

Appendix 4i – draft Burwell Masterplan exhibition boards



This draft Masterplan has been prepared by identifying the issues facing Burwell, through consultation with local residents and desk research, and developing these into options which address the issues. The results of previous consultations are reflected in the draft document.

The benefits of producing a Masterplan for Burwell, are that it allows the community the opportunity to influence the future of Burwell to decide on the issues/challenges that it faces and how to address them. It enables local discussion on preferred growth rates, related infrastructure needs for the village and provides a framework for the future development of Burwell.

The plan is a document in progress and it will be amended as appropriate in response to feedback from this consultation. A questionnaire is available for completion



Burwell Masterplan Working Party

The Burwell Masterplan Working Party, set up by East Cambridgeshire District Council, is tasked with preparing a co-ordinated long term Masterplan for Burwell, ensuring that the community are fully involved in the plan development process. All Working Party meetings are open to the public.



Cllr Peter Moakes, East Cambridgeshire District Council and Chair of Burwell Masterplan Working Party



Cllr Pat Kilby, Burwell Parish Council



Cllr Hazel Williams MBE, East Cambridgeshire District Council



Cllr Lavinia Edwards, East Cambridgeshire District Council



Cllr David Brown, Cambridgeshire County Council

We welcome your views

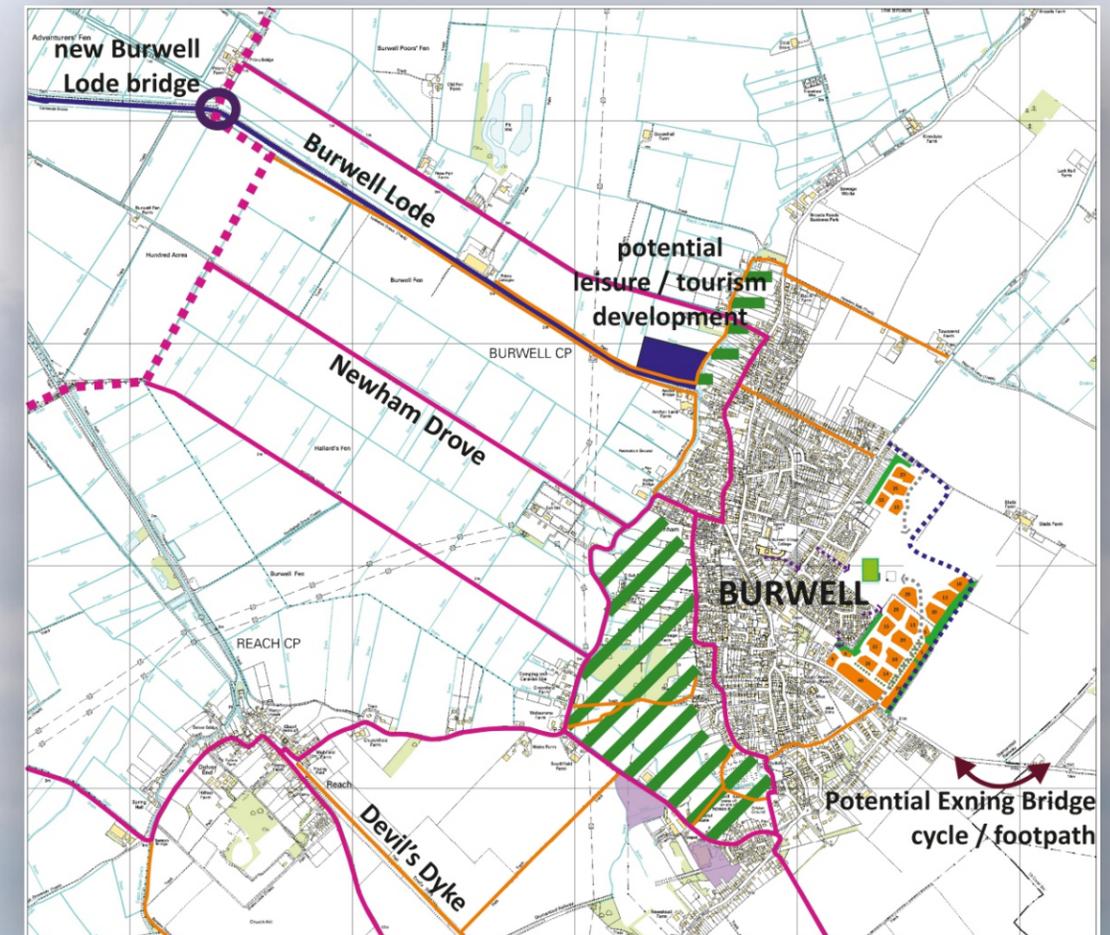


The Masterplan vision for Burwell is:

In 2031 Burwell will be a thriving rural community with a variety of local shops, services and employment that has retained its local village character and community support networks.

These development objectives reflect the issues and challenges that the local community has indicated that the Burwell Masterplan needs to address. They form the basis of the proposals that are set out in the draft Masterplan.

- Retention of the rural village character, in terms of both size of village and community networks.
- Provide for modest development over the plan period to 2031.
- Ensure new development is in keeping with the character of the village, reflecting its distinctive design characteristics and with densities that respect the rural tradition of the village.
- Ensure new housing developments contain a mix of housing, in terms of tenure and size, and affordability.
- Address the traffic volume and speeding issues as new development takes place, seeking to promote walking and cycling wherever possible, and find alternative public transport solutions to address the current limited bus service.
- Promote a pattern of village development that encourages walking and cycling and minimises use of the car.
- Facilitate the creation of additional employment/office sites of mixed sizes in the village
- Ensure sufficient primary school places are provided for the planned future size of the village
- Facilitate the maintenance and improvement of the existing community facilities in the village and seek to consolidate outdoor sports facilities on a single site
- Provide for modest development of tourism infrastructure facilities, but do not develop Burwell as a tourism centre.
- Manage the impact of development on ecology, archaeology and the landscape and promote areas of open space for informal recreation
- Protect the open and rural nature of the western green edge of Burwell facing onto the Fens



During the Burwell Masterplan public consultation, local people expressed concern about the amount of recent infill development, the style and density of new developments and the undersupply of housing that Burwell people can afford.

The Burwell Masterplan proposes:

- Location of new development on land off Newmarket Road
- Provision of low density development more in keeping with the 'rural village' character
- Provision of smaller 2/3 bed homes, starter homes for young people and opportunities for self build
- New development that is sympathetic with the character of Burwell, in accordance with a Burwell design code
- New development which respects the need for carbon saving, energy efficiency and recycling of resources

Following consultation on the possible options and a detailed appraisal of each of the sites, the site off Newmarket Road has been identified as the most suitable for development. This is because of its location relative to the central areas of the village, accessibility and the way in which it can be integrated into the village fabric.

During the consultation respondents highlighted their need for reasonable sized gardens and provision for on plot parking. Densities of a maximum of 30-35 dwellings per hectare are therefore recommended as the guideline for new residential development in the village.

Consultation respondents also indicated the need for new housing to be developed in phases, and to be carried out by a mix of local builders rather than a volume house builder. This would provide a variety of building styles and a feel of 'organic' growth.

Whilst new development in Burwell does not necessarily have to take a traditional form, it should be expected to be sympathetic with the character of the village which makes it so special. The form, densities and pallet of materials/colours used should seek to harmonise with the historic buildings of the village.

