

# 3 review

Since Cambourne's inception, government planning guidance has highlighted the issue of sustainability and significant changes have been made to guidance on the design of residential developments:

*Improving the quality of English towns and cities is within our grasp .... This renewed commitment should not just be directed at brownfield sites in existing towns and cities. It is also applicable to greenfield sites and existing suburbs. Many suburbs, however, were never designed around the principles of sustainable development. They will particularly benefit from being analysed and re-thought in terms of the urban design principles set out in this report.*

Towards an Urban Renaissance by the Urban Task Force

*Local planning authorities should avoid the inefficient use of land. New housing development in England is currently built at an average of 25 dwellings per hectare but more than half of all new housing is built at less than 20 dwellings per hectare. That represents a level of land take which is historically very high and which can no longer be sustained. Such development is also less likely to sustain local services or public transport..... Local planning authorities should therefore examine critically the standards they apply to new development, particularly with regard to roads, layouts and car parking, to avoid the profligate use of land.....*

*Local planning authorities should therefore:*

- *avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare net);*
- *encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and*
- *seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.*

PPG3 para 57 - 58

*John Prescott is determined to impose tougher planning standards on the building industry. He is appalled that, in spite of new planning guidelines, on average little more than 20 houses are built on each hectare. "I am giving you notice now," he storms. "I will not agree any planning if it's less than 30 per hectare".*

**The Guardian**  
Interview with John Prescott,  
Deputy Prime Minister  
30th October 2002

*"We build at an unsustainably low density, are totally reliant on cars, and require roads, schools, supermarkets.... On average, we build 23 homes per hectare, yet we need 50 to support a local school, shop, policeman and bus stop, as successful settlements show."*

**The Guardian**  
Article by Richard Rogers, chair, Anne Power,  
member, Government Urban Task Force  
30th October 2002

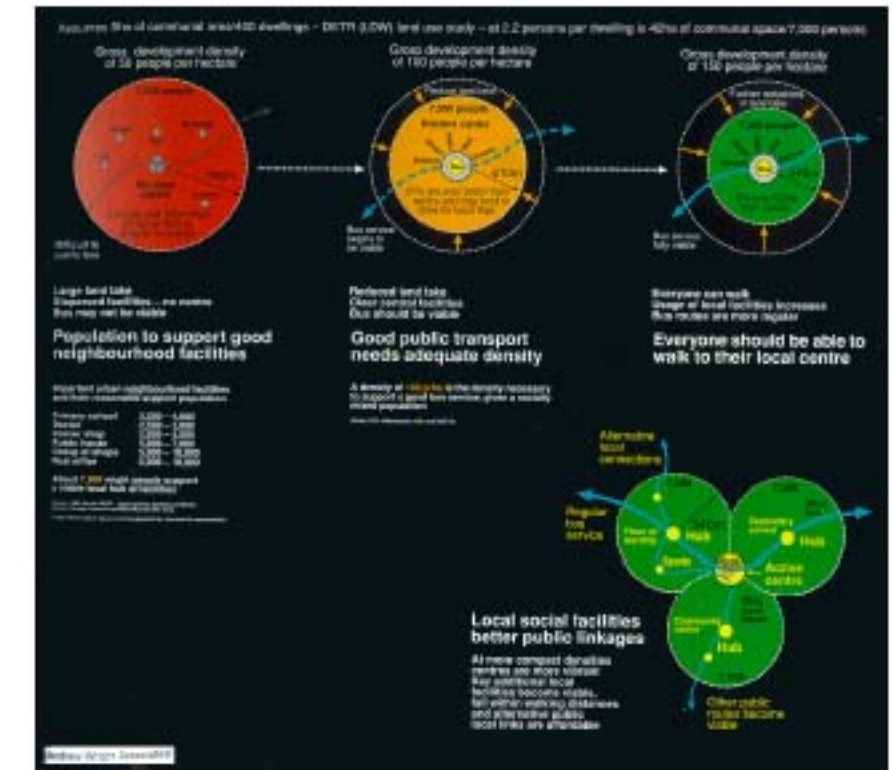


Image taken from Towards an Urban Renaissance by the Urban Task Force June 1999

*New planning rules will insist on at least 30 new homes per hectare (two-and-a-half acres). Ministers want architects to respond with dynamic new designs to make better use of land without recreating tower blocks or back-to-back Victorian housing.*

**The Independent**

CAMBOURNE

George Wimpey Strategic Land Management Ltd.				
Bois Homes Ltd.				
Bryant Homes Ltd.				
Royal Evans Associates				