

## CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

Council Meeting 6<sup>th</sup> February 2018

### LOCAL PLAN MODIFICATIONS -

The Parish Clerk has reviewed the proposed Local Plan Modifications. and the following comments are relevant:

1. Page 215/6 of the report (page 30 Local Plan paragraph 2.45) has been modified to reflect the planning consent for Cambourne West (extract below). There is no issue with the modification.

Note: Comments are invited on the changes to the plan shown in **bold text** only. The changes that are not shown in bold have previously been consulted upon in the Proposed Modifications Joint Consultation Report (December 2015) (Reference Document: RD/MC/010) as Proposed Modification PM/SC/2/Q; this text is provided for information and is not subject to further consultation. Comments submitted during that consultation remain in front of the Inspectors.

Amend paragraph 2.45 as follows:

'2.45 Two new settlements – a new town north of Waterbeach and a new village at Bourn Airfield - and a major village expansion at Cambourne will provide the majority of the additional housing required by 2031. The preference to allocate all three strategic sites was influenced by the long lead in times for new settlements which will therefore come forward later in the plan period and continue developing beyond 2031. Without including a major expansion of Cambourne, a significant amount of development would be required at villages and would result in the sort of dispersed development strategy confirmed as being unsustainable. **In January 2017 the Council resolved to grant planning permission for a mixed use development including 2,350 homes at Cambourne West.** The timing of development at Bourn Airfield new village has regard to the longer lead in times for the development of new settlements and so that the remainder of Cambourne is well progressed before any development starts at Bourn Airfield. This will also help provide additional flexibility and ensure a continuous supply of house building land. ~~The new strategic sites will provide 4,370 homes in the plan period. Waterbeach not starting until towards the end of the plan period has the benefit of ensuring that delivery at Northstowe will be well established before another new town development begins, with about half the town having been built by the time Waterbeach starts delivering.'~~

2. Page 244 of the report (page 69 Local Plan, Policy SS/6: New Village at Bourn Airfield) has been modified as extract below. There is no issue with the modification.

Amend criterion a. of Policy SS/6 to read:

*'The Site:*

**5.a. Establish t**The built area of the settlement **will be contained** within the Major Development **Site area**, and the location of major land uses; **and the design of the edges of the new village will have particular regard to ensuring an appropriate relationship with Cambourne and Highfields Caldecote.'**

3. Page 251 of the report (page78 Policy SS/8 Cambourne West, Paragraph 3.50) has been modified as extract below.

Amend last sentence of paragraph 3.50:

'The Development must also ensure that it will remain physically separate from Caxton village (the majority of the site falls within Caxton Parish).'

Proposed amendment to be sent in:

Caxton village (the majority of the site was until May 2018 boundary changes largely within Caxton Parish).'

4. page 301/2 of the report (page 263 Local Plan, After Appendix B: Local Plan-Superseded Documents and Policies has been modified as extract below.

Add a new Appendix Bb detailing a numbered list of Local Green Space sites.

(Note: the sites which are shown in strikethrough text are proposed to no longer be Local Green Space, and would not be listed in the adopted Local Plan)

~~NH/12-025 - Land north of Jeavons Lane, north of Monkfield Way, Cambourne~~

~~NH/12-026 - Land south of Jeavons Wood Primary School, Cambourne~~

~~NH/12-027 - Cambourne Recreation Ground, Back Lane, Cambourne~~

~~NH/12-028 - Land east of Sterling Way, Cambourne~~

~~NH/12-029 - Land east of Sterling way, north of Brace Dein, Cambourne~~

~~NH/12-030 - Land north of School Lane, west of Woodfield Lane, Cambourne~~

~~NH/12-031 - Land east of Greenbank, Cambourne~~

~~NH/12-032 - Land north of School Lane, west of Broad Street, Cambourne~~

~~NH/12-033 - Cambourne Recreation Ground, Back Lane, Cambourne~~

~~NH/12-034 - Land north of Great Common Farm, west of Broadway, Cambourne~~

~~NH/12-035 - Large areas within village and around edge of village, Cambourne~~

~~NH/12-035a - Sirius Lake~~

~~NH/12-035b - Wamping Willow Lake~~

~~NH/12-035c - Crow Hill (Country Park)~~

~~NH/12-035d - Land around the west and north west~~

~~NH/12-035e - Oaks Wood (Eco Park)~~

~~NH/12-035f - South of A428~~

~~NH/12-035g - Pitches next to Cambourne Sports Centre~~

~~NH/12-036 - Honeysuckle Close and Hazel Lane green space, Cambourne~~

The Parish Council (with the support of the developers and District Council) had tried to get a large number of open spaces designated as Local Green Spaces (LGS this is a new designation), but the Planning Inspector was concerned that to large an area was being designated so only agreed that 8 out of the 19 sites put forward should be LGS's, some of the other sites have been designated as Protected Village Amenity Area which has its own protection against development.

SC-MM268g and SC-MM268h were two of the areas removed as these had not been developed as a country park yet and were of an extensive size. The two largest areas are not down to be developed and have planning condition on them from the 950 extra dwellings consent that states that if the area is not developed as a golf course (they have been struggling to get anyone interested in opening a new course on the site) it has to be laid out as a Country Park (this will be transferred to the Parish Council's ownership).

These area's like all the other areas are or will be in the ownership of the Parish Council or the Wildlife Trust. In the transfers we are prevented from using it for any other purpose without consent for at least 25 years and in some cases 80 years. The new Local Plan will start to be reviewed in 2019 and the Parish Council

can try and get the LGS's extended to further areas as part of the review and should not request any designated areas to be removed.

We cannot get the sites not designated reviewed at this stage. The only mistake is the Spelling of Whomping Willow Lake, but as this is being removed there is no point raising it.

It is

**Recommended** that the report be received and a request for paragraph 3.50 to be amended as proposed.