

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

7<sup>th</sup> November 2007

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

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### CAMBOURNE UPPER CAMBOURNE STANDARD BOUNDARY DETAILS

#### **Purpose**

1. To seek delegated powers to approve / refuse the Upper Cambourne Standard Boundary Details for Development Control purposes as part of the Cambourne Design Guide in accordance with Outline Planning Permission S/1371/92/O for Cambourne.

#### **Background**

2. The draft boundary details have been prepared by the Cambourne Developers' masterplanners, Randall Thorp, and have been discussed and amended following Planning Officers' advice. They are intended to guide the consistency of development throughout the different parcels to be developed by different housebuilders in Upper Cambourne in accordance with the Outline planning permission for 3,300 dwellings, and potentially for the subsequent phases which are the subject of a current planning application.
3. The Boundary Details are designed to give a distinctive sense of place throughout Upper Cambourne, and to enhance the road frontages and open spaces in the first two Phases for which there are approved housing layouts and simple contemporary detailing on the house types.

#### **South Cambridgeshire Local Plan 2004 (Local Plan)**

4. **Cambourne 2** – Development in accordance with Cambourne Design Guide **SE7** – Development in accordance with Cambourne Masterplan and Design Guide.

#### **Local Development Framework**

5. Cambourne is identified in **Policy ST/4 Rural Centres** as a rural centre; since these “comprise the most sustainable villages in South Cambridgeshire there is no strategic constraint on the amount of development of land for housing that can come forward within the village frameworks, provided that the proposals are in accordance with the policies in the Plan.”

#### **Local Development Framework Development Control Policies DPD 2007**

6. **DP/2 Design of New Development** – All development must be of high quality design and, as appropriate to the scale and nature of the development, should, in particular, (c) include variety and interest within a coherent design,

which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;

7. The approved **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 tree framework and spacious layout.
  
8. The **Phase 6 and Phase 7 Development Briefing Documents** (Briefs) approved under delegated powers granted by Planning Committee on 6<sup>th</sup> December 2006 and 1<sup>st</sup> August 2007 specify broad sweeping spine roads suitable for public transport buses, and retention of the more linear established hedgerows within greenways. The spine road frontages lie in “character zones” where specific frontage treatment is required, (dwarf wall and railings immediately at the back of the southern spine road footway, similar formal railings at the west end of the northern spine road, changing to picket fences and hedgerows further east as the development comes closer to the greenways and structural woodland around the settlement). A network of subsidiary vehicular routes and pedestrian and cycle paths should be differentiated in character by the use of, among other things, boundary treatments suitable to the function of the route in the hierarchy. Adjacent to the greenways the Briefs require estate railings with hawthorn hedge to the rear, and around the village green front garden boundaries should be dwarf walls or railings with hedges. The overall design style for Phases 6 and 7 is described as “continuing the contemporary styles used in some parts of Cambourne whilst retaining elements and materials traditionally found in South Cambridgeshire. To emphasise this contemporary style, designs may consider the following: minimise pastiche add-ons, and use un-fussy window and door details and fixtures.”

### Considerations

9. The Boundary Details are compatible with the approved Briefs which set out the context of the existing roads and established hedgerows and take advantage of these by ensuring their retention as part of the development. The railings and fences are simple, un-fussy designs which are distinguished by horizontal lines to reflect the use of forms and materials on the approved spine road frontage architecture, and to blend with the gently sloping landform of Upper Cambourne.

### Consultations

10. Cambourne Parish Council views to be reported verbally (the Parish Council will be considering this document at its meeting on 6<sup>th</sup> November).

### Effect on Annual Priorities and Corporate Objectives

11. Affordable Homes	Facilitating the visual integration of the affordable housing into the overall development
Customer Service	Providing consistent and transparent planning advice
Northstowe and other growth areas	Facilitating the continuing growth of Cambourne

Quality, Accessible Services	Providing consistent and transparent planning advice.
Village Life	Safeguarding the separate character of Upper Cambourne
Sustainability	The boundaries will incorporate hedges and permeable treatments for wildlife corridors and biodiversity
Partnership	Cooperation with the Cambourne Developer to deliver appropriate development.

### **Conclusions/Summary**

12. The Boundary Details are an important tool for ensuring consistency between the designs for individual parcels, including the affordable housing sites. They also provide certainty for the housebuilders when preparing their specifications. The styles are sufficiently distinctive to afford Upper Cambourne a more contemporary “sense of place” and contribute to legibility within the settlement, and are therefore considered to comply with the Briefs and the Local Plan saved policies and Local Development Framework criteria.

### **Recommendation**

13. APPROVE the Upper Cambourne Boundary Details October 2007.

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

South Cambridgeshire Local Plan 2004 saved policies  
Local Development Framework 2007 Core Strategy  
Cambourne Design Guide  
Phase 6 Upper Cambourne Development Briefing Document Rev H, February 2007  
Phase 7 Upper Cambourne Development Briefing Document Rev D, July 2007  
S/1371/92/O Outline planning permission for Cambourne

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