

JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: Head of Planning Services, Cambridge City Council

Date: 6 September 2012

Application Number	12/0754/REM	Agenda Item	
Date Received	08/06/2012	Officer	Elizabeth Rolph
Target Date	07/09/2012		
Parishes/Wards	Trumpington		
Site	Parcels 16 and part 17 Clay Farm Development Site, Cambridge		
Proposal	Reserved matters (access, appearance, landscaping, layout and scale) for 102 dwellings and associated landscaping including central open space pursuant to outline application 07/0620/OUT		
Applicant	Bovis Homes Ltd		
Recommendation	Approval		
Application Type	Reserved Matters	Departure:	No

The above application(s) have been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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0.0 INTRODUCTION

- 0.1 This is a Reserved Matters application for 102 dwellings and the central open space north of Addenbrooke's Road (Royal Showground parcels 16 and part 17). The applicant is Bovis Homes, who have purchased the majority of the parcels north of the Addenbrooke's Road spur to Addenbrooke's, south of the CGB and east of the Spine Road (parcels 15 – 18 and 9A & B). The Design & Access Statement included with the application includes illustrative material showing the proposals for the remainder of their parcels.
- 0.2 In August 2010 outline approval was granted for the Clay Farm development of up to 2,300 homes, a local centre, schools and open space. This is the largest of a number of developments proposed in Cambridge Southern Fringe, creating an extension to Trumpington village. This approval followed an appeal decision on a duplicate application that upheld the Council's position that 40% affordable housing should be provided on this site. The decision notice was issued on completion of the Section 106 agreement, the majority of which had been agreed through the appeal process.
- 0.3 The outline permission approved 6 parameter plans with which all reserved matter applications must comply. These covered land use, access, density, building heights, landscaping and urban design principles. A full application for the construction of the spine road through the Clay Farm site from Long Road to the Addenbrooke's Road (AR) roundabout and site wide drainage infrastructure was approved at the same time.
- 0.3 Reserved matters approval was granted in July 2011 for 306 dwellings for Royal Showground Parcels 10,11,12b and 12c (Countryside Properties) and in October 2011 for 128 dwellings Royal Showground Parcels 19 and 20 (Skanska Residential). Applications have also been submitted for 231 dwellings on Long Road Parcels 1B, 2 & 5 (Countryside Properties) and 273 dwellings on Parcels 1A, 3 &4 (Skanska). A plan showing the location of these applications is included in Appendix J.
- 0.4 A number of strategic conditions attached to the outline permission have been discharged, as shown in Appendix G. All reserved matters applications must comply with the documents approved through these conditions, in particular the Design Code, which was approved at the 23rd Feb 2011 JDCC. The Design Code sets out a set of illustrated design rules and requirements that instruct and advise on the physical development of the site and area.
- 0.5 The application was received in June 2012. The site layout and details included within this application are in accordance with the outline approval and associated documents that have been put in place to ensure that a high quality scheme will be provided on this part of the Clay Farm site.

1.0 SITE DESCRIPTION/ AREA CONTEXT

- 1.1 The application site is located at the southern end of the Clay Farm site (see Appendix A) to the north of the Addenbrooke's Road and east of the spine road which runs from the Addenbrooke's Road Roundabout to Long Road. A short boundary on the south west corner adjoins parcel 12B of the wider Clay Farm site (RM approved July 2011). The site covers approximately 2.67 ha of previous open farmland. There are no protected species or habitat present on site. The site is relatively flat and low lying and has been cleared as part of the infrastructure works to serve the wider Clay Farm development. There are no adjacent residential properties. The application site area and the remainder of the masterplan area to be developed by Bovis Homes are also shown on the map in Appendix A.
- 1.2 The outline permission for Clay Farm will provide amenities and facilities for the site. These will include a local centre, community facilities and shops to be located central to the Clay Farm site. The community facilities, which include a health centre, will be delivered by the City Council, in partnership with the County Council and other key stakeholders, funded by contributions from across the Southern Fringe. The current aim for completion of these facilities is early 2015. There are existing shops and services in the centre of Trumpington and the Waitrose store to the south of the existing village centre.
- 1.3 A new primary school will be provided to the north west of this reserved matters application site. This will be constructed later in the Clay Farm site build out. Before this, children from this site on Clay Farm will be able to attend the new primary school at Trumpington Meadows, and then the existing Fawcett primary school, which will be extended.
- 1.4 The site is close to the now operational Cambridge Guided Bus (CGB) which will provide a service between the Trumpington Park and Ride site and the City Centre. There is a stop on this route located to serve the existing community, which is well positioned to also serve this part of the Clay Farm site and the proposed development.

2.0 THE PROPOSAL

- 2.1 The planning application seeks reserved matters approval (access, appearance, landscaping, layout and scale) for 102 dwellings and the central open space. The application site comprises parcel 16 and a small part of parcel 17 of the Clay Farm development as shown on the Site Plan and Masterplan map included in Appendix J.
- 2.2 There have been extensive pre-application discussions with Bovis Homes. There were significant concerns about early emerging proposals which related to all the parcels that Bovis will be developing. However, the proposals have developed positively during the pre-application process which included a presentation to JDCC on 21 March 2012. The current proposals relate to parcel 16 and part 17 only with a Masterplan for the

remainder of the parcels included within the Design & Access (D&A) Statement.

- 2.3 The relevant outline permission conditions with which this reserved matters application must comply, either through information provided within the application or discharge prior to development, are as follows:

7. Design Code (reserved matters)
8. Materials
10. Youth and Children's Play Strategy (details)
14. Landscaping (within the built up area)
16. Landscaping Maintenance and Management Plan
26. Affordable Housing Distribution and Mix
27. Lifetime Homes
31. Renewable Energy
33. Code for Sustainable Homes
39. Detailed Water Strategy Details
42. Ecological Conservation Management Plan Statement
51. Access to Fawcett school
52. Parking Provision
53. Visitor Parking for People with disabilities
54. Cycle Parking Details
55. Foul Water Drainage Details
56. Levels
57. Contamination
59. Detailed Construction Method Statement
60. Demolition, Construction noise and vibration impact report
61. Noise
65. Detailed Waste Management Plan
68. Waste and Recycling

- 2.4 The application as submitted was accompanied by the following documents and plans:

- Design and Access Statement
- Planning Statement
- Energy Strategy
- Code for Sustainable Homes Pre Assessment
- Environment and Sustainability Statement
- Energy Strategy
- Landscape Maintenance and Management Plan
- Nature Conservation Plan (Ecological Conservation Management Plan)
- Noise Assessment Report
- Surface Water Strategy
- Public Art Delivery Plan
- Tenure Distribution Plan
- Masterplan
- Floorplans and Elevations
- Street Elevations

- Site Sections
- Hardworks and Softworks Drawings
- Visibility Splay Diagrams
- Vehicle Tracking Diagrams

2.5 Since the original application was registered a number of amendments and additional information have been submitted, these include:

- Design and Access Statement Addendum
- Amended Landscape Maintenance and Management Plan.
- Landscape Specification
- Typical tree pit details
- RECAP Toolkit Assessment Statement
- Amended Floorplans and Elevations
- Boundary Treatment Plan
- Interface with parcel 12b
- Foul Water Strategy.

3.0 SITE HISTORY

Reference	Description	Decision
07/0620/OUT	Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49ha. of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including; all roads and associated infrastructure, alternative locations for Cambridgeshire Guided Bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrooke's Access Road pond, cycleways, footways and crossings of Hobson's Brook.	A/C
07/0621/OUT	Duplicate of above	Appeal Refused
09/0272/FUL	Spine Road through Clay Farm site, linking Long Road with the Addenbrooke's Access Road (including bus gate). New junction to Long Road; drainage works including formation of 4 balancing ponds (including wetland area for birds) and raising of levels; tree felling and tree planting including semi-mature trees along the road and all associated works.	A/C
10/1065/REM	Construction of foul pumping station with access road, compound and landscaping; thinning of trees in plantation together with replanting.	A/C
11/0161/REM	Landscaping of open space strip west of Hobson's Brook together with filling in of pond to the south of the Addenbrooke's Access Road and replacement with below ground attenuation tanks under southern section of landscaping strip pursuant to outline approval 07/0620/OUT	A/C

11/0319/REM	Landscaping of southern part of the Green Corridor east of Hobson's Brook, including details of allotments pursuant to outline approval 07/0620/OUT.	A/C
10/1296/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 306 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	A/C
11/0698/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 128 dwellings pursuant to outline application 07/0620/OUT (Skanska Residential)	A/C
12/0754/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 102 dwellings pursuant to outline application 07/0620/OUT (<i>this application</i>)	O/S
12/0794/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 231 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	O/S
12/0867/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 373 dwellings pursuant to outline application 07/0620/OUT (Skanska)	O/S

4.0 PUBLICITY

- 4.1 Advertisement: Yes
 Adjoining Owners: Not applicable
 Site Notices Displayed: Yes
- 4.2 This application has been subject to consultation and publicity through consultation letters, statutory press notices and the display of site notices. Prior to submission, Bovis Homes had an exhibition of their proposal at the Southern Fringe Community Forum in January and May 2012.

5 POLICY

Government and Regional Guidance and Advice
 See Appendix B

Local Plan Policies
 See Appendix C

Supplementary Planning Documents and Material Considerations
 See Appendix D

6.0 EXTERNAL AND INTERNAL CONSULTATIONS

Summary

- 6.1 A number of issues and requests for additional information were raised through the consultation process as set out in Appendix E and F. Amended plans were submitted in August 2012, which addressed most issues. Further internal consultation was carried out on this submission and a few further minor amendments were submitted. Cambridgeshire County Council were also consulted on the amendments.

6.2 The application now is supported by the City Council's landscaping, drainage, sustainability, waste, access, environmental, urban design, and ecology, pedestrian and walking, arboriculture and public art officers and the County Council. Conditions are attached to address the remaining issues.

7.0 NEIGHBOUR REPRESENTATIONS

7.1 There are no neighbours directly affected by the proposal. No representations from individual local residents have been received.

7.2 Trumpington Residents Association support the application and the design of this part of Clay farm. They welcome the layout of the area including the relationship to Addenbrooke's Road and the focus on a green central square and its surrounding buildings. They are pleased that the central square will be developed as part of Phase I.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

1. Compliance with Parameter Plans and Design Code
2. Building Design and Layout
3. Streets, Connectivity and Access
4. Materials
5. Secured by Design
6. Car and Cycle Parking and Bin Storage
7. Landscaping and Ecology
8. Play Provision
9. Public Art
10. Housing Mix and Typology
11. Sustainable Construction and Design
12. Drainage and Flood Risk
13. Noise and Contamination

8.2 Compliance with Parameter Plans and Design Code

8.3 The parameter plans and associated statements, which were approved as part of the outline application, fix the key principles for the development. As detailed below, the proposals and proposed layout accords with the parameter plans apart from the landscaping as set out below.

8.4 PP 1 - Land use. As required within this parameter plan this proposal is predominantly residential. The main open space to serve the southern part of the Clay Farm site is included within this application.

- 8.5 PP 2 - Access. Access is provided via the secondary road running from the spine road to Addenbrooke's Road. Initially the application site will be served from the northern part of this only.
- 8.6 PP 3 - Landscaping. This RM includes the central open space. The area is slightly reduced from that shown on the Parameter Plan. However, this will be compensated for by the introduction of a linear park linking this open space to Hobson's Brook, as discussed in the landscape section below. This is supported.
- 8.7 PP 4 - Density. The density for the application site is 38.2 dwellings per hectare. This falls within the density parameter for this part of the site of 30-45 dph.
- 8.8 PP 5 - Building Heights. The application site falls within 2-4 storey zone. The proposed development comprises 2 to 3 storey houses and four storey flatted blocks along the Addenbrooke's Road and secondary road, and as such are compliant with this.
- 8.9 PP 6 - Urban Design. The urban design parameter plan sets out the key framework for the layout of the development. This shows the buildings which front Addenbrooke's Road, the secondary road and the central open space as primary frontages with rich architectural detailing and variety of materials, and buildings which assist movement and legibility and define built form to the north west of the open space. As discussed further below, this has been achieved and the overall layout is considered compliant.
- 8.10 Design Code. This sets out mandatory design solutions for certain features within the development, such as streets, public realm, landscaping building and building typologies. The site is located within the 'Royal Showground' character area. The specific site is located within the sub Character Area 'Addenbrooke's Avenue'.
- 8.11 The original application did not include a full Design Code compliant Statement as required by condition 7 of the Outline. This was submitted within the amendments and is included as Appendix H. Other issues relating to Design Code compliance were also addressed in the amendments.
- 8.12 The general layout of the proposed development as amended, including footpath and road widths, swales, parking bays and landscaping approach accords with the standards set out in the Design Code. Compliance with the Design Code is covered in more details in the various headings below.

Cambridgeshire Quality Panel

- 8.13 In June 2011 the Cambridgeshire Quality Panel reviewed an earlier scheme for the masterplan area. They raised a number of significant concerns. They considered the revised masterplan as part of the pre application process for this application on 23rd February 2012. The Quality Panel acknowledged the huge improvements that had been made

to the scheme. They considered there were a number of issues that still needed to be addressed. These included the Hobson's Brook edge, the design and extent of rear parking courts, and that the vision for Parcels 9A & B was missing. The work for these parcels has not progressed, and it has been noted on the plans in the D&A Statement that the plans for these parcels have no planning status. There will be further consideration of the details for the Hobson's Brook edge prior to the future Reserved Matters application being submitted.

8.14 Building Design and Layout

8.15 The layout for the application site needs to be considered in conjunction with the overall site Masterplan for Parcels 15 – 18 as shown in Appendix A. This is structured around three key elements:

- The new major public square, which will serve the masterplan area and also the remainder of the southern part of Clay Farm;
- A local 'spine' road running north south through the scheme (secondary road on the Parameter Plan); and
- A new visual and pedestrian link connecting the central square to the green corridor.

The road layout has been designed to create a series of relatively small blocks, with a clear road hierarchy. A series of green lanes are proposed parallel to the edge of the parcels along the Addenbrooke's Road and Hobson's Brook edge. A number of character areas are shown, comprising the central green and green links south and east, the north-south route, Addenbrooke's Road and Hobson's Brook edge.

8.16 The layout for this Reserved Matters application builds on this. The key design concepts are:

- The creation of the public square and its enclosure on two sides with a strong building form;
- Linking this site to the new development (Parcels 19 & 20) south of Addenbrooke's Road by creating a new pedestrian green route;
- The formation of a green buffer to screen the development from Addenbrooke's Road with an active frontage behind;
- Using larger buildings to form key gateways around the edge of the site and at the corners of the new square; and
- Creation of an active frontage towards the adjacent development on Parcel 12B.

8.17 The proposed layout features four storey apartment buildings fronting Addenbrooke's Road and the northern section of the north – south route. Three storey houses are used to help form a robust edge between the apartments and on the two sides of the central square. The remainder of the development comprises smaller houses. This is illustrated in the Aerial view and Building Heights diagram included within Appendix J.

8.18 The apartment blocks are all single stair blocks with parking courts, with a maximum of 16 flats. Ground floor flats each have their own street entrance and small rear gardens. Upper floor flats all have balconies.

- 8.19 A wide range of house types and layouts has been used with the application site. The larger family houses are located around the central square. They all have active street frontages and on plot parking. The approach to elevational treatment will result in a scheme which is tenure blind. The approach being taken to utilities, flues and serving is outlined in the Design and Access Statement, and is supported.
- 8.20 A number of minor issues were identified in the original submission. These have been satisfactorily addressed in the amendments. Overall the scheme is considered to be well designed and should deliver a high quality scheme in terms of architectural design and detailing. It is considered compliant with the approved Parameter Plans and Design Code.

8.21 Streets, Connectivity and Access

- 8.22 Initially the application site will be accessed only from the northern section of the north - south secondary route. There will also be links to the new road within the adjacent parcel 12B currently under construction. When complete this will form a secondary access. All streets proposed along the boundaries have been designed to create active street frontages with adjacent sites.
- 8.23 The application includes a clear hierarchy of vehicular routes and pedestrian linkages. Some of the detailing in terms of surface treatment was inappropriate in the original submission, but this has been addressed in the amendments. Tertiary streets have been provided running south north, with shared surface mews streets between these. The streets fronting the Central Square are shared surface, as is the green lane adjacent to Addenbrooke's Road. The link from the central open space to this road is pedestrian and cycle only.
- 8.24 As amended, the overall movement network, road hierarchy and details accords with the Design Code although the positioning of the secondary road has been moved slightly due to the resizing of the central square. The secondary road is designed to restrict speed to 20 mph and the remainder to 10mph.
- 8.25 The D & A Statement includes a diagram showing Movement and Hierarchy of Routes within the wider Clay Farm development. A number of errors in the original submission have been corrected in the amendments and Footpath 47 has been added. The link to the proposed road crossing to the adjacent parcels 19 and 20 has been shown on a new plan: Addenbrooke's Road Edge Treatment included within Appendix J.
- 8.26 Tracking has been assessed using a large refuse vehicle and a large family vehicle. In the amended scheme all areas of the development are capable of being accessed and serviced. For refuse vehicles this access is partly dependent on the completion of roadways within parcel 17. It is likely that this will be provided through the implementation of the Reserved Matters for this parcel in advance of the occupation of the relevant parts of

the development. If this is not possible, temporary turning areas will be provided.

8.27 Materials

8.28 All the houses and apartments will be built of brick. A lighter brick such as Bradgate Multi-cream will be used for the houses and key elements of the apartments such as recessed side panels. A darker brick will be used for the apartment buildings and feature elements of the houses. Pitch roofs will be clad in a high quality man-made slate. Flat roofs will be finished in felt with stone chippings. Window frames will be finished in charcoal grey, and external metalwork painted charcoal grey to match. Doors to core entrances, carports, refuse & cycle stores will be black stained timber. This is in keeping with the materials to be used on the adjacent parcels and in line with the Design Code. Through condition 8 attached to the outline permission, samples of all the materials will be submitted and approved prior to the commencement of building.

8.29 Secured by Design

8.30 All properties have been designed to provide maximum surveillance to the streets and open spaces. The Police Architectural Liaison Officer is supportive of the scheme in principle but had concerns in the original submission regarding the surveillance of parking courts and recessed doorways. The amended submission shows the boundary treatment of parking courts as 1.2 m brick wall with 0.6 m trellis and confirms that all ground floor unit and other accessible windows will be fitted with at least one pair of attack resistant glass. This is as recommended by the Liaison Officer. Details of the lighting for the parking courts will be approved under proposed condition 2.

8.31 Car and Cycle Parking and Bin Storage

Car parking

8.32 Condition 52 attached to the outline planning permission restricts the number of parking spaces on the entire Clay Farm site to 3,427 off-street spaces plus 575 on-street visitor parking spaces with no property having more than two spaces. The level of car parking provided is slightly below this; one parking space is provided for all 1 and 2 bedroom homes, and generally two spaces are provided for family homes. 32 visitor spaces are provided, which is slightly higher than the one space for 4 units allowed for in condition 51. However, some of these are on the eastern side of the secondary road which forms the boundary of the site with remainder of the Masterplan area. When the detailed proposals come forward for this parcel there will be less visitor parking provided within that site. The overall parking ratio is 1.7 cars / dwellings including visitor parking. This is below the maximum allowed, and overall the level of parking is considered acceptable.

8.33 15% of the residential parking spaces dedicated to flats are designed to wheelchair standards. Amendments have been received on this to ensure

they are appropriately located. 5% of parking spaces are to be designed to meet wheelchair standards. Two visitor spaces in the amended scheme are DDA compliant, in accordance with condition 53 of the outline permission.

- 8.34 Parking to houses is generally provided to the side of houses in semi-recessed carports. The only exception to this is houses facing the pedestrianised section of the green street. These have parking provided to the rear accessed through the parking court associated with the adjacent flats.
- 8.35 All parking for flat blocks is provided in parking courts associated with each block, as shown in Appendix J. The maximum size of a parking court is 16 spaces, and they have been designed with trees and planting to soften their visual impact, and are overlooked by flats in that block. Direct access is provided from the parking courts to the flat blocks, as well as on street access to the blocks. While the arrangements within some of the parking courts are not ideal, and better arrangements could have been achieved using undercroft parking, the proposal puts forward a parking scheme that meets the objectives set out in the Design Code. Significant improvements were achieved to the location and layout of the parking courts during pre-application discussions.

Cycle Parking

- 8.36 Provision is made for 1 cycle space per 1 bed flat, 2 spaces per 2 bed flat and 2 bed house, 3 spaces per 3 bed and 4 bed house. This meets the requirements of the Design Code and Cambridge Local Plan (2006) Policy 8/6.
- 8.37 All homes are provided with dedicated bicycle storage generally located to the rear of the carport to the side of the house. This often involves bicycle parking behind two parked cars. This is not ideal, but has been the subject of detailed discussions and it was not found possible in urban design terms to locate bicycle parking in front of the house. The houses facing the pedestrianised section of the green street have a covered area for bike storage at the front of the house and additional covered cycle storage at the rear.
- 8.38 All the apartment blocks have cycle storage within the apartment blocks, accessed from the street within 20m of the entrance of the building apart from Block C. This was difficult to achieve, so covered cycle parking has been included within the amenity area for the ground floor flats and for four bicycles within the parking court. Some of the racks are stacking 'high low' racks, but in the amended submission all blocks have some standard Sheffield stands. All the flat blocks have visitor cycle parking close to the main entrances.

Bin Storage

- 8.39 All houses have bin storage facilities at the rear of the car port or in an accessible location in the rear garden. Bins will be collected from the street at the front of the house apart from those facing the pedestrianised

section of the green street. The bins from these houses will be wheeled to a collection point near the entrance to their parking. The amended application includes all apartment buildings with adequate integral communal bin storage with direct access to the street, close to the main entrance.

- 8.40 The arrangements meet the policies 3/1 and 4/13 of the Cambridge Local Plan and the requirements of the Design Code and the Waste Officer is happy with the collection arrangements.

8.41 Landscape, Ecology and Arboriculture

Landscape

- 8.42 The masterplan is based on the Central Square and green routes linking this to the south with Addenbrooke's Road and to the east with the green corridor. During early pre-application discussions it was agreed that the central open space could be reduced slightly from that shown on the Parameter Plans to allow better distribution of open spaces, a strong link to the green corridor and better urban block sizes. The Central Square is the main public square to serve the southern part of Clay Farm. Care was taken when agreeing the reduction in size to ensure that the area was still of adequate size to meet this requirement. The change in size is not considered sufficient to require a formal amendment to the Parameter Plans.
- 8.43 The key landscape areas within this Reserved Matters site are the Central Square, Addenbrooke's Edge and the Green Street, which links the two. The Central Square includes formal play provision, a gently sunken kick about space and areas to relax and sit. Pedestrian and cycle routes follow desire lines across the open space, and it has a strong framework of trees with areas of more informal planting.
- 8.44 A new native woodland edge with some larger trees interspersed is proposed between the Addenbrooke's Road and the shared surface to serve the new homes. The density of planting will vary to allow glimpses through, and paths cut through the belt to link the new dwellings with the roadside verge. This belt will compliment the avenue of limes to be planted along the Addenbrooke's Road.
- 8.45 The Green Street will link the Central Square to the Addenbrooke's Road. The southern part of this will be pedestrian only and comprise areas of lawn, planting and seating with a small play area. The trafficked section to the north comprises a short tree lined section of road designed to keep speeds low.
- 8.46 The Central Square, woodland edge to Addenbrooke's Road and Green Street will all be commenced at the same time as road construction. They will be completed prior to the occupation of the dwellings.
- 8.47 The amended submission included a Landscape Softworks Specification. A detailed planting plan and details of the lighting and other utilities routes

are required to ensure they do not clash with tree positions through proposed conditions 2 and 3.

- 8.48 A mandatory requirement in the Design Code is the provision of accessible amenity space for all residents to enjoy. Open spaces within the Royal Showground Area are also required to range in character, being both formal to reinforce the built form and open and rural to provide context with the surrounding countryside. As far as possible within this smaller site the proposal provides this variety through the central green and the green street. The link with the rural edge in the remainder of the masterplan area will be more informal and reinforce the rural edge.

Ecology

- 8.49 The Nature Conservation Plan complies with the approved Site Wide Nature Conservation Management Plan. Natural England raises no objection to the proposal and supports the landscape proposals and recommendations of the ECMP in terms of mitigation and enhancement.
- 8.50 Site wide monitoring will ensure species enhancement and biodiversity continues to be protected and maintained. This complies with Cambridge Local Plan 2006 Policy 4/3.

Arboriculture

- 8.51 There are no existing trees on site or adjacent to it. The landscaping scheme includes the provision of planting native tree species throughout the site and is compliant with the Design Code. An avenue of non-aphid dripping Lime Trees is proposed along the secondary 'spine'. These will match the planting along the Addenbrooke's Road and within the other Clay Farm parcels. The main east- west roads will be planted mainly with Silver Birch and Ash and the tertiary streets with Rowan. This is compliant with the Design Code.

Management and Maintenance

- 8.52 A Landscaping Management and Maintenance Plan originally submitted did not clearly sets out all requirements for the management of the landscaping. The amendments received addressed this.
- 8.53 The amended document included a plan setting out management responsibilities. The responsibility for management and maintenance is as follows;

Area of open space and public realm	Responsibility
Central Square, Green Street open space and Addenbrooke's Edge planting, including play equipment, attenuation tank and swales (and associated inlet and outlet structures)	Offered for adoption to Cambridge City Council
All roadways, including Highway Drainage (gullies, kerb drains and connection pipes)	Offered for adoption to Cambridge County Council Highways
Main Drainage	Anglian Water Services
Parking Courts and associated drainage and landscaping	Management Company (Bovis or BPHA)

Maintenance rates have been agreed through the S106 process for the open space to be transferred to the City Council. However, these rates did not include attenuation tanks. An additional payment will be secured for this through the S106 clause. Payment will be made at the time of transfer. This will be after one year of maintenance by the developer, through the Remedy of Defects process.

8.54 Play Provision

8.55 The approach to play across Clay Farm site was agreed through the approval of the outline application, and further details approved through the Youth and Play Strategy. Play and open space requirements have been calculated as part of the wider outline proposals. A Neighbourhood Equipped Area for Play and Active Recreational Area will be provided at the northern end of the green corridor. In the southern part of Clay Farm a Super Local Equipped Area of Play (SLEAP) is shown central to the Masterplan parcels. Outdoor sports provision is to be provided through the Secondary School and will be available for community use. The Youth and Play Strategy states that each reserved matters area should include at least one Local Area for Play.

8.56 The Central Square includes a SLEAP as required. The play equipment is provided in two areas for age groups 2 – 6 and 4 – 12. A small Local Play Area is to be provided within the pedestrianised section of Green Street, located away from Addenbrooke's Road.

8.57 The play provision meet the required standards set out in the Design Code and Youth and Play Strategy. Further details with play equipment and their timing of provision will be secured by conditions 4 and 5. Under the outline S106 Agreement the play equipment will be adopted by the City Council after a year's maintenance by the developer.

8.58 Public Art

8.59 The site wide Clay Farm Public Art Strategy (PAS) was approved by the JDCC in December 2010. This includes four areas for public art across Clay Farm. One of there is Art and Play. A Framework document for this has recently been approved, a summary of which is included in Appendix I. £20,000 is allocated to parcels 15 – 18 (the masterplan area).

8.60 The Public Art Delivery Plan (PADP) details the approach for parcels 15 to 18. The artists appointed for the implementation of the Art and Play Framework have been working with Bovis Homes design team to explore and develop the key areas for embedded art projects in these parcels. This will be in the form of hard surface design and colour, bespoke play boulders and edge treatments, principally within the central green and green street. The budget will be used to add value to the public realm design. The PADP sets out the approval process for the detailed design, which will be by the City Council subsequent to consideration by the Clay Farm Public Art Steering Group.

8.61 The PADP complies with the approved site wide PAS and the City Council's Public Art Supplementary Planning Document. It is supported by the City Council's Public Art Officer.

8.62 Housing Mix and Typology

8.63 The site comprised 102 dwellings of which 50% are affordable. This is higher than the 40% required through the outline approval. This is supported, as it will allow early delivery of a substantial number of affordable units. As stated in paragraph 2.5, a masterplan has been prepared in consultation with the City Council for all the parcels to be developed by Bovis (the Masterplan). Overall 40% will be achieved on the parcels to be developed by Bovis Homes. This is in accordance with the outline permission S106 agreement, which states that 40% of all units across the site will be affordable. A number of plans relating to this are included within the D&A Statement. These include a tenure mix plan, which shows how 40% Affordable Housing will be achieved in the masterplan area, included in Appendix J. An informative is proposed to ensure that the Reserved Matters applications accord with this.

8.64 Cambridge Local Plan Policy 5/10 relates to housing mix and requires a good mix of size and type of dwellings to offer choice and promote inclusive communities. Under the S106 agreement, the affordable housing mix for any reserved matters site has to have regard to the Indicative Affordable Housing Mix included within the S106, and in particular the target that a minimum of 60% of all affordable units be houses. This Reserved Matters application includes only 53% of the affordable units as houses, partly due to the higher percentage of Affordable Housing. As is the case for the amount of Affordable Housing, the plans included in the D&A Statement show how 60% houses can be achieved in the masterplan area. It should be noted that there have been no detailed discussions about the development of parcels 9A & B (immediately south of the CGB). However, the masterplan drawings show 70% of Affordable units as houses in parcels 15 – 18. This is supported, and would allow a higher percentage of flats in parcels 9A & 9B.

8.65 The tables below sets out the proposed mix of both affordable and market dwellings on this Reserved Matters site and in the masterplan area compared to the indicative mix. This shows that the indicative mix can be achieved. The approach for this application and the future phases has the support of the City Council Housing Officer and BPHA. The proposed informative will ensure that the appropriate mix is achieved in the masterplan area.

Housing mix for the Reserved Matters Site

	Total	Private	Affordable	Affordable Mix	Indicative Mix
<u>Apartments</u>					
1 Bed	13	5	8	16%	10%
2 Bed	38	22	16	31%	30%
Total Apartments	51	27	24	47%	40%
<u>Houses</u>					
2 Bed	4	0	4	8%	21%
3 Bed	23	3	20	39%	32%
4 Bed	21	18	3	6%	7%
5 Bed	3	3	0	0%	
Total Houses	51	24	29	53%	60%
Total	102	51	51	100%	100%

Housing mix for the total Masterplan area (parcels 9A & B and 15 – 18)

	Total	Private	Affordable	Affordable Mix	Indicative Mix
<u>Apartments</u>					
1 Bed	33	15	18	10%	10%
2 Bed	149	94	55	31%	30%
Total Apartments					40%
<u>Houses</u>					
2 Bed	45	7	38	21%	21%
3 Bed	137	80	57	32%	32%
4 Bed	73	61	12	7%	7%
5 Bed	13	13			
Total Houses					60%
Total units	450	270 (60%)	180 (40%)	100%*	100%

* Total 101% due to rounding

Distribution of Affordable Housing

- 8.66 The Cambridge City Council affordable housing SPD (Jan 2008) sets out the criteria for the siting of affordable housing within any given development. The approach supported in this is the clustering, defined as the provision of affordable housing of between 6 and 25 dwellings in prominent parts of a site, depending on the size and design of the development.
- 8.67 The distribution of affordable units proposed is shown for this RM site and the masterplan area in Appendix J. Within the RM site the maximum no of units in any cluster is 18. Considering this site only, there could be concern that the majority on units fronting Addenbrooke's Road are affordable. However, this will be balanced in the remainder of the masterplan area. Both BPHA and the Council's Housing Officer support

the proposed distribution of affordable housing, which is in accordance with adopted policy, SPD guidance and outline conditions. The proposed informative will ensure that the appropriate distribution is achieved in the masterplan area.

- 8.68 Condition 27 attached to the outline permission requires all affordable housing and 15% of the market housing to be built to Lifetime Homes standards. The application meets this requirement. One house that is fully accessible to wheelchair users is included on a mews close to the central green. The layout to this has been amended following comments from the City Council's Disability Panel.

8.69 Sustainable Construction and Design

- 8.70 Condition 33 of the outline permission requires all reserved matters applications to provide market housing designed to a minimum of code for sustainable homes level 3 and all affordable housing to be designed to a minimum of code for sustainable homes level 4. The proposal exceeds this requirement, as all properties will achieve a minimum energy performance level in line with Level 4 of the Code for Sustainable Homes, This is welcomed.

- 8.71 The approach taken within the site in relation to carbon reduction is to look at fabric energy efficiency first which is how the construction of the building and also how it functions can reduce energy consumption. This approach will achieve around a 44% reduction in carbon emissions over the Part L of the 2006 Building Regulations. The site has already been registered to these Building Regulations, rather than the revisions introduced in 2010. This means that a different methodology is used. However, in this case it will not result in lower sustainability standards in view of the condition attached to the Outline.

- 8.72 The proposal meets Local Plan policy 8/16 Renewable energy in major new developments and condition 31 attached to the outline permission, as a 10% carbon reduction will be achieved through on-site renewables. This will be achieved through the fitting of photovoltaic panels to the apartment blocks and every house. Those located on the flat roofs will be positioned to achieve best orientation. Those on the pitched roofs will be integrated with the roof tiles.

8.73 Drainage and Flood Risk

- 8.74 The site wide Strategic Surface Water Strategy was approved by the JDCC in March 2011. This sets out the surface water run off rates to be achieved within each part of the site. In addition to these further details as to how these rates should be achieved are set out in the Design Code. The objectives set out in the surface water drainage strategy aim to replicate the existing natural runoff of a Greenfield site. The site wide Drainage Strategy sets out the acceptable discharge rates for each parcel. Water discharged from the site will be improved by filtration and infiltration,

piped to the balancing pond constructed in the green corridor and then flow into Hobson's Brook at a controlled rate.

8.75 In order to achieve acceptable discharge rates, a number of on site attenuation drainage features are necessary. These include:

- A large attenuation tank under the sunken lawn within the central square. The depression itself would also provide attenuation in the event of a 1 in 30 year flood;
- Rainwater gardens within green street;
- Porous paving to all private parking courts and private drives;
- Water butts to all properties; and
- Soakaway systems within private gardens to absorb roof water.

A maintenance schedule is included within the submission

8.76 Throughout the site all dwellings internal water consumption will be reduced in line with code level 4 through the use of low flow taps, dual flush toilets and low flow rate showers. The water butts will also provide water storage for domestic garden irrigation, reducing consumption of potable water.

8.77 The Reserved Matters Surface Water Strategy contained insufficient detail to show that the necessary discharge rate would be achieved. Also, during consideration of a draft submission, there was evidence that the ground water levels are higher than those on which the Strategic Surface Water Strategy is based. Since the Strategy for this site is based on infiltration of surface water through fill material, further details of the composition and stability of the fill material were needed.

8.78 A draft amended Surface Water Strategy was been received in July, but this did not take into account the higher ground water levels. In view of this, further information is required to show that the required run off rates can be achieved on this site. Condition 1 is therefore proposed to require submission and approval of a Detailed Surface Water Strategy prior to commencement of development. This will include ground water monitoring during construction. While not ideal, the City Council's Sustainable Drainage Engineer is confident that a satisfactory solution can be found. The process has illustrated the difficulty of achieving the required discharge rates, even for this site, which includes the central square. An informative is proposed to advise that this issue is considered at an early stage in the detailed design for the remainder of the masterplan area.

8.79 Noise and Contamination

8.80 Cambridge Local Plan policy 4/13 seeks only to permit development which does not lead to significant adverse effects on health, the environment and amenity from pollution or which can minimise any significant adverse effects through the use of appropriate reduction or mitigation measures. The Design Code (page 46) identifies a daytime 65db noise contour along AR based on the future use of the road under full capacity and recognises that mitigation measures must form an intrinsic part of the design solution to achieve acceptable internal noise levels and sufficient ventilation.

- 8.81 The acoustic data provided shows that noise is only an issue along Addenbrooke's Road (AR). The properties fronting the AR protect the properties behind. The AR properties are set back and do not fall within the Noise Exposure Category which would necessitate mechanical ventilation. Where habitable rooms face the AR they either have a window on the quieter façade that faces away from the AR, or the window opens onto a screened balcony. This applies to 15 apartments, the majority on the block closest to parcel 12B. Details of these are to be secured through proposed condition 6.
- 8.82 The overall approach to mitigate for noise on site is considered acceptable and the scheme will provide a satisfactory noise environment for future residents of the site.

Contamination

- 8.83 Issues of contamination were considered at outline stage with a condition being attached to the permission in relation to investigation for contaminated land. It has been agreed that this condition will be considered for each phase of the development. Further investigation is required for this part of the site. The details of this and any remedial works necessary will need to be submitted and approved prior to any works beginning on this development through condition 57 attached to the outline.

9.0 CONCLUSION

- 9.1 The proposed development accords with the Parameter Plans and Design Code approved for this development. The layout and design of the dwellings creates a legible and distinct character, focussed on the Central Square which is considered to be appropriate for this location. The work provides the basis for the development of the remainder of the parcels to be developed by Bovis Homes.
- 9.2 The streets have been designed to a low speed; this conforms to Manual for Streets by providing streets that create a high quality environment with good quality landscaping and architecture surrounding them. The simple but strong design of the houses and layout provides clear guidance for way finding within the development.
- 9.3 The outline planning application requires a number of details to be submitted with each reserved matters planning application or in advance of development commencing. The majority of these have been provided. Detailed Construction Method Statement are still outstanding to be submitted prior to the commencement of development on site, and details of materials prior to the development of a building.
- 9.4 The proposal complies with all the documents, which have been approved as part of the outline planning application, and so therefore complies with

Cambridge City planning policy. Overall it is consider that the proposal will result in a high quality living environment both visually and socially.

- 9.5 The D&A Statement includes a Masterplan for all the parcels to be developed by Bovis Homes. This will provide the basis for pre-application discussions for the future Reserved Matters application for parcel 15, 18 and the remainder of parcel 17. Members are therefore being asked to endorse it.

10.0 **RECOMMENDATIONS**

1. ENDORSE the principles for the development of parcels 15, 18 and the remainder of parcel 17 as set out in the Masterplan included within the Design & Access Statement; and

2. APPROVE 12/0754/REM subject to the following conditions:

1.	<p>Drainage Strategy Notwithstanding the submitted Surface Water Strategy dated April 2012, prior to the commencement of development a detailed surface water strategy shall be submitted to and approved by the Local Planning Authority. This should include:</p> <ul style="list-style-type: none"> a) An Earthworks Specification for General Excavation and Fill Areas; b) A scheme for surface water disposal; and c) Groundwater monitoring for the duration of construction that will inform the detailed design of any infiltration system. <p>Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The scheme shall be implemented in accordance with approved details.</p> <p>Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control and to ensure the quality of the water entering receiving watercourses is appropriate. (Cambridge Local Plan 2006 policies 4/16 and 9/3)</p>
2.	<p>Lighting Strategy and service routes Prior to the commencement of development apart from agreed enabling works, a lighting plan showing the location of all lighting including that relating to the parking courts and all utility and service routes shall be submitted to and approved in writing by the Local Planning Authority. No apartment buildings facades shall be lit by up-lighting. The scheme shall be implemented in accordance with approved details.</p> <p>Reason: In the interests of visual amenity, to ensure the development will not result in unacceptable light pollution and to ensure the safeguarding of trees proposed to be planted (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/4, 4/13 and 4/15).</p>

<p>3.</p>	<p>Landscape details Prior to the commencement of a residential building, detailed planting plans shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with approved details.</p> <p>Reason</p>
<p>4.</p>	<p>Play Equipment in Central Square Prior to commencement of any dwelling adjacent to Central Square details of the play equipment including mixed ability equipment shall be submitted to and approved by the Local Planning Authority A. All play equipment shall be installed in accordance with approved details and available for use prior to first occupation of any dwelling adjacent to Central Square.</p> <p>Reason: To ensure appropriate equipment is provided within the area of play and In the interests of neighbouring amenity. (Cambridge Local Plan policies 3/8, 3/11, 3/12, 8/18)</p>
<p>5.</p>	<p>Play Equipment in Green Street Prior to commencement of any dwelling adjacent to the Green Street open space details of the play equipment including mixed ability equipment shall be submitted to and approved by the Local Planning Authority. All play equipment shall be installed in accordance with approved details and available for use prior to first occupation of any dwelling adjacent to Green Street open space.</p> <p>Reason: To ensure appropriate equipment is provided within the area of play and In the interests of neighbouring amenity. (Cambridge Local Plan policies 3/8, 3/11, 3/12, 8/18)</p>
<p>6.</p>	<p>Glazing Prior to the occupation of any apartments in Block A or C facing Addenbrooke’s Road, details of the screened balcony system as referred to in the “Noise Assessment Clay Farm Phase 1 of parcels 9, 9a and 15 to 18” by Environs, dated May 2012, shall be submitted to and approved in writing by the Local Planning Authority. The balcony screens shall be installed in accordance with approved details and retained in situ thereafter.</p> <p>Reason: To ensure that the appropriate glazing with ventilation is provided and is appropriately located that it does not form a prominent feature within the design of the dwelling. (Cambridge Local Plan Policies 3/12, 4/13)</p>
<p>7.</p>	<p>Fire Hydrants A scheme for the provision of fire hydrants shall be submitted and approved in writing by the local planning authority prior to the commencement of the development hereby permitted. The approved scheme shall be fully operational prior to the first occupation of the development/phase, or as agreed in writing with the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.</p> <p>Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with the Cambridge Local Plan 2006 saved policies 3/7, 3/12, 8/18 and 9/3.</p>

8.	<p>Dropped Kerbs Dropped kerbs shall be provided on all areas of footway located in front of communal bin storage access points.</p> <p>Reason: To ensure appropriate and easy access for waste collection for all communal bin storage. (Cambridge Local Plan policy 3/12)</p>
9.	<p>Interim Parking Arrangements Prior to the occupation of any dwelling, details of the Interim Parking Management Arrangements (prior to any formal adoption) for the Highway shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> a) how parking within the development is to be managed and controlled so that it occurs within designated vehicular parking bays b) how the proposed measures are to be publicised to potential purchasers c) how the subsequent enforcement of parking that occurs outside designated vehicular parking bays is to be managed d) what transitional arrangement will be put in place and secured with the Highway Authority to ensure that such arrangements or similar continue. <p>Prior to the use of any highway for access to a residential property, the submitted Interim Parking Management Arrangements shall be implemented in accordance with the approved details.</p> <p>Reason: To avoid the proliferation of parking across the site that is uncontrolled and can limit the proper functioning of the site, to ensure that parking management of the site is consistent at an early stage in its development, in the interests of sustainable travel choice and to ensure that the site does not become a parking refuge for commuters (Cambridge Local Plan policies 3/1, 3/7, 8/2 and 8/11)</p>

Informatives

The applicant is advised that the Reserved Matters applications for the remainder of parcel 17, parcels 15 and 18 shall be in accordance with the masterplan drawings included within the Design & Access Statement, particularly in relation to Affordable Housing Provision, Housing Mix and the provision of open space.

The applicant is advised that the drainage strategies for Reserved Matters applications for the remainder of parcel 17, parcels 15 & 18 should be based on updated studies in relation to the ground water table, which is higher than that on which the approved Strategic Surface Water Drainage Strategy by Environs dated February 2011 is based. This will exacerbate the difficulties of achieving a successful drainage strategy, and increases the importance of involving a sustainable drainage engineer early in the design process.

Please note that all outstanding conditions attached to the outline permission will need to be addressed.

Reasons for Approval

1. This development has been approved subject to conditions because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridge Local Plan 2006: 3/1, 3/2, 3/3, 3/4, 3/7, 3/11, 3/12, 5/9, 5/10, 8/2, 8/4, 8/5 8/6, 8/7, 8/10, 8/16, 8/17, 8/18, 9/3, 9/5

2. The application was submitted pursuant to outline application 07/0620/OUT and is compliant with the approved parameter plans and design code associated with this outline approval.

The decision has been made having had regard to all other material planning considerations, including those where objections were made. The location and height of the proposed dwellings are such that the impact on adjacent properties is considered to be acceptable, with sufficient distances provided between the properties. The layout and architectural detail of the site has created a legible and coherent site, which reflects the aspirations of the design code and will create a high quality environment for this site. The site is well connected in terms of pedestrian and cycle routes, with high quality links to the Guided Bus route.

It is considered that the proposal as amended adequately addresses all issues and objections. It is considered that none of the objections was to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report.

APPENDIX A: SITE PLAN AND MASTERPLAN



Masterplan showing Phase 1 boundary

Clay Farm Parcels 9a, 9b, 15-18 : Phase 1 - June 2012

Levitt Bernstein

Appendix B: Government and Regional Guidance and Advice

National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making

Regional Guidance

Regional Planning Guidance for East Anglia to 2016

Regional Spatial Strategy for the East of England

Regional Economic Strategy for the East of England

The new Coalition Government is planning to rapidly abolish Regional Spatial Strategies (RSS), and this is already a material consideration in planning decisions (from May 2010). Until such time, the RSS remains part of the development plan but should not be afforded as much weight as previously, in the decision making process.

Appendix C: Cambridge Local Plan Policies

Cambridge Local Plan 2006

3/1	Sustainable Development
3/2	Setting of the City
3/3	Safeguarding Environmental Character
3/4	Responding to Context
3/7	Creating Successful Places
3/11	The Design of External Spaces
3/12	The Design of New Buildings
4/3	Safeguarding Features of Amenity or Nature Conservation Value
4/4	Trees
4/13	Pollution and Amenity
4/15	Lighting
5/9	Housing for People with Disabilities
5/10	Dwelling Mix
8/2	Transport impact
8/4	Walking and Cycling Accessibility
8/5	Pedestrian and Cycle Network
8/6	Cycle Parking
8/7	Public Transport Accessibility
8/10	Off-street car parking
8/11	New Roads
8/16	Renewable Energy in Major New Developments
8/17	Renewable Energy
8/18	Water, Sewerage and Drainage Infrastructure
9/3	Development in the Urban Extensions
9/5	Southern Fringe

APPENDIX D: SUPPLEMENTARY PLANNING DOCUMENTS AND MATERIAL CONSIDERATIONS

Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction
Cambridge City Council (January 2008) - Affordable Housing
Cambridge City Council (January 2010) – Public Art

Material Considerations

Cambridge Southern Fringe Area Development Framework (January 2006)

APPENDIX E: INTERNAL CONSULTATIONS AND CAMBRIDGESHIRE COUNTY COUNCIL

Consultee	Comment on Amendment (where appropriate)	Comment on Original submission
Urban Design		The approach is supported and has the potential to deliver a high quality and well-designed scheme. A number of amendments are required to the highways design and some of the house types, and provision of the design code compliance statement.
Housing		Supports Application. All affordable homes meet the Homes and Communities Design and Quality standards
Sustainability	Supports application. Welcomes clarification requested as to why the site is being assessed against 2006 Building Regulations.	Supports the overall approach to sustainable development, particularly the design of all units (market and affordable) as to achieve level 4 of the Code for Sustainable Home and the approach to on-site renewal energy generation.
Landscaping	Supportive subject to conditions	Overall supportive. Minor issues in relation to interface with adjacent parcel, planting proposals and Management Plan.
Sustainable Drainage	Draft detailed Drainage Strategy inadequate. Need to secure through condition.	Inadequate detail in Drainage Strategy to allow full assessment.
Ecology		Overall support. Details of locations of nest boxes need to be submitted / conditioned.
Cycling and Walking	All significant concerns addressed, although disappointed that much of cycle parking is behind 2 parked cars.	Concerns in relation to visitor cycle parking, location of cycle parking within Flat Block C and some house types.
Environmental Health		Design has ensured that noise is only an issue on the properties facing the Addenbrooke's Road. All habitable rooms meet requirements without need

		for mechanical ventilation. Details of balcony screening required.
Waste & Recycling	All concerns addressed	Generally supportive but minor amendments required relating to the location and access to some bins stores.
Access Officer and Disability Panel		Supportive of the proposals. Recommend revisions to layout of house for wheelchair users. Recommend inclusion of mixed ability play equipment.
Public Art		The PADP clearly relates to the approved Public Art Strategy and the City Councils SPD. Recommend approval.
Cambridgeshire County Council	All concerns addressed	The following details are unacceptable to the Highway Authority: Vehicle tracking details and some visibility splays; Footway and carriageway widths and materials; On street parking bays; Tree pits. There are also minor issues in relation to Rights of Way.

The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

APPENDIX F: OTHER EXTERNAL CONSULTATIONS AND REPRESENTATIONS

Consultee	Comments
Cambridge Ramblers Group	The public rights of way footpaths 46 & 47 should appear in the documents showing access routes.
Highway Agency	No comments received
Environment Agency	No comments received
Anglian Water	No comments received
Natural England	No objection
Sustran	No comments received
Cambridge Cycling Campaign	No comments received
Cambridgeshire NHS	No comments received
Cambridge University Hospital NHS	No comments received
South Cambridgeshire District Council	No comments received
Fire and Rescue Services	No objection. Request condition in relation to the provision of fire hydrants
National Grid	No comments received
Architectural Liaison Officer	No objection, although is concerned about surveillance of the parking courts and recessed doorways.
Hobsons Conduit Trust	No comments received
Health and Safety Executive	No comments received
The Wildlife Trust	No comments received
Cambridge Water	No comments received
Transco	No comments received
RSPB	No comments received
Energy Networks	No comments received
Cambridge Past, Present and Future	No comments received
RSPB	No comments received

The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

APPENDIX G: OUTLINE CONDITION UPDATE

NO DEVELOPMENT TO COMMENCE

Number	Condition	Decision Date
5	Phasing Plan approval	JDCC Jan 2011
6	Design Code approval	JDCC Feb 2011 Final discharge May 2011
11	Green corridor (Strategic) approval	JDCC Nov 2010
23	Allotments & Comm Gardens	JDCC Nov 2010
38	Strategic site surface water strategy approval	JDCC Mar 2011
40	Ground water	November 2010
41	Ecol Cons Man Plan approval	October 2010
57	Contaminated land assessment	January 2011
58	Strategic CEMP	September 2011
69	Archaeology	Fieldwork completed and Assessment Report approved

NO RESIDENTIAL DEVELOPMENT TO COMMENCE

9	Youth Strategy approval	JDCC December 2011
51	Access to Fawcett	September 2010
67	Recycling	Outstanding. Details of recycling facilities for southern part agreed

APPENDIX H: DESIGN CODE COMPLIANCE

Statement of Design Code Compliance

This application has been developed in accordance with the parameters set out in The Clay Farm Design Code, produced by Countryside Properties Plc, in collaboration with Cambridge City Council, and approved by Cambridge City Council in May 2011. The design code bridges between the outline planning permission for Clay Farm and all reserved matters applications relating to it. As well as providing over-arching principles for the entire Clay Farm site, the design code defines character areas and sub-character areas with their own sets of parameters and principles to ensure that the development responds to the varying interfaces around and within the site, and accords with the urban design aspirations of the outline application.

The masterplan as outlined in this design and access statement sits within the 'Royal Showground' character area of the design code, which comprises of four sub character areas. Parcels 15 - 18 of the masterplan sit within sub character areas 'Addenbrooke's Avenue', at the centre of the 'Royal Showground' area, and 'Brookside' to the East. Parcels 9a and 9b form the 'Park Side' sub character area to the North. The Phase 1 development which forms this reserved matters application sits within the 'Addenbrooke's Avenue' sub character area, which includes the key space of the 'Southern Recreation Square'; defined as a formal amenity space for wider residents, with an emphasis on the importance of the massing and character of the surrounding development. Both the masterplan and Phase 1 proposals have been developed within the overall guidelines and character area parameters, with close consultation with Cambridge City Council.

The Phase 1 scheme accords with the site wide coding conceptual design guidance, the Royal Showground key parameters and Addenbrooke's Avenue aspirations as set out in the Clay Farm Design Code as follows:

Block Structure

The block structure of the masterplan follows the principles of the block structure diagram in the design code, and is reinforced by the Urban Design Framework Parameter Plan with more formal rigid blocks to the West of the spine road, higher flat blocks to create landmarks at key corners, and a clearly defined hierarchy of roads.

Movement and Streets

The scheme follows the general principles of the street network guidelines within the design code, with the secondary street running through the site, connecting the primary roads to the South and the North, and green lanes to the Addenbrooke's road edge. The road hierarchy strategy for the remaining streets has developed through consultation with Cambridge Urban design and Highways officers, resulting in shared space roads around the central square and mews streets running North-South to reduce vehicle speeds where necessary, enhance public amenity space and encourage pedestrian and cycle movement (refer to p4.7 of the D&A for further information on street hierarchy).

Car and Cycle Parking

In most cases, car parking for houses is provided on-plot within a carport or garage. For the three houses within Phase 1 where narrow frontage houses are advantageous, parking is incorporated to the rear of the property within a parking court. Apartment buildings also have parking to the rear within parking courts that are well connected to the buildings they serve and well overlooked wherever possible. Cycle parking to houses is also generally integrated within the car port, with the three narrow frontage houses incorporating one covered secure space to the front and two to the rear. Cycle parking for apartment buildings is always integrated at ground floor and located close to the core where possible. In addition, non-allocated visitor car parking and cycle parking is provided across the scheme.

Transitions in Style

Although building form and architectural treatment varies across the Phase 1 site to respond to the varying character areas, care has been taken to ensure that all the buildings read as part of one development and are harmonious with surrounding developments through the fenestration proportions, materials and scale.

Landscape, Open Spaces & Biodiversity

Landscape is a significant aspect of the 'Addenbrooke's Avenue' sub character area, with the southern recreation square forming an important amenity space and linking the new developments to the open space around Hobson's Brook and beyond. The size of the southern recreation square has been reduced from the size shown in the Design Code diagrams through discussion with CCC in order to suit the scale of the surrounding buildings. Additional usable green space has been provided along the green street thereby creating a green route running from the South, from the Addenbrooke's road, to the southern Recreation Space, and this is continued in further phases with a linear park from the Southern Recreation Space to Hobson's Brook. The planning and design of these spaces will serve to fulfil the aspirations of the design code that seeks to integrate the new developments and create green links through the development to the green corridor. Tree species and planting has been chosen to accord with the design code and guidance from Cambridge Landscape officers to suit the character area, to enhance biodiversity and to enhance streets and amenity spaces.

Density

The density range permitted for parcels 15 - 18 is 30 - 45 dph. The overall density for parcels 15 - 18 as shown in the masterplan (p3.8 of D&A) is 44.4 dph and the phase 1 area has a density of 38.2 dph (p4.10 of D&A).

Building Heights

The building heights permitted for the Phase 1 area are between 2 and 4 stories. The building heights are generally 3-storeys to create a robust edge to the central open space, the green street and along Addenbrooke's Rd. 2-storey houses are located on the mews street and the tertiary street running East-West to the North of the site. 4-storey apartment buildings are used at key corners to create marker building and along Addenbrooke's road to reinforce the robust edge. Other houses are 2.5 stories to break up the roof line whilst maintaining a strong street edge and a relationship with the adjacent higher blocks (refer p. 4.7 of D&A for further information on building heights).

Plot width

The standard house arrangement for phase 1 is terraced frontages and a narrow plot width of min. 8.2m including car port. The exception to these are the semi-detached houses on the mews street where a less formal edge is required, and the three houses along the Western edge of the green street where narrower frontages of min. 6m create a more active street scene and allow for restrictions to vehicle access to enhance the green street amenity space.

Building Mix

The overall mix for the masterplan provides 60% houses and 40% flats as required in the design code, with a cross-section of dwelling types ranging from 1 and 2-bed apartments and 2 to 5-bed houses located throughout the development. The larger family units are concentrated close to the key amenity spaces of the central square and the green corridor. The ratio of flats to houses is lower for Addenbrooke's Avenue and Brookside, and higher in the Park Side area to account for the higher density required in this sub character area and proximity to the hub of the community square. The ratio of flats to houses for Parcels 15 - 18 is 50:50.

Building Rhythm & Roofline

Building rhythm varies across the site to respond to the various spaces and interfaces. Along the Addenbrooke's Rd, continuous frontages with minimal gaps and a continuous roofline create a robust edge in response to the acoustic issues and location facing onto a public and busy road. The terraced houses feature protruding bays at regular intervals to add a sense of layering and privacy. Similarly, the three-storey houses around the central square form continuous frontages that respond to the scale of the open space. The roofline is modulated to increase the height of the buildings and

introduce a subtle rhythm whilst maintaining the integrity of the blocks. Along tertiary streets, castellated rooflines create a strong rhythm and a counterpoint to the more formal blocks. Mews streets feature semi-detached gable-fronted houses to increase the height of the two-storey houses and to create a strong composition. Pitched roofs are used on tertiary and mews streets to suit the character of the street. Flat roofs are used on houses elsewhere and all flat blocks.

Boundary treatments

Boundary treatments comprise of a combination of timber and brick. Generally, plot boundaries visible from the public realm are brick, with 260mm high brick walls to front gardens and 1.5m high brick walls to the rear with 300mm timber trellis on top to add privacy and encourage biodiversity. The use of brick will enhance the quality of the public spaces and will tie in with the building materials. Elsewhere, rear garden fences will be hit and miss timber fencing which will be 1.8m high close to the property, stepping down to 1.5m to maximise light levels for private amenity space.

Key Spaces & Frontages

Additional guidance is provided within the design code for the key grouping of the Southern Recreation Square. The guidelines have been met through careful landscaping of the square, definition of the street hierarchy around it and strong runs of formal terraced houses along the two edges of the square that fall within the Phase 1 application area. The apartment building, which forms an end to the terrace row to the North-West of the square, features a three-storey pop-out bay at the corner to define the corner and create a building that aids movement and legibility through the site (refer to street view 5 on p. 4.29 of the D&A).

APPENDIX I: PUBLIC ART FRAMEWORK: ART & PLAY

EXECUTIVE SUMMARY

The consultation, commissioning and approval process for the provision of public art on Clay Farm is set out in the Clay Farm Public Art Strategy (CFPAS), which was approved at Joint Development Control Committee (JDCC), in December 2010. This Public Art Framework describes the public art proposals for Zone 5 of the CFPAS, titled 'Art and Play'. This Framework has been developed from the approved CFPAS and to comply with the Cambridge City Council's Public Art Supplementary Planning Document.

The approved CFPAS outlines that public art in Zone 5: Art and Play should be developed to connect strongly to its four public art themes, 'Connectivity', 'Biodiversity', 'Innovation', and 'Sustainability' (CFPAS paragraphs 3.1 to 3.4) and. The Strategy (paragraph 4.0.3) includes the aim to 'reinforce Clay Farm as a unique sustainable community with a contemporary cultural identity through the integration of subtle and sensitive art interventions'.

The principle for the provision of public art within Zone 5: Art and Play of Clay Farm is 'the concept of informal play – play experiences less dominated by manufactured play equipment, but through structured landscape design and supported programmes of activities' (CFPAS, paragraph 4.5.1). The key opportunity for the Art and Play Lead Artist is 'to bring a broad interpretation of play to the design team, and look beyond the structured play provisions to explore incidental play opportunities on open space across the site, including the Green Corridor' (CFPAS, paragraph 4.5.2). These principles were developed to ensure that the Art and Play public art project would engage directly with the principles and aims of the Clay Farm Strategy for Youth Facilities and Children's Play Provision. Included as Appendix I is Countryside Properties plan for formal play provision across Clay Farm taken from that document, which has acted as one starting point for the development of this framework.

As detailed in the CFPAS, a Clay Farm Public Art Steering Group was formed and has met to examine and select Lead Artists for the 5 public art 'zones' on Clay Farm. The Steering Group comprises of local residents, arts advisors, Countryside Properties and their design team representative as appropriate, with the Local Planning Authority in attendance as observers. Through a longlisting and interview process culminating on March 25th 2011, the Steering Group selected Simon and Tom Bloor for the Art and Play Lead Artist commission and Countryside Properties appointed them in May 2011.

Simon and Tom Bloor are visual artists whose works and projects use a range of media to explore moments of utopian potential and flawed idealism. Crossing the boundaries between art, design and social history their projects often develop from research into a particular location or event, adapting existing material from a variety of sources and filtering and re-presenting this information to create shifts in context that encourage new readings. A sample of the Bloor's art previous projects is included as Appendix III. Further information on their practice can be found at: www.simonandtombloor.com

Since their appointment, Simon and Tom Bloor have been working closely with Countryside Properties and the Clay Farm Public Art Steering Group to develop this public art framework. Their aim is to create a cohesive and recognisable public art language in their interventions across Clay Farm that contributes to a stronger sense of place and orientation site-wide, and engages people with this new place at a playful human level. Their framework proposal is 3-fold:

1. Creating an overall artistic code for the Art and Play public art zone.
2. Creating proposals for interventions around Clay Farm's formal play area provision.
3. Creating proposals for interventions along key pedestrian routes across Clay Farm.

As proposed in the CFPAS, the site wide scope for the Art and Play zone directs Simon and Tom Bloor to engage with the developers and design teams on every parcel of land at Clay Farm, in order to explore and assess the extent to which there is opportunity for public art influence as part of that land parcels detailed design. Therefore, this Framework will be implemented through a range of detailed proposals by the artists being submitted for Local Planning Authority approval via Public Art Delivery Plan documents as integral parts of the each of the land parcels' detailed planning applications.

The total budget for the public art contribution for Clay Farm across each of the 5 'zones of influence' is £805,000. The Art and Play Public Art budget is £120,000.