cambridge Partnership in partnership with WDC. .

- 1.1.6 WDC are now in the process of preparing a full planning application for a new waste water terminal pumping station. This will form a key part of the waste water drainage strategy for the Waterbeach New town. . This falls outside the scope of the DCO Application and will be submitted by WDC.
- 1.1.7 The Applicant is engaged with WDC and SLC Rail to ensure the Applicant’s DCO programme and delivery of the Waterbeach pipeline and the installation of a new terminal pumping station are aligned with the New Station and any access proposals for the project can be managed effectively, along with traffic management and traffic plan proposals during the construction and operational phases of the project.
- 1.1.8 To date, WDC and SLC Rail have reviewed draft proposals at various stages of the design development in a series of combined meetings. The Applicant will continue to engage WDC and SLC Rail in regular joint meetings, and one to one meetings with each party.
- 1.1.9 In this SoCG, reference to ‘the parties’ means the Applicant and WDC.

## 1.2 Approach to the SoCG

- 1.2.1 The SoCG will evolve as the DCO Application progresses through Examination. It is structured as follows.
  - Section 2 confirms the pre-application consultation undertaken to date between the Applicant and WDC;
  - Section 3 identifies the relevant documents on which the agreements recorded in this SoCG were reached;
  - Section 4 provides a summary of matters that have been agreed, are still under discussion and which are not agreed;

<b>Agreed</b>	indicates where the issue has been resolved and is recorded in <b>Green</b> and marked “ <b>Low</b> ”
<b>Under Discussion</b>	indicates where these issues or points will be the subject of on-going discussion whenever possible to resolve or refine the extent of disagreement between the parties and is recorded in <b>Amber</b> and marked “ <b>medium</b> ”
<b>Not Agreed</b>	indicates a final position and is recorded in <b>Red</b> and marked <b>high</b>

- Section 5 includes the signatures of all parties to confirm their agreement that this SoCG is an accurate record of key meetings and consultations undertaken and issues and discussions as at the date of this SoCG.

## 1.3 Status of the SoCG

- 1.3.1 This version of the SoCG represents the position between the Applicant and SHHG as of October 2023 (covering the pre-examination stage of the process). The SoCG will continue to be reviewed, discussed and progressed through examination stages as well

as any actions arising from the Issue Specific Hearings. A Principle Areas of Disagreement document on specific points between SoCG's will be updated and submitted to the Examining Authority (ExA) during the examination to reflect issues that require further discussion to achieve agreement.

## 2 Consultation and Engagement

- 2.1.1 The Applicant has engaged with WDC and SLC Rail in a series of joint meetings and in one to one meetings on specific issues since May 2022.
- 2.1.2 The parties are aware of the potential for the New Station and the project to proceed at the same time, and it is agreed that there is a need to carefully co-ordinate their delivery. This engagement will continue through the Examination process and through the separate planning application processes involved with the full delivery of the New Station and associated infrastructure.
- 2.1.3 On 21 September 2023 the Applicant submitted a Notification of Change Request [AS-006] to the Examining Authority which stated the intention to submit a request for a minor change to the Application.
- 2.1.4 The proposed change arose after the submission of the Application, and as a result of the Applicant's ongoing engagement with WDC, SLC Rail and other relevant parties.
- 2.1.5 The Applicant consulted relevant stakeholders as part of this Change Request requirement to assist in the determination of whether the Change Request was material or not. The consultation period lasted for 14 days and WDC were notified on 29 September 2023, marking the start of consultation, with the deadline for response was 11:59pm on 13 October 2023, signalling the close of consultation.
- 2.1.6 WDC SLC Rail submitted a response to the Applicant on 113 October 2023. The points raised in that response form the topic headings in section 4 below.

## 3 Documents considered in this SoCG

- 3.1.1 In reaching common ground on the matters covered in this SoCG, the parties made reference to the following documents within the DCO Application.
  - Location and Scheme Order limits (App Doc Ref 4.4.1)
  - General Arrangement Plans (App Doc Ref 4.2.0 – 4.2.10)
  - Works Plans (App Doc Ref 4.3.0 – 4.3.10)
  - Sheet 10 of the Land Plans (App Doc Ref 4.4.10)
  - Design Plans Waterbeach pipeline and long sections (App Doc Ref 4.14.0 – 4.14.12)
  - Book of Figures Traffic and Transport (App Doc Ref 19.1 – 19.4)

- Code of Construction Management Plans Parts A and B (App Doc Ref 5.4.2.1 and App Doc Ref 5.4.2.2).

## 4 Summary and status of Engagement

### 4.1 Order limits Change Request

- 4.1.1 The change request submitted on 21 September 2023 represented a reduction in the land required for the project which also reduces the overlap, of the Order Limits with the proposed New Station site. The reduction in the size of the land required relates to Land Parcels 069a and 070a.
- 4.1.2 The proposed change would also result in changes to the type of works for which the DCO is applying and to the powers of compulsory acquisition sought to enable those works. This applies in relation to Land Parcel 070a and 071a.
- 4.1.3 The powers over this land, which currently propose permanent acquisition of rights to facilitate Waterbeach Pipeline North (Work Number 33), will change to proposed powers of temporary possession for the purposes of a Waterbeach Pipeline Construction Compound (Work Number 34).

**Table 4.1 details the summary and status of agreement on Order limits change request**

Statement/document on which agreement is sought.	Status	Comments
The reduction in land required in relation to Land parcels 069a and 070a is generally acceptable subject to necessary agreement on the WDC proposals for the haul road for the construction of the Waterbeach New Station. The indicative proposals for the haul road are set out in the attached plan marked Appendix 2.	Medium	Further engagement is underway on the WDC and SLC Rail proposals for the haul road. <a href="#">The Applicant will continue to collaborate during the design and development of the haul road to ensure there is appropriate management of any conflicts.</a>



## 4.2 Access to site and within site

- 4.2.1 The Assessment of traffic and transport is set out in the Environmental Statement Traffic and Access Chapter 19 (App Doc Ref 5.4.19.1 and 5.4.19.2) and Chapter 19 appendices for Transport Assessment (App Doc Ref 5.4.19.3).
- 4.2.2 In addition, a series of management plans have been produced to demonstrate how traffic and access would be managed during the construction and operation of the project including; Construction Traffic Management Plan (CTMP) (App Doc Ref 5.4.19.3), Workers Travel Plan, Construction Workers Travel Plan – (App Doc Ref 5.4.19.1 – 5.4.19.9) and Code of Construction Management Plans Parts A and B (App Doc Ref 5.4.2.1 and App Doc Ref 5.4.2.2).

**Table 4.2 details the access requirements for the new station development and access to construction compounds**

Statement/document on which agreement is sought.	Status	Comments
<p>The Construction Transport Management Plan (CTMP) (App Doc Ref 5.4.19.3) sets out the commitment to manage vehicle routes and timings to ensure that construction access points are clearly known to users of the roads. Section 5.2 includes information about the temporary access points and construction road signage. The assessment approach based on a worst case scenario and mitigation proposals are agreed.</p> <p>The Applicant will review the traffic management plans when they are submitted by WDC to SCDC and their proposed enabling work to ensure appropriate measures and mitigation are undertaken in the event that the Applicant’s proposed construction programme for the Waterbeach pipeline overlaps with the preliminary works on the terminal pumping station.</p>	Low	Agreed
Further dialogue is sought to ensure there are no conflicts within the area in proximity to the new station.	Medium	Ongoing

## 4.3 Layout of Pumping Station

- 4.3.1 The location and layout of the pumping station required for the transfer of flows from Waterbeach New Town to the project or to the existing WWTP for treatment has been agreed in principle and is set out in the plan attached at Appendix 1.

4.3.2 The new pumping station sits outside of the control of the DCO Application and will be provided by WDC. The design of the pumping station has been agreed between the Applicant and WDC who have prepared a draft EIA screening opinion request to be submitted to SCDC shortly. A formal planning application will follow thereafter.

**Table 4.3 details of the layout of Pumping Station**

Statement/document on which agreement is sought.	Status	Comments
The plan attached at Appendix 1 represents the proposed location, layout and access of the terminal pumping station and is considered acceptable.	Low	Agreed
The Applicant will continue to engage with WDC in the finalization of the planning application and in the implementation of the pumping station.	Medium	Ongoing

## 5 Agreement on the SoCG

This Statement of Common Ground has been jointly agreed by:

**Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Position:** \_\_\_\_\_

**On behalf of:** Anglian Water Services Limited

**Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Position:** \_\_\_\_\_

**On behalf of:** Waterbeach Development Company LLP

**Date:** \_\_\_\_\_

# Appendix 1

## The location and layout of the pumping station plan

### Waterbeach Station – Schematic – 26.10.2023

WATERBEACH NEW TOWN

BANNOLD DROVE

STATION BUS/TAXI/DROP-OFF INTERCHANGE

NEW LOCAL ACCESS ROAD AND SHARED-USE PATH LINKING STATION TO CODY ROAD

NETWORK RAIL ELECTRICAL SUBSTATION

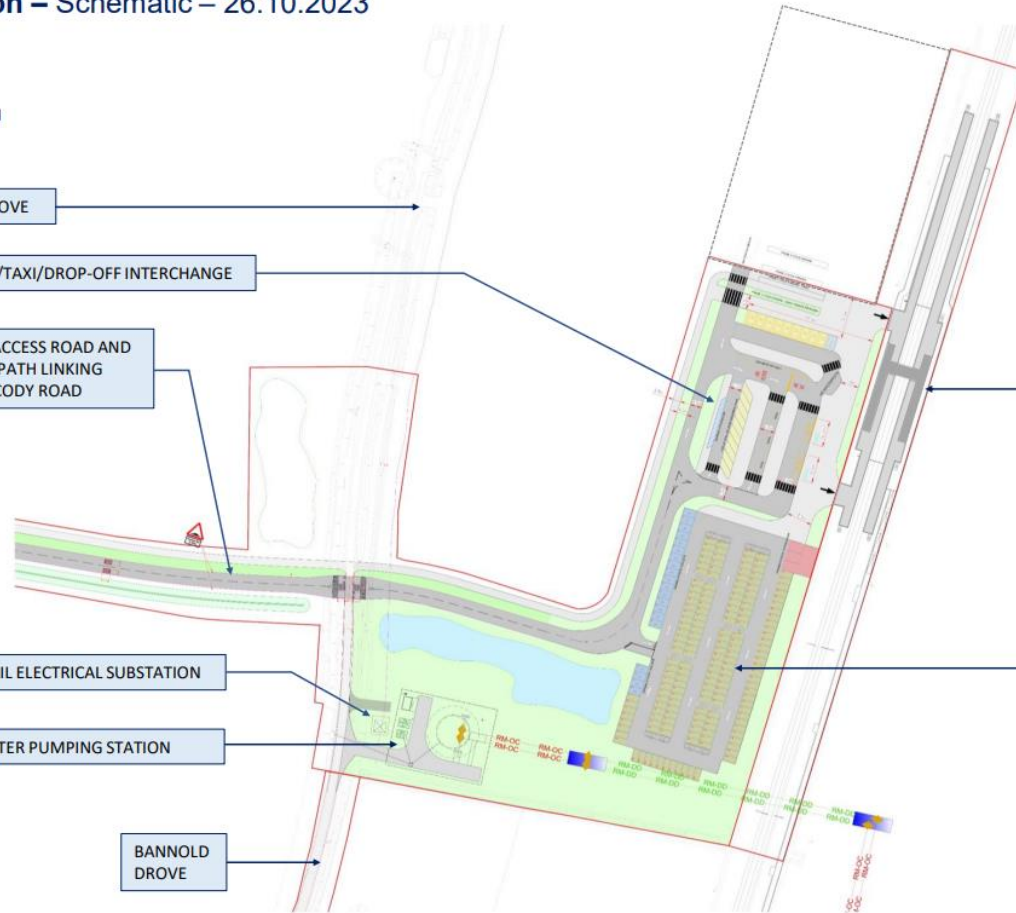
ANGLIAN WATER PUMPING STATION

WATERBEACH VILLAGE

BANNOLD DROVE

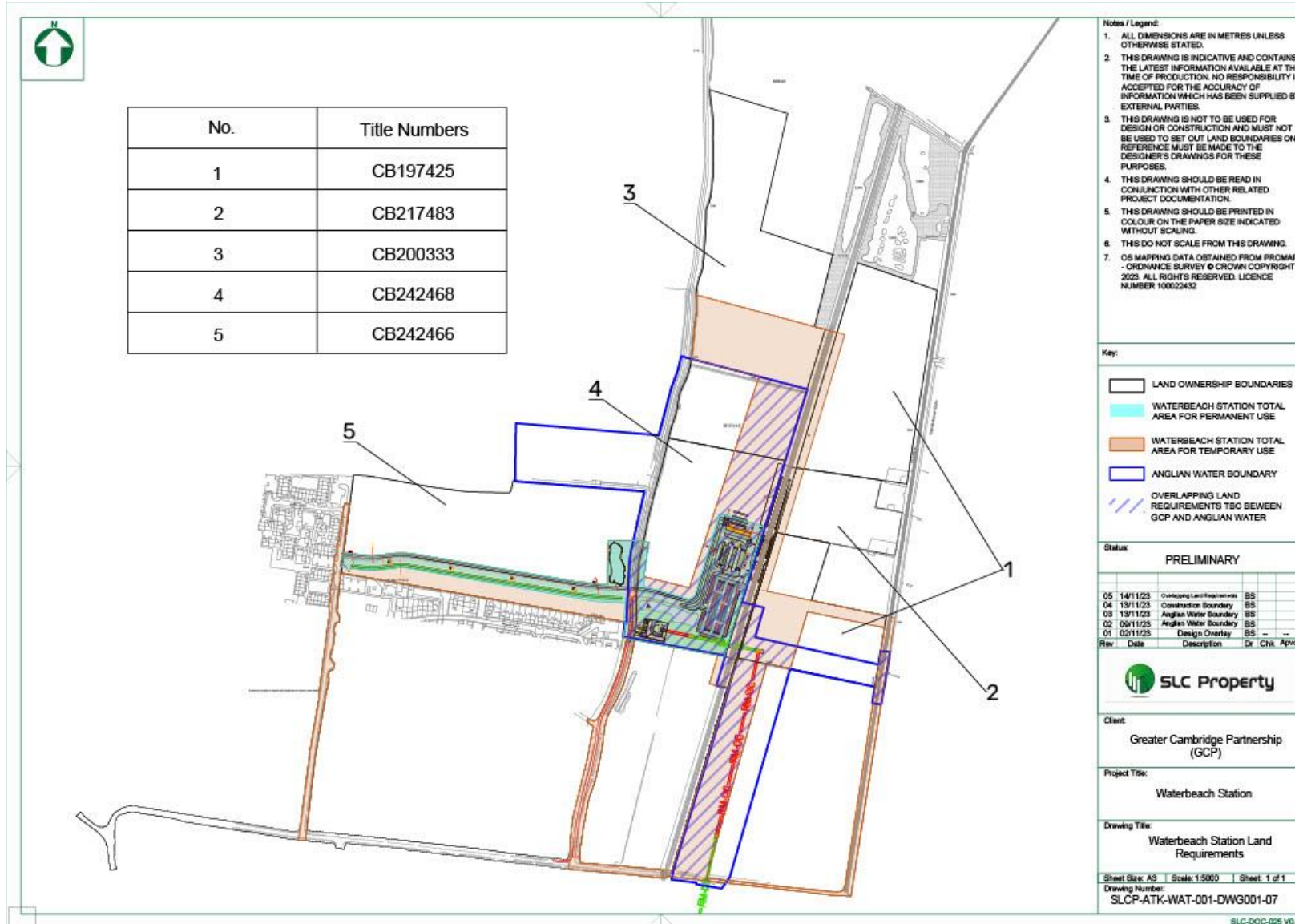
WATERBEACH STATION

STATION CAR PARK



## Appendix 2

### Waterbeach Station Land Requirements including Haul Road



## Get in touch

You can contact us by:



Emailing at [info@cwwtpr.com](mailto:info@cwwtpr.com)



Calling our Freephone information line on **0808 196 1661**



Writing to us at **Freepost: CWWTPR**



Visiting our website at 

You can view all our DCO application documents and updates on the application on The Planning Inspectorate website:

[https://infrastructure.planninginspectorate.gov.uk/projects/eastern/cambri  
dge-waste-water-treatment-plant-relocation/](https://infrastructure.planninginspectorate.gov.uk/projects/eastern/cambri<br/>dge-waste-water-treatment-plant-relocation/)