

# 2 progress

While development has primarily followed the Master Plan by Terry Farrell, built and approved development has evolved relative to the original 1995 plan. The size of the settlement centre around the High Street has increased to allow a greater range and size of retail units, small office use and support facilities including a nursery. For example the Design Guide envisaged a Country Store, however this has been realized as a large 30,000 sq ft supermarket and the "small hotel located adjacent to the business park" is now a 120-bed hotel with gym and restaurant facilities. A detailed application has been recently submitted for a multi purpose sports centre including ice rink and curling lanes located at the edge of the settlement centre.



**1995 Master Plan**

Detail of settlement centre in the original 1995 Master Plan by Terry Farrell



**2002 Master Plan**

Detail of settlement centre as shown in the Master Plan (Revision 22) May 2002



**Eco-Park**

A landscape park divides Great Cambourne from Lower Cambourne. A number of large ponds required for balancing increases the diversity and quality of this high-amenity space.



**Primary school**

The school at Great Cambourne is centrally located to create a significant landmark.



**Settlement Centre**

This compact development creates a strong built edge and reinforces a key entry into Cambourne. It contains a mix of building types and dwelling sizes to meet a variety of needs and requirements.



**Bridlepath**

A bridlepath winds through woodland retained on the site. Other woodlands and significant trees have also been retained to establish a high-quality landscape environment at Cambourne.



**Cambourne Business Park**

The high-quality business park close to the centre of the Cambourne settlement. Offices in the Business Park are close to the High Street and show clear attention to detail.

**CAMBOURNE**  
 SERVICES  
 Strategic Land Management Ltd  
 Southdowns Ltd  
 Southdowns Ltd  
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