



Burwell Masterplan

A framework for the future development of Burwell



East Cambridgeshire
District Council

Work in Progress Document -
minor amendments to layout and typographic
errors still to be completed

DRAFT FOR CONSULTATION



2 Foreword

Burwell Masterplan Vision

Burwell in 2031 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.



awaiting foreword text

Burwell Masterplan Working Party members



Councillor Peter Moakes
East Cambridgeshire District Council
and Chair of the Working Party



Councillor Hazel Williams MBE
East Cambridgeshire District Council



Councillor Lavinia Edwards
East Cambridgeshire District Council



Councillor Pat Kilbey
Burwell Parish Council Representative



Councillor David Brown
Cambridgeshire County Council

4 Burwell Masterplan at a glance

Modest levels of future growth

Future Growth

- new housing of 350 dwellings plus infill (128) over the 20 year period of the plan, together with a target of creating 630 new jobs in the same period.

Traffic and Transport

- A cycle/footpath around Exning Bridge
- Transport Assessments to be conducted for any development and any required site specific improvements to roads/junctions be provided
- To promote public transport and cycling and include ways to make it easier to walk and cycle around Burwell

Employment Growth

- A jobs target of 630 additional jobs by 2031 to increase containment levels
- Allocate the former DS Smith site for B1 & B2 light industrial business use (potential 293 jobs) and the Reach Road site for B1 office and B2 light industrial business use (potential 337 jobs)
- Consider work hub options at local community facilities

Community Facilities

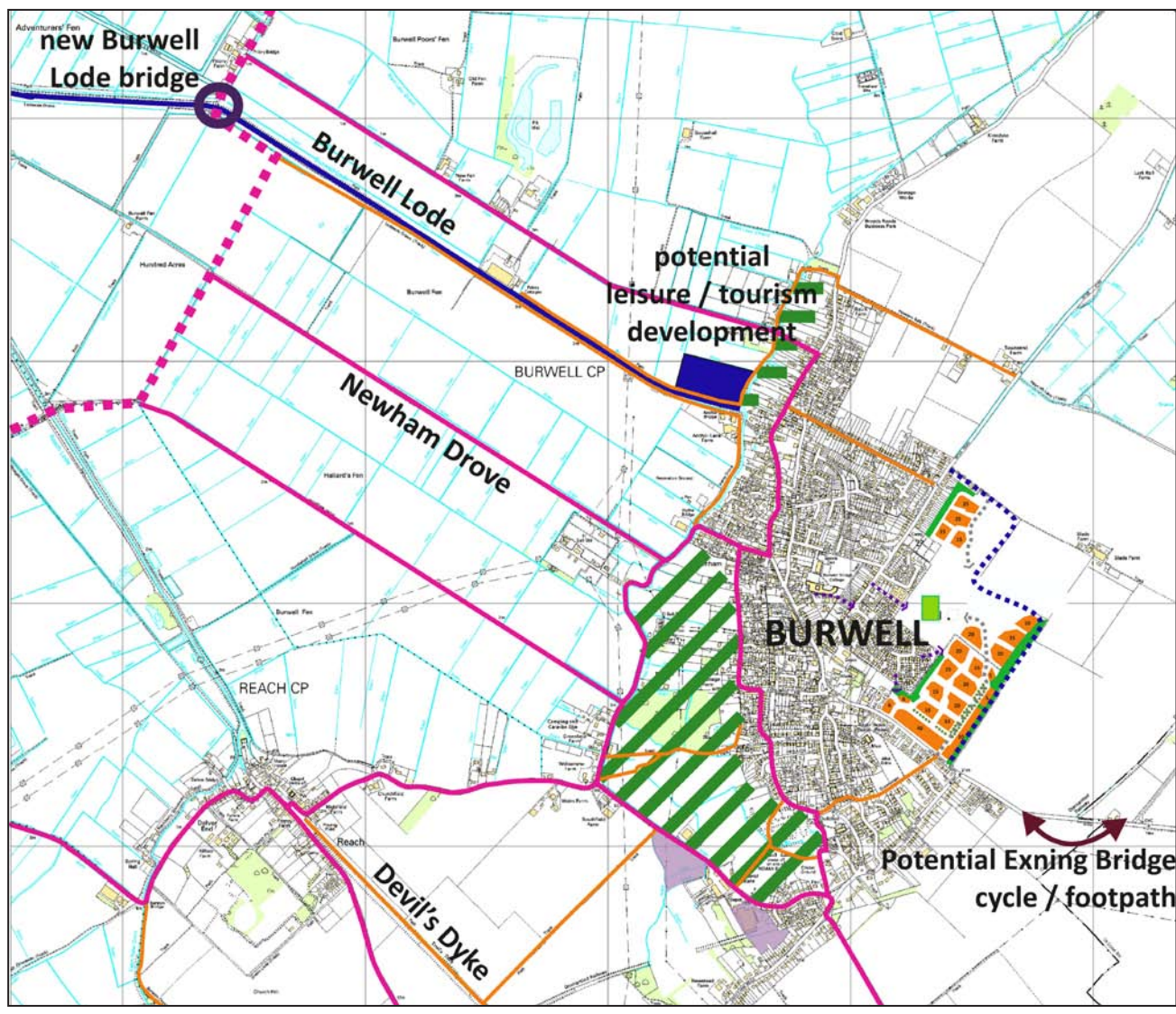
- Maximisation of opportunities to improve outdoor sports provision
- Expansion of the primary school on the current site in order to accommodate additional pupils





Green Spaces, Cycleways and Footpaths

- Improvements to The Weirs access and usage
- Maximising benefits of proximity of Wicken Fen
- Retention of trees and hedges in the landscape
- Signed Heritage Trails
- New Link to create Burwell Circular Route (for Newmarket Road site)
- A cycle/footpath around Exning Bridge

Housing Location, Mix & Design

- Location of new development on land off Newmarket Road
- Provision of low density development more in keeping with the 'rural village' character
- Provision for smaller 2/3 bedroom 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.



-  Green edge to village to be retained
-  Lodeway path and cycleway
-  Cycleways
-  Public footpaths and bridleways (selected)
-  Proposed village perimeter route link
-  Proposed and retained employment allocations
-  Site for new housing

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The purpose of the Burwell Masterplan is to manage future growth in the village's best interests.

The development of a Masterplan for Burwell was undertaken because of the size of Burwell, its function as a key service centre and various complex issues, such as primary school provision in the village. Masterplanning as a process is useful where there is potential for growth and there are a number of issues that need resolving.

The benefits of producing a plan for Burwell are that it allows the community the opportunity to influence the future of Burwell and 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.

What is a Masterplan?

A Masterplan:

- Provides a long term vision and clear spatial framework for the future development of a community.
- Seeks a balanced co-ordination between housing, transport, employment and infrastructure provision so that future development is sustainable.
- Provides the overall strategic framework within which individual projects can be developed and assessed.
- Helps build consensus about the future of an area, identifies priorities for action, and can attract public and private sector investment into an area.



Burwell Past and Present

Burwell may have Saxon origins, as suggested by the place-name first recorded in 1060, meaning fort or fortified village – by the spring, but evidence of Bronze Age and Roman occupation has also been found. In 1143 work commenced on the construction of a castle in Burwell, possibly as part of the system of fortifications and castles in the region ordered by King Stephen to control an English baron, Geoffrey de Mandeville. Tradition has it that Geoffrey attacked the castle



in 1144 and received a fatal wound from which he died at Mildenhall. The excavations carried out in 1935 showed that the castle was never finished, probably due to the death of Geoffrey de Mandeville.

Burwell represents an example of a medieval village that grew through a series of planned additions, High Town, North Street and Newnham.

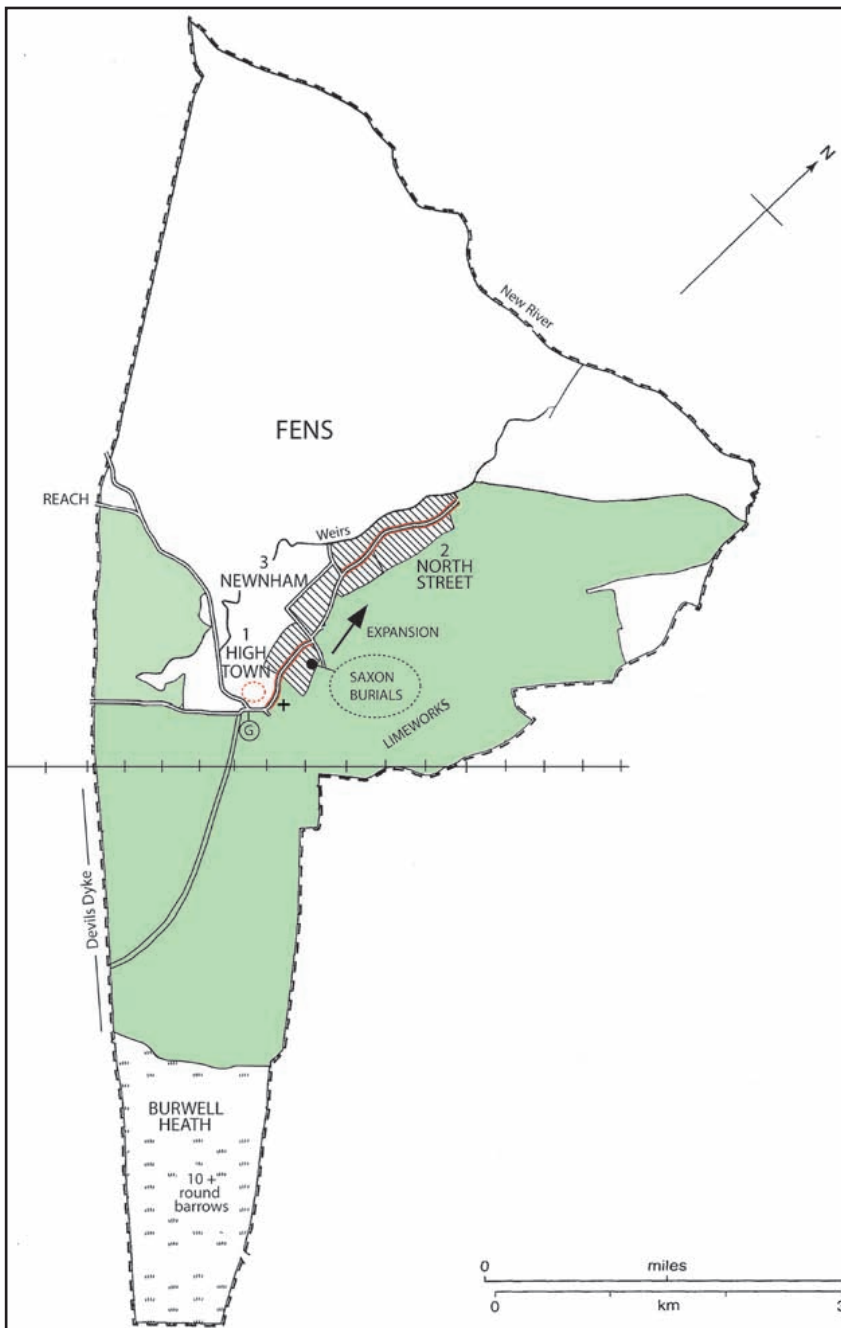
High Town is probably the earliest of the three medieval nuclei, and was well positioned to exploit the arable land which produced cereals. North Street (first mentioned in 1350) developed to the north of High Town, was probably a planned development created to provide access by water to villagers who were exploiting the fen resources, i.e. wild fowl, fish, sedge, rushes, turf, peat and arable crops from the fens to the

village. West of North Street, Newnham, referred to in 1440, was probably another planned development. Newnham had three parallel east west aligned lanes including Dark Lane (named in 1671), which provided the main route for wheeled traffic before 1815.

Burwell shrank in size between the mid fourteenth and mid fifteenth centuries. Following economic recovery and population growth between the middle of the sixteenth century and the beginning of the seventeenth century, new houses were built along the main streets. The Burwell Chemical Works opened in 1865, making phosphate fertiliser from coprolites – phosphate rich fossil remains dug from local pits. The Burwell Brickworks, which manufactured up to 10 million bricks a year, added to the trade. Gradually water borne trade declined and by the 1960's it had all but ceased.

Burwell village retained its traditional multi-nucleated and elongated shape up to the Second World War. After the war new development occurred to the west of New Street and High Street, together with infilling along the old roads. The 1970s witnessed expansion to the east and south of the historic village, prompted by a significant increase in the size of the population. Infilling of the post-war development areas continued throughout the following decades.

Today the village has a population of around 6,000 and is a relatively affluent village with low levels of social housing or deprivation. Burwell has a good range of services including a primary school, several shops, public



Burwell 1800

Planning Context

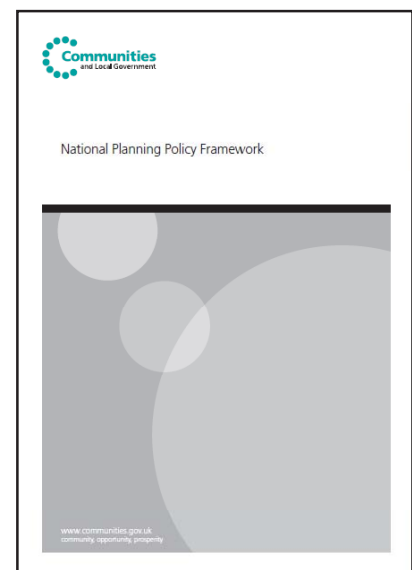
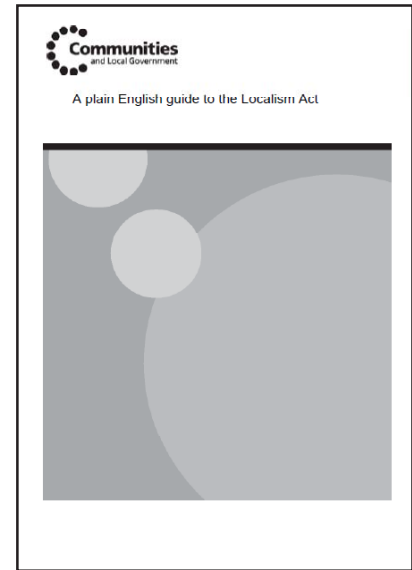
The Localism Act, which received Royal Assent on November 15 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans that reflect the needs and priorities of their communities.

The National Policy Planning Framework, published in March 2012 provides a framework within which local people and their accountable councils can produce local and neighbourhood plans. The framework includes a presumption in favour of sustainable development - 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

This Masterplan goes beyond the remit of a Neighbourhood Plan because whereas Neighbourhood plans relate only to the spatial use and development of land in their area, the Masterplan covers a broad range of issues important to the community. Like a Neighbourhood Plan the principles of the Burwell Masterplan will be incorporated into the District Local Plan, the statutory planning document for the area.

East Cambridgeshire Local Plan: The District Council is currently reviewing the East Cambridgeshire Core Strategy in response to changes at national level including the abolition of the Regional Spatial Strategy and its housing targets. The new East Cambridgeshire Local Plan will set out the strategy for the future development of the district, up to the year 2031, including the strategic vision for the district, planning policies and local village visions.

The Local Plan will contain a Village Vision for Burwell, which will be based on the Burwell Masterplan. This will embed the principles of the Masterplan into the district's statutory planning document.



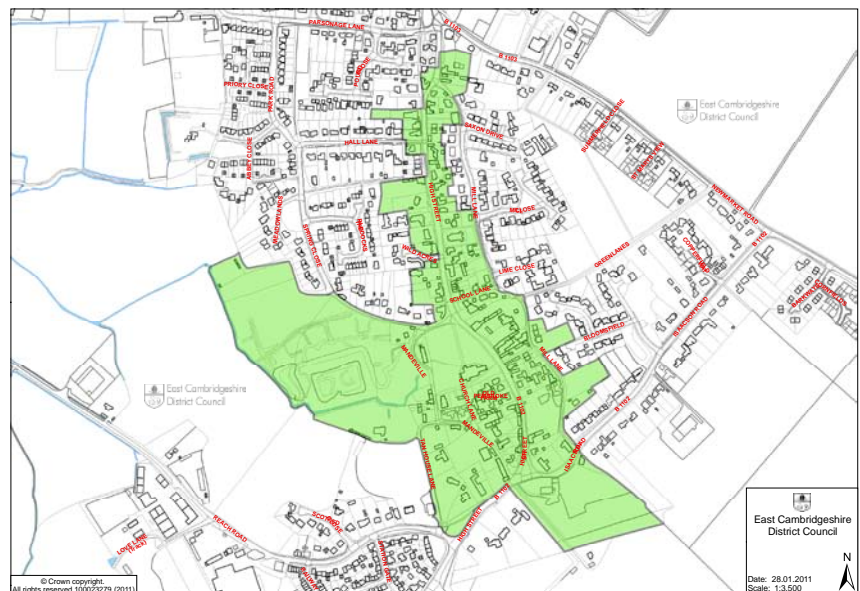
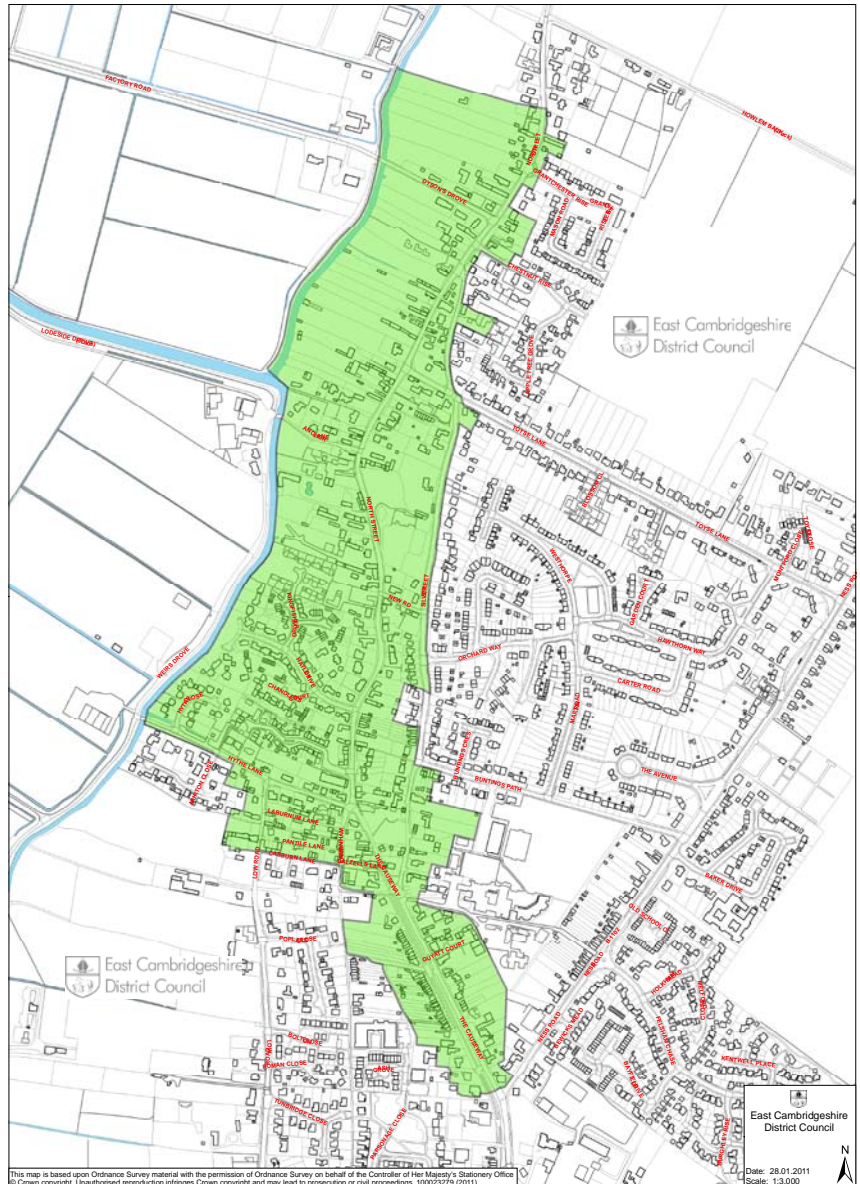
Conservation Areas

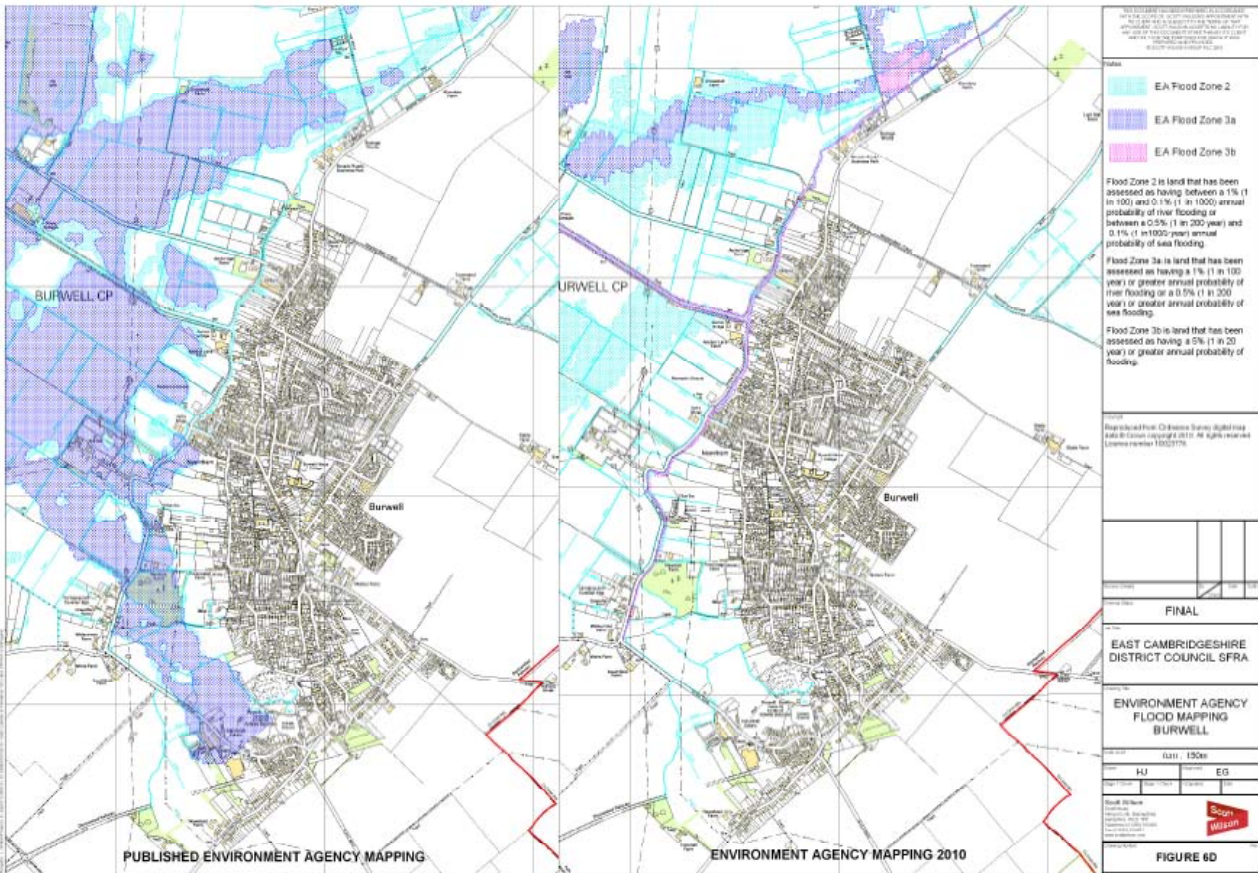
Burwell has two conservation areas - Burwell High Town Conservation Area and Burwell North Street Conservation Area. The High Town Conservation Area includes the earthwork remains of the castle and most of the listed buildings of historical and architectural interest in that area with the exception of Steven's Mill. The North Street Conservation Area includes the northern edge of Newnham and North Street. It extends to the Weirs and includes most listed buildings to the north of the village.

The village of Burwell contains one Scheduled Monument, Burwell Castle, of which earthwork remains survive. Although outside the village envelope, Devil's Dyke of possible Saxon origin, which defines the boundary between the parishes of Burwell and Swaffham Prior, is designated a Scheduled Ancient Monument.

The village also contains 59 buildings of statutory designation, of which the twelfth century church of St Mary is the earliest surviving monument and the only Grade I Listed Building in the village. There is also a Grade II Star Listed Building, the early nineteenth century mill known as Steven's Mill at Mill Lane. The remaining buildings are all listed as Grade II.

The above listed buildings, Scheduled Monuments and Conservation Areas will need to be taken into consideration by any development proposals.





Flood Risk

Burwell is located in the higher area of the District around Newmarket and the majority of the settlement lies well outside the floodplain. Those sections of the village adjacent to the river are predominantly undefended communities exposed to a low flood risk. There are also small areas within the village susceptible to surface water flooding.

Any new development should consider at an early stage the run off water that will be generated and the opportunities for utilising sustainable drainage systems (SuDS).

Rural Ecology

Devils Dyke, designated a Site of Special Scientific Interest (SSSI) passes approximately 1

mile southwest of the village. It holds one of the best and most extensive areas of species-rich chalk grassland in the county and a similarly extensive area of chalk scrub grading into woodland to the east. The Dyke is an ancient linear earthwork comprising a deep ditch and high bank. Originally colonised by plants from adjacent grassland, much of the latter is now arable and so the Dyke now remains as one of the few areas still supporting these vegetation communities, once traditionally maintained by sheep grazing. The wood, scrub and grassland habitats combined are valuable for a number of insects which are now uncommon in the county.

Wicken Fen borders Burwell to the west, is linked to it via Burwell Lode, and acts as a constraint for development to the west of Burwell. It is an iconic habitat

supporting thousands of plants, insects, birds and mammals and has a range of wetland habitats.



It is designated a National Nature Reserve, a SSSI, a Special area of Conservation and a Wetland protected under the International conventions on Wetlands of International Importance.

There are also four County Wildlife Sites located within the Parish of Burwell; Burwell Brick Pit, Burwell Disused Railway, Spring Close and Pauline's Swamp.

The areas identified above are particularly sensitive and significant wildlife areas, and as such, due consideration should be given when proposing development in and around them.

Burwell Character and Key Landscape Views

Burwell sits on the edge of a chalk ridge which rises above the surrounding flat fenland to the west of the village. Landmark features are the St Marys' Church tower/spire and Stevens Mill. The church is located at the highest point in the village and the curve of the road to its south follows the contours of the hill on which the church is located. The village retains glimpses of the windmill, church and views to the open countryside.

Characteristic of the village are the one to two storey High Street cottages with attics, which feature painted clunch and brick walls, roof materials of thatch, slate and clay tiles, window shutters, casement timber windows, boarded doors and chimneys. Some buildings reflect the former industries in the area – quarrying for clunch, kiln chimneys from the malting trade and the Burwell white brick from brick works in the area.

Chimneys are a very important element of the roofscape. Many older properties have substantial and decorative stacks that contribute to the street scene.



Maintaining these views and characteristics is very important for local quality of life and they must be retained and promoted if expansion is to be sensitive to its surroundings.

The locally produced Burwell bricks, made from gault clay which produces the distinctive white or buff bricks, are a predominant material with a red brick used as a decorative detail.



In the northern parts of Burwell there are very distinctive settlement patterns, characterised by the long plots with ranges of buildings running from North Street towards the river. The houses tend to be gable end to the road, reflecting the high land costs of the road frontage



The original ridge or bank that gave pedestrian access between the northern and southern parts of Burwell survives on the western side of The Causeway, and its mature tree lined footway is a vital part of the village landscape.



Infrastructure and community facilities

Primary School Provision: Burwell Village College Primary School is located at the centre of the community. The school is currently at capacity, so if there is to be housing growth in Burwell more school places will be needed. A new primary school would only be justified if the village sees growth of 400 homes or more. Growth levels below this would need to be accommodated via an extension of the existing primary school.

Electricity Provision: Burwell is close to Burwell Grid substation. It is advised that no network upgrades would be required to accommodate the proposed levels of Masterplan development.

Gas Provision: The National Grid has indicated that additional demand should be absorbed on a local level and should not present any problems requiring reinforcement.

Water Supply: The Water Cycle Strategy conducted on behalf of East Cambridgeshire District Council concluded that the district would have adequate water supply to cater for all low to medium levels of growth in the plan period and that sufficient raw resources are available to serve the proposed development. However, the Burwell Masterplan should set out ways in which demand for water as a result of development can be minimised.

Sewer Capacity and Waste Water: Anglian Water have indicated that the majority of the sewer network on the connection route is likely to have sufficient capacity and there are no pumping stations likely to be limited by capacity. Work has recently been completed on the Burwell Waste Water Treatment works to improve its efficiency.

Sports Pitches: Concerns have been raised locally about the lack of and quality of outdoor pitch provision in Burwell. Any new development should provide adequate open space for both formal and informal recreational use.

Public Transport and Highways: There are issues regarding rural bus services and general lack of quality facilities for walking and cycling and poor connectivity to key destinations. In particular, a better link to Exning for walking and cycling has been identified as an infrastructure requirement/need.

Although feedback from local residents is that the volume of traffic through Burwell, particularly at peak times, has increased significantly in recent years, a recent survey by Cambridgeshire County Council has indicated that there is sufficient capacity for additional traffic to use both Ness Road and Newmarket Road.

Health: text to follow



16 Masterplan Development

Need a picture of the next working party meeting

The Burwell Masterplan process started on 28th July 2011 at the first meeting of the Burwell Masterplan Working Party.

At that first meeting, the Working Party agreed the work programme for the Burwell Masterplan, which set out three stages of work with public consultation at each stage:

- **Stage 1 - Identification of issues and opportunities**
- **Stage 2 - Options Development**
- **Stage 3 - Plan Development**

The issues stage took place in September and October 2011, and sought to identify the key issues the Masterplan should address. Over 400 people gave their views via a community questionnaire, 100 people attended the drop-in event and a further 50 attended focus groups.

Following the feedback from this consultation, some initial ideas and options on how the village could develop over the next 20 years were presented to the Burwell Masterplan Working Party in early December 2011.

These were further developed for the options stage public consultation, which took place in February and March 2012. Four exhibitions were held for people to come and view and discuss the 5 options presented for the development of Burwell and they were invited to comment and select their preferred option via a questionnaire, or suggest alternative options. 253 questionnaires were completed and over 450 people attend the exhibitions.

Further work was carried out over the summer 2012 and the draft

masterplan document prepared. A 6-week formal consultation period to allow for final comments from the public and stakeholders has been arranged to ensure the content of the plan accurately reflects the views of the local community. Once the final version of the document has been agreed by the Working Party, the Masterplan will be adopted by the District Council as its long term vision for Burwell towards the end of 2012. The plan will also be incorporated into the district wide planning document, the Local Plan (previously called the Core Strategy).

Burwell Masterplan Working Party

The development of the Burwell Masterplan was overseen by a Working Party set up specifically to take the process forward. The members of the Working Party were: -

- **Councillor Peter Moakes** – East Cambridgeshire District Councillor and Chair of the Working Party
- **Councillor Hazel Williams, MBE** - East Cambridgeshire District Councillor
- **Councillor Lavinia Edwards** – East Cambridgeshire District Councillor
- **Councillor Pat Kilbey** – Burwell Parish Council representative
- **Councillor David Brown** – Cambridgeshire County Council representative

The Burwell Masterplan Working Party was set up by the Development and Transport Sub-Committee at East Cambridgeshire District Council to ensure that the Masterplan progresses in a structured and open manner. Their role is to ensure a coordinated approach to the long-term development of Burwell, and to ensure effective and meaningful dialogue and consultation during the development of the Masterplan.

They met regularly in Burwell to help guide the Masterplan project and all meetings were open to the public. Working Party meetings were very well attended by the public throughout the process.

Consultation

One of the great successes of the Masterplans that have been produced to date has been the level of public involvement. Members of the public have reported that they particularly valued being consulted and involved at each stage of the process of plan development, rather than just being presented with a draft document to comment on at the end. The high level of community engagement throughout the process has resulted in strong support and community ownership of the existing Masterplans. The Burwell Masterplan consultation strategy made provision for public consultation at each stage of the Masterplan process, using a number of techniques to inform, feedback information, consult and allow for participation, such as regular articles in local newspapers, public exhibitions, questionnaires, focus groups and open Working Party meetings.



Community Issues Raised During Consultation

During the initial stages of the Burwell Masterplan consultation work a range of issues emerged, both from feedback from the public and local stakeholders, and from the research which was undertaken.

The Special Character of Burwell

Issues

- 92% of residents agreed that Burwell is a great place to live
- Friendly people, community spirit and number/variety of facilities were reasons cited for Burwell being a special place

Housing

Issues

- Concerns about the amount of recent infill development
- Concerns about the style and density of new developments
- Feeling that new developments have changed the character of the village
- An undersupply of housing that local Burwell people can afford



Transport

Issues

- The volume of commuter traffic on the spine road (Ness Road, High Street, Swaffham Road) at peak hours
- Speeding at the entrances to the village
- Volume of lorries in the northern part of the village, particularly on North Road
- The limited public transport service

Tourism and Green Infrastructure

Issues

- Local support for tourism and its potential is mixed
- Need to carefully manage the impact of visitors on ecology and archaeology
- The whole of the western edge of Burwell, facing onto the Fens, was identified as a special area of open space
- A site at The Weirs was also identified as having potential for visitor development



Employment Provision

Issues

- Further small employment sites needed in the village
- Former D S Smith site in Reach Road needs redeveloping
- Need for start up and small scale units in the village
- Number of shops in Burwell felt to be adequate for day to day needs
- No interest in centralising the shopping facilities - the dispersed nature of Burwell's shops suited local needs.



Community Facilities

Issues

- Some facilities are nearing the end of their lifespan and need upgrading
- More outdoor sports facilities needed in Burwell



Burwell Village College Primary School

Issue

- The school is currently operating at capacity
- The primary school site with the associated range of community facilities was considered to provide a valuable community focus well located at the heart of the village



Burwell Masterplan Vision

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.

Development Objectives

The consultation with the local community has enabled a series of development objectives to be identified and these have been used to inform and help frame the Masterplan proposals. These objectives are set out below:

- **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

Future Growth Levels

A range of potential growth scenarios were examined for Burwell, in order to identify what would provide for the most sustainable future for the village, yet still meet local people’s desire to retain the village character, examining both housing and employment growth.

Housing Growth

The Burwell Masterplan proposes new housing of 350 dwellings plus infill (128) over the 20 year period of the plan, together with a target of creating 630 new jobs in the same period.

Over the last 20 years Burwell has seen housing growth rates of 8.3%, or an average of 28 dwellings per year, the fourth highest level of growth in the East Cambridgeshire district after the three market towns of Ely, Littleport and Soham. The village currently has some 2750 dwellings (2011 estimate).

The village also has an ageing population. Over the next 20 years the number of residents aged 75 years plus is predicted to double from 600 in 2011 to 1,200 in 2031. The number of children aged 0-14 is expected to decline from 1,200 to 1,000. The number of 25-64 year olds is expected to drop from 3,200 to 2,800.

The level of future growth in the village was one of the major debating points during the consultation stages of the Masterplan development. Views ranged from preferences for no growth at all, to a level that might justify the development of new facilities and infrastructure including a new primary school. It was noted, however, that if no new housing growth took place in the village, the research projection would be for a 7% decline in population, due to its ageing structure.

The strongest message from the initial consultation work is that local people want to retain the village feel of the community and did not wish to see substantial growth take place. However, there is also a clear local need for housing. Local people reported a demand for two and three bedroom market houses in the village. There are also currently (May 2012) 50 local residents on the housing waiting list. This number excludes those who work in the locality and wish to move there, or those from other locations wishing to move to Burwell.

After extensive discussion, debate and research into the impacts of different scales of development there was agreement that 350 dwellings be built over the plan period (24 per year including infill). This would allow for some modest growth to ensure village facilities are kept viable, but avoids substantial growth which could impact on the village character.

Possible Future Scenarios

Current population 6120 Sustainable growth levels ??

2001/2011 - 28 dwellings per annum, 284 dwellings total growth, growth rate 8.3%

Scenario	No growth	Infill only within village envelope	Infill + Low Growth	Infill + Medium Growth	Infill + High Growth
Within village envelope	0	128	128	128	128
Outside village envelope	0	0	100	200	350
Total growth	0	128	228	328	428
Growth rate pa	0	6 dpa	11 dpa	16 dpa	24 dpa

Employment Growth

The Masterplan consultation revealed significant support for further employment and jobs growth for the village. Nearly 60% of respondents agreed or strongly agreed that the Masterplan should seek to encourage new businesses in Burwell and nearly 51% of responses said that more jobs were needed in Burwell. There was widespread support for low rise, new business units to accommodate light industrial/service industries that do not contribute to noise and odour levels in the village.

The Burwell Masterplan proposes:-

- **A jobs target of 630 additional jobs by 2031 to increase containment levels**
- **Allocate the former DS Smith site for B1 & B2 light industrial business use (potential 293 jobs) and the Reach Road site for B1 office and B2 light industrial business use (potential 337 jobs)**
- **Consider work hub options at local community facilities**

There are currently 1100 jobs in Burwell, but only 28% of the workforce (2,979 people Census 2001) actually work in Burwell, 72% out commute from the village for work. In order to reduce this figure an increase of 630 jobs between 2012 and 2031 within the village is needed. A self-containment ratio of 51% would be a significant improvement on existing levels and would elevate Burwell to amongst the highest performing areas in the district. It is suggested that a figure of 630 jobs is set as the long-term Masterplan target for the village over the next 20 years in line with the Council's recently produced Jobs Growth Strategy.



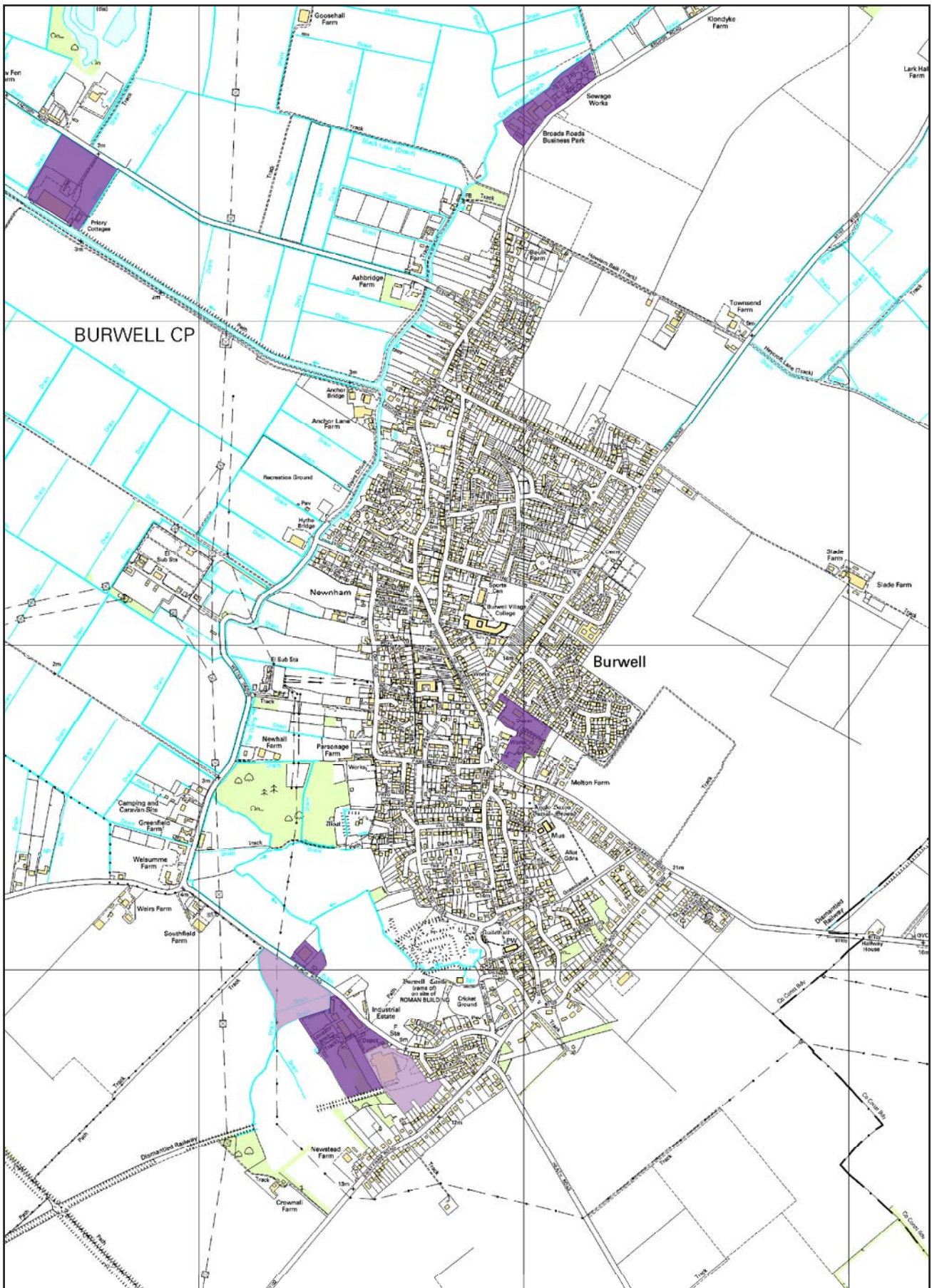
Burwell has seen an overall loss of business floorspace over the last 10 years and there is a need to ensure that future employment land is available and developed to support employment growth within the village. The preferred employment sites at Reach Road, (2.5 hectares) and the former DS Smith site (3.055 hectares) are of a sufficient size to accommodate this increase in jobs growth over the next 20 years. It is suggested that a B2 light industrial scheme is brought forward on the latter and a mixed use scheme of B1 office, and B2 light industrial units on the Reach Road site with a ratio of 80% light industrial and 20% office. The Reach Road site has the potential to create approximately 337 jobs as a mixed use B1-20%/B2-80% scheme whilst the DS Smith site could create approximately 293 jobs as a B2 light industrial business park.

However, in order to ensure delivery of both sites, the District Council will need to be flexible to the economic benefits of non-traditional employment uses and capturing the value of mixed uses to help deliver the infrastructure and other improvements that facilitate delivery.

Balanced Growth

It is important that both housing and employment growth take place in order not to exacerbate levels of outcommuting from the village,

extra text to follow.

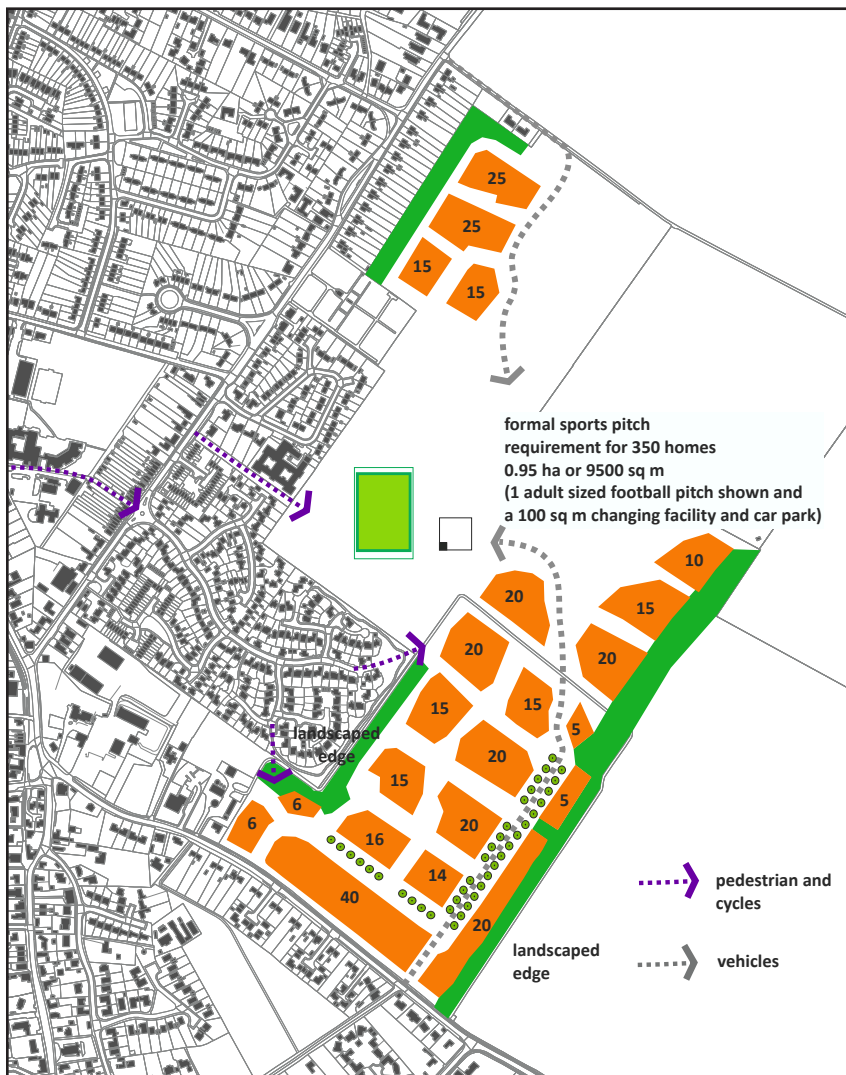


Housing Location, Mix & Design

During the Burwell Masterplan public consultation local people expressed concerns about the amount of recent infill development, the style and density of new developments, the feeling that new developments have changed the character of the village, and that there is an undersupply of housing that local 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 for smaller 2/3 bedroom 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.



Location of new development

Following consultation on the possible options and a detailed appraisal of each of the sites which could be considered for new housing, the site off the 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

Densities and phasing

Much of the housing growth which had taken place in the village over the last 50 years has shown very little sympathy for the 'Burwell' character. Modern infill has often been in the form of bungalows, or standard uniform housing estates designed as cul de sacs, with limited connectivity to other parts of the village. With the increasing focus on higher densities, the recent redevelopments to the west of North Street have included mainly terraced units in blocks up to three storey in height.

This new high density development is considered to be of a different scale and form to the traditional historic development of the area, and has done little to add to the village's attractiveness as a place to live. Whilst high densities can be appropriate in urban areas, Burwell's character is a rural village, where residents are looking for housing which reflects this nature.

During the consultation for the Masterplan respondents highlighted their need for reasonable sized gardens and provision for on plot parking.

This form of development also allows for tree and hedge planting which makes such a significant contribution to Burwell's character. Densities of a maximum of 30-35 dwellings per hectare or lower 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 housebuilder. This would provide a variety of building styles and a feel of 'organic' growth which is lacking on other new estates.

Housing Mix

Demand for different housing types and sizes changes over time and it is difficult to predict future market demand over the twenty year period of the Masterplan. A specific housing mix has, therefore, not been identified.

However, all developments should incorporate a full range of housing sizes from 1 bedroom to 5 bedroom plus.

Provision for affordable housing should be in accordance with the East Cambridgeshire Local Plan which sets out a requirement for 40% affordable housing on each development site.

Currently consultation and research with local agents indicates that there is a high demand for 2 and 3 bedroom market housing, and 2 and 4 bedroom affordable housing. Burwell has good provision for housing for the elderly at Ness Court, but additional provision may be required as the population expands and ages.

Provision should also be made for self build plots which are becoming increasingly popular and add variety to the street scene. However, it should be noted that this type of housing can take longer to develop than market properties, and location will be an important consideration.

Design and Layout

Burwell has a long history and its local streetscape has a distinctive 'Burwell' character which is a result of the scale of local buildings, their orientation on plot, the pallet of materials, textures and colours, as well as its organic growth over the years.

Key Burwell characteristics include:

- Landmark buildings such as St Mary's Church tower/spire and Stevens Mill, which can be glimpsed from many different parts of the village.
- Mature treelined streets such as The Causeway and the importance of hedges and trees in the landscape.
- One or two storey dwellings with attics, with features such as casement timber windows, boarded doors, chimney stacks and window shutters,
- Variety in density forms, ranging from terraced cottages in the High Street to larger dwellings on single plots set well back from the road, to buildings which sit gable end onto the road.
- Use of materials such as painted clunch and brick walls, Burwell Gault brick, roof materials of thatch, slate and clay tiles, with a distinctive pallet of colours and materials which unify and harmonise developments.
- Hedges, farm gates and fences which add to the rural feel of the area.

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. Outline planning applications will be expected to demonstrate how their proposals will reflect the village character and incorporate parameter plans or similar for approval by the District Council and to provide a steer for developers at later planning stages.

Sustainability

As the need for carbon savings, energy efficiency and recycling becomes ever more essential, the new developments in Burwell will be required to meet the latest building standards for achieving this. This will include meeting the relevant standards of the Code for Sustainable Homes and BREEAM standards applicable at the time of building, maximising the opportunities for solar orientation, energy efficiency, use of sustainable urban drainage systems and other relevant mechanisms.

Traffic and Transport

Volume of traffic through the village at peak times was cited as an issue during the consultation and there was virtually unanimous agreement that the most pressing issue is the bridge on the Exning Road, which is dangerous for pedestrians and cyclists.

The Burwell Masterplan proposes:

- **A cycle/footpath around Exning Bridge**
- **Transport Assessments to be conducted for any development and any required site specific improvements to roads/junctions be provided**
- **To promote public transport and cycling and include ways to make it easier to walk and cycle around Burwell**



The local Highways Authority estimates that 350 homes (plus infill) may generate c.2975 all mode daily (24hr) trips. The modal breakdown of these trips can be found below.

The roads in Burwell have sufficient capacity to take this increase in traffic. The Highways Authority has advised that they are not aware of any junctions in Burwell that are likely to be over-capacity as a result of 350 more homes. However, they would recommend that the effects on the Newmarket Rd / Causeway junction, the Newmarket Rd / Isaacson Rd junction and the Isaacson Rd / High Street junction are looked at in more detail. Traffic management measures, pedestrian crossings and speed prevention initiatives will also be needed to mitigate the extra traffic.

Although local people report that traffic through the village is very heavy at peak times due to commuters using the route to access Cambridge, the main impact of development anywhere in Burwell is likely to be felt in Stow-cum-Quy where congestion already occurs and in Bottisham which already suffers

from traffic rat-running to avoid Stow-cum-Quy. Improvements to the A14/A142 junction at Newmarket are needed to provide a long-term solution to this congestion.

With regard to car parking in Burwell, consultation indicated that no extra provision was needed, as there are sufficient parking spaces around the village, many of which are underused. What is needed is better signage to raise awareness and usage of existing parking spaces.

Provision of a safe cycle and footpath around Exning Bridge is a top priority for the community. This will provide a safe route for residents to Exning and Newmarket. **This will require co-ordinated and concerted effort by the local authorities in both Suffolk and Cambridgeshire to seek to find a cost effective solution which achieves improved safety for cyclists and pedestrians crossing this bridge.**

In addition, footpath/cycle paths should be provided from any new development to the centre of Burwell and pedestrian crossings installed at key locations to improve safety.

Bus stops should also be provided at entrances to new development to encourage use of public transport. Burwell Parish Council should also work with Cambridgeshire County Council in exploring community transport options, for example, a bus service to link with the Cambridge Park & Ride services and Dial-a-ride travel schemes.

Trip Generation Data

	350 homes (plus infill)
Trip generation	c.2975 all mode daily (24hr) trips
By mode of transport <i>(Based on modal share data for Ely, data taken from the 2010 traffic monitoring report)</i>	<ul style="list-style-type: none"> • 80% cars and taxis = c. 2380 car/taxi trips per 24hrs • 4% pedestrian trips = c.119 pedestrian trips per 24 hrs • 2% cycle trips = c.60 cycle trips per 24 hrs • 1% bus & coach trips = 30 bus/coach trips per 24 hrs

Community Facilities

Throughout the Masterplan process the focus from the public in terms of community facilities has been on outdoor sport, in particular there is a desire within the community for a multi-sport hub, including changing facilities and car parking, to consolidate outdoor sports facilities on a single site.

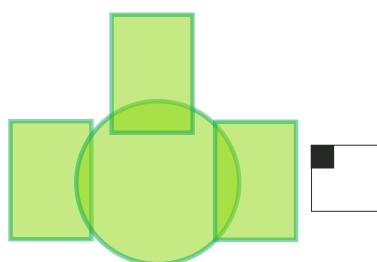
Issues have been raised about the quality of existing facilities, and the fact that many of the village sports teams have to play their matches outside Burwell.

The Burwell Masterplan proposes:

- Maximisation of opportunities to improve outdoor sports provision
- Expansion of the primary school on the current site in order to accommodate additional pupils

Outdoor Sports Provision

There is a current deficiency of 0.7 hectares of outdoor space in Burwell and the 350 homes level of growth would require the developer to provide a further 0.95 hectares. However, there may be an opportunity for the village to negotiate provision of additional sports facilities on the selected site beyond the level required by planning rules.



*Desired sports pitch requirements:
3 adult sized football pitches and cricket pitch and a 4 team changing facility and adjoining car park*

Primary School

Provision of primary school education is an important issue for the village particularly as the existing primary school is

currently at capacity. Additional primary school facilities will need to be provided to cater for the additional pupils as result of future growth.

Results of public consultation revealed that the preference was not to have two schools in the village but that Burwell Village College should be extended on the existing site. The current school site has a good central location at the heart of the community. As well as Burwell Village College, it contains the Burwell Early Learners school, a Community Swimming Pool, a Public Library, a Sports Centre and Multi Use Games Area (MUGA) court, and a Print Centre.

Cambridgeshire County Council, the local Education Authority, has conducted a site assessment and confirmed that there is capacity on the existing school site to extend the school up to three form entry size which would cater for the future growth in pupil numbers.

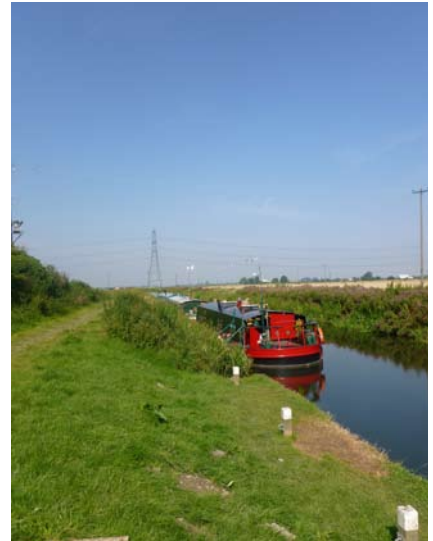


Green Spaces, Cycleways And Footpaths

The informal open spaces in Burwell are an important community resource as well as adding to the character of the village. The Masterplan proposes that these should be improved and developed wherever possible.

The Burwell Masterplan proposes:

- **Improvements to The Weirs access and usage**
- **Maximising benefits of proximity of Wicken Fen**
- **Retention of trees and hedges in the landscape**
- **Signed Heritage Trails**
- **New Link to create Burwell Circular Route (for Newmarket Road site)**
- **A cycle/footpath around Exning Bridge**



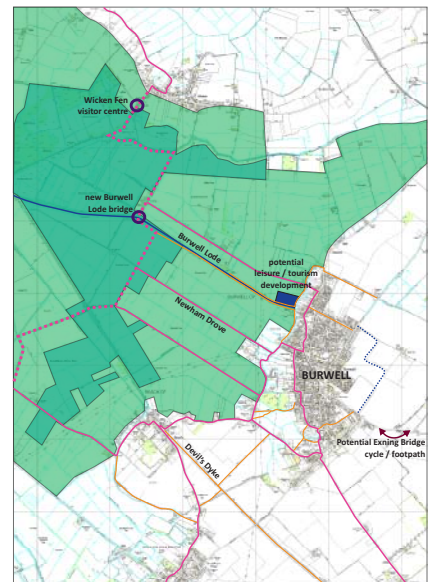
The Weirs form the boundary on the western side of the village. This is an attractive area, which at present is spoilt by litter and dumping. The Weirs was significant in the historic development of this area but there is little acknowledgement of this. The Weirs provides an attractive footway that could be used to develop a trail to trace the former industrial history of the village.

Interpretation of the Hythe area archaeology of the former canals and basins is suggested, including old photos of the area showing how it has changed. There is also scope to promote the natural history and biodiversity of the locality. It is important that the surfacing of the paths is not formalised into tarmac or paving but at the same time there is a need to ensure access to the area for all is promoted and achieved. The issue of waterside safety will have to be addressed and careful consideration should be given to the siting of any lifesaving equipment and warning signage identified as being necessary.



There is potential here for small scale marina development with associated facilities, employment and recreational opportunities associated with fishing and boating, and development of boating links with Wicken Fen, provided that the scale of the proposals is modest and in keeping with this rural Fen area.

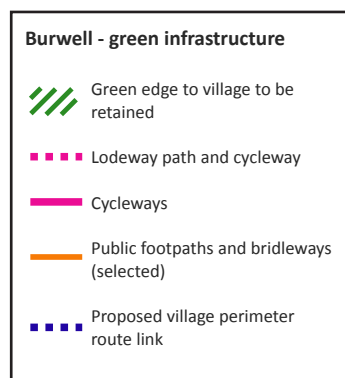
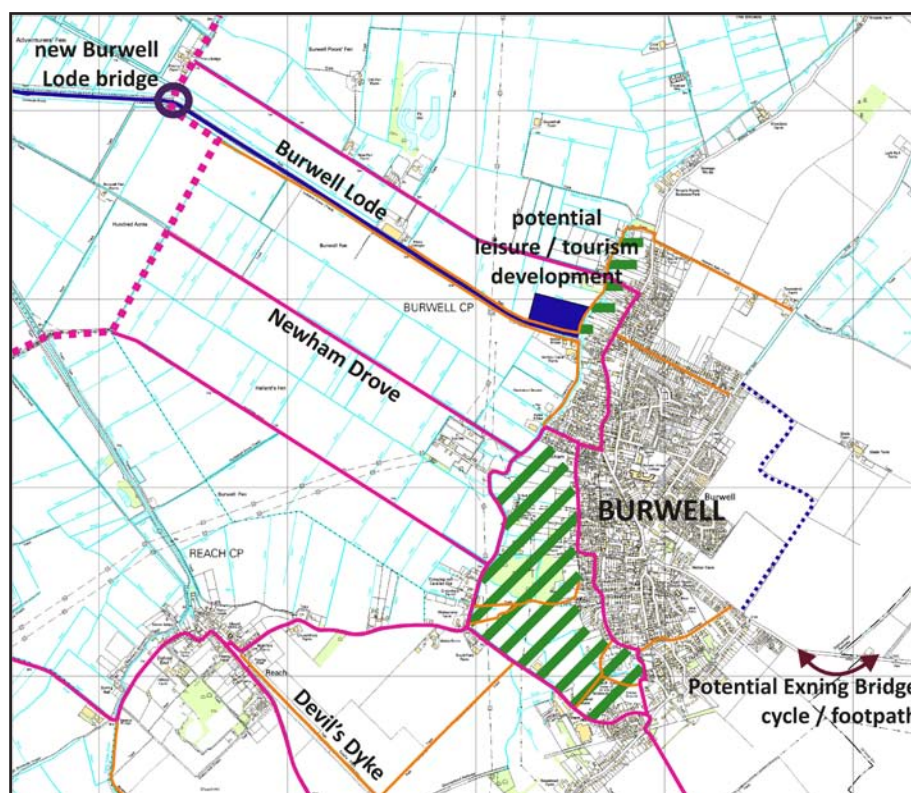
The proximity of Wicken Fen to the west of the village is a significant advantage which the village should seek to make the most of, both as an educational and recreational facility for local residents and as a potential source of income through tourism facility development. The Parish Council should maintain their links with the National Trust and work with them to achieve mutually beneficial projects in the area. Any development on the western side of Burwell will need to respect the Wicken Fen rural wetland character, and the Masterplan has indicated a 'green zone' where the natural character of the area should be protected.



The existing street trees and hedges make a major contribution to the Burwell streetscape and this should be protected and reinforced along with replication in new development. In particular the existing trees along The Causeway need to be retained and where necessary replaced. There is potential to repeat the form of The Causeway in the proposed new development areas.

As part of the new development off Newmarket Road, a requirement should be made for provision of a cycleway/footpath which links with existing footpaths in the area. This would then enable a circular route to be created around Burwell, considerably improving connectivity as well as providing for a leisure route.

There is a wealth of local history in the Burwell area, with Devils Dyke, Stevens Mill, The Castle area and these could be developed as local heritage trails by the Parish Council in association with the County Council Footpaths section and potentially promoted in conjunction with the Wicken Fen Vision.



Implementation and Funding

Partnership working

Successful delivery of this Masterplan will be dependent upon effective partnership working between the District, Parish and County Council, landowners, local voluntary groups and the private sector.

Burwell Parish Council are best placed to take a lead role on taking forward the ideas and suggestions made in the Masterplan. A first task for the Parish Council will be to develop an implementation plan for the Burwell Masterplan, indicating how the Vision in the plan will be realised.

Liaison mechanisms will be required with local Burwell residents, local landowners, County and District Councils, and private sector interests to help progress projects forward. A Burwell Masterplan 'champion' could also be considered to assist in promoting the implementation of the plan.

Other tasks for the Parish Council could involve:

- Highlighting the opportunities in the Burwell Masterplan to local developers and the local community, building early linkages with key landowners.
- Encouraging collaboration with local partners to identify funding to take the ideas in the Masterplan forward
- Maintaining a high profile for the Masterplan strategy in the local media and amongst wider stakeholders such as Anglian Water, Environment Agency and other local authorities.



East Cambridgeshire District Council will arrange for the Burwell Masterplan Vision to be incorporated within the statutory planning policy process, in order to facilitate the taking forward of projects. A review is currently underway for the East Cambridgeshire Local Plan, and it is expected that the Local Plan will be approved in 2013. The Masterplan process provides a clear and robust evidence base for the Local Plan, identifying the local community's vision for its future, and all of its proposals have benefited from community input into its evolution.

Cambridgeshire County Council will also have a key role as landowners of the site proposed for housing development off Newmarket Road. Whilst they are statutorily required to achieve the maximum benefit from their land, they can also ensure a Masterplan is prepared for the development of their whole site, set high quality standards for its development, control the phasing of development and select whether the land is sold to national volume builders or smaller local builders.

Phasing

The previous chapters have set out the long term plan for Burwell, taking the village forward to 2031. In the last decade new housing build rates have averaged approximately 28 dwellings per year. The level of growth selected for Burwell suggests that over the next 20 years average housing build rates will be lower, between 17-24 dwellings per year. However, phasing mechanisms will need to be incorporated into any planning consents given on the Newmarket site to ensure that land releases are phased, and the development does not all take place solely in the early stages of the plan. This would impose too rapid a change for the village. It is likely that commercial considerations will also dictate the timings of growth.

text and photos to follow

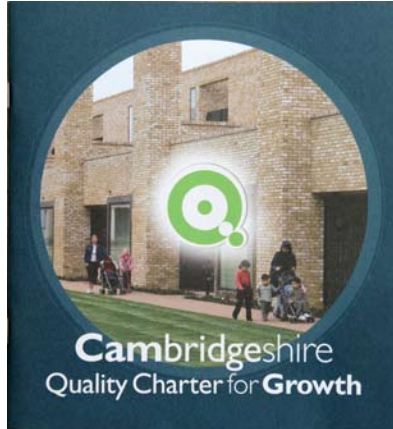
High Quality Development

High quality development standards will be required to successfully integrate the development into the existing village. The partnership should encourage the use of clear design codes and design briefs to help raise standards of design and construction as an early action in the implementation programme.

The Cambridgeshire Quality Charter for Growth also provides a potential framework for this, taking into account four themes of community, connectivity, climate and character.

During consultation on the masterplan, local residents expressed a preference for the land to be sold off in smaller parcels, and for local builders to be used, as it was felt that this would enable a higher

quality development to be achieved with a more 'organic' style of growth and more individuality, features which are characteristic of the more historic parts of Burwell. This is controlled by the landowner rather than the local planning authority, but the preparation of design codes for the whole development could assist in setting high quality development standards.



Funding

Funding to implement the Burwell Masterplan will come from three main sources:

- Private investment
- Public funding – local authorities, lottery funding and similar
- Voluntary funding – charitable trusts and local community groups

It needs to be recognised that in the current economic climate, all three sources of funding are restricted with very limited spare resources to invest in major schemes.

East Cambridgeshire District Council is currently developing proposals for a Community Infrastructure Levy – a district wide tariff system to collect developer contributions towards new infrastructure. This is expected to be operational in 2013. Essentially it is a set tariff payable on each unit of development, primarily housing, which is then pooled on a District wide basis to provide for infrastructure needs such as roads, schools, play areas, health services etc. A proportion of the levy will also be made available direct to Parish Councils where growth is taking place to allow them to undertake project development. At the time of writing the percentage level of this proportion – know as the meaningful proportion - has not yet been announced by Government.

Whilst the Community Infrastructure Levy will be a source of funding, it must be recognised that there will be heavy demands on this fund and it is unlikely to be able to meet all demands across the District. There will still be arrangements in place for S106 agreements to be negotiated in respect of infrastructure required as a result of individual developments, and Burwell will need to maximise the opportunities available through this route, particularly in respect of the desired sports facilities.

Much of government funding in the future for regeneration projects is likely to be channelled through the new Local Enterprise Partnerships which have been set up at sub regional level. The District Council will be liaising closely with the local Cambridgeshire and Peterborough Local Enterprise Partnership to ensure that full advantage is taken of any funding opportunities which may arise.

All public bodies will need to be proactive in securing funding for the Masterplan projects identified and private investment will be needed to take forward proposals such as employment site development and upgrading of the riverside facilities.

Risk Assessment

Any growth and change plan will be subject to uncertainties and risk, particularly when planning over a long time scale. The current economic downturn is resulting in a cautious approach by developers and investors and the economic climate is likely to be extremely uncertain over the next 4-5 years. Mitigation measures will need to be built into the Burwell Masterplan implementation plan to reduce this risk as far as possible.

Risk	Likelihood	Impact	Mitigation measure
Impact of poor economic climate on developer confidence and market demand	High in short term Medium in longer term	Significant	Phasing proposals to provide for lower growth in the short term. Strict business planning techniques to ensure longer term viability.
Lack of co-operation from local landowner	Low – landowner Cambridgeshire County Council has indicated interest in progressing	Significant	Ensure ongoing discussion with Cambridgeshire County Council estates department.
A lack of community/ political consensus on the plan	Low	Significant	Continue the community engagement programme which has been initiated through the Masterplan development process
Lack of public funds to implement projects eg school extension	High in short term Medium in longer term?	Significant	District Council to identify clear developer contributions policy. Obtain Local Enterprise Partnership support for masterplan at sub regional level. Develop funding strategy.
Lack of private funds to implement projects eg tourism facilities	High in short term Medium in longer term?	Significant	Encourage potential investors to work with the District Council's business development team to maximise support. Promotion of the Burwell Masterplan to raise business confidence levels.
Housing growth not matched by investment in employment or infrastructure growth	Medium	Significant	Control through the statutory planning process and ensure up to date District Council infrastructure investment plans.
Poor quality development	Low	Significant	Ensure ongoing discussion with Cambridgeshire County Council estates department.
Failure to manage traffic demand arising from growth	Medium	Significant	Ensure S106 agreements in place with developers relating to traffic management/improvement requirements for each development

CCC	Cambridge County Council	Cambridgeshire County Council is responsible for Education, Libraries and Heritage, Social Services, Roads and Traffic, Environment, Strategic Planning, Trading Standards, Waste Disposal, and County Farms Estate within East Cambridgeshire District
CIL	Community Infrastructure Levy	A proposed tariff system which the Government is planning to introduce as a more efficient means of obtaining developer contributions toward infrastructure provision.
CORE STRATEGY	East Cambridgeshire District Council Core Strategy.	One of a suite of documents within the local development framework, which sets out the long-term spatial vision for the district, strategic policies and development control policies. The Core Strategy is currently going through the Examination in Public and once adopted will become a Development Plan Document.
DPD	Development Plan Document	A document prepared by East Cambridgeshire as part of the LDF. A DPD forms part of the Statutory Development Plan having been through independent Examination. E.g. Core Strategy DPD
ECDC	East Cambridgeshire District Council	
HA	Housing Associations	Not for profit organisations which provide social housing.
HCV	Heavy commercial vehicle	
LDF	Local Development Framework	A Local Development Framework comprises a suite of planning policy documents rather than one local plan. It is a series of separate Development Plan Documents (DPDs) that set out policies and proposals for the development and use of the land in the District. As each document of the Framework is adopted, it will either replace or add to the policies in the Local Plan, until the Local Plan is completely superseded
	Long Term	For the purposes of the Masterplan long term projects for years 11 – 20. (Plan period 2012- 2031).
S106	Section 106 Agreement	Legal agreement between a Local Authority and developer on order to secure contributions (in cash or kind) towards the provision of infrastructure and services that are necessary to facilitate a proposed development. E.g. provision of highways
SCI	Statement of Community Involvement.	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and the considerations of individual planning applications).
SCD	Self Containment Data	The proportion of residents that work locally.

SSSI	Site of Special Scientific Interest	The designation of an area as an SSSI gives legal protection to wildlife and or geological features of the area. Natural England is responsible for designation.
	Stakeholder	Private individual, local interest groups, local councils, public authorities, utility companies, and other organisations that have an interest in development and /or the site.
	Statutory	Required by law (statute), usually through Act of Parliament.
	Sustainable Development	Development which enables people to satisfy their needs and secure quality of life without compromising the quality of life for future generations
	SUSTRANS	Sustrans is a charity dedicated to improving access for cyclists and pedestrians

Background Documents and Further Information

There is an extensive library of further information available on the District Council's website in the Local Development Framework and Growth Delivery and Masterplan sections:

www.eastcambs.gov.uk

These list all of the regional, sub regional, district and local plans, policies and studies carried out over the last few years in relation to the development of the East Cambridgeshire Local Development Framework as well as baseline research, Working Party minutes and consultation reports relating to the Burwell Masterplan.

Background research documents to the Burwell Masterplan include:

- Burwell Socio-Economic Assessment
- Burwell Employment Report
- Potential site options appraisals
- Draft Burwell Masterplan Options reports
- Consultation Feedback reports

These appendices are available on the District Councils website. If you do not have access to the internet, printed versions can also be supplied on request.

Contact Us

If you wish to contact East Cambridgeshire District Council about the draft Burwell Masterplan please write to:

Burwell Masterplan
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely, Cambs
CB7 4EE

Telephone: **01353 665555**

Email:

masterplan@eastcambs.gov.uk



