
TITLE: BURWELL MASTERPLAN – DOCUMENT PRODUCTION

Committee: Burwell Masterplan Working Party

Date: 27th June 2012

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[M31]

1.0 ISSUE

1.1 To receive an update on progress with writing the draft Burwell Masterplan.

2.0 RECOMMENDATIONS

2.1 That the Burwell Masterplan Working Party suggests amendments to the draft text as necessary.

3.0 DOCUMENT PRODUCTION

3.1 An outline of the structure of the proposed Draft Burwell Masterplan document is attached as Appendix 1 for information, and first drafts of the early chapters of the proposed document are shown in Appendix 2. These first drafts cover topics such as the introduction, regional context, issues identified in the consultation processes, the vision and development objectives and are still 'work in progress'. The working party is invited to make comment on these initial drafts.

4.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

4.1 The cost of producing the Masterplan document will be met from existing budgets.

4.2 An Equality Impact Assessment (INRA) will need to be carried out on the final Burwell Masterplan document.

5.0 APPENDICES

Appendix 1 – Burwell Masterplan Document Format Plan
Appendix 2 - Draft Burwell Masterplan Text

Background Documents

None

Location

Room FF102
The Grange
Ely

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APPENDIX 1

Burwell Masterplan Document Format

Foreword

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- Burwell past and present
- Local context
- Planning context

Constraints - *attached*

- Constraints
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Masterplan Development Process - *attached*

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- Burwell Masterplan Working Party
- Vision
- Community Issues
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The Plan (*still to be completed*)

- Proposals
- Delivery
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Glossary

Background documents and further information

Translation service

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APPENDIX 2

Burwell Masterplan Draft Text

Introduction

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

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

The benefit of having a plan for Burwell in place is that it allows residents to have a say in the future development of the village and influence proposals, rather than have uncoordinated and unwanted development. It takes a holistic and more balanced approach to new development looking not just at housing, but at employment, community and social facilities, infrastructure and open space also. The process also allows for extensive consultation with the Parish Council and the public and residents can contribute to discussions on the type of community facilities and infrastructure improvements that are needed.

Why a Masterplan for Burwell? (in a text box)

- To give the community the opportunity to influence the future of Burwell.
- To enable the community to decide on the issues/challenges which it faces and how to address them.
- To enable local discussion on preferred growth rates and related infrastructure needs for Burwell.
- To provide a strategic framework for discussions between councils, community and landowners on site specific proposals.

What is a Masterplan? (in a text box)

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 'spring by the burh'. 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. The site was later occupied by a building possibly associated with the manor of the Abbots of Ramsey who in 1246 were licensed to erect a chapel at Burwell. The site was abandoned during the fifteenth century.

Burwell represents an example of a medieval village that grew through a series of planned additions, High Town, North Street and Newnham. (use the current day names?)

(historic map showing 3 hubs?)

High Town is probably the earliest of the three medieval nuclei, having developed away from the Saxo-Norman settlement, the expansion of which had been brought to a halt by the construction of Burwell castle. The settlement stretched along High Street, between the greens at Pound Hill and South Green to the south of St Mary's, with the parallel Mill Lane acting as a back lane to the east. High Town was well positioned to exploit the arable land which produced cereals.

The settlement at North Street (first mentioned in 1350) developed to the north of High Town. The two settlements were linked by a route-way called The Causeway which probably originated as a headland within the common fields and only became a road when North Street developed as a nucleated settlement. North Street 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 Hythe Lane

parallel to the common hythe, Parsonage Lane (established c. 1400) and Dark Lane (named 1671) which provided the main route for wheeled traffic before 1815.

Burwell probably shrunk 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.

In New Street, in particular, the re-development of water-borne trade following systematic drainage of the fen translated into the construction of many houses of high quality. The Burwell Chemical Works opened in 1865, making phosphate fertiliser from coprolites – phosphate rich fossil remains dug from local pits. By the early 20th century 10,000 tonnes of fertiliser a year left on barges pulled by steam tugs along Burwell Lode. The Burwell Brickworks, which manufactured up to 10 million bricks a year, added to the trade. Barges were built or repaired at Burwell until 1936. Gradually water borne trade declined and by the 1960's it had all but ceased. Clunch extraction and lime production for building remained the main non-agricultural activities in the village until recently.

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 houses, banks, village halls, a sports centre, full time doctor's surgery, pharmacy and petrol station, and also acts as a service centre for the surrounding smaller villages. There is no defined village centre - instead the village retains its historical characteristic of hubs of facilities clustered around the village.

As well as the Castle Earthworks, Burwell has a rural history museum depicting life through the centuries on the edge of the Cambridgeshire fens and Steven's Mill, a four-storey clunch tower windmill built in the early 19th century. The Museum is currently raising funds to restore the mill. Devils Dyke earthworks are also close by.

(reduce length of above section?)

Local Context

Needs a para on the local context, ie the characteristics of the sub region, engines of growth concept, relationship and dependence of Burwell on Cambridge, proximity to Newmarket, A14, new hi tech industries, tourism industry etc. Should include Wicken Fen in this as well.

Burwell lies close to Wicken Fen National Nature Reserve, which envisages major expansion as a wild life reserve and visitor facility over the next decades, Anglesey Abbey, a National Trust property, and Newmarket horseracing industry. It is also well located for access from the A14 and benefits from close proximity to Ely, Cambridge and Newmarket.

1.1 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 use and development of land in their area, the Masterplan covers all things 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.

Constraints

Conservation Areas

(Insert maps)

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

Insert Flood Map (check with Sarah for latest version)

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

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.

Wicken Fen is one of the most important wetlands in Europe. It is an iconic habitat supporting thousands of plants, insects, birds and mammals and has a range of wetland habitats, fen, reedbed, wet woodland and open water, on a deep peat soil which is kept wet by rainfall and clean, chalky river water.

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.

In 1999 the National Trust, who own the Wicken Fen Nature Reserve, launched the Wicken Fen Vision. This 100 year vision aims to extend the reserve to a maximum of 5,300 hectares by purchasing land to the south and east of Wicken, restoring its fenland wetland habitats and creating a landscape for wildlife and people.

In 2011 planning permission was granted for a new Burwell Lode Bridge to replace the existing footbridge.

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. The site also provides an attractive nesting and feeding area for many birds in a part of the country where cover and semi-natural habitats are scarce.

There are also four County Wildlife Sites located within the Parish of Burwell; Burwell Brick Pit, Burwell Disused Railway, Spring Close and The 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

Check existing Local Plan. Across from Exning Road to the Church. Others?
Photos

Rural village character – design of traditional buildings

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 plant to improve its efficiency and it has sufficient capacity for the levels of development proposed.

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. The Burwell Masterplan should ensure that people have good transport choices – e.g. public transport/walking/cycling.

A recent survey by Cambridgeshire County Council has indicated that there is sufficient capacity for additional development generated traffic to use both Ness Road and Newmarket Road without adversely affecting capacity. Feedback from local residents is that the volume of traffic through Burwell particularly at rush hour travelling to and from Cambridge has increased significantly in recent years.

1.2 Masterplan Development Process

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

At the 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 suggested 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 – Process	
Stage 1 – Identify Issues	<p>July 2011 – October 2011 Community issues, ideas, priorities, 'brainstorming'. No issues or ideas to be excluded at this stage.</p>
Stage 2 – Options Development	<p>October 2011 – March 2012 Focus down on key objectives and priorities What are the options? Which options will deliver the identified objectives?</p>
Stage 3 – Plan Development	<p>April 2012 – July 2012 Focus down on development of the Masterplan.</p>

Stage 4 – Final consultation	<p>Xxxx – xxxx</p> <p>6 week consultation period prior to final amendments and adoption of plan.</p>
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Burwell Masterplan Working Party

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

- 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 Councillor 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 meet regularly in Burwell to help guide the Masterplan project and all meetings are open to the public. Working Party meetings have been very well attended by the public throughout the process.

Need a picture of the next working party meeting

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 makes provision for public consultation at each stage of the Masterplan process, using a number of techniques to inform and feedback information and to consult and allow for participation, such

as regular articles in local newspapers, public exhibitions, questionnaires, focus groups and open Working Party meetings.

Vision

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

Community Issues

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 – a very high 92% of residents agreed that Burwell is a great place to live, with some 88% regularly talking to their neighbours. Local people picked out the friendly people, community spirit and number/variety of facilities as the reasons for Burwell being a special place.

Housing – Many respondents expressed concerns about the amount of recent infill development that has taken place in Burwell, feeling that it had changed the character of the village. Concern was particularly expressed about ‘cramming’ of new development on small garden plots and large, characterless housing estates.

There were mixed views about the type of housing which was required in Burwell, but a consensus that there was an undersupply of housing that local Burwell people can afford, a real need for smaller 2/3 bedroom homes and starter homes for young people. The desk research identified that 81.47 % of homes in Burwell are owner occupied (compared to 68.29% nationally) and 11.03% of homes in Burwell are socially rented (19.19% nationally). There is also evidence of demand for social housing with 57 families on the housing waiting list in September 2011, and 5 on the waiting list for shared ownership.

A majority of respondents considered that any new development should be sympathetic with the character of Burwell, attractive, low density but not necessarily traditional. It was commented that buildings could be in local materials such as Burwell Bricks, clunch, whitewash and redbrick decoration, but they do not all need to look like 15th century cottages. A key concern was to retain low density development more in keeping with the ‘rural village’ character, with retention of boundary walls, farm gates, low hedges and garden areas rather than ‘three storey town houses and narrow streets with nowhere to park’

Transport – four areas of concern were raised in respect of transport issues.

- The volume of commuter traffic on the spine road (Ness Road, High Street, Swaffham Road) at peak hours, creating difficulties for pedestrians seeking to

cross the main roads, particularly the elderly, those with buggies and mobility scooters, safety concerns on pavements and difficulties for vehicles turning out of junctions such as at Parsonage Lane, Newmarket Road and The Causeway.

- Speeding issues at the entrances to the village
- Lorries in the northern part of the village, particularly on North Road
- The limited public transport service, which in particular is an issue in travelling to Cambridge sixth form colleges, Addenbrookes Hospital and the Cambridge Science Park.

The volume of commuter traffic and public transport were priorities for action. The cause of the volume problem is widely perceived to be a result of the completion of the Fordham bypass and use of Burwell routes to avoid the A14/A142 junction, which is often congested. In the initial community questionnaire, whilst over 50% of respondents thought that commuter traffic was a problem, a village bypass solution was less popular.

Whilst recreational and cycleway provision was generally considered adequate, there was unanimous support for addressing the issues at Exning Bridge, which was considered dangerous for cyclists and pedestrians alike.

Employment Provision – consultation respondents identified a need for further small employment sites in the village, in particular to provide for start up units and small office units. Research identified that 28% of the local workforce currently work in the village. There is a relatively high rate of self employment at 14.9%, which supports the suggested need for start up and small scale units in the village.

Many respondents commented on the former D S Smith site in Reach Road, preferring that this be kept in employment use, rather than allow a change to residential. One suggestion for the D S Smith site was work units with flats above, providing artisan workshops. Office development at Quy was cited as a good example of the type of development people would like to see in Burwell.

In terms of retail provision it was felt that the number of shops in Burwell was adequate for day to day needs and there was no support for the idea of centralising or intensifying the existing local shopping areas in the village.

Burwell Village College Primary School – local people expressed concern that the school is currently operating at capacity, and that if further growth takes place in the village, there would be insufficient places for children at the school.

Cambridgeshire County Council have confirmed that the school is currently at capacity and that they have been exploring alternative options for provision:

- a) Extend the primary school on its current site
- b) Provide a new 1 form entry primary school (210) in addition to the existing school
- c) Replacing the existing school with a new three form entry primary school (630 places) on a new site.

In terms of pupil places, a new school could only be justified if the village sees growth of 400 houses or more. A recent capacity study by the County Council has confirmed that there is sufficient physical capacity on site to accommodate extensions to the existing school.

Community Facilities – consultation identified a general consensus that the emphasis should be on improving existing community facilities rather than building new ones. Whilst 76% of questionnaire respondents thought that the village was well provided for in terms of local community facilities, there was concern that some facilities, for example the sports centre and swimming pool, are nearing the end of their lifespan and need upgrading. 50% of respondents thought that more sports facilities are needed in Burwell. The new Mandeville Hall was a welcome boost to meeting venues in the village.

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.

The most significant concerns related to the provision of outdoor community facilities, which are dispersed across the village and have significant shortcomings – the recreation field in particular was considered isolated, and in poor condition. Respondents suggested the need to consolidate the outdoor sports facilities on a single site.

Tourism, Open Space and Wicken Fen – Burwell benefits from some significant local tourism/visitor assets – Wicken Fen, Burwell Museum, The Weirs, Devils Dyke, Anglesey Abbey, the Newmarket Horse Racing industry, County Wildlife sites (Burwell Castle, Brick Pits, Disused Railway, Burwell Castle and the Swamp), St Mary's Church, a 12th century Grade 1 listed building and 59 other listed buildings in the village.

Local support for tourism and its potential however is mixed - 48.3% of questionnaire respondents thought Burwell could make more of its tourism potential but only 30% thought that Burwell should be developed as a tourism centre and 46.4% disagreed with this suggestion.

There is certainly potential for Burwell to provide some tourism infrastructure facilities such as bed and breakfast accommodation, restaurants, cafes, tearooms, cycle hire, which would both provide local employment and support local shops. The National Trust at Wicken Fen is keen to develop walking and cycling routes, as well as work with local communities on projects such as the 24 acre scheme it is developing with Reach Parish Council. A site at The Weirs was also identified as having potential for visitor development, such as a base for river trips by horse drawn barges, tourist/residential moorings, holiday cabins, leisure/restaurant facilities, cycle hire, and equestrian facilities.

The need to carefully manage the impact of visitors on ecology and archaeology was highlighted by questionnaire respondents. The whole of the western edge of

Burwell, facing onto the Fens, was identified as a special area of open space, where sites such as the Castle area could be developed for informal recreation and the green edge of Burwell onto the Fen could be protected.

Growth Scenarios

Over the last 20 years Burwell has seen housing growth rates of 8.3%, 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 1200 in 2031. Number of children 0-14 is expected to decline from 1200 to 1000. The number of 25-64 year olds is expected to drop from 3,200 to 2,800. New development is likely to attract younger age groups to the village.

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.

The strongest message from the initial consultation work however, is that local people want to retain the village feel of the community and did not wish to see substantial growth take place.

The second stage of consultation work therefore focussed on exploring a range of different growth scenarios for modest growth up to 350 – 400 houses. These scenarios were all below the growth rates which have been seen over the last two decades.

(insert table of impact of different growth scenarios.)

Add in results of options consultation.

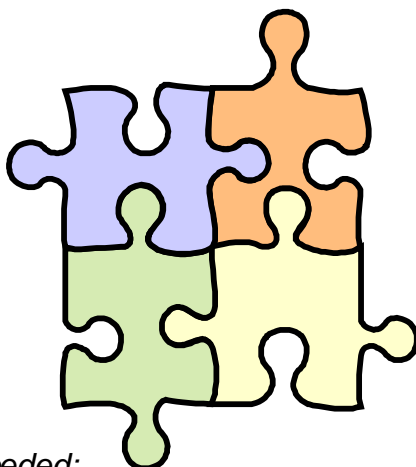
Development Objectives

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 a modest development of xxx houses 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 small employment/office sites 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

(Potential to put above 'principles' into diagrammatic form i.e. pie chart or a jigsaw puzzle shape???)



*Photos/Diagrams needed:
 Western edge of Burwell
 Employment site
 National Trust 24 acre Reach project
 Consultation photographs
 Pictures of traditional Burwell buildings
 Mandeville Hall.*