

CAMBOURNE NORTH SUSTAINABILITY APPRAISAL Explanatory Note & Public Consultation Information

Preamble

South Cambridgeshire District Council has prepared a Site Specific Policies Development Plan Document ("DPD") as part of their Local Development Framework ("LDF") which will replace the current Local Plan. The DPD was submitted to the Secretary of State in January 2006. The document is now subject to examination by the independent Inspectors appointed by the Secretary of State. The examination commenced on 27 November 2007.

Based upon evidence at the examination, the Inspectors have indicated that they are minded to conclude that there is a substantial shortfall of housing land supply in meeting the strategic housing requirement during the plan period to 2016.

Harcourt Developments Ltd and Martin Grant Homes Ltd are promoting land at Camborune, north of the A428, to create a sustainable extension to provide for a development for up to 2,500 dwellings, with the delivery of around 1,750 dwellings during the period to 2016.

In response to further information requested by the Inspectors at the Cambourne Examination Session, Woolf Bond Planning LLP has prepared a Sustainability Appraisal. This is accompanied by Illustrative Master Plan (No. 1205-108C) together with this explanatory note.

Background

The Preferred Options Consultation (Nov 2004) was the first opportunity to promote the subject site at North Cambourne for development. Detailed submissions were made at that time, including an appraisal of the merits of the site as a housing allocation.

The level of detail included with the representations enabled the LPA to include the site within their Strategic Environmental/ Sustainability Assessment (SEA).

Proposed Development

Cambourne represents a sustainable location for additional development. It is located on the A428, a principal public transport route into Cambridge.

The Highways Agency has completed dualling of the 8.5km section of the A428 from Caxton Gibbet to Hardwick. This section of the A428 provides a genuine opportunity to create a better public transport corridor for buses on the old A428.

There would be the opportunity, with expansion of the town, to provide a much more sustainable role for Cambourne.

The form of the proposed development would consolidate and utilise the available infrastructure investment at the same time as providing the opportunity to add facilities missing from the existing Cambourne scheme; for example, this would include improvements to on-site secondary education and leisure development together with improved transport links to Cambridge.

The latter could include much improved, priority bus services which could utilise the existing A428 route once the new dual carriageway is opened. There would also be opportunities for linkages between this new transport system and other services in and around Cambridge.

Evidence to the examination set out the proposals for a mixed use sustainable urban extension that could come forward in the early part of the plan period.

The proposals conform to sound sustainability and environmental principles and can be summarised as follows:

- Potential to provide for around 2,500 dwellings, with the delivery of around 1,750 dwellings during the plan period
- 8 hectares of employment development.
- A 9 hectare site for education facilities including a Primary and Secondary School.
- A landscaped park and ride site adjacent to the A428(T).
- Leisure development.
- Local centre and commercial facilities.
- Footway/cycleway links to the existing Cambourne scheme to the south.
- Public open space, together with new woodland and a streamside park.
- Provision of improved bus services utilising the old A428 trunk road.

The scale of development can be accommodated using the road improvements and junction which are being provided as part of the existing Cambourne new settlement scheme, together with the committed A428 trunk road improvements to Cambridge.

The form of the proposed development would consolidate and utilise the available infrastructure investment at the same time as providing the opportunity to add facilities missing from the existing Cambourne scheme.

The ability to expand the settlement will increase local movement within a larger settlement pattern, and with increased internalisation of movement, reduce the need to make trips outside the settlement.

Sustainability Appraisal: Consultation

The accompanying Sustainability Appraisal (“SA”) confirms the sustainability merits of the proposed development.

You now have an opportunity to comment upon the attached SA and to inform the Inspectors’ decision relating to the potential development sites in helping to meet the identified shortfall in housing land supply during the plan period to 2016.

We are seeking your views on the content of the attached SA.

The consultation period commences on Monday 17th March 2008 and runs for a period of 6 weeks until Monday 28th April 2008.

All representations received will be forwarded to the Inspectors and South Oxfordshire District Council.

The documents referred to above can be inspected at the following location:

- Cambourne Library
Sackville House
Sackville Way
Great Cambourne
Cambridge
CB23 6HD

Copies of the above documents can also be obtained from Woolf Bond Planning by post (address below) and via the web site: www.woolfbond.co.uk

Responses

Responses should be directed to:

Woolf Bond Planning LLP
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
Berkshire
RG7 1AT

Email: office@woolfbond.co.uk

For further information please contact Jeremy Woolf, Steven Brown or Caroline Miles on 01189 884923.

All comments must be received by 5.30pm on Monday 28th April 2008