

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th July 2005

AUTHOR/S: Director of Development Services

S/1371/92/O - Cambourne
Submission of Masterplan Revision 24B and Phasing Plan REV Q

Recommendation: Approval
Date for Determination: 6th July 2005

Background and Purpose

1. The original outline planning permission 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 24A, approved in October 2004, and the developer has subsequently issued revision 24B for approval. This report details the changes since the last approval, and recommends approval of the latest revision.
2. The changes made since the last approval are to add the approved spine road layouts and approved school site for Upper Cambourne, along with associated changes to the shapes of the housing pods. Recently approved housing layouts are also added, as well as a lake and the skateboard park.
3. The Master Phasing Plan is a version of the Masterplan that sets out the development in geographical phases. It shows the developer's intentions as to the order of development of residential sites, and in terms of the areas not for residential development, it relates the facilities and landscaped areas to trigger points in the Section 106 Agreement, Play Strategy, etc. For example, it shows the sports centre in phase 5b, which equates to the 2000 occupations trigger point. Some facilities are only required to be "phased throughout the development" without specific trigger points relating to house occupations. In terms of the remainder of the development, these are the landscape areas, sports fields and the Upper Cambourne allotments. There are several conditions of the outline permission that are to be satisfied at the beginning of each phase, such as archaeology, drainage, etc.
4. The latest revision to the Phasing Plan is, again, an update on what has happened on site, and commits the developers to providing the second phase of the sports fields in phase 5a, which is the current phase (pre-application discussions are taking place). We have also negotiated that the allotments for Upper Cambourne be provided in phase 6, which is the first of four phases of development in Upper Cambourne. This is because we have learnt from the Great Cambourne allotments that they take time to establish and become ready for use, so will need attention early. The remainder of the landscaping, which is shown to become a golf course, is also allocated in current phases, the lakes have now been completed.

Consultations

5. No comments have been received from **Cambourne, Bourn or Caxton Parish Councils**.
6. The **Middle Level Commissioners** state that the Swavesey IDB's particular interest relates to any additional discharge from Uttons Drove Sewage Treatment Works, and the latest revision does not appear to affect the discharges.
7. The **British Horse Society** is pleased to see the circular bridleway shown but is concerned at the time taken to complete it as the roads are very busy and becoming increasingly dangerous.
8. The **Environment Agency** states that the principle of the revisions are acceptable provided surface water and foul drainage proposals take any density amendments into account, and points out that any ground raising could affect run-off characteristics. There must be no overall loss in extent of habitat areas.
9. The Council's **Landscape Design Officer** points out that some of the development pods have increased in size.

Planning Comments - Key Issues

10. As described above, the changes since the last approved version are relatively minor. There are changes in the sizes of some of the development pods, but a simple overlay exercise indicates that some of the pods have increased and some decreased, in order to accommodate the new layout of the school site and associated road changes. I am satisfied that there has been no overall change in developable area, but I have asked the master planners to confirm the geographical areas of all the Upper Cambourne pods, so as to be doubly sure.
11. The next revision of the Masterplan will probably not occur until the result of the "Cambourne Enhanced" appeal is known. That will involve the addition of the new route of the A428 and associated works to Broadway (the road to Bourn), and, if the appeal is allowed, the addition of the new facilities required to support the additional housing.
12. I have not sent the Phasing Plan out to consultation as this simply provides updates and non-controversial commitments to which phase each area of development will take place in. I have no objection to the phasing shown on the plan, but an old version of the Masterplan has been used for a base, which does not show Upper Cambourne correctly. It would therefore be appropriate to approve the phasing plan with the exception of the Upper Cambourne area, which should be the subject of a further proposal at the same time as the next revision of the Masterplan, once the Cambourne Enhanced appeal is determined.

Recommendations

13. **APPROVE** Masterplan 24B as submitted.
14. **APPROVE** Master Phasing Plan rev Q, with the exception of the Upper Cambourne development area.

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 S1371/92/0

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