
TITLE: BELL ROAD MASTERPLAN, BOTTISHAM

Committee: Development and Transport Committee

Date: 19TH February 2013

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[M344]

1.0 ISSUE

1.1 To consider the establishment of a Liaison Group to guide the preparation of a Masterplan for land east of Bell Road, Bottisham.

2.0 RECOMMENDATION(S)

2.1 It is recommended that Members:

- i. Endorse the formation of a Liaison Group to guide the preparation of a Masterplan for land east of Bell Road, Bottisham.
- ii. Note the Draft Terms of Reference.

3.0 BACKGROUND/OPTIONS

3.1 The Development and Transport Sub-Committee on the 17th April 2012 agreed the housing allocation for land east of Bell Road should be retained in the Local Plan and that a Masterplan should be produced. This position is now reflected in the Local Plan Pre-submission version under Policy BOT 1, approved by the Development and Transport Committee on 3rd December 2012.

3.2 The developer is funding the preparation of the Masterplan and wants to involve the local community in the process.

3.3 The Council's Legal officer has advised against the establishment of a Working Party as it would be difficult to include landowners and developers in this format, but a Liaison Group could be established consisting of the landowner, developer, Parish Council representatives and an East Cambridgeshire officer.

3.4 The Liaison Group's Draft Terms of Reference is attached at Appendix 1. Bottisham Parish Council at their meeting on the 4th February 2013 approved the Draft Terms of Reference.

3.5 It is envisaged the Liaison Group will commence late February and continue until October 2013.

4.0 ARGUMENTS/CONCLUSIONS

4.1 It is recommended that Members endorse the establishment of the Bell Road, Bottisham Liaison Group. The latter will oversee the production of the Bell Road Masterplan. The draft final Masterplan will be considered by the Development and Transport Committee for adoption as a Supplementary Planning Document.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 Financial implications none, the developer is funding the Masterplan.

5.2 The Liaison Group will comprise of representatives from local interest groups and will ensure there is meaningful community dialogue and consultation.

6.0 APPENDICES

6.1 Appendix 1 – Liaison Group Draft Terms of Reference.

Background Documents

Location

Contact Officer

East Cambridgeshire Draft
Local Plan Pre-submission
version February 2013

Room 012
The Grange
Ely

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Appendix 1

Bell Road Masterplan (Bottisham) Liaison Group - Draft Terms of Reference

Introduction

Land to the east of Bell Road, Bottisham is identified under Policy CS2 of the East Cambridgeshire Core Strategy as a location for housing growth for approximately 50 dwellings. This would require the release of land from the Green Belt.

At their meeting on 17 April 2012 Members of the Development and Transport Sub Committee resolved that the housing allocation for land east of Bell Road should be retained in the Draft Local Plan and that a 'Masterplan' or 'development framework' should be produced for land east of Bell Road as soon as practicable. This position is now reflected in the draft Local Plan under Policy BOT 1, approved by Development and Transport Committee on 3rd December 2012.

Following discussions between officers at the District Council and the developers of the site and their agents it has been agreed that the developers will prepare a Masterplan to guide the future development of the site, and that the production of the Masterplan will be guided by a Liaison Group comprising representatives from interested groups including the District and Parish Councils along with the developer and landowner.

As part of the process of preparing the Masterplan, a firm of specialist consultants with experience in Masterplan preparation will be appointed.

Constitution

The Bell Road, Bottisham Liaison Group shall comprise representatives of

- Developer (Barratt Eastern Counties / David Wilson Homes) (2 representatives);
- Landowner (1 representative)
- Bottisham Parish Council (2 representatives);
- East Cambridgeshire District Council (1 officer)

The Liaison Group will commence in February 2013 and continue until October 2013.

Objectives

1. To guide the preparation and development of the Bell Road Masterplan.
2. To ensure meaningful community dialogue and consultation during the development of the Masterplan.

Terms of Reference

The Liaison Group's terms of reference shall be to:

- Develop and agree the project plan and timetable for production of the Masterplan
- Guide and input into the preparation and development of the Masterplan
- Agree the nature, timing and format of consultation events prior to production of a final draft Masterplan

- Agree a draft final Masterplan for consideration by the District Council's Development and Transport Committee for adoption as a Supplementary Planning Document (SPD)¹.

When undertaking the actions referred to above, the Liaison Group may invite interested parties and stakeholders to address it and/or answer questions as appropriate.

¹ NB. The District officer will, in preparing the Committee report, be obliged to set out any positive or negative issues that could, in his/her professional opinion, arise as a result.