



Report To: Planning Portfolio Holder

13 December 2016

Lead Officer: Joint Director of Planning and Economic Development

Submitted South Cambridgeshire Local Plan Bourn Airfield New Village - Policy SS/6

Purpose

1. The Council meeting on the 17th November 2016 decided to submit modifications to the South Cambridgeshire Local Plan examination Inspectors, to include a number of additional parcels of land within the Major Development Site for Bourn Airfield new village (Policy SS/6). Council also resolved that the Planning Portfolio Holder give further consideration to the wording of section 7b of policy SS/6 Bourn Airfield New Village regarding the provision of a suitable buffer between the new village and Caldecote / Highfields on its eastern boundary and agree the wording to be submitted to the Inspectors.
2. The Scrutiny and Overview Committee Chairman concurs with the view of officers that the Portfolio Holder can consider this matter without having to give public notice beyond the publication of the Council decision and this agenda. The issue concerns the buffer between the new village and Caldecote/Highfields and so has a direct effect on only one ward.

Recommendation

3. It is recommended that the Portfolio Holder approves the revised wording of section 7b of Policy SS/6 as set out in paragraph 8 of this report.

Background

4. The submitted South Cambridgeshire Local Plan, currently at examination, includes a proposed new village at Bourn Airfield (Policy SS/6).
5. The Planning Portfolio Holder considered a report on the Local Plan on 8 November and recommended that Council agree a number of proposed modifications to the Local Plan, including to Policy SS/6. A map was included in the 8 November report concerning proposed changes to the Major Development Site boundary in relation to five parcels of land. That map is reproduced as Appendix A to this report for convenience. The Planning Portfolio Holder asked that a supplementary report be made to Council concerning the wording of section 7b of the policy, as it relates to parcel 4.
6. The Council meeting of 17 November agreed to submit proposed modifications to the examination Inspectors concerning Policy SS/6 Bourn Airfield new Village including changes to the Major Development Site boundary. Land parcels 1, 2, 4 and 5 were agreed as proposed Modifications to the Major Development Site. Land parcel 3 was excluded from the Major Development Site. Council agreed that the Planning Portfolio Holder would give further consideration at this meeting to the wording of section 7b of

the policy concerning the nature of the strategic landscaping between the new village and Caldecote/Highfields, which relates to parcel 4.

Considerations

7. The wording of section 7b of Policy SS/6 as reported to Council on the 17 November in the supplementary report entitled 'supplement in response to the Planning Portfolio Holder's recommendation to Council' read as follows, with new text highlighted:

“Provide sStrategic landscaping within and beyond the Major Development Area Site to deliver a high quality landscaped setting around the boundary of the settlement to avoid it appearing as part of a ribbon of urban development south of the A428, to maintain the rural nature of the Broadway and ensure separation from Cambourne, and to ensure countryside separation from Caldecote / Highfields and Bourn. The strategic landscaping along the eastern boundary of the Strategic Site south of the existing employment area will include a substantial and continuous woodland belt, including land within the Major Development Site”.

8. Working with the Planning Portfolio Holder further consideration has been given to the wording of section 7b of the policy in accordance with the decision of Council, to make clear that the intention of the policy is to provide a suitable buffer between the new village and Caldecote / Highfields by ensuring that a substantial woodland belt runs along the full length of the boundary. The updated and revised wording of section 7b reads as follows with only the proposed additional new text highlighted:

“Provide sStrategic landscaping within and beyond the Major Development Area Site to deliver a high quality landscaped setting around the boundary of the settlement to avoid it appearing as part of a ribbon of urban development south of the A428, to maintain the rural nature of the Broadway and ensure separation from Cambourne, and to ensure countryside separation from Caldecote / Highfields and Bourn. The strategic landscaping along the eastern boundary of the Strategic Site south of the existing employment area will include a substantial and continuous woodland belt along the full length of the boundary to provide a suitable buffer to Caldecote / Highfields, including land within the Major Development Site”.

Options

9. The Planning Portfolio Holder could agree to make further, or different, amendments the wording of section 7b of the policy.

Implications

10. There are no significant implications.

Consultation responses (including from the Youth Council)

11. None.

Effect on Strategic Aims

A. LIVING WELL Support our communities to remain in good health whilst continuing to protect the natural and built environment

12. The commitment by the Council to prepare plans for the district is a good means of ensuring that the quality of life of its residents and their environs is protected and enhanced into future years.

B. HOMES FOR OUR FUTURE

Secure the delivery of a wide range of housing to meet the needs of existing and future communities

13. The Local Plan aims to support delivery of new homes to meet identified needs.

C. CONNECTED COMMUNITIES

Work with partners to ensure new transport and digital infrastructure supports and strengthens communities and that our approach to growth sustains prosperity

14. Preparing development plans for the district means transport and digital infrastructure can be appropriately planned to accommodate growth.

D. AN INNOVATIVE AND DYNAMIC ORGANISATION

Adopt a more commercial and business-like approach to ensure we can continue to deliver the best possible services at the lowest possible cost

15. The Local Plan provides clear information about the future growth of the district.

Appendices

Appendix A - Map reported to 8 November Portfolio Holder Meeting concerning proposed changes to the Major Development Site boundary in relation to five parcels of land

Background Papers

Planning Portfolio Local Plan Update Report 8th November 2016:

<http://scams.moderngov.co.uk/ieListDocuments.aspx?CId=1059&MId=6771&Ver=4>

Council Local Plan Update Report: 17th November 2016

<http://scams.moderngov.co.uk/ieListDocuments.aspx?CId=410&MId=6689&Ver=4>

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