

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th March 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1371/92/O - CAMBOURNE Housing Phasing Schedule Revision

Recommendation: Delegated Approval

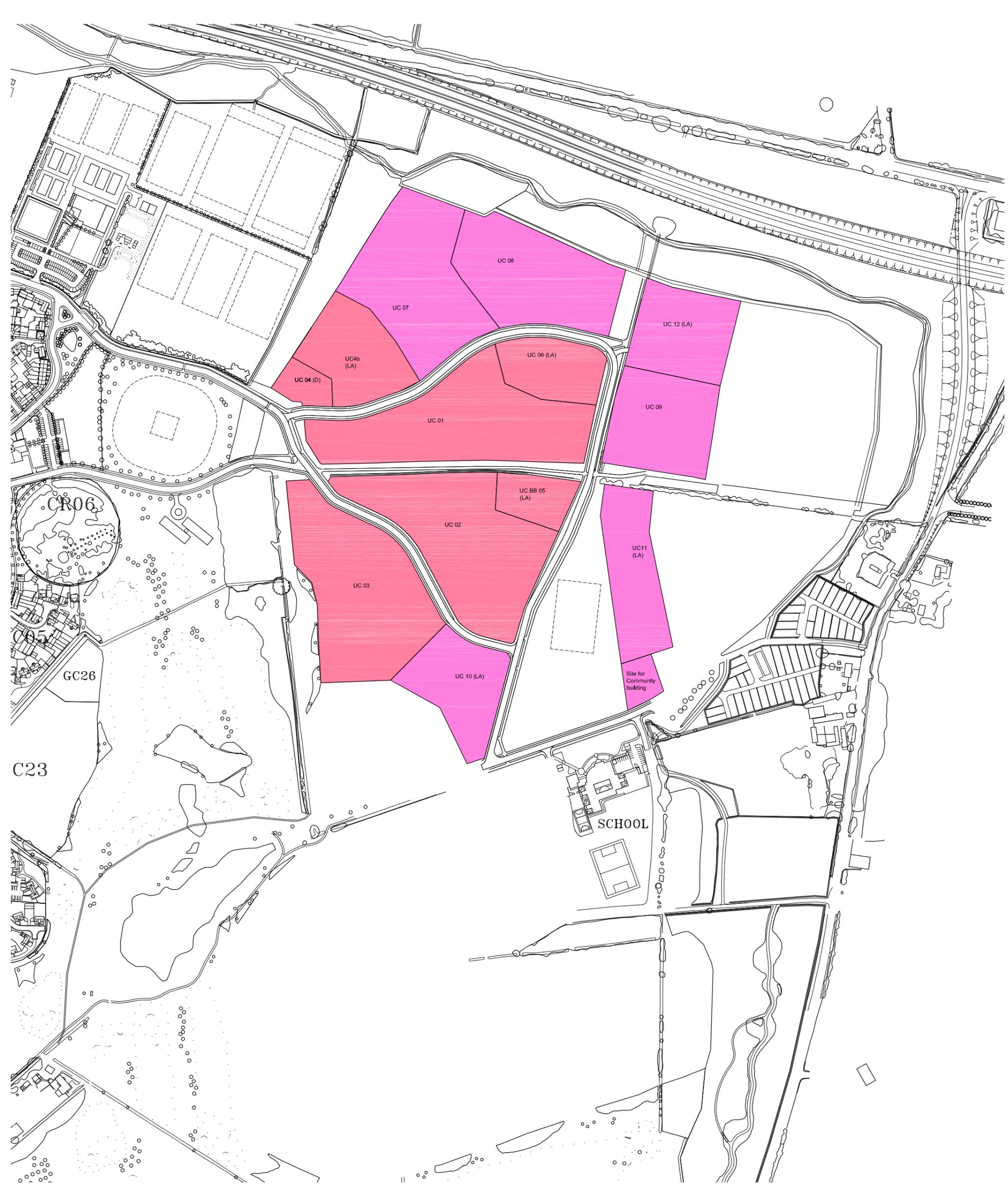
This matter has been reported to the Planning Committee for determination because the housing/phasing schedule is part of the master plan for Cambourne, in accordance with Condition 2 of the Outline planning permission S/1371/92/O and there are no delegated powers to approve it.

Purpose

1. To approve an amendment, in relation to Phases 6 and 7, to the Cambourne Master Phasing Plan, part of the overall Masterplan, which sets out a Housing Schedule as a guide to the number of dwellings to be constructed on each parcel.

Background

2. The Housing Phasing Schedule ("the Schedule") has been prepared by the Cambourne Developers' masterplanners, Randall Thorp, for the purpose of guiding housing development in Upper Cambourne towards the achievement of the 3,300 dwellings for which Outline planning permission was granted in 1994. The Schedule continues the preparatory briefing work which was reported to Planning Committee on 6th December 2006 (Agenda Item 26 Cambourne Phase 6 Upper Cambourne Development Briefing Document). In order to demonstrate that the number and densities proposed for the first two phases of Upper Cambourne can comply with the extant Outline permission, whilst not prejudicing progress towards achieving the Local Development Framework (LDF) objectives, the Phasing Plan clusters the development around the Village Green, school and Phase 6 spine roads for which permission has already been granted.
3. The Schedule also shows which land parcels will be developed by the Cambourne Developers and which by Registered Social Landlords (RSLs) for affordable housing to achieve the amount required by the Outline permission. The Outline planning permission Section 106 agreement (s106) requires the tranches of RSL land not to exceed 3 acres (1.21 hectares). One of the proposed Phase 6 RSL parcels would be 3.21 acres. However the RSLs do not have any objection to this. It does not breach the purposed of the of the s.106 which is to achieve functional and visual interaction of social housing into the fabric of the village.
4. The Housing Phasing Schedule shows Phase 6 developed at densities ranging from 32 to 46 dwellings per hectare, to meet the Cambourne Design Guide concept of villages with higher densities at their centres and in proximity to the Settlement Centre, with lower density character at their outer margins. Phase 7 would have medium densities of 30 to 33 dwellings per hectare, as illustrated on the contextual drawings in the Phase 6 Briefing Document.



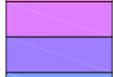
Key



Development Cells



Phase 6



Phase 7



Phase 8



Phase 9



Phase 10

Phase 11

NORTH



CAMBOURNE
UC 3300
Development Phasing

Scale: NTS Date: 14.11.06

Drawn By: DL Checked By: DRAFT

Drawing Nr: 85UK 10 r A



Randall Thorp
Canada House,
3 Chepstow Street,
Manchester, M1 5FW
Tel: 0161 228 7721
Fax: 0161 236 9639
rt@rt-landscape.co.uk

5. To illustrate the way in which the remainder of the land in Upper Cambourne could be built out if a new application in line with the LDF policies were successful, background information has been submitted in support of the Housing Phasing Schedule. This shows a range of densities, thinning out to 26 dwellings per hectare on the southern margins of the Upper Cambourne developable area. Whilst the detail of this illustrative material is dependant on the outcome of the LDF Development Control policies, particularly in relation to affordable housing and housing size mix, the phasing and quantum of development illustrated offers assurance that a viable, well designed village is not prejudiced by the Phase 6 and 7 Housing Phasing Schedule.

Planning Policies

6. **Local Development Framework Core Strategy adopted January 2007** – sets the scene within the context of the Community Strategy aims of active, safe and healthy communities, building successful new communities, good access to services, quality homes for all, and a high quality environment. The Strategy **Objectives** include:
 - i To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in suitable locations,
 - ii To locate development where access to day-to-day needs for employment, shopping, education, recreation, and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car, and
 - iii. To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues, maximising recycling and reuse of resources, and reduce waste and pollution.
7. Cambourne is identified in **Policy ST/4 Rural Centres** as a rural centre where “development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.”
8. **South Cambridgeshire Local Plan 2004 (Local Plan):**
Cambourne 1 – Development in accordance with Cambourne Masterplan
Cambourne 2 – Development in accordance with Cambourne Design Guide
9. **SE2** – Rural Growth Settlements – Development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.
10. **SE7** – Development in accordance with Cambourne Masterplan and Design Guide.
11. The approved **Cambourne Master Plan** identifies this area for housing.
12. The **Cambourne Design Guide** describes the character of Upper Cambourne as the quietest and most secluded of the villages being “self-contained at the end of the village road with no further connection except for buses.”The Design Guide emphasis is on the rural character, both in materials used and the structural landscape framework and spacious layout.

Consultation

13. **Cambourne Parish Council** – reply awaited.

14. **Registered Social Landlords** – No objection.

Conclusion/Summary

15. The Schedule presents an acceptable transition scenario between the extant Cambourne planning permission for 3,300 dwellings, and the potential for growth and more efficient use of land required by the Council's adopted Core Strategy in accordance with government guidance on higher density housing development. The Schedule achieves a total 3,300 dwellings in the area centred on the village green, school and spine road to the settlement centre. The proposal therefore does not prejudice further development of Upper Cambourne as may eventually be proposed in accordance with the LDF.

Recommendation

16. Delegated powers be given for Approval in relation to Phases 6 and 7, subject to reconciliation of the RSL land parcel sizes and Parish Council consultation.

Background Papers: the following background papers were used in the preparation of this report:

- S/1371/92/O Cambourne Outline planning permission and Section 106 agreement
- South Cambridgeshire Local Plan 2004
- Local Development Framework Core Strategy adopted January 2007
- Cambourne Master Plan Report
- Cambourne Design Guide

Contact Officer: Pam Thornton – Senior Planning Assistant
Telephone: (01954) 713099