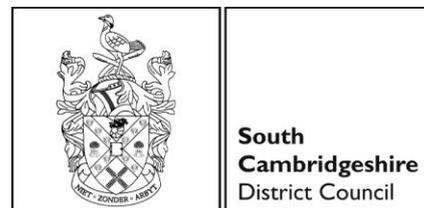


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24 June 2019

To: Chairman – Councillor John Batchelor

All Members of the Planning Committee - Councillors Henry Batchelor, Dr. Martin Cahn, Peter Fane, Bill Handley, Brian Milnes, Judith Rippeth, Deborah Roberts, Mark Howell (substitute for Peter Topping), Heather Williams and Nick Wright

Quorum: 3

Substitutes: Councillors Grenville Chamberlain, Mark Howell, Dr. Shrobona Bhattacharya, Sue Ellington, Graham Cone, Anna Bradnam, Eileen Wilson, Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

Attached is a short update for the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER - SOUTH CAMBRIDGESHIRE HALL** at South Cambridgeshire Hall on **FRIDAY, 28 JUNE 2019** at **11.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully  
**Mike Hill**  
Interim Chief Executive

**The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.**

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#### AGENDA SUPPLEMENT

|  | PAGES        |
|--|--------------|
| <b>4. S/2709/18/DC - Cambourne (land to the West of Cambourne)</b> | <b>1 - 2</b> |

Discharge of Condition 8 (Site wide Design Code) of planning permission S/2903/14/OL

This item was deferred at the Planning Committee meeting held on 12 June 2019. You can view the report and Appendices by typing the following short URL into a web browser

<https://bit.ly/2ZzRGtR>

pressing Enter, and scrolling to Agenda Item 6a (known as Supplement 1).

Alternatively, you can also view the Report and Appendices, which have been attached to the online version of this agenda. Because they were first published with the agenda for the meeting on 12 June 2019, they bear that date.

## **EXCLUSION OF PRESS AND PUBLIC**

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

## **Notes**

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**UPDATE** Extraordinary Planning Committee 28 June 2019  
**REPORT TO:**  
**AUTHOR/S:** Joint Director of Planning and Economic Development

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### **Cambourne West Design Code**

1. The following updates to the main report considered on 12 June 2019 are set out below. The updates cover an update to the Town Council comments and clarification to comments raised by Members during the debate of the meeting.

#### **Consultations**

2. At their meeting on 11 June 2019, Cambourne Town Council raised no comment to the Design Code.

#### **The purpose of a Design Code and its relationship to the outline planning permission**

3. As set out in the National Planning Practice Guide, a Design Code is a type of detailed design guidance that is particularly useful for complex scenarios involving multiple parties in long-term development. A code can be a way of simplifying the processes associated with new development to give more certainty to all those involved and help to make high quality places. Code preparation can help to build consensus about what kind of place everyone wants to create.
4. Preparing a good code is about finding a balance between technical specificity and a succinct description of what is required.
5. Design codes seek to capture the specific requirements of a place and encourage interested parties to think together about each development in its entirety as a unique place.
6. Government guidance also aims to promote speed of implementation and avoid stifling responsible innovation and provide flexibility, design codes should wherever possible avoid overly prescriptive detail and encourage sense of place and variety.
7. Guidance also highlights that Codes should carefully distinguish mandatory from discretionary components, avoiding ambiguous aspirational statements, unnecessary jargon and they should define any use of key technical terms.
8. The Code submitted therefore aims to build on and deliver a development that reflects the best elements of Cambourne and learning from existing developments around Cambridgeshire and beyond.
9. The Code does not affect or override the amend the outline planning permission.
10. Matters such as the amount of development, flooding, transport, ecology and the amount of development are already considered and detailed in the outline planning permission and are not amended.

11. The Code has sought to include the approved elements of the outline planning permission within the Code (e.g. through appending approved outline parameter plans). There is no amendment to the outline planning permission.

### **Application of the Code**

12. One area of clarification sought by members was the difference mandatory and discretionary components of the Code and how these would be applied. The Code clearly sets out what is mandatory and what is discretionary through the use of wording '**must**' and '**should**'. The definitions are set out below:

**Mandatory** elements which **must** be provided are indicated using the word '**must**' and the above symbol next to images/illustrations.

Where compliance is **recommended** the word '**should**' is used. If the developer/design teams do not follow recommended guidance the departure **must** be justified in future reserved matters applications. A divergence would need to be discussed and agreed with SCDC at pre-application stage and will only be considered if they meet the broad aims of the code and offer additional design benefits or design excellence.

13. As such, areas where divergence through the delivery of the scheme is necessary, agreement would need to be reached with Officers and that the design quality of the proposals has not been lessened. This allows for flexibility through change in legislation, innovation or excellence in architecture or design that are not currently foreseen and would retain control with the Local Planning Authority on design.
14. There is no change proposed to the Recommendation of the main report which is:

**That Committee delegate approval of the amended Cambourne West Design Code to officers pending the receipt of additional details and reassurances in relation to matters highlighted in the main report which include:**

**-Typographical corrections**

**- Amendments to the Parameter plans to reflect the latest submission under S/1775/19/NM;**

**- Corrections to Sheepfold Character Area, in particular Figures 74 and 75;**

**- Corrections to ensure that diagrammatically the proposals meet the design aspirations and parameter plans**