

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

5th April 2006

AUTHOR/S: Pam Thornton, Senior Planning Assistant

Cambourne Phase 6 GC09, 10 & 11 Development Briefing Document

Purpose

1. To approve the Cambourne Phase 6 GC09, 10 & 11 Development Briefing Document ("the Brief") for Development Control purposes as part of the Cambourne Design Guide.

Effect on Corporate Objectives

2. Quality, Accessible Services	By providing consistent and transparent planning guidance
Village Life	By safeguarding the separate character of the Cambourne villages
Sustainability	The location is close to village services. Space is to be made for large trees.
Partnership	Cooperation with the Cambourne Developer to deliver appropriate development.

Background

3. The draft Brief has been prepared by the Cambourne Developers' Masterplanners, Randall Thorp, and has been discussed and amended in accordance with Planning Officers' advice.
4. These housing sites lie between Lower Cambourne and Great Cambourne astride School Lane. On the east side GC11 abuts Monkfield Park Primary School playing fields, while GC09 is bounded by the Eco Park play area, and Oak Wood on the north side. The western side abuts The Oaks (a detached dwelling set back from the road) and the Eco Par car park. To the west GC10 is bounded by the Country Park and Crow Dean track, and a newly, planted woodland (structural landscaping) wraps around the south of GC10 and 11. The area forms part of a green wedge between Lower and Great Cambourne, and is framed by open spaces with existing and emerging woodland.
5. **Local Development Framework**
Because of these characteristics the approved Phasing Schedule allocates 11 dwellings on each site, and it is subject to **Policy SP/5** in the Local Development Framework Submission Draft January 2006 (LDF) which states "**Residential development within the Cambourne School Lane Special Policy Area shall not exceed a density of 12 dwellings per hectare.**" The supporting text explains "This site forms part of a green wedge between Great and Lower Cambourne, incorporating the eco-park to the north and the country park to the south. Development on the site must remain at very low density in order to maintain the separation and "three villages" character of Cambourne."
6. **South Cambridgeshire Local Plan 2004 (Local Plan)**

HG10 – housing mix to include a range of types and sizes, including 1 and 2 bedroom dwellings, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout should be informed by the wider character and context of the local townscape and landscape.

EN5 – retention of natural features, new planting appropriate to the character of development, its landscape setting and the biodiversity of the locality.

Cambourne 1 – Development in accordance with Cambourne Masterplan

Cambourne 2 – Development in accordance with Cambourne Design Guide

SE2 – Rural Growth Settlements

SE7 – Development in accordance with Cambourne Masterplan and Design Guide.

TP1 – Promotion of sustainable transport choices, restriction of car parking to the maximum levels in appendix 7/1.

7. The Cambourne Master Plan Report identifies this area for low-density housing in the gap between villages; the Cambourne Design Guide indicates how this “gap” character can be emphasised by clustering the dwellings and creating substantial lengths of hedgerow (with space for large trees). The Inspector’s Report on the Cambourne Enhanced Section 78 appeal agreed with the Council’s view that the green wedge fulfils a useful function, essential to the separation of Great and Lower Cambourne.

Considerations

8. The Brief describes the characteristics and setting of the site, and the requirements of the other agreed Cambourne guidance, such as the Play Strategy. Local Areas for Play (LAPs) are required for each parcel. The general character requirement is for a low density area, reflecting its position between the Country Park and the Eco Park, forming a distinct break between the villages of Lower and Great Cambourne. The Brief states: “The entire area should have a well vegetated feel to it, once established, with a predominance of forest size trees creating focal areas, and hedges used wherever possible along boundaries. The area should have a soft, green, rural character, dominated by landscape elements rather than built development.” These principles are enlarged in the advice on such matters as built form, frontage treatment, views and vistas and landscape themes, so that the advice can be applied to specific proposals in accordance with the Development Plan policies for the area. With regard to the height of buildings, the Brief requires “Residential unit height should generally be 2 storey with some 1 and 1.5 storey variance in the roofline achieved by garages, extensions etc; 2.5 and 3 storey units may add further variety but should only be used in the most spacious, green surroundings.”
9. The Brief accords with the issues outlined in paragraphs 5–7 by proposing low-density residential development with substantial landscaping space to integrate it with the surrounding woodland and parks, and to give the area a distinctive character to maintain the separation and “three villages” character of Cambourne as required in the emerging LDF. The emphasis on the wider character and context of the local townscape and landscape informs the guidance in accordance with Local Plan Policy HG10. The Brief requirement for substantial spaces for planting oak, ash, field maple and alder trees accords with Local Plan Policy EN5. The requirement for footpath links to the greenway and Country Park strengthens the accessibility of the development in accordance with Local Plan Policy TP1.

Financial Implications

10. None

Legal Implications

11. None

Staffing Implications

12. None

Risk Management Implications

13. None

Consultations

14. Cambourne Parish Council – the document was well received, but any development should be predominantly 2-storey or less to maintain a low-density appearance and keep the visual impact to a minimum.
15. County Highway Authority – request that the Cambridgeshire County Council Housing Estate Road Construction Specification should be added to the list of documents..

Conclusions/Summary

16. The Brief as amended provides valuable guidance, which accords with other adopted policy, to potential applicants/developers and to Council officers and Members in considering proposals for housing on these sites.

Recommendation

17. **Approve** the Cambourne Phase 6 GC09, 10 & 11 Development Briefing Document as part of the Cambourne Design Guide.

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

Local Development Framework Site Specific Policies of the Development Plan Document
Submission Draft January 2006
South Cambridgeshire Local Plan 2004
Cambourne Master Plan
Cambourne Design Guide

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