

DRAFT BURWELL MASTERPLAN CONSULTATION FEEDBACK

Committee: Burwell Masterplan Working Party

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[M208]

1.0 **ISSUE**

1.1 To consider the results of the public consultation on the draft Burwell Masterplan and whether amendments are required to the plan to reflect the outcomes of the consultation.

2.0 **RECOMMENDATION(S)**

2.1 Members are requested to:

- a) To consider the results of the public consultation on the draft Burwell Masterplan.
- b) To consider the recommendations for amendments required to the draft Burwell Masterplan as a result of the consultation, as set out in section 5 of this report.
- c) To delegate any other minor editorial amendments to the Chairman.
- d) To recommend the draft Burwell Masterplan, as amended by 2.1 (b) and 2.1 (c), to the District Council's Development and Transport Committee for recommendation to Full Council for approval as the Council's long-term vision for the future of Burwell.

3.0 **BACKGROUND**

3.1 The draft Burwell Masterplan (see Appendix 1) was approved by the District Council's Development and Transport Committee on 6th September 2012 as a draft for public consultation purposes. The public consultation was undertaken over a six-week period from 20th September - 31st October 2012.

4.0 **CONSULTATION RESULTS**

4.1 A report of the consultation results is attached as Appendix 2. This summarises the responses received and provides an analysis of these. A full breakdown of all the comments received to each individual question on the consultation questionnaire and a summary of the 23 individual letter/email comments are also included. Officers will give a presentation highlighting the key findings at the meeting.

5.0 RECOMMENDATIONS ON TEXT AMENDMENTS

- 5.1 The analysis of the results has identified a number of common themes and concerns about the Masterplan proposals and these are detailed below:

Housing growth

Some respondents commented that the level of housing growth proposed doesn't reflect the results of the previous options consultation, where the 100 dwellings (plus infill) option and 200 dwellings (plus infill) option received higher levels of community support.

The level of housing appropriate for the village has been discussed at length throughout the Masterplan process and it is clear that there are split views on this within the village community. Following the options consultation the Working Party requested further research on both the 100 dwelling option and the 350 dwelling option. Following consideration of this information, it was the Working Party's view that 350 dwellings represented the most appropriate level of growth for the village over the 20 year period of the plan, bearing in mind that this still represented a lower rate of growth than in the previous decade, would help to support needed infrastructure, and would help to reduce the pressure for infill growth which has not been popular in the village.

This level of growth has been tested in the latest public consultation and has been supported by a greater majority of the community (56% support or strongly support the future housing growth level, 42% oppose or strongly oppose it, 2% have no view).

Recommendation: Working Party to consider whether they wish to revise or retain the 350 dwelling proposal.

Infill housing figure

The draft Burwell Masterplan contains an infill figure of 128 dwellings based on the 2011 housing trajectory. The 2012 infill estimate is for 114 (excluding 35 log cabins for tourism use only which have planning permission). In order for the Masterplan to be as accurate as possible, it is proposed that that the 2012 figure be used in the final version of the Burwell Masterplan. This will reduce the total number of homes proposed in Burwell over the plan period from 478 to 464 dwellings.

Recommendation: Amend infill figures in draft Masterplan to 2012 figures.

Building on farmland

Some respondents disagree with building on farmland, citing a world food shortage as the reason. There is a need, however, to balance food production with the need for housing.

The National Planning Policy Framework advises allocation of land for development on sites of lesser environmental value or where there is previously developed (brown field) land. The site appraisal work indicated that the Newmarket Road site represented the most sustainable location for housing, taking into account proximity to local facilities and the need to avoid elongation of the village.

Recommendation: No change to location of housing growth

Footpath linkages through Felsham Chase

Some respondents are opposed to the footpath linkages through Felsham Chase, as they believe they will encourage anti-social behaviour and/or be used as 'rat runs' for mopeds/motorcycles.

Both English Heritage and Cambridgeshire County Council advocate linkages through Felsham Chase estate to increase pedestrian and cycle connectivity to the existing village core and to aid integration with the existing community. However, they will need to be designed in such a way as not to encourage anti-social behaviour or 'rat run' for mopeds/motorcycles. Transport Assessments will also need to take into account any implications for the Ness Road/Felsham Chase junction. These would be assessed at the planning application stages.

Recommendation: No change to footpath linkages.

Location of sports pitches/housing near Ness Court

A petition was received opposing the proposed location of sports pitches in close proximity to sheltered housing, stating that the vulnerability of the elderly occupants of Ness Court must be taken into account, and that plans must allow space for the expansion of Ness Court if necessary in the future. The petition covering letter also expressed concern that the proposed access between 32 and 34 Ness Road will become an area for anti-social behaviour.

The development layout in the Masterplan document is indicative only and the exact location of the housing and sports pitches will be determined through a site specific Masterplan for the site. However, impact on adjoining residents should be minimised and it is proposed that a green buffer be added to the maps in the draft Masterplan. The access between 32 and 34 Ness Court is an existing access which serves as an emergency access and must remain, but it can be designed in such a way as to prevent it being a focal point for anti-social behaviour e.g. lighting etc.

Recommendation: Draft Masterplan to be amended to include a green buffer between development and Ness Court and the sheltered housing

and to also include space for potential expansion of Ness Court and Sheltered Housing.

Traffic through the village

Some residents expressed concern about levels of traffic through the village, both now and with the additional housing. Suffolk County Council commented that the Masterplan should note that development at Burwell of this scale will impact on roads in Newmarket and the A14/A142 junction.

Studies commissioned by Cambridgeshire County Council confirm that the roads in Burwell have capacity to take the additional traffic that will be generated. However, heavy traffic is an issue at peak times in the morning and evening and a Transport Assessment will need to be carried out before development commences to mitigate the impact of extra traffic.

Recommendation: Amend draft Masterplan to include text noting the requirement for developers to carry out transport assessments, which include impact on A14/A142 junction and Newmarket's transport network.

Jobs target

Some respondents stated that they felt that the target of 630 new jobs over the plan period was unrealistic.

630 new jobs is an aspirational target based on figures developed in the East Cambridgeshire Jobs Growth Strategy 2012. The aim is to present a balanced Masterplan that puts the same value on jobs growth as it does housing growth. By including the target in the Masterplan and Local Plan it will signal to potential developers that the village is a suitable location for small scale office and industrial uses and encourage such development in the area.

Recommendation: No change to jobs target.

Green edge protection

Some respondents were against the proposal to retain a green edge to the west of the village, on the basis that there are already restrictions in place to prevent development in this area.

Recommendation: Green edge is a reiteration of the 'open countryside' policy already in place - Masterplan text be amended to make this clear.

Employment - DS Smith site

Owners of the site submitted a written response to the consultation outlining why they believe the site is not deliverable for employment growth and therefore should not be allocated for such in the Burwell Masterplan.

The site appraisals carried out as part of the Masterplan development work identified concerns about the use of this site for housing – including issues about the distance of the site from the main centres in the village and elongation of the village. Public consultation has also indicated a strong preference in the village for this site to be retained in employment use. The site agents advise that they have marketed the site for employment use but unsuccessfully. They suggest that the site is not, therefore, deliverable for employment uses – however no further details have been offered on the reasons for it failing to attract any interest, and the agents have been asked for this information.

The draft Local Plan proposes removing the site from within the development envelope as it is not considered a sustainable site for housing. Pending further information from the site agents, it is recommended that the site remain allocated for employment use in the Burwell Masterplan.

Recommendation: No change to employment allocation of this site.

Employment – Reach Road Site

The agents for the Reach Road site have identified a need for greater flexibility in the proposed split between B1 and B2 uses in order to enable them to respond to the market demand for such uses.

Recommendation: That the wording in the Burwell Masterplan text be amended to provide greater flexibility in terms of the overall split of uses.

6.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

6.1 Most of the work on the Burwell Masterplan has been carried out in-house, utilising the skills and experience officers have gained from producing previous Masterplans. Officers from Huntingdonshire District Council are providing professional technical advice under an existing Service Level Agreement. The costs of consultation and printing have been met from existing budgets.

6.2 A draft Equality Impact Assessment (INRA) is attached as Appendix 3.

7.0 APPENDICES

7.1 Appendix 1 - Draft Burwell Masterplan
Appendix 2 - Draft Burwell Masterplan Consultation Feedback Report

Appendix 3- Draft Equality Impact Assessment

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
<ul style="list-style-type: none">• Burwell Socio-Economic Assessment• Burwell Masterplan stage 1 Consultations Feedback Report• Burwell Employment Report• Potential Site options - Site Appraisals• Draft Burwell Masterplan Options Paper• Burwell Masterplan Options Consultation Feedback Report	Room FF115 The Grange, Ely	Sally Bonnett Infrastructure and Projects Officer (01353) 665555 E-mail: sally.bonnett@eastcambs.gov.uk