

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 September 2011

AUTHOR/S: Executive Director (Operational Services)/ Corporate Manager - Planning and New Communities

S/6438/07/O - CAMBOURNE

Up to 950 dwellings, a neighbourhood/community building, ancillary public open space, formal play areas, internal access roads, pedestrian and cycle routes, and associated drainage and engineering infrastructure, including electricity sub-stations on land at Upper Cambourne for MCA Developments Ltd.

Recommendation: Approval of Design Guidance document

Date for Determination: 15th November 2007

Notes:

The submission of the Design Guidance document has been reported to the Planning Committee due to the strategic importance of the document for the development of the additional 950 dwellings at Upper Cambourne.

Update on the development of the Design Guidance document

1. The outline application for 950 units at Upper Cambourne went before Planning Committee on 6th December 2010, at which time the Committee resolved to grant planning permission subject to the resolution of the drainage issues and the completion of the Section 106 legal agreement.
2. One of the conditions (no. 6) detailed in the committee report required the submission of a Design Briefing Document, for approval, prior to or concurrently with the submission of each of the reserved matters applications. In the months since the December committee the applicant has been working with officers to develop a Design Guidance document for the entire site.

Proposed Development

3. It is proposed that the Design Guidance document, submitted on 2nd August 2011, be included in the list of approved documents for planning reference S/6438/07/O. The document provides additional design guidance for the outline application, in accordance with the wording of the aforementioned condition, and will influence the design of the reserved matters applications that are to be submitted.

Planning Policy

4. *South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:*
 - (a) **Policy DP/1 Sustainable Development**
 - (b) **Policy DP/2 Design of New Development**
 - (c) **Policy DP/3 Development Criteria**
 - (d) **Policy DP/4 Infrastructure and New Developments**

- (e) **Policy DP/6 Construction Methods**
 - (f) **Policy HG/1 Housing Density**
 - (g) **Policy HG/2 Housing Mix**
 - (h) **Policy SF/6 Public Art and New Development**
 - (i) **Policy SF/7 Underground Pipes, Wires, Fibres and Cables**
 - (j) **Policy SF/10 Outdoor Play Space, Informal Open Space and New Developments**
 - (k) **Policy NE/3 Renewable Energy Technologies in New Development**
 - (l) **Policy NE/6 Biodiversity**
 - (m) **Policy NE/9 Water and Drainage Infrastructure**
 - (n) **Policy NE/14 Lighting Proposals**
 - (o) **Policy TR/1 Planning for more Sustainable Travel**
 - (p) **Policy TR/2 Car and Cycle Parking Standards**
 - (q) **Policy TR/4 Non-motorised Modes**
5. *South Cambridgeshire Local Development Framework Site Specific Policies DPD 2010:*
- (a) **SP/3 Cambourne**
 - (b) **SP/4 Cambourne Approved Masterplan and Design Guide**
6. *South Cambridgeshire Local Development Framework Adopted Proposals Map 2010:*
- (a) **Inset No. 14 Cambourne Map 4 of 4**
7. *South Cambridgeshire Local Development Framework Supplementary Planning Documents:*
- (a) **Open Space in New Developments SPD - Adopted January 2009**
 - (b) **Public Art SPD - Adopted January 2009**
 - (c) **Trees & Development Sites SPD - Adopted January 2009**
 - (d) **Biodiversity SPD - Adopted July 2009**
 - (e) **Landscape in New Developments SPD - Adopted March 2010**
 - (f) **District Design Guide SPD - Adopted March 2010**
8. *Non-statutory guidance:*
- (a) **RECAP Waste Management Design Guide Draft Supplementary Planning Document February 2010**
9. *Circular 11/95 – The Use of Conditions in Planning Permissions:*
- Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Consultations

10. On 8th July 2011 officers held a workshop involving the **Ecology Officer, Landscape Officer, Urban Design Officer and Local Highways Authority Officer**. All of the comments that were raised during this workshop have been incorporated into the final version of the Design Guidance document. The **Police Architectural Liaison Officer** could not attend this workshop but has since confirmed that he has no objection.

11. **Cambourne Parish Council** – at the time of writing the Parish has not responded. It is meeting to discuss this on Tuesday 23rd August 2011 and Members will be updated.
12. **Bourn Parish Council** – has not responded.

Representations

13. Two representations have been received from owner/occupiers of properties in Cambourne. Both of these representations refer to the principle of further development at Upper Cambourne, which was considered in the report that went before Planning Committee in December 2010.

Planning Comments – Key Issues

14. The Upper Cambourne Design Guidance document builds on the principles outlined in the Design and Access Statement and the parameter plans, which show how the built form will address the various access routes that permeate the site, the open spaces within it and how it will relate to the adjacent countryside. The document also includes implementation guidance to aid the design and construction of the last parts of Upper Cambourne.
15. The production of the Design Guidance has taken place over a number of months with various key steps in the process. These key steps are highlighted in Appendix 1.
16. The development of the Design Guidance document has been informed by a design review process of Upper Cambourne that was lead by Council officers and involved a wide range of stakeholders, including elected Members, visiting Upper Cambourne on 15th March 2011. The officer workshop of 8th July 2011 also provided a number of valuable comments that have helped to enhance the document. The aim of the document is to create a single document to supersede previous design guidance for Upper Cambourne and create a single point of reference for the design of the additional 950 units.
17. The document starts by providing site wide guidance that is applicable to all areas of Upper Cambourne before introducing the three character areas, which are identified in the Design and Access Statement, in more detail. Guidance is given on the design of open spaces and the spine roads as well as the development parcels. The document concludes by giving guidance on how the design process should move forward to construction.
18. The document accords with the original design guidance for the final phases of Upper Cambourne and is in line with the principles of the Masterplan. The document contains diagrammatic plans of land parcels to aid the design process. These plans are not to scale, to allow flexibility and creativity in the design process. Particular attention has been paid to the issue of parking with a preference being for on plot parking and a move away from large parking courts, which are generally reserved for flatted developments. The use of materials has also been considered in light of the concerns about the quality of some of the materials already used at Upper Cambourne. For each character area a pallet of example materials and scale of development is provided.
19. The Council's Urban Design Team and planning officers have been involved in the development of this document and it has also been the subject of extensive consultation with Cambourne residents and the Parish Council. The submission of the

Design Guidance document will give additional weight to the promotion of quality design at Upper Cambourne.

20. In the report that went to Planning Committee in December 2010 there was a condition detailing what was to be included in the Design Guidance document(s) (referred to as Design Briefing Documents), which were to be secured by way of a pre-commencement planning condition. Given the desire to make an early start on site the applicant has been proactive in the development of this Design Guidance document. As a result of this work it will no longer be necessary to require this document by way of a planning condition; although one will still be used to ensure that future development accords with it.

Recommendation

21. It is recommended that members **AGREE** that the Design Guidance document be approved as part of the S/6438/07/O application submission documents, subject to the following condition:

Additional condition

1. The development shall be carried out substantially in accordance with the approved 'Upper Cambourne Design Guidance' document, dated 1st August 2011, unless otherwise agreed in writing by the Local Planning Authority.
(Reason: To ensure that the development accords with the design principles detailed in the approved Design Guidance document, in accordance with South Cambridgeshire Local Development Framework (Development Control) Policies DP/1, DP/2 and DP/3.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents:
 - Open Space in New Developments SPD - Adopted January 2009
 - Public Art SPD - Adopted January 2009
 - Trees & Development Sites SPD - Adopted January 2009
 - Biodiversity SPD - Adopted July 2009
 - Landscape in New Developments SPD - Adopted March 2010
 - District Design Guide SPD - Adopted March 2010
 - Affordable Housing SPD - Adopted March 2010
 - Health Impact Assessment SPD - Consultation Draft October 2010
- Circular 11/95 – The Use of Conditions in Planning Permissions
- Planning File Refs: S/6438/07/O

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