

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st November 2006

AUTHOR/S: Executive Director / Head of Planning Services

S/1371/92/O – CAMBOURNE Submission of Masterplan Revision 30

Purpose

To approve an amendment to the Cambourne Master Plan drawing and Housing Schedule to accommodate the A428 road alignment and the planning permissions granted to date.

Background

1. The original outline planning permission S/1371/92/O and Section 106 Agreement for Cambourne required the approval of a Masterplan and Design Guide. These are comprised of various documents, some of which are regularly updated. In the case of the Masterplan, the map version of the Masterplan shows the disposition of land uses throughout Cambourne, reflecting the broad principles of the main Masterplan document, and is regularly updated to address modifications, refinements and to accommodate more detailed information, such as the layouts of approved housing schemes. The latest approved map version is revision 24B, approved in July 2005, and the developer has subsequently issued revision 30 for approval. This report details the changes since the last approval, and recommends approval of the latest revision. At this stage these revisions relate solely to the extant permission for 3,300 dwellings, not to any work to accommodate the Local Development Framework additional dwellings.
2. The changes made since the last approval are:
 - a) To add the A428 and Broadway new alignments,
 - b) To add detail on the sports area, burial ground, The Vine School, trailer park, High Street developments and the latest housing areas.
 - c) As a result of the approved changes to the A428/Broadway, location of The Vine School and the Upper Cambourne spine roads, the following changes have been made:
 - d) Northern woods moved south (width and general shape remains unchanged)
 - e) Northeastern woods moved west (width and general shape remains unchanged)
 - f) Location of Village Green moved west
 - g) Upper Cambourne development area moved to the new woodland boundaries
 - h) Village Green increased in size
 - i) Indicative greenways shown to reflect the location of landscape/wildlife features, including the hedgerow beside the “concrete road” between East Gate and the eastern bridleway now shown as a Greenway.
3. The revised development area for Upper Cambourne remains as approved at 49.8 hectares including the school site. The indicative housing parcel boundaries have been removed, because they will be reviewed in any eventual master planning exercise to accommodate the Local Development Framework additional housing numbers and possible consequent new facilities. However, the Design Brief for the first phase within Upper Cambourne (which will not affect or depend upon the LDF outcome) is being sent

out to consultation, with a view to being reported to the Planning Committee in December.

4. Consultations

- a) The **British Horse Society** - No objection
- b) The **Environment Agency** - No objection in principle. The Agency must be notified of any changes to landform or increase in impermeable areas.
- c) The Council's **Landscape Design Officer** - Awaited
- d) **English Nature** no comment.

Considerations

- 5. As described above, the changes since the last approved version are mainly to accommodate the A428 layout. There has been no overall change in developable area. The possibility of achieving bus and emergency access to the new Broadway is not precluded by this revision.

Effect on Annual Priorities and Corporate Objectives

6. Quality, Accessible Services	By providing consistent and transparent planning guidance
Village Life	By allocating adequate space for facilities and safeguarding the separate character of the Cambourne villages
Sustainability	Space is provided for new woodlands, open space/wildlife corridors, public transport and cycleways.
Partnership	Cooperation with the Cambourne Developer to deliver appropriate development.

Conclusions/Summary

- 7. The updated Masterplan is acceptable as a current framework which enables the development of Cambourne to continue in a structured fashion pending further work on master planning to comply with national and local planning policies.

Recommendation

- 1. **APPROVE** Masterplan 30 as submitted.

Background Papers: the following background papers were used in the preparation of this report:

- Cambourne Section 106 Agreement dated 20th April 1994
- Outline planning permission dated 20th April 1994, reference S/1371/92/0
- Local Development Framework Submission Draft January 2006
- South Cambridgeshire Local Plan 2004
- Cambourne Master Plan
- Cambourne Design Guide

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