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**BELL ROAD BOTTISHAM MASTERPLAN – INTERIM POLICY GUIDANCE**

Committee: Full Council

Date: 16<sup>th</sup> October 2014

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1.0 ISSUE

1.1 To consider comments received on the draft Masterplan for land east of Bell Road, Bottisham, and a revised final version of the document.

2.0 RECOMMENDATION(S)

2.1 It is recommended that:

- i. Members note the responses received during consultation on the draft Bell Road Masterplan (attached as Appendix 1 to this report).
- ii. Members approve the revised final version of the draft Bell Road Masterplan as Interim Policy Guidance (attached as Appendix 3 to this report) prior to adoption of the East Cambridgeshire Local Plan.
- iii. Any subsequent minor changes to the Masterplan document prior to publication as Interim Policy Guidance are approved by the Principal /Forward Planning Officer, in consultation with the Chair of Corporate Governance and Finance Committee.

3.0 BACKGROUND/OPTIONS

3.1 Land off Bell Road in Bottisham is identified in the Core Strategy (2009) as a preferred location for the development of 50 dwellings. The site is also allocated for 50 dwellings in the emerging draft East Cambridgeshire Local Plan (February 2013 as amended).

3.2 At a meeting of Development and Transport Committee on 19<sup>th</sup> February 2013, it was agreed that a Liaison Group would be formed to coordinate the preparation of a Masterplan for the land east of Bell Road Bottisham – with the work being funded by the developer. The Masterplan would provide further detail on the design, layout and delivery of the scheme, and could be adopted as a Supplementary Planning Document to the Local Plan

3.3 A Liaison Group was subsequently established, consisting of representatives of Bottisham Parish Council, the District Council, Bidwells for the landowner, the prospective developer Barratt/David Wilson homes and their consultants JB Planning Associates.

- 3.4 A draft Masterplan, as endorsed by the Liaison Group, was reported to a meeting of the Council's Development and Transport Committee on 5<sup>th</sup> September 2013. The document was approved by the Committee for consultation purposes (as a draft Supplementary Planning Document).
- 3.5 The draft Masterplan was published for a 4 week period of consultation between 25<sup>th</sup> September and 23<sup>rd</sup> October 2013. All households in Bottisham were directly notified, and a public exhibition was held in the village. A total of 92 individuals/organisations submitted comments on the draft Masterplan.
- 3.6 In November 2013 the developer (Barratts) contacted the Council to say that they were withdrawing support for the preparation of the Bell Road Masterplan. Barratts indicated they wished to promote the site for in excess of the proposed allocation of 50 dwellings in the draft Local Plan. This matter was verbally reported to the meeting of Development and Transport Committee on 3<sup>rd</sup> December 2013 by the Chair. Members at that meeting resolved that a letter should be sent to Barratts to express the Council's disappointment. Barratt's responded in January 2014 to indicate that they were minded to reverse that decision and engage in the Masterplanning process again. This re-engagement commenced in March 2014, with a meeting of the Liaison Group.
- 3.7 On 14<sup>th</sup> January 2014 it was agreed at a meeting of Development and Transport Committee that the boundary of the Bell Road site (as set out in the draft Local Plan) should be altered slightly. This was mainly in response to comments received from English Heritage and the County Council Archaeology team during consultation on the draft Masterplan - on the impact on the adjoining Scheduled Ancient Monument (SAM). In addition, slight amendments were proposed to the southern edge of the site in order to provide a softer and more natural edge to the development. The proposed boundary changes, along with other proposed modifications to the draft Local Plan, were subsequently approved by Development and Transport Committee on 14<sup>th</sup> April 2014. The proposed modifications were published for a 6 week period in April/May 2014. No objections were received in relation to the proposed Bell Road boundary amendments.

#### 4.0 ARGUMENTS/CONCLUSIONS

- 4.1 The draft Masterplan was published for a 4 week period of consultation between 25<sup>th</sup> September and 23<sup>rd</sup> October 2013. A total of 92 individuals/organisations submitted comments. A summary of the comments received, along with officer's responses, is attached as Appendix 1 to this report.
- 4.2 There was some support expressed for the draft Masterplan, with most respondents agreeing with the technical appraisal of the site. A slight majority of respondents also agreed that a play area should be provided off-site, elsewhere in the village, rather than as an integral part of the scheme.

However, a number of concerns were raised in relation to several matters, including infrastructure capacity, impact on the adjoining Scheduled Ancient Monument, loss of Green Belt, and car parking. Some of the key areas of concern are set out below (for further details see Appendix 1).

Some key issues	ECDC officer response
Sufficient infrastructure capacity? E.g. schools, Doctors, sewage treatment	Infrastructure capacity has been fully explored and ECDC has worked closely with infrastructure providers. Infrastructure providers have not raised concerns about the scheme.
Adverse impact on Green Belt / village boundary.	Site is identified in the Council's adopted Core Strategy (2009) for future residential development and release from the Green Belt. Scheme proposes sensitive design and layout which should minimise visual impact and impact on the Green Belt.
Impact on neighbouring Scheduled Ancient Monument (SAM).	As a result of comments made by English Heritage and the County Council Archaeology team, the boundary of the site has been revised in the draft Local Plan (April 2014) and reflected in the revised Masterplan (see paragraph 3.7 above). The allotments have also been re-located in the revised Masterplan, to the western side (away from the SAM buffer zone). Both organisations have indicated they no longer have any objections to the Masterplan.
Noise from the A14	The developer will need to carry out a Noise Impact Assessment as part of any planning application. This is referred to in the draft Masterplan.
Insufficient car parking	The Masterplan proposes that parking provision will generally be made in line with adopted standards.
Need for smaller dwellings/bungalows.	The final size mix is not specified in the Masterplan, but will be the subject of negotiation through the planning application process. It will be informed by needs at the time in Bottisham, and the broad size mix set out in Policy HOU 1 in the emerging Local Plan.

- 4.3 A number of minor changes are proposed to the draft Masterplan, in response to comments raised. These changes are shown in the tracked changes version of the draft Masterplan, as set out in Appendix 2 to this report. Most of the changes involve minor word alterations or corrections. The proposed minor change to the site boundary, as detailed in paragraph 3.7 above, is also included. New text is shown using **bold**, and ~~striketrough~~ for deleted wording.
- 4.4 The final revised version of the Masterplan (incorporating changes) is attached as Appendix 3 to this report. The Masterplan relates to an allocation in the draft East Cambridgeshire Local Plan – and therefore cannot be formally adopted by the Council as supplementary planning guidance until the Local Plan itself is adopted. This is anticipated in early-2015. Prior to this stage, the District Council can adopt the document as 'interim policy guidance'. Whilst this would not have the weight of a statutory planning document, it would provide guidance for planning applications which may

come forward on the site. At this stage it is anticipated that the developer may submit a planning application in late 2014/early 2015.

## 5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

- 5.1 The cost of preparing the Masterplan is being funded by the developer.
- 5.2 An Equality Impact Assessment has already been carried out on the draft Local Plan (which incorporates the Bell Road housing allocation).

## 6.0 APPENDICES

- 6.1 Appendix 1 – Summary of responses to consultation on the draft Bell Road Masterplan

Appendix 2 – Tracked changes version of the revised Masterplan

Appendix 3 – Final revised Masterplan

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<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer</u></b>
East Cambridgeshire Draft Local Plan Pre-submission version February 2013	Room 012 The Grange Ely	Katie Child Principal Forward Planning Officer katie.child@eastcamb.gov.uk 01353 665555
Summary of Proposed Modifications to the Draft Local Plan (April 2014)		
Draft Masterplan – Bell Road, Bottisham (Sept. 2013)		