

Flexibility is better than Prophecy (for Super Strategic Sites)

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**Joint Planning Law Conference
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Appendix 3

The Waterbeach parameter plan

NOTES
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- KEY:
- Application site boundary
- Development Area**
- Residential/ mixed use built development
- Landscape and open space**
- Retained water body with woodland islands
 - Strategic open space
 - Denny Abbey buffer boundary
 - Flexible boundary of woodland blocks to be retained
 - Flexible boundary of open space
 - No more than 70 dwellings will be located within this area (3.1 ha)
 - Biodiversity link
 - Town park/ square
 - Formal open space (including sport and play)
- Community/ civic uses**
- Primary schools
 - Secondary school with safeguarded land for other educational use
 - Location of safeguarded land for special education needs school
 - Centres
 - 1 Neighbourhood focus, meeting local needs only
 - 2 Retail/ leisure focus
 - 3 Principal centre: retail and civic focus
- Access and transport**
- Principal vehicular access from A10
 - Area of flexibility for southern access to A10
 - Principal connection points to the east (for future development)
 - Primary route for all modes
 - Key connection to adjoining land
 - Primary route with public transport priority
 - Locally managed access (pedestrian and public transport priority)
 - Pedestrian and/or cycle access only
 - Construction traffic/ public transport access (upgraded as necessary)
 - Retained causeway alignment (upgraded as necessary)
 - Reinstated 'causeway' link (variable character and function)
 - Retained grid street pattern (upgraded as necessary)

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FOR APPROVAL

Secretary of State for Defence
Urban&Civic

Waterbeach
Barracks and Airfield:
Parameter Plan

DRAWING NUMBER / REVISION
1330 GA 010002 17

SCALE
1:5000 @A1 1:10000 @A3

DATE / DRAWN BY / CHECKED BY
190327 IF / JK

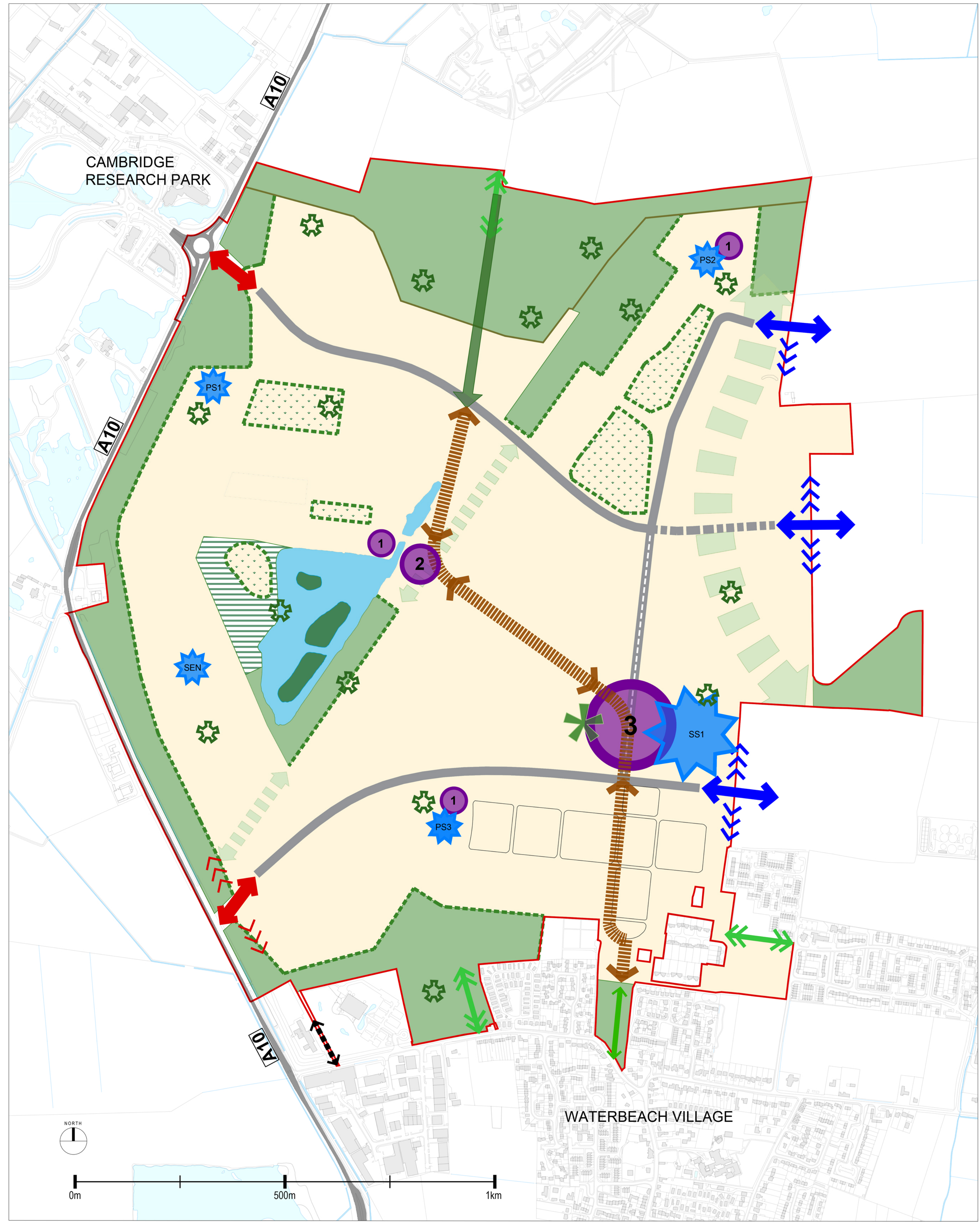
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MAXIMUM HEIGHTS PARAMETER PLAN



0m 500m 1km



0m 500m 1km