

Land South of

Lower Cambourne



Vision Document

January 2026

A vision to create a high quality, welcoming and locally inspired neighbourhood set in an urban context in very close proximity to key facilities.

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About Richborough

Richborough is one of the country's leading specialist strategic land promotion businesses founded with the aim of working responsibly and in partnership with landowners, local planning authorities and key local stakeholders.

Richborough's projects are located throughout the country, ranging from residential schemes of around 100 dwellings to large urban extensions, including sites in the Green Belt.

Richborough oversees the entire planning process from start to finish and like to work closely with local communities, local members and planning officers, statutory consultees and other stakeholders to create the most mutually beneficial schemes for all members of the community.

Richborough is seeking to apply this approach to the site. The proposal is a residential scheme and this Vision Document brings together the initial technical and environmental studies which have been undertaken by Richborough's internal and external consultant team.

The internal Richborough team comprises a blend of chartered industry professionals including planners, surveyors, architects, urban designers, ecologists and engineers. This makes Richborough well equipped to deliver market facing schemes which avoid any unintended costs or delays when identifying a development partner.

Richborough are strong advocates of high-quality urban design and their in-house design function ensures the appropriate approach to character and place making are guiding principles in each scheme promoted.

Richborough believes proper consultation can yield enhanced results. Their philosophy is to engage and consult with stakeholders including parish and town councils, ward councillors, local groups and MPs.

Richborough has worked successfully with the housebuilding community over many years having sold consented sites to the majority of the large national PLC housebuilders and a high number of smaller regional operators.

Richborough's comprehensive approach to the technical and design due diligence of any site promotion is well received by housebuilders as this avoids development delivery delays.



1

Site Location

- 1.1 The site lies immediately south of Cambourne, forming a natural extension to the existing settlement. Its northern boundary adjoins the existing neighbourhoods of Lower Cambourne and Greater Cambourne. Lower Cambourne and Greater Cambourne are separated by the Cambourne Nature Reserve, which is adjacent to the northern boundary of the site.
- 1.2 The A1198 effectively delineates the western site boundary, beyond which lie agricultural fields and the village of Caxton. Its southern edge is Caxton Road and a small cluster of residential properties and smallholdings, including Bourn Windmill which is a Grade I Listed Building and Scheduled Ancient Monument. To the east, the site is bordered by Skylark Solar Farm and agricultural land.
- 1.3 The site itself is situated partly within the Parish of Caxton and partly within the Parish of Bourn, but principally relates spatially to the town of Cambourne to the north.
- 1.4 Eight arable fields make up the site which are defined by field margins and interspersed with mature trees and ponds, creating a simple agricultural landscape.
- 1.5 Bridleway 279/4 runs just to the north of the northern boundary, which provides a route for cyclists, equestrian users and pedestrians through Cambourne. It connects with bridleway 44/5 which in turn provides a direct link to Caxton. Bridleway 279/4 connects into the permissive footpaths in the Nature Reserve providing walking links to bus stops and local services. Additionally, a public footpath (44/15) branches off in a southerly direction from the bridleway, crossing the site centrally, providing a further walking route from Cambourne to Caxton Road. Footpath 273/3 is situated to the east boundary of the site and provides a link to Upper Cambourne to the north-west.
- 1.6 The centre of Cambourne is located approximately 1 km from the site, offering a range of shops, services, and community facilities, including primary and secondary schools, leisure/sports centres, and employment opportunities all of which are within walking and cycling distance of the site. The A1198 provides direct access onto the A428 to the north, with Cambridge to the east and Bedford to the west.



▲ Wider aerial view of the site location



View of the site from Caxton Road



2

Planning Background

2.1 This section provides an overview of the planning matters relevant to proposals, including a summary of the current planning policy position.

Development Plan

2.2 The Development Plan for the area is the South Cambridgeshire Local Plan (2018) and associated Supplementary Planning Documents.

2.3 Cambourne is currently defined as a Rural Centre under Policy S/8 of the South Cambridgeshire Local Plan and after the Cambridge urban edge it is recognised as one of the most sustainable locations within the District to direct new growth.

2.4 The site is situated to the south-west of the development boundary for Cambourne, and is largely unconstrained in planning terms. It is situated outside of the Cambridge Green Belt and the only on site policy constraint is that it is situated within the Lord's Bridge Observatory Consultation Area. Accounting for the distance from the site to Lord's Bridge, it is not considered that this presents a constraint to the development. While Bourn Windmill, is situated outside of the site boundary to the south, it is a designated heritage asset and scheduled ancient monument and as such development proposals will need to be sensitive to its setting.

Emerging Local Plan & Cambridgeshire Growth Plan

2.5 The site is being promoted as part of the emerging Greater Cambridge Local Plan and this document has been prepared to support representations to the Regulation 18 Preferred Options Consultation.

2.6 The Greater Cambridge Local Plan is a joint emerging Local Plan and includes the administrative areas of both Cambridge City Council and South Cambridgeshire District Council.

2.7 The key strategic policies within the emerging Plan recognise the opportunity to direct new growth to Cambourne, a highly sustainable location. In particular draft Policy S/DS: Development Strategy, sets out that the need for jobs and homes will be met in the following order of preference:

- a) Within the Cambridge Area
- b) On the outer edge of Cambridge
- c) At an expanded Cambourne
- d) At other new settlements
- e) In the rural southern cluster and wider rural area at Rural Centres and Minor Rural Centres

2.8 The allocation of land South of Lower Cambourne would strongly align with the strategic policy objectives set out within Policy S/DS.

2.9 The recently published Cambridgeshire & Peterborough Combined Authorities Local Growth Plan (2025) sets out the Mayor's growth vision and clearly acknowledges the strategic benefits of expanding Cambourne. The Local Growth Plan and the emerging Local Plan both set out that the significant expansion of Cambourne would leverage its highly connected location within the OxCam Corridor and its integral role in the Greater Cambridge economy. In this regard, being situated to the west of Cambridge, Cambourne is the only town within the District situated centrally within the OxCam corridor.

2.10 To support the current Preferred Options Consultation, the Greater Cambridge Shared Planning Service have published the Cambourne Growth Strategy (by Arup dated September 2025). This sets out a bold vision for Cambourne's transformation into a sustainable, well-connected town of regional significance by 2060, creating a population of approximately 50,000 people. Anchored by the proposed East West Rail (EWR) station and the Cambourne to Cambridge Busway (C2C) it will become one of the best-connected locations in Cambridgeshire, enabling fast links to Cambridge and across the Oxford-Cambridge Arc. This sets out a clear Vision for Cambourne to become the third largest settlement in Cambridgeshire, after Cambridge and Peterborough.

2.11 Land to the south of Lower Cambourne offers a unique and strategic opportunity to assist with delivering the core objectives of the emerging Greater Cambridge Local Plan. Critically the site is under the sole control of Richborough and has the ability to be delivered in the short to medium term, without the need for major infrastructure upgrades. In this regard, it is the only site of a strategic scale (1000 units or larger) that can be developed in Cambourne in the shorter term without being reliant on major infrastructure projects, such as East West Rail.

Call for Sites

2.12 The site was originally submitted as part of the Call for Sites under HELAA Reference 40132. It scored well within the initial HELAA Assessment, which acknowledged that whilst there are some planning policy constraints, these can be overcome through the planning application process.

2.13 To support the deliverability of the site, this Vision Document has been prepared with technical input as follows:

- Landscape Visual Assessment, prepared by **Iceni Projects Limited**
- Heritage Assessment, prepared by **RPS Group**
- Transport and Access Appraisal, prepared by **Hub Transport Planning**

2.14 As detailed in the following chapters, the technical work undertaken to date demonstrates that the site is fully deliverable in planning terms and that it would provide for a logical and sustainable extension to Cambourne. This technical work has also been used to inform the proposed site illustrative development concept plan and capacity studies for the site.

2.15 Richborough are committed to working with the Shared Planning Service to delivery this site.



Lower
Cambourne

Great
Cambourne

A1198

Caxton Road



Aerial view of the site



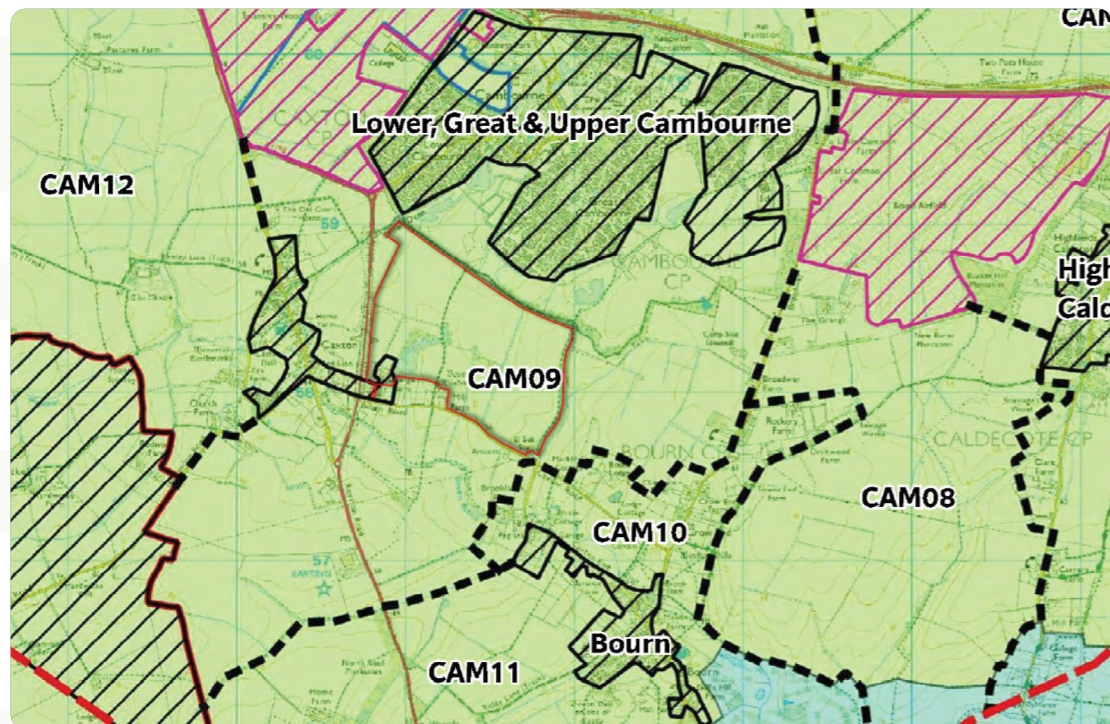
3

Landscape & Visual

- 3.1 To support the development concept plan, a Landscape and Visual Technical Note (LVA), has been prepared by Icen.
- 3.2 The LVA, confirms that the site is not covered by any statutory or non-statutory landscape designations for landscape, heritage character or quality. As referred to in earlier sections, Bourn Windmill, which is grade I listed and a scheduled ancient monument, is situated to the south of the site.

Landscape Character Assessment

- 3.3 The site is situated within Landscape Character Area 4a (LCA) Caxton and Conington Wooded Claylands, within the Greater Cambridgeshire Landscape Character Assessment (2021). It is described as a settled rural landscape where small woodlands, shelterbeds and tree clumps combine to create a well treed character. The LCA includes Cambourne and notes that it is the largest settlement in South Cambridgeshire.
- 3.3 The site comprises a smaller, central parcel of the wider CAM09 study parcel, as shown on figure 1 below:



▲ Figure 1: CAM09 study parcel

The full assessment of CAM09 is reproduced in the Appendix to the Landscape and Visual Technical Note. In summary, the study assessed this landscape area as being of medium sensitivity to residential and commercial development defined as:

'Typically, a landscape comprising relatively commonplace components and/or few distinctive characteristics and/or is in an area of moderate condition.....Overall, this is a simple arable landscape with several features, which are less susceptible to the development scenario'

Landscape Sensitivity

- 3.4 The site benefits from being well contained within the landscape. Key points identified in the LVA are as follows:

- The site will be visible from the near distance, however, it will often be seen in context with the existing development at Cambourne.
- From the wider landscape to the south and west, development at the site would be visible from limited parts of the landscape along the Bourn Brook, which form parts of the rising ground beyond it to the south. It is also important to note that existing development at Cambourne is also partially visible in many of these views.
- From the east, views are prevented from beyond Broadway.
- The landscape comprises ordinary arable fields, with copses and small areas of woodland frequent.
- The tree groups and pond create some interest within the site, but otherwise the site is ordinary. Its character and value are affected by the adjoining housing and nature reserve in Cambourne, the A1198, the Bourn Windmill, and the solar farm to the east.
- Public access is limited to the footpaths.

- 3.5 In conclusion, the site is assessed as being of medium landscape sensitivity and development on the site can be readily accommodated.

Landscape Masterplan

- 3.6 To ensure integration of the development within the landscape, a landscape concept plan has been prepared, which incorporates the following measures:
 1. Retention of open landscape around Bourn Windmill, with retention of views from the Windmill to the north.
 2. Retention of woodland and vegetation between the development at the site and the A1198 to ensure clear separation between the site and Caxton.
 3. Incorporation of new hedgerows and tree belts along the southern site boundary along Caxton Road, the north south ridge of Bourn Windmill, and along the lines of the former hedgerows within the east of the site.
 4. Respect the character of Cambourne Nature Reserve and integrate development by way of a green corridor along the north boundary to limit views of the new development over intervening vegetation.
 5. Incorporation of view corridors from Crow Hill towards the Windmill and churches within Caxton and Bourn, to reflect local setting of the site and Cambourne.
 6. Retain an area of open land to the south-east of the site, to ensure clear separation between the houses within Bourn, which lie along or near to Caxton Road.



4

Heritage

- 4.1 This Vision Document is informed by a detailed heritage assessment undertaken by RPS. The assessment confirms that there are no designated or non-designated heritage assets within the site boundary. The closest heritage asset is Bourn Windmill which is a Scheduled Monument and Grade I listed building, located immediately south of the site.
- 4.2 Within a 1 km radius of the site, there are 38 listed buildings and two scheduled monuments, which are primarily concentrated in the Caxton Conservation Area to the west and the Bourn Conservation Area to the east and south-east. These Conservation Areas contain numerous listed buildings that contribute to the historic character and sense of place of the surrounding villages. An overview of each in heritage terms is undertaken in turn:

Bourn Mill

- 4.3 The most significant heritage asset near the site is Bourn Windmill, a Scheduled Monument and Grade I listed building located immediately south of the site. While not a dominant landmark in long-distance views, the mill is partly intervisible from the site, particularly from the public footpath around the southern pond. Its rural foreground contributes to its historic setting, framing the mill and enabling appreciation of its form and function. Development must retain openness to the north and east of the mill, limit building heights in sensitive areas, and incorporate landscaping to protect its character. There is also an opportunity to enhance the mill's significance through improved public access and interpretation, creating educational and cultural value.

Caxton Conservation Area and St Andrew's Church

(NHLE: 1127203)

- 4.4 Approximately 250 metres west of the site lies Caxton Conservation Area, which contains 15 listed buildings. The A1198 and intervening built form largely separate the site from this area, meaning redevelopment would not materially affect its setting. Similarly, St Andrew's Church (Grade II*) is located around 860 metres away and visually detached from the site, with only distant rooflines visible. Mitigation through structural landscaping along the western boundary will ensure these assets remain unaffected.

Bourn Conservation Areas and St Helen & St Mary's Church

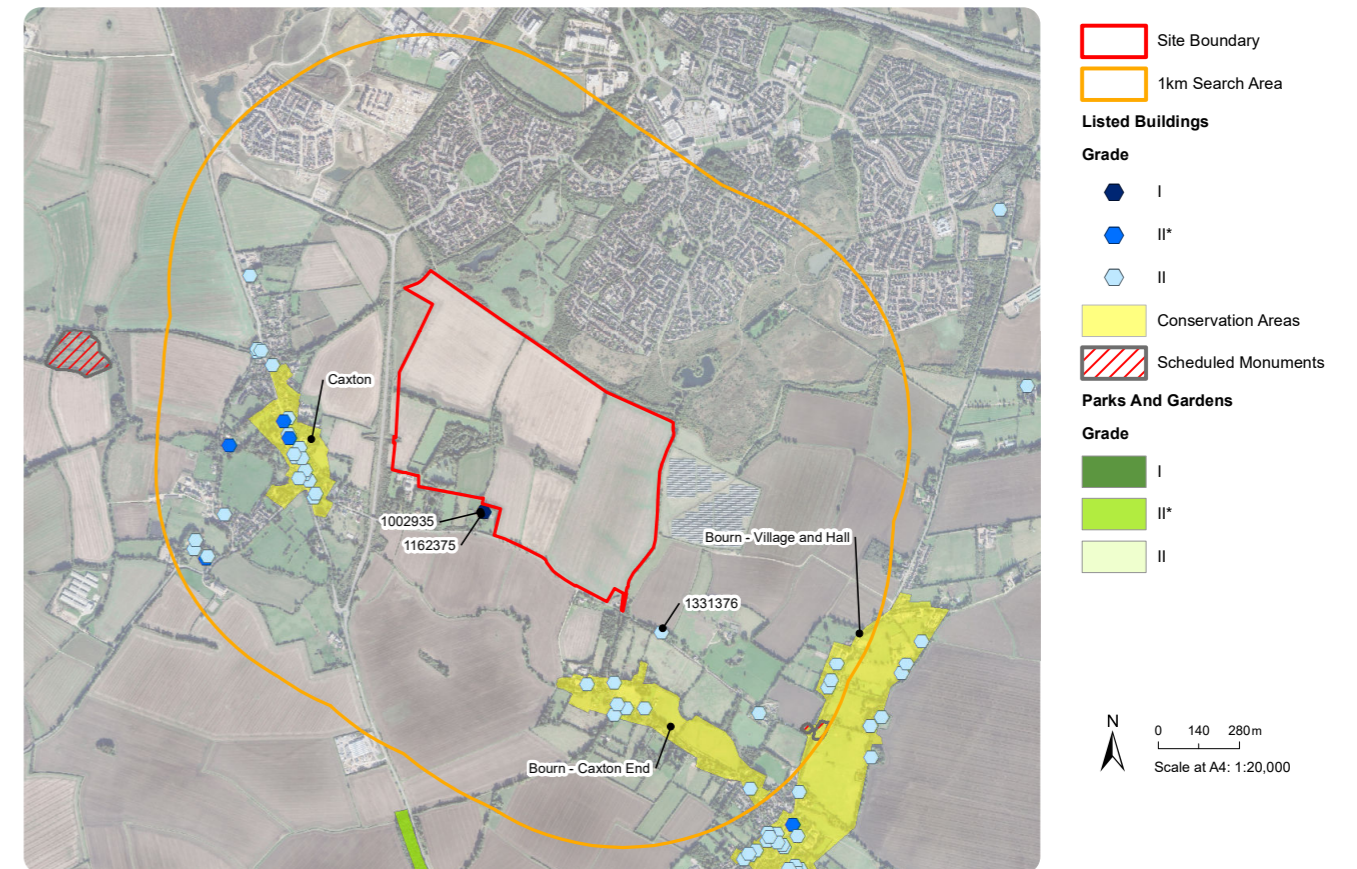
(NHLE: 1309659)

- 4.5 Two conservation areas in Bourn; Caxton End and Village and Hall, are located over 200 metres from the site. Views are limited to distant rooflines and occasional glimpses of the church spire due to mature planting and topography. Development will not materially alter their character if rural buffers to the south are retained. St Helen and St Mary's Church (Grade II*) lies over 1 km away and is separated by intervening built form, meaning its setting will remain largely unaffected.

Key points:

- No designated or known non-designated heritage assets are located within the Site boundary. Therefore, no direct physical impacts are anticipated.
- Bourn Windmill is intervisible with the site. The site's development therefore has the potential to affect the windmill's heritage setting but also provides an opportunity to conserve and positively enhance that setting
- The A1198 and intervening built form largely separate the site from the Caxton Conservation Area and St Andrew's Church in Caxton, so these assets are unlikely to constrain development. Nevertheless, soft, structural landscaping along the western boundary would help to mitigate any visual impact and intervisibility.
- The fields to the south and south-west of the site contribute to the rural setting that separates Bourn village (and St Helen & St Mary's) from surrounding development. Therefore, retaining these fields will help to preserve the visual relationships.

- 4.6 In summary, the site is fully deliverable and can be developed whilst protecting the character of nearby heritage assets.



▲ Figure 2: Designated Heritage assets



5

Access & Transport

5.1 This Vision Document has been informed by an Access Appraisal and transport work undertaken by Hub Transport Planning Ltd.



Access

- 5.2 The site benefits from the ability to obtain good vehicular, cyclist, and pedestrian access to the site.
- 5.3 It is proposed that the principle access into the site will be taken via the existing A1198/ School Lane roundabout to the north-west of the site, which is proposed to be enlarged and realigned to accommodate an additional arm. This access also has the ability to provide cycleway and pedestrian access directly from the site into Lower Cambourne, via potential delivery of a cycleway/pedestrian at the entrance of School Lane from the A1198.
- 5.4 There is an existing cycleway along School Lane, which the primary site access will provide LTN 1/20 compliant cycle routes connections to.
- 5.5 A secondary access further south along the A1198 is also proposed as part of the proposals, with provision for an emergency access to the south onto Caxton Road.
- 5.6 The proposed site access is considered suitable given the scale of development and proposed level of trip generation to ensure safe and suitable access, whilst minimising any potential delays to through traffic along the main road.
- 5.7 The vehicular access has been designed in accordance with 'Cambridgeshire Highways Development Management: General Principles for Development' and 'Design Manual for Roads and Bridges (DMRB)'.
- 5.8 The site also benefits from access to the existing bridleway and footpath network forming part of Cambourne Nature Reserve, which are situated immediately to the north of the site and provides opportunities to provide pedestrian routes from the development to the shops and services within Greater Cambourne.
- 5.9 In this regard, the site will connect pedestrians with Footpath 26/2 bordering the east of the site, which interconnects with Footpath 279/3 and Bridleway 279/4.



▲ Existing School Lane roundabout



Local Highway Network Capacity

- 5.10 Vehicular traffic associated with the proposed development will access the local highway network via the A1198, which provides direct onward access onto the A428.
- 5.11 Considering the forecast level of proposed development traffic and indicative distribution, assessment of the above junctions will be undertaken.
- 5.12 Further junction assessments will be required within the vicinity of the site, which will be based on the initial distribution and assignment of traffic around the site and will be agreed with the local highway authority in due course. It is anticipated that use of a strategic model in cooperation with Cambridgeshire County Council will be undertaken.
- 5.13 Further afield, the impact across the wider local highway network is expected to reduce as traffic disperses.
- 5.14 There are a wide range of local facilities within the vicinity of the site that are likely to be used on a day-to-day basis by residents.
- 5.15 Cambourne provides a range of local facilities, including schools (including a Secondary and 3 Primary Schools), retail and community and leisure facilities. The majority of these facilities are situated within the 2.0km walking distance from the site, which includes Cambourne Town Centre. The Town Centre has a range of facilities including Morrisons Supermarket, a public house, cafe, restaurants, a gym a nursery and professional services.

Table 1 shows the proximity of the site to key services:

Education

Monkfield Park Primary School (E1)	1.50km
Hardwick and Cambourne Primary School (E2)	1.95km
Cambourne Village College (E3)	2.10km
Cambourne Pre-School (E4)	2.25km

Employment

Cambourne Business Park (EMP1)	2.0km - 2.15km
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Healthcare

Cambourne Dental Practice (H1)	1.45km
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Leisure

Cambourne Nature Reserve (L1)	895m
Crow Hill Allotments (L2)	1.25km
Great Cambourne Playground (L3)	1.30km
Great Cambourne Tennis Court (L4)	1.45km
Lower Cambourne Green and Cricket Pitch (L5)	1.45km
Great Cambourne Green (L6)	1.50km
Eco Playground (L7)	1.55km
Oaks Wood (L8)	1.65km
Monkfield Wood (L9)	1.65km
Cambourne Community Orchard (L10)	1.65km

Retail

Cambourne Grill (R1)	1.20km
The Co-operative Food (R2)	1.45km

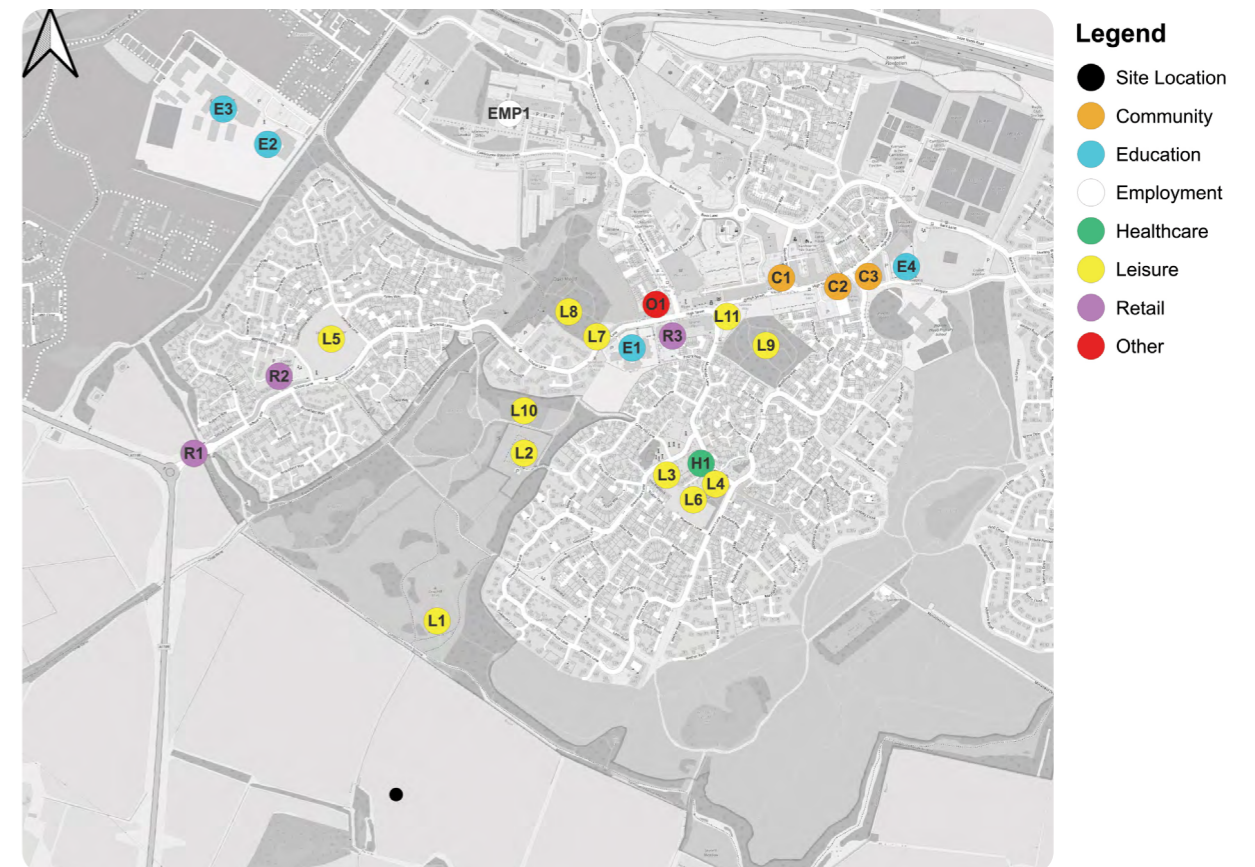
Cambourne Town Centre

Cambourne Town Centre (inc. community, healthcare, leisure and retail facilities and supermarket) (O1)	1.65km - 2.05km
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▲ Table 1: Proximity of the site to local facilities

- 5.16 In addition to this, the proposed development will also provide a local centre and 2FE Primary School, helping to internalise trips within the site.
- 5.17 There are 20mph speed limits within Cambourne and, where speed limits increase to 60-70mph speeds, cycleways and bridleways are provided, making it suitable for cyclists of all abilities to cycle around Cambourne.
- 5.18 The site will connect onto a number of traffic-free cycle routes and shared-use routes and a link between the proposed and existing connections for cyclists will be established to provide a comprehensive cycling network within Cambourne.
- 5.19 There are sustainable public transport options for future residents to make longer distance journeys on a regular basis, within the vicinity of the site.

- 5.20 The developer will contribute to provide a bus service in the early stages of the phasing with the intention of providing a bus service within the development site. Additional services are available on School Lane, or access other routes via interchange.
- 5.21 It is envisaged that the proposed bus provision would focus on access to Cambourne and Cambridge. In this regard, the site also benefits from ease of access to the Cambourne to Cambridge Busway (C2C), which is a new off-road busway from Cambourne to Cambridge, which will provide an off-road route from Cambourne to Cambridge City, with buses every 10 minutes during peak hours. It will also provide a direct service to Cambridge Biomedical Campus with buses every 10 minutes.
- 5.22 Delivery of the development at Cambourne South will further strengthen the business case for C2C, which has recently been subject to a public inquiry.
- 5.23 In addition to C2C, the existing local bus services provide access to a range of destinations, allowing for commuting, education, and leisure trips.
- 5.24 At the planning application stage, a Travel Plan will also be undertaken which will seek to promote sustainable travel to and from the development.



▲ Local services



6

Vision & Emerging Illustrative Masterplan

Illustrative Masterplan

6.1 An Illustrative Development Concept Plan has been prepared to demonstrate initial design responses and development capacity. The proposal includes:

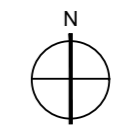
- Around 1500 - 1700 dwellings, comprising varied densities, along with primary school, local centre and community facilities.
- Creation of outstanding new green infrastructure network; retention of key existing green infrastructure features; children's play, parks, semi-natural green space; sustainable drainage, along with communal food growing areas.
- Comprehensive, interconnected pedestrian/cycle network, incorporating and providing new links to existing public rights of way.
- Potential to create a self-sustaining development through new on-site energy and heat generation /usage, targeting reduced energy consumption and zero carbon dwellings.

Design Vision

6.2 Our vision for land south of Cambourne is to create a new place which:

- Creates healthy, safe and well-connected neighbourhoods, enhancing existing active travel networks.
- Has a clear overall identity, comprising three neighbourhood designs each with a distinct character and identity.
- Creates balanced, diverse, and functional communities. New neighbourhoods will be home to new community facilities and activities with homes in the same place.
- Responds to its landscape and built context, in particular topography, so that it sits comfortably in terms of its scale, massing, density, and orientation.
- Maximises visibility and appreciation of our heritage.
- Delivers an outstanding green and blue infrastructure network of open spaces, framing views of nearby churches and in particular, Bourn Windmill.
- Designs in biodiversity and climate resilience.
- Makes the best use of technology in energy generation and conservation.





Legend

- Site boundary
236.69 Acres
95.79 Hectares
- Higher density
- Medium density
- Lower density
- 1FE Primary school
3.39 Acres
1.37 Hectares
- Local Centre (LC)
0.43 Acres
0.17 Hectares
- Community use (CU)
0.13 Acres
0.05 Hectares
- Public open space
120.19 Acres
48.64 Hectares
- Existing landscape
- New landscape
- Potential woodland planting
- Sustainable drainage
- Communal food growing
- Conservation Area
- Listed buildings
- Scheduled Monument
- Primary street and phased bus loops
- Public footpath/ bridleway
- Circular active travel route
- Development access
- Potential pedestrian and cycle connectivity
- Emergency access

Design notes

1. Proposed roundabout and development access
2. Proposed modifications to existing roundabout to form new access
3. Landscape buffer
4. High point
5. Green corridor and retained view
6. Extended park and nature reserve retaining Windmill views
7. Integrated public footpath
8. Reinstated hedgerow
9. Focal space
10. Circular active travel route
11. Proposed connections to existing public footpath and nature reserve
12. Potential upgrades to existing public footpath
13. Landscape enhancements and linked green infrastructure for biodiversity net gains and TPO retention
14. Scattered play spaces
15. Lower density edge

▲ Proposed illustrative concept plan



7

Sustainability, Water & Drainage

- 7.1 The emerging Local Plan sets out the strategic vision that Greater Cambridge should be a place where impacts on climate and environment are significantly reduced, which is outlined as the number 1 priority for the plan. The emerging Local Plan states that new development must minimise carbon emissions and reliance on the private car, creating thriving neighbourhoods with the variety of jobs and homes and supporting infrastructure we need, increase our network of nature, wildlife, and multi-functional green spaces.
- 7.2 Richborough are fully supportive of the vision within the emerging Local Plan. There is clear commitment to delivering the land south of Cambourne as a new neighbourhood, which fully responds to the vision for the emerging Local Plan.
- 7.3 As set out throughout this document the site is in a very sustainable location, and the masterplan for the development has also been prepared to maximise active travel networks (on and off site).
- 7.4 The development expansion will also embed net-zero principles, renewable energy solutions, and nature-based design, shaping a sustainable future. Heritage-led placemaking offers an additional opportunity, with Bourn Windmill providing a cultural anchor that can enhance identity and community engagement. Richborough also recognise the importance of orientating buildings appropriately to minimise overheating and designing the development to allow for dual aspect dwellings, with passive ventilation.

Water Scarcity

- 7.5 It is also recognised that Cambridgeshire faces significant water supply challenges that are already constraining growth and development.
- 7.6 It is proposed that a proactive and integrated approach to water management is delivered on site. Accounting for the scale of the development, there are a range of different options available to minimise potable water consumption. This is likely to be achieved by following a combination of water efficiency measures, whilst also including water reuse or recycling on site, which could include dual pipe systems for either potable and/or non-potable water on site.
- 7.7 Richborough are committed to working with the Greater Cambridge Shared Planning Service, Cambridge Water, and the Environment Agency, to achieve water usage of no more than 80 litres/per person/per day.

Foul & Surface Water

- 7.8 The site benefits from being situated wholly within a flood zone 1 (lowest risk flood zone) and therefore sequentially the site is in the preferred location in flood risk terms. The intention will be to develop a clear Sustainable Urban Drainage Strategy for the site.
- 7.9 The nearest Waste Water Treatment Works is situated at Bourn to the south-east of the site. Discussions will be held with Anglian Water drainage from the site.



View of the site from Caxton Road



8

Conclusion

- 8.1 As demonstrated within this Vision Document, the land to the south of Cambourne would provide a logical, sustainable and sound allocation that is fully deliverable in planning terms.
- 8.2 The technical work undertaken in respect to heritage, landscape, transport and masterplanning has demonstrated that development on the site can be readily accommodated to integrate with the existing settlement of Cambourne and maintain separation to Bourn and Caxton.
- 8.3 Allocation for development would fully align with both the Greater Cambridge emerging Local Plan and Cambridgeshire Growth Plan objective of significantly expanding Cambourne to become the third largest settlement in the County.

Key Benefits of Allocation include:

- It is the only new Strategic Site in Cambourne that can be developed in short term
- Allocation of the site will assist with achieving key strategic vision to focus growth on Cambourne for it to become the third largest settlement in Greater Cambridge
- Site is very sustainable with very good pedestrian and cycle connectivity to services in Cambourne
- The Site is unconstrained in planning terms
- Ability to deliver housing for all ages from young to old
- A delivery of a network of green spaces and a new Country Park
- New Primary School, Local Centre and Community Centre
- Richborough are sole promoters of the site

- 8.4 In summary there is a compelling case for allocation of the site to support the strategic objectives of the Emerging Local Plan.

