

# Welcome to our public exhibition

Taylor Wimpey and Bovis Homes (working together as the Cambourne West Consortium) are bringing forward a reserved matters planning application for Phase one of the Cambourne West development. Outline planning consent (confirming the principle of developing the site) was granted by South Cambridgeshire District Council in January 2017.

This event is an opportunity for the local community to view our detailed plans, speak with members of the project team and provide us with feedback before we submit a planning application.

Please take the time to consider the information contained on the boards and complete a feedback form.

If you have any questions about our proposals, please ask one of the consultant team who will be happy to help.

## The site

Taylor Wimpey and Bovis Homes have already jointly brought forward the three linked villages of Greater Cambourne, Lower Cambourne and Upper Cambourne.

The South Cambridgeshire District Council Local Plan identified land at Cambourne West as a good location for new homes, and in January 2017 the Cambourne West Consortium was granted outline planning permission for up to 2,350 homes, commercial uses, a secondary school, two primary schools and community and sports facilities. We are now progressing plans to **deliver 969 of these new homes.**



# Our Vision

The shared vision for Cambourne West is to create a thriving, vibrant and sustainable community, where people will enjoy living. It will be a collection of neighbourhoods, as well as schools and community and sports facilities, that will extend and integrate into Cambourne.

The three residential neighbourhoods that will form Cambourne West are:



**Swansley Park:** Closely associated with Lower Cambourne and surrounded by a rich network of landscape spaces and wetlands, this neighbourhood will include the main (southern) entrance to Cambourne West.



**Sheepfold:** Welcoming those arriving from the east, this neighbourhood has a contemporary feel, and will be host to a secondary school, business park, community centre and playing fields.



**Woodfields:** The largest neighbourhood, containing nearly half of the new homes in Cambourne West, with an informal and rural character.



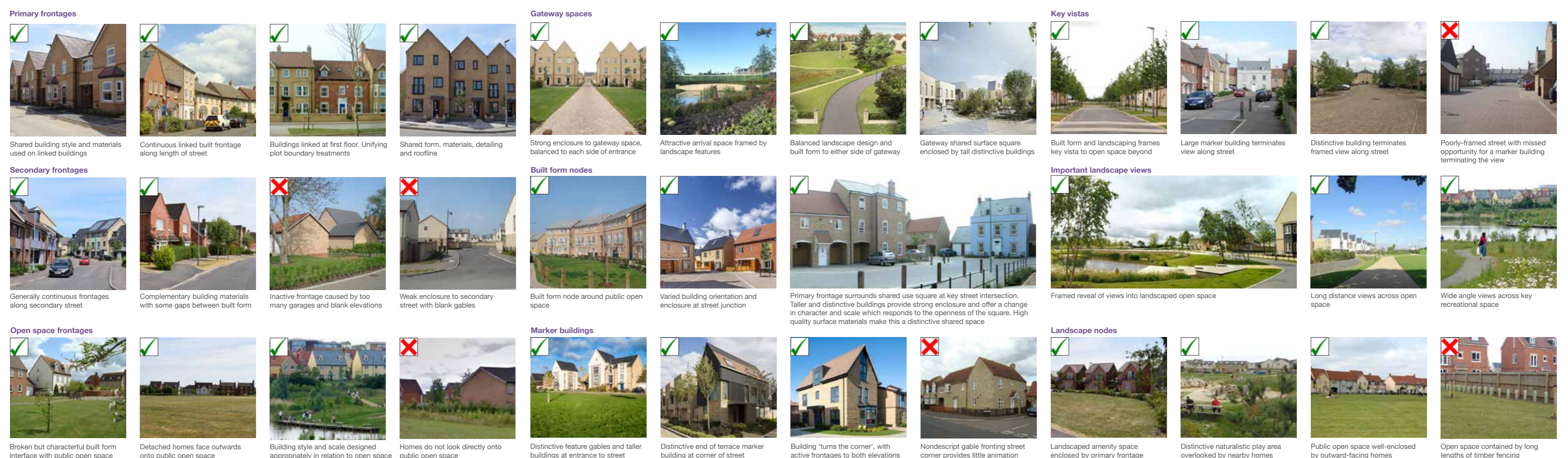
Landscaped open space/wetlands illustration

# Our proposed design code

In late 2018 we submitted a design code to South Cambridgeshire District Council, which was developed with the support of the local authority and with input from Cambourne Parish Council, Cambridgeshire County Council and our highways, transport and engineering partners. It sets out fundamental design guidelines for Cambourne West that must be followed, along with recommendations to help different developers (who may be working on different parts of the site) create a cohesive identity for Cambourne West.

This document is available to download from the Cambourne West project website. The design code promotes our vision for Cambourne West by establishing a set of objectives that include:

- Using local tradition to inform the overall structure, scale and order of spaces and buildings, as well as the use of materials;
- Delivering high quality homes designed for the 21st century, offering lifestyle choices that promote health and well-being, with access to private or communal outdoor areas;
- Providing a range of housing types to suit different lifestyles and needs, along with accessible facilities that are managed by/for the community;
- Ensuring that open spaces are within short walking distances of all homes, and that there are a variety of green spaces within Cambourne West, including play areas, allotments, orchards, playing fields, gardens and parkland;
- Providing convenient access to existing and proposed employment areas, and allow for bus services across the development;
- Creating a network of safe, accessible streets and off road pedestrian and cycle paths which encourage non-motorised transport, and which support sustainable transport methods;
- Protecting against flooding and providing climate change mitigation through landscape and building design;
- Encouraging recycling and household waste management;
- Create flexible indoor and outdoor community spaces for social activities, including community events and markets, as well as sport, play and recreation; and
- Introduce a range of shops, services and facilities to fulfil the basic daily needs of the community.



# Delivery and phasing

The forthcoming reserved matters application is for 969 homes, as part of the wider development of Cambourne West.

The current intention is to develop the site in an east to west direction across three phases. These are:

## Phase 1

- All homes in the Sheepfold neighbourhood, totalling 429 properties, along with a local centre and a small business/employment area.
- 540 homes in the Swansley Park neighbourhood, along with a new primary school.
- Entrances to Cambourne West at Sheepfold Lane and Ermine Street.
- A central green spine and corridor, and cycle/pedestrian links to Cambourne.
- 9.53 hectares of new woodland and meadows, along with Swansley Green and Lake.
- Two new play areas for young children.

## Phase 2

- The remaining 378 homes that will make up the Swansley Park neighbourhood.
- 397 homes in the Woodfield neighbourhood, along with a new primary school.
- A new secondary school in the Sheepfold neighbourhood, along with a Green and Sports hub.
- New footpaths and cyclepaths.
- Two new play areas for young children and three new play areas for older children, plus a BMX track.
- Allotments and 1.47 hectares of new woodland.
- Retail outlets.

## Phase 3

- The remaining 606 homes that will make up the Woodfield neighbourhood, along with an employment area.
- 16.88 hectares of new woodland, along with a West Green and orchard.
- One new play area for younger children.

**The purpose of today's event is to allow you to view and comment on our plans to progress Phase one of the development.**

# Our proposed Phase one layout

Our proposals for Phase one comprise of 969 new homes and a new primary school, along with associated new roads, shops, play areas, parks, lakes, meadows and woodland.

The proposed mix of private housing will be a mixture of 2, 3, 4 and 5-bedroom dwellings, including flats and terraced, detached and semi-detached houses. The affordable homes mix is in accordance with Local Authority housing needs, and will comprise of 30% of the overall housing provision, providing 1, 2, 3 and 4-bedroom designs.



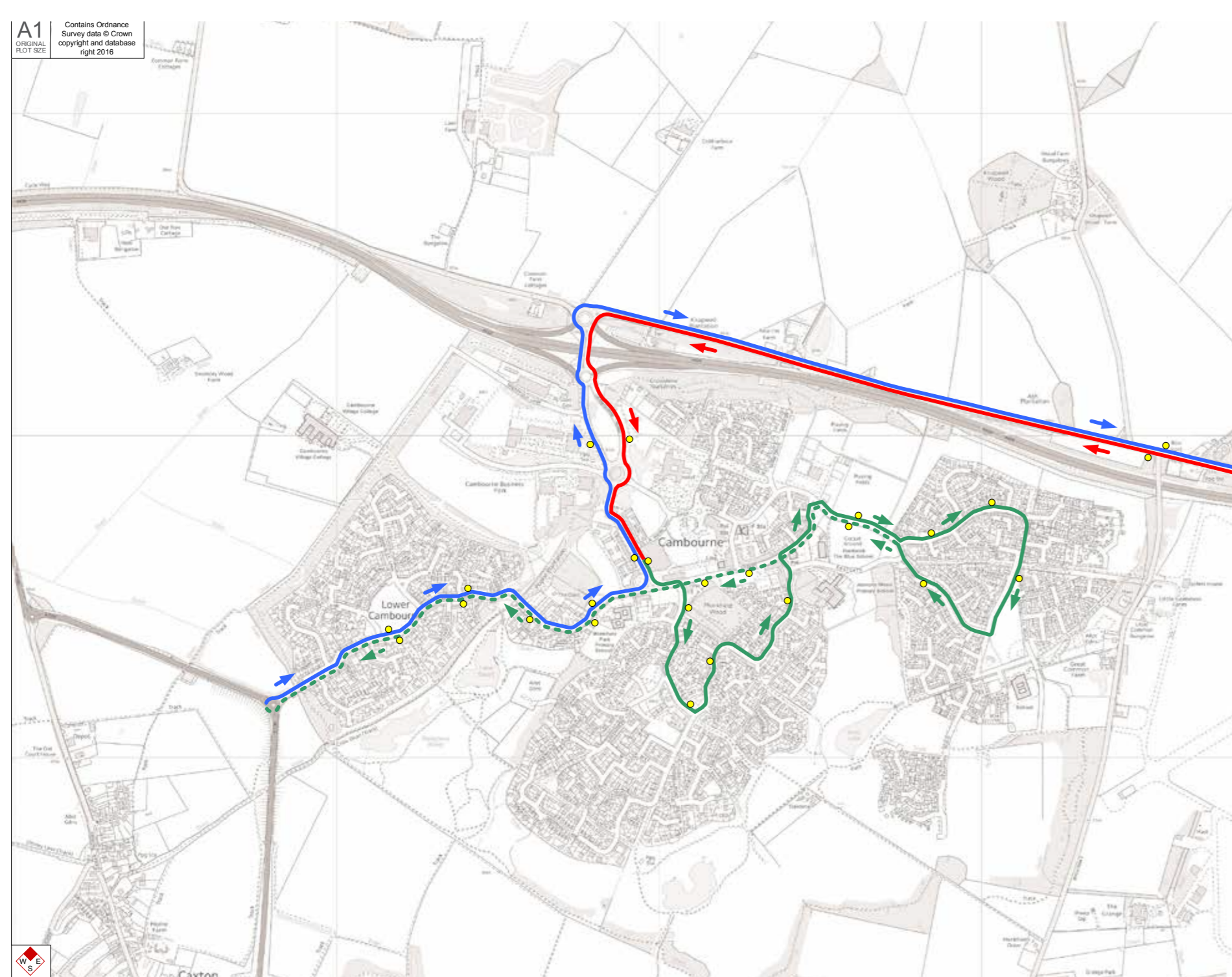
# Highways and transport

Principle vehicular access to the development will be from Sheepfold Lane and a modified roundabout that will replace the existing northern junction of the Caxton Bypass (A1198).

## Public transport strategy

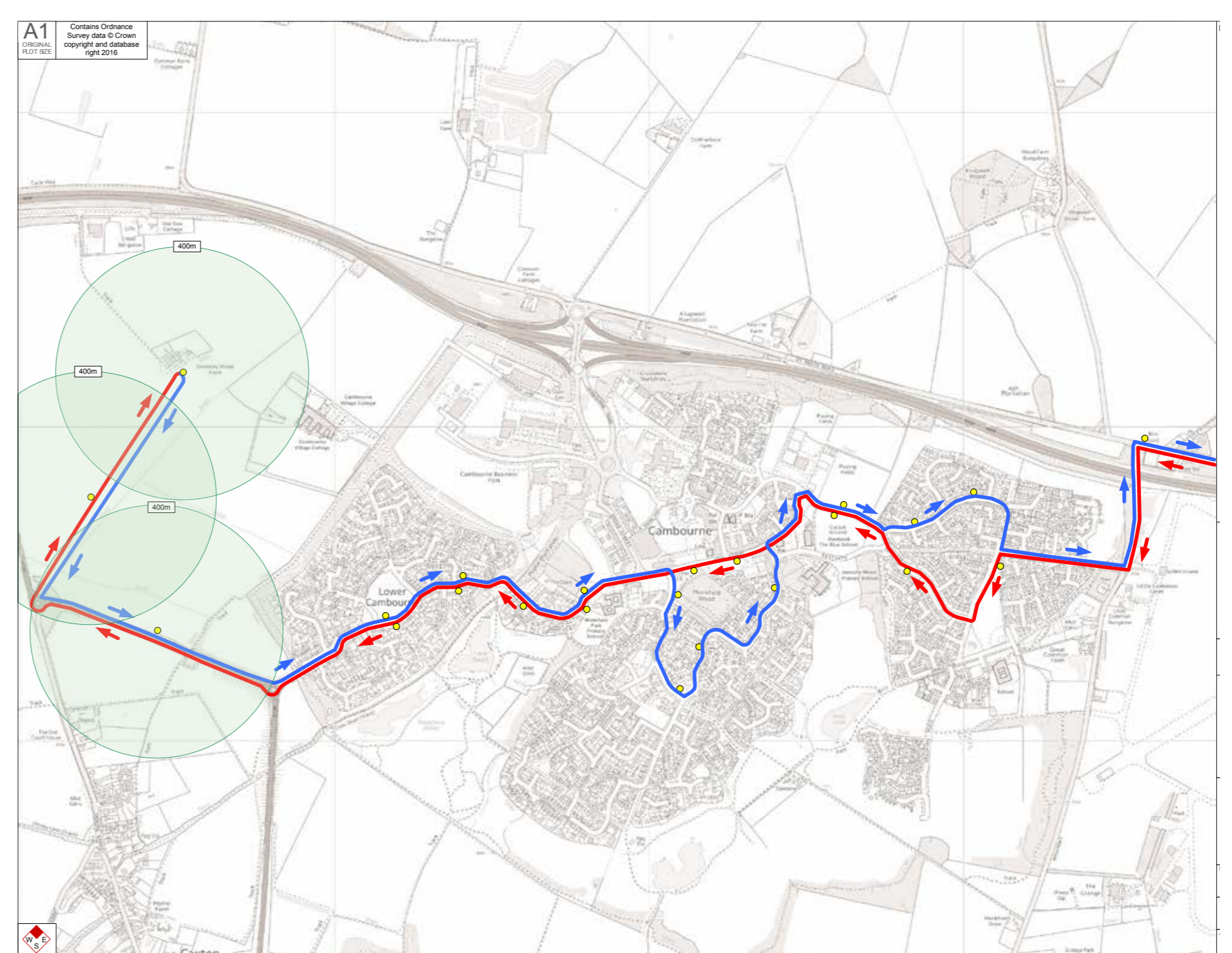
A new bus-only link will connect Sterling Way in Upper Cambourne and Broadway. This will substantially decrease the overall distance travelled by local bus services, with the majority currently travelling along St Neots Road and entering and leaving Cambourne via Cambourne Road. The new bus gate will allow services such as the Stagecoach Citi 4 route to extend from School Lane to the new roundabout junction on the A1198, and then into Cambourne West. The current route and proposed extension are both shown below:

Current access to Cambourne, as used by most local bus services



- Key:
- Citi 4 Outbound (from Cambridge)
  - Inbound (Cambourne East)
  - - - Inbound (Lower Cambourne)
  - Inbound (towards Cambridge)
  - Bus Stops

Proposed extension of Citi 4 bus route into Cambourne West inc. new bus gate



- Key:
- Citi 4 Outbound (from Cambridge)
  - Inbound (towards Cambridge)
  - Bus Stops

## Walking and cycling

A series of footway and cycle track improvements will be progressed alongside the development. These include a new, off carriageway cycle track along St Neots Road between Cambourne Road and Broadway and a new shared-use footway/cycle track along Back Lane.

# Benefits of our proposal and next steps

## Benefits of our proposals

- Delivering new homes, including affordable homes, as allocated in the District Council's Local Plan and reinforced by the outline planning consent for Cambourne West.
- The development provides for significant amounts of high quality green space.
- New facilities and shops will bring benefits for new residents and those already living in Cambourne.
- The two new primary schools and one new secondary school will help to address the shortage of school places in Cambridgeshire.
- The design code submitted will ensure a cohesive and well-designed settlement.

## Next steps

Please take a moment to complete a feedback form. Completed feedback forms can be deposited in the ballot box at today's event or returned to us using one of the freepost envelopes provided.

- **15 January 2019** – Public exhibition to display our detailed plans
- **29 January 2019** – Deadline for submitting feedback
- **April 2019** – Anticipated submission of reserved matters planning application
- **Summer 2019** – Anticipated decision on reserved matters planning application
- **Early - mid 2020** – If approved, anticipated start for construction on site

## Contact us

If you have any questions at this stage, you can contact our community engagement team via:

Freephone: **0800 298 7040**

Email: **feedback@consultation-online.co.uk**



Existing Taylor Wimpey development