

Waterbeach Neighbourhood Plan Examination

Response from Waterbeach Parish Council to the Examiner

Question 10 issued 09 June 2021

Additional question to Parish Council

Examiner Question 10: *Policy WAT 13 at clause 1a) requires development to ‘maintain a high quality frontage’. SCDC has requested that the word ‘landscaped’ is added but I am not persuaded that this would not imply that quality is only about landscaping. Please confirm whether the expectation is also that design of any development will be required to be to a high quality of architectural design.*

Secondly, in clause 1d), there is a requirement for improved non-motorised vehicular access to the site. However, that wording would appear to only relate to bicycles. Is the intention that the improvement should be for all non-motorised modes of transport?

Policy WAT 13, Clause 1a)

1.1 Paragraph 6.13.4 of the submission Neighbourhood Plan recognises the potential for employment uses to detract from street scene quality along Denny End Road especially near to the entrances of the employment sites. Protecting and maintaining the street scene throughout the NP area is important but Denny End Road also marks the gateway into Waterbeach Village. It is therefore important that where development proposals at Denny End Road and Cambridge Innovation Park have the potential to impact on the Denny End Road frontage, the impact is positive and not negative. Depending on the specifics of a development proposal, the maintenance of a high-quality frontage along Denny End Road could have implications for both landscaping and architectural design. Where the built form will impact the Denny End Road frontage (for example, through being readily perceived from Denny End Road), then it must be **sensitively designed** and of a high quality of architectural design.

1.2 Where a development proposal has an impact on the Denny End Road frontage, the provision of a well thought through landscaping scheme is likely to be very important considering the neighbouring residential uses but also the village entrance (the landscaping could help to maintain a high-quality frontage along Denny End Road in part through visually screening the built form on the employment estates). Buildings and structures of high-quality architectural design but located in visually prominent positions along Denny End Road could themselves damage the Denny End Road frontage simply by undermining the gateway into Waterbeach Village just a short distance further along the road.

Clause 1d)

1.3 The intention here is to apply to all non-motorised modes of transport.