

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

**Report by:** Head of Planning Services

**Date:** 18 February 2015

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<b>Application Number</b>	14/1736/REM	<b>Agenda Item</b>	
<b>Date Received</b>	31 October 2014	<b>Officer</b>	Mike Ovenden
<b>Target Date</b>	25 February 2015 (PPA)		

**Ward** Trumpington

**Site** Parcels 6 And 7 Clay Farm Development Site Long Road Cambridge

**Proposal** Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 165 residential dwellings, plus associated open space, infrastructure and car parking.

**Applicant** Countryside Properties (UK) Ltd  
**Application Type** Major **Departure: No**

The above application has 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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<b>Summary</b>	The development accords with the Development Plan for the following reasons: 1) This scheme complies with the general principles of the outline planning permission, the parameter plans and Design Code. 2) The design and appearance of the development will create a high quality scheme to complement the rest of Clay Farm 3) Market and affordable housing will be provided in an attractively designed development in accordance with the City Councils policies.
<b>Recommendation</b>	Approval

## APPENDICES

Ref	Title
A	Strategic conditions which have been discharged
B	Summary of Design Code compliance statement
C	Cambridgeshire Quality Panel Report
D	Plan Pack

### 0. **INTRODUCTION**

- 0.1 This is a Reserved Matters application for 165 dwellings on parcels 6 & 7 (77 units and 88 respectively) situated towards the top of the Clay Farm site, approximately 500 metres south of Long Road. The applicant is Countryside Properties, working with, the same architects that developed the nearby parcels 1B, 2 and 5 (known for marketing purposes as Aura), the development of which is well advanced.
- 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. The outline permission approved 6 parameter plans with which all reserved matter applications must comply. These cover 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, site wide drainage infrastructure and works to the Long Road plantations was approved at the same time. The spine road is now completed, the associated trees established, and the southern half is open to pedestrians.
- 0.3 Since July 2011 JDCC has granted reserved matters approval for a total of 1700 dwellings on the Clay Farm site for Countryside, Skanska and Bovis. In addition permission has been granted for the secondary school, Central Square and community centre. Implementation of these schemes is underway. More recent permissions include 136 dwellings on parcels 12B, 13 and 14 and 208 dwellings on Quad. There are around 523 occupations (Jan 2015) on the Clay Farm site as a whole.
- 0.4 A number of strategic conditions attached to the outline permission have been discharged, as shown in Appendix B. All reserved matters applications must comply with the documents approved through these conditions.

### 1. **SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site is former agricultural land with a very gentle slope from the site edges towards the centre. Together the parcels cover an area of 3.32 hectares.
- 1.2 Some earth moving has been carried out and the parcels are currently fenced and part of them is used as a construction compound to serve the Aura site. To the north is an area of plantation and the route of one of the

east west green links, to the east is the site of the new Secondary School; to the south is another green link and then parcels 8A and 8B, and to the west is the Fawcett primary school.

- 1.3 The site does not fall within a Conservation Area and there are no listed buildings that are either on or adjacent to the site and neither are there any Buildings of Local Interest.

## **2. THE PROPOSAL**

- 2.1 The application which was submitted in October 2014 seeks reserved matters (access, appearance, landscaping, layout and scale) approval for 165 dwellings, including 40% (66) affordable homes, and public open space, roads, footways, cycleways and drainage infrastructure. The development would have an overall density of about 50 dwellings per hectare (gross).
- 2.2 The two parcels are to be developed as a single entity while providing a varied form of development to aid legibility. The proposal includes both houses and apartments (60/40%), all of which have flat roofs. Staggered dwelling heights provide an interesting and variable roofscape with provision of roof terraces and balconies. Each parcel is centred on a courtyard of dwellings, with landscaped parking and informal space within. The dwellings around the courtyard are two storey, the majority of the others on the parcels are three storey. Flat blocks of four storeys with two feature buildings of five storeys (blocks B and E), provide an appropriate formal edge to the spine road, behind swales and planting.
- 2.3 One of the main features of the development is a central open space referred to as 'school square' which would be an attractive landscaped area opposite the entrance to the secondary school (Community College), providing part of the many pedestrian and cycle routes across these parcels. School square is proposed to be a landscaped area with a LAP and LEAP. A further LAP is to be provided along the northern boundary adjacent to the pedestrian and cycle access to the Fawcett School.
- 2.4 The rear of the parcels secures the boundary with Fawcett primary school by providing houses with rear gardens along this edge. The northern and southern edge of the two parcels face the landscaped green links.
- 2.5 The application is accompanied by the following documents:
  - Planning Statement
  - Design and Access statement (inc Design Code compliance statement)
  - Landscape design and strategy
  - Landscape management plan
  - Sustainability Statement
  - Energy Statement
  - Daylight and sunlight assessment
  - Infrastructure statement

- Code for Sustainable homes pre assessment

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

- Layout and building design
- Drainage information
- Landscape design information
- Highways details
- Waste and recycling

2.7 Further internal and external consultation regarding the proposed amendments has been undertaken.

### 3. RELEVANT SITE HISTORY

Reference	Description	Decision
<b>07/0620/OUT</b>	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.	<b>A/C</b>
<b>07/0621/OUT</b>	Duplicate of above	<b>Appeal Refused</b>
<b>09/0272/FUL</b>	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.	<b>A/C</b>
<b>10/1065/REM</b>	Construction of foul pumping station with access road, compound and landscaping; thinning of trees in plantation together with replanting.	<b>A/C</b>

<b>11/0161/REM</b>	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
<b>11/0319/REM</b>	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
<b>10/1296/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 306 dwellings pursuant to outline application 07/0620/OUT	A/C
<b>11/0698/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 128 dwellings pursuant to outline application 07/0620/OUT (Skanska Residential)	A/C
<b>12/0754/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 102 dwellings pursuant to outline application 07/0620/OUT	A/C
<b>12/0794/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 231 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	A/C
<b>12/0867/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 274 dwellings pursuant to outline application 07/0620/OUT (Skanska)	A/C
<b>13/0105/REM</b>	Reserved matters for 750 pupil secondary school, community sports facilities and landscaping pursuant to outline application 07/0620/OUT	A/C
<b>13/0751/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 295 dwellings and associated landscaping pursuant to outline application 07/0620/OUT	A/C
<b>13/0912/REM</b>	Construction of a public square with landscaped gardens, hard surfaced areas, parking spaces and sculpture south of the proposed community centre site, together with an access road to the north of the proposed community centre site and hard and soft landscaping east of the spine road, pursuant to outline approval 07/0620/OUT	A/C
<b>14/0093/FUL</b>	Erection of a five storey building to accommodate community facilities, library, café, youth facilities, touchdown space for police and social services, medical centre 20 affordable housing units, and associated parking, amenity areas, refuse storage and landscaping	A/C
<b>14/0520/REM</b>	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 136 residential dwellings, plus associated open space, infrastructure and car parking.	A/C
<b>14/1201/REM</b>	The approval of access, appearance, landscaping, layout and scale of the site (the reserved matters) pursuant to the outline planning permission 07/0620/OUT for Parcel 21 of the Clay Farm Site for the development of 208 residential dwelling (including affordable housing) and 540sqm of A1, A2 and A5 uses, plus associated open space, infrastructure and car parking.	A/C

<b>14/1724/REM</b>	Reserved matters application for pedestrian, cycle and emergency vehicular access to Shelford Road pursuant to outline approval 07/0620/OUT	Withdrawn
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#### 4. **PUBLICITY**

- 4.1 Advertisement: Yes  
 Adjoining Owners: Yes (20)  
 Site Notices Displayed: Yes (5)

#### 5. **POLICY**

##### **National Planning Policy Framework (2012) and National Planning Practice Guidance (2014)**

- 5.1 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.
- 5.2 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a national planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched.

##### **Cambridge Local Plan 2006**

- 3/1 Sustainable development
- 3/3 Setting of the City
- 3/4 Responding to context
- 3/6 Ensuring coordinated development
- 3/7 Creating successful places
- 3/9 Watercourses and other bodies of water
- 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
  
- 5/1 Housing provision
- 5/5 Meeting housing needs
- 5/9 Housing for people with disabilities

5/10 Dwelling mix  
5/11 Protection of community facilities  
5/12 New community facilities  
5/15 Addenbrookes

8/1 Spatial location of development  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking

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

9/1 Further policy guidance for the Development of Areas of Major Change  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe

### **Status of Proposed Submission – Cambridge Local Plan**

- 5.3 Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However, it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.
- 5.4 For the application considered in this report, the policies in the emerging Local Plan that are of relevance to this proposal are addressed in the assessment section below.

### **Government Advice**

- 5.5 Annex to Circular 11/95 – The Use of Conditions in Planning Permissions.

### **5.6 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**

## **6. INTERNAL AND EXTERNAL CONSULTATIONS**

### **External**

#### Cambridgeshire County Council

- 6.1 Fawcett Primary School borders the west of the development and an access from Clay Farm into the school site is to be provided as part of the development at the far northern edge of Parcel 6. This is currently being used for haulage for the extension of the school. As per the plans submitted there will be permanent access for users of the school. The County Council is satisfied that proposed will provide sufficient access for vehicles, pedestrians and cyclists. It would be helpful to have detail on the phasing to illustrate how the access will be maintained through the construction period. The County Council can then be satisfied access is maintained and that the path and road will be able to be used by residents of Clay Farm as soon as the works to extend the school are complete. In achieving this traveling to school by sustainable means, walking and cycling, can be actively promoted, helping to establish good travel habits.

#### Highways & Transportation

- 6.2 Original plans: Detailed concerns about geometry, width of footways; use of materials on shared surfaces; use of permeable paving on adoptable highways is not accepted.
- 6.3 Revised plans: The revised plans are now acceptable to the highways authority.

#### Fire and Rescue Services

- 6.4 Request condition requiring provision of fire hydrants.

### **Internal**

#### Strategic Housing

- 6.5 Strategic Housing accepts the proposed affordable housing scheme for parcels 6 & 7 at Clay Farm with an agreed 60/40 (rented/shared ownership) tenure split.

#### Sustainability Officer

- 6.6 The approach being taken to integrate the principles of sustainable design and construction into the design of Parcels 6 and 7, and the approach to renewable energy provision is supported. I particularly welcome the



decision to deliver all homes at Level 4 of the Code for Sustainable Homes.

#### Environmental health

- 6.7 Concerns expressed about the detail contained in some of the documents that form part of the discharge of conditions of the outline permission submitted in parallel. These matters are being addressed separately from this reserved matters application.

#### Landscaping

- 6.8 Revised plans: Content that the majority of concerns have been addressed, however, the layout and provision of play equipment on school square requires further discussion to ensure appropriate play facilities which meet the requirements of providing public art through play. Also request minor adjustments to the submissions made to discharge outline landscaping conditions to pick up matters of detail.

#### Drainage

- 6.9 Original plans: The general principle of the surface water drainage proposals are supported and they are in accordance with the strategic surface water drainage strategy. Require greater detail of some of the elements of the drainage system before the scheme can be fully supported.
- 6.10 Revised plans: The revised information has fully addressed outstanding concerns.

#### Cycling and Walking Officer

- 6.11 Cycle parking generally acceptable, suggest minor alterations which have been addressed in the revised plans.

#### Urban Design

- 6.12 Original plans: Overall the application accords with the approved parameter plans and design code although with a change in the road hierarchy (routes downgraded) and number of vehicle access points from the spine road.
- 6.13 At a more detailed level, the scheme has the potential to create a high quality addition to Clay Farm and continue the successful approach established on Parcels 1b, 2 and 5. However, there are a number of areas where some further design development is needed before the scheme can be completely supported in urban design terms.
- 6.14 We would encourage the applicant to revisit the design and layout of the courtyard units with a view to reducing or removing the high level of enclosure to the amenity spaces.

- 6.15 Revised Plans: The amendments made to the application have resolved outstanding concerns and accordingly the application is supported in design terms.

#### Waste

- 6.16 Original plans: Generally the information provided meets our requirements and there are some helpful details provided in the D&A statement. Requested clarification of details of proposal to ensure compliance with Council requirements.
- 6.17 Revised plans: The responses to outstanding concerns within SW planning document are generally reasonable, but the concerns regarding drop kerbs hasn't been addressed. This can be addressed by condition. The drag distance for the refuse crew in the southern courtyard is marginally more than requested by standards, but are acceptable.

#### Public Art

- 6.18 The proposal is not accompanied by a public art delivery plan which demonstrates that public art is fully integrated in the development. Further work should be carried out and an appropriate public art delivery plan submitted and agreed prior to the commencement of the development.
- 6.19 The application is now supported by the City Council's landscaping, drainage, sustainability, waste, urban design, pedestrian and walking officers and Cambridgeshire County Council. Conditions are attached to address the remaining issues.

### **7. NEIGHBOUR REPRESENTATIONS**

- 7.1 The application has been publicised with five site notices, a press advertisement and 20 neighbour letters. To date one representation has been received.
- Hope that the dwellings will reach Code for Sustainable Homes level 5
  - School hedge was not surveyed for bats which fly there.
  - Suggest mitigation for development of former field
  - Site was not surveyed for hedgehogs and the local population has declined recently.
  - In the past hedgehogs could traverse the whole site but this is becoming more difficult as it becomes divided by plot boundaries and roads.
  - There is a band of trees to the north of the site any query whether this will be kept in place.

### **8. 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. Principle of Development
2. Compliance with Parameter Plans and Design Code
3. Building design, layout and materials
4. Streets, connectivity and access
5. Cambridgeshire Quality Panel Review
6. Housing mix and typology
7. Affordable Housing
8. Clustering
9. Lifetime homes
10. Renewable energy and sustainable construction
11. Car and cycle parking
12. Landscape and open space
13. Public Art and play provision
14. Management and maintenance of public realm
15. Drainage and flood risk
16. Waste and recycling
17. Other Issues/ other third party reps

## **1 Principle of Development**

8.2 The principle of residential development was established by the outline permission. This is a reserved matters application submitted pursuant to the Outline and therefore provided that it complies with the outline parameters etc. then it is acceptable in principle.

## **2 Compliance with Parameter Plans, design code**

### **Parameter Plans**

8.3 As part of the outline permission six parameter plans were approved to govern the form of the development over the whole Clay Farm site. The reserved matters application is assessed in the context of these parameter plans.

8.4 Land Use parameter plan (PP1) – The parameter plan identifies these parcels as being for wholly residential development with the exception of the public open space as part of parcel 6. The reserved matters application complies with the parameter plan.

8.5 Movement and Access parameter plan (PP2) – The parameter plan identifies the main clay farm spine road which is built and is unaffected by this reserved matters application. The reserved matters application complies with the parameter plan.

8.6 Landscape Parameter plan (PP3) – the parameter plan identifies that the spine road is tree lined which is built and is unaffected by this reserved matters application. It also identifies an area of public open space to the

as part of parcel 6. The reserved matters application include this open space. The reserved matters application complies with the parameter plan.

- 8.7 Density Parameter Plan (PP4) - the parameter plan requires development of the parcels at a density of between 45 and 65 dwellings per hectare. The reserved matters application proposes a development at 50 dwellings per hectare (gross) which is in accordance with the outline requirements.
- 8.8 Building heights parameter plan (PP5) – the parameter plan controls the upper and lower heights of buildings across the development. With regard to these parcels it permits buildings of 1.5 to 3 storeys along the west, adjacent to existing development, 2 to 4 storeys elsewhere except at the north east corner end of parcel 6 and south east corner of parcel 7 adjacent to the spine road where heights between 3 and 5 storeys are specified. The application complies with the heights specified in the parameter plan.
- 8.9 Urban design Framework parameter plan (PP6) – the parameter plan requires primary frontages that face the spine road, facing the secondary school across the open space and along the north and south edges of the pair of parcels. The proposal provides strong frontages to the edges of the parcels and complies with the parameter plan.
- 8.10 In summary, officers consider that the proposal complies with the six parameter plans.

### **Design Code**

- 8.11 The Design Code was approved at the 23 February 2011 JDCC and sets out a set of illustrated design rules and requirements that instruct and advise on the physical development of the site and area.
- 8.12 The proposed development is located towards the northern end of the wider Clay Farm site and fits within the 'Long Road Plantation' character area and 'School Square' sub character area. This character area includes a pocket park which will be a vibrant meeting place for parents and children. The western edge is to be secured by dwellings with private gardens backing on to the school. There are to be higher density blocks facing the spine road which is tree lined as required by the code.
- 8.13 The proposal has fewer east west roads from the spine road than shown in the Code. The principles of street hierarchy are mandatory elements of the Code. These parcels have roads that are of a lower hierarchy than the spine road as required in the code but the number of roads proposed for the parcel have been reduced from 5 to 2 and the status further has been downgraded to the benefit of the layout and character of the development. This approach has been followed on other parcels, is supported by Highways and Urban Design Officers and achieves a better less fragmented frontage while still providing permeable routes through for

cyclists and pedestrians. Cycle and pedestrian routes take precedence over traffic routes.

- 8.14 The applicant has submitted a comprehensive design code compliance statement which demonstrates how the scheme has responded to the approved code. A summary is provided as Appendix C.

### **3 Building design, layout and materials**

- 8.15 The housetypes are an evolution of those used on Parcels 1b, 2 and 5 and so form a natural extension to the design language and character established on the earlier phase. The overall approach is supported in design terms and creates well-proportioned terraces of townhouses and mews that have the potential to work well as an extension to Parcels 1b, 2 and 5.
- 8.16 The two parcels are to be developed as a single entity. At the heart of each parcel is a courtyard of dwellings, centred on a landscaped area providing parking and informal space. Flat blocks of four storeys with two feature buildings of five storeys (blocks B and E), provide an appropriate formal edge to the spine road. One of the main features of the development is a central open space referred to as school square which would be an attractive landscaped area opposite the entrance to the secondary school (Community College). The rear of the parcels secures the boundary with Fawcett primary school by providing houses with rear gardens along this boundary. The northern and southern edge of the two parcels face the landscaped green links.
- 8.17 The use of a common materials palette and similarity of architectural details mean that there will be a clear 'family resemblance' with 1b, 2 and 5 and has the potential to work with the other sites on Clay Farm as a whole. The applicant has identified the general approach to materials in Section 5.8 of the Design & Access Statement and has submitted a 'Proposed Building Materials' document that identifies in more detail the proposed materials and finishes for the proposed housetypes and apartments. The indicated approach and details are acceptable in design terms and continue the palette from 1b, 2 and 5 to the north. The final details of materials are covered through Condition 8 of the Outline (07/0620/OUT).
- 8.18 Policy 57 Designing New Buildings (Draft Local Plan 2014) seeks secure letter boxes which are conveniently located and accessible from the street. This has been discussed with the applicant and boxes will be provided to each house. Indicative information has been provided as part of the Design and Access Statement. Each flat will have an individual letter box and will be accessible either outside the building or direct to each flat. Officers consider that this will meet the requirements of the policy and will require final details by condition 3 of the reserved matters permission.

### **4 Streets, connectivity and access**

- 8.19 As with other parcels on Clay Farm it is proposed to 'down grade' the hierarchy of a number of the proposed streets. The number of Tertiary Roads from the spine road have been reduced from 3 to 1 and a north-south street on Parcel 7. The remainder of the proposed streets are green lanes and mews. The former are in the locations indicated in the design code (page 63). To the western side of both plots a 'country lane' street typology is proposed which is an evolution of the green lane typology and has previously been used on the Tate Hindle scheme on Parcels 2 and 5. The Design Code allows flexibility in the alignment of proposed streets and other approved schemes, across Clay Farm, have allowed routes to be 'downgraded' as a result of detailed site masterplanning with the agreement of County Highways. Five vehicle access points are indicated in the Design Code but the proposals reduce this down to two. However pedestrian and cycle permeability is retained with six connections into the spine road.
- 8.20 The site sits to the west of the spine road which provides a route to vehicular traffic as far as the bus gate in Hobsons Square and pedestrian and cycle routes from established development to and from the new primary school, play areas and sites further afield including the green corridor and the secondary school. It also provides an attractive tree lined safe pedestrian and cycle route through to the primary school.
- 8.21 The layout includes some non adopted roads and to ensure that these are capable of supporting a refuse vehicle condition 6 requires agreement to their construction specification.

## **5 Cambridgeshire Quality panel review**

- 8.22 The emerging proposals were considered by the Cambridgeshire Quality Panel in September 2014 following a site visit and the Panel's report is attached as Appendix C. The Panel was very supportive of the emerging scheme but raised a number of issues which have since been addressed by the applicant.

Issue 1: The Panel suggested further thought was needed on how the entrance to Fawcett School will work for the community in the north west corner of the site.

Response: This has been discussed with the County Council and the rear access is to be used as a cycle and pedestrian route.

Issue 2: The Panel considered that there is sufficient overlooking into School Square and that the treatment of key frontages and particularly those to School Square was good.

Response: Noted

Issue 3: The Panel noted the variation from the road access layout in the parameter plan and code in reducing the number of tertiary roads off the spine road from three to one.

Response: This is supported by officers and protects the high level of permeability for cyclists and pedestrians. This approach has been supported on other Clay Farm parcels.

Issue 4: The Panel queried the Bedfordshire Pilgrims Housing Association's (BPHA) requirement for affordable housing to have rear accesses to gardens which at that time were part of the proposal.

Response: Following further discussion these rear accesses to the gardens have been removed and this is supported by BPHA and officers.

Issue 5: The Panel queried the short housing terrace fronting onto the spine road and suggested it looked out of place amongst the apartments.

Response: It was explained this was to conform to the 60% house, and 40% apartment topography required for the site. Further design work has been carried out which gives these units a scale and character in keeping with the rest of the apartments facing the spine road.

Issue 6: The Panel expressed concern about large garden/bin/bike sheds used at Trumpington Meadows and recommended the use of smaller sheds as at the Adobe development.

Response: The development follows the approach used at Abode.

Issue 7: The Panel queried the orientation of the gardens for some of the court yard properties and the need to maximise sunlight into the gardens.

Response: Information has been submitted with the application to show that appropriate levels of sunlight will reach each part of the development.

Issue8: The Panel questioned if there have been given further considerations to overheating and climate change.

Response: The potential for overheating has been assessed and the Sustainability Officer has confirmed that there is no issue.

Issue 9: the panel was supportive of the proposal to use a similar palette of materials to that used on adjacent parcels.

Response: This approach is also supported by officers.

Conclusion

8.23 The Quality Panel was very supportive of the scheme and considered it to be a well designed proposal which has subsequently evolved further to their comments.

## **6 Housing Mix and Typology**

- 8.24 The 165 dwellings proposed in the application would range between 1 to 4 bedroom properties. The application proposes the following mix of dwelling sizes which is considered to be an acceptable mix of small and family size accommodation.

#### Housing mix for the Reserved Matters Site

	Total	Private	Affordable	Affordable Mix (%)	Indicative Mix (%)
<u>Apartments</u>					
1 Bed	6	-	6	9	10
2 Bed	56	36	20	30	30
3 Bed	4	4	-	0	0
<b>Total Apartments</b>	<b>66</b>	<b>40</b>	<b>26</b>	<b>39</b>	<b>40</b>
<u>Houses</u>					
<u>2 bed</u>	20	-	20	30	21
3 Bed	42	26	16	24	32
4 Bed	37	33	4	6	7
<b>Total Houses</b>	<b>99</b>	<b>59</b>	<b>40</b>	<b>60</b>	<b>60</b>
<b>Total</b>	<b>165</b>	<b>99</b>	<b>66</b>	<b>100</b>	<b>100</b>

- 8.25 The proportion of flats to houses results in a ratio of approximately 60/40 and is therefore considered to be acceptable. The affordable housing mix is very close to the indicative affordable housing mix in the s106 specified in the housing mix table above, except that it provides a slightly higher proportion of two bedroom houses and fewer three bedroom houses but the mix is supported by strategic housing officers..

#### 7 Affordable housing

- 8.26 The development would provide 40% (66 units) of the total number of dwellings as affordable housing as required over the site as a whole by the S106 agreement. The developer will deliver all of the affordable housing with the Council's preferred affordable housing provider (Bedfordshire Pilgrims Housing Association – BPHA).

Tenure	Number of units	Percentage
Market	99	60
Affordable	66	40
Total	165	100

- 8.27 The affordable housing would be provided as houses and flats as set out above. The affordable housing provision will deliver a mixture of property types ranging from 1, 2, 3 and 4 bedroom homes.
- 8.28 This development would deliver the affordable housing as 60% social rented and 40% intermediate. This differs from the 75/25 split contained in the indicative affordable housing mix within the 2010 S106 agreement.



However the S106 was drafted in the knowledge that future changes to the funding arrangements for affordable housing may require changes to the tenure split. It therefore contains a cascade mechanism to allow the approved affordable housing provider (BPHA) to seek a variation to the split based on appropriate evidence and financial appraisals explaining the need for the variation. The situation allowed for in the S106 subsequently arose and BPHA submitted evidence to justify a change in the tenure split from 75/25 to 60/40 in order to make a successful bid for the funding in the 2011/15 programme. This was agreed with BPHA following meetings between senior council officers and the Home and Communities Agency (HCA) in April 2011.

## **8 Clustering**

- 8.29 The affordable housing Supplementary Planning Document (SPD) sets out guidance on the size of affordable housing clusters that should normally be achieved on development sites. The size range of clusters given in the SPD is 6 to 25 units. When assessed over the reserved matters application, the cluster sizes meet the SPD – ranging from 11 to 15 units. There are no clusters of affordable housing on immediately adjacent land with add to the effective cluster sizes on these parcels.
- 8.30 The details submitted including the proposed clustering are supported by the Housing officer and BPHA and are considered to be acceptable and to satisfy condition 26 (clustering and distribution) on the outline permission which can therefore be discharged separately should this reserved matters application be approved.

## **9 Lifetime homes**

- 8.31 Outline condition 27 requires all affordable units and 15% of the market units to meet lifetime homes standards (total of 91 units). However in this proposal all 165 dwellings meet lifetime homes standards and this is welcomed. The proposal therefore exceeds the requirements of condition 27 which can be discharged separately should this reserved matters application be approved.

## **10 Renewable Energy and Sustainable Construction**

- 8.32 Outline condition (31) requires an assessment of the developments total predicted carbon emissions and measures to reduce it by at least 10% through use of renewable energy sources. The applicant has assessed the energy consumption for heating, hot water and lighting across the site including all residential units, communal areas and external areas, including street lighting. Photovoltaic panels will be utilised to meet this policy requirement, with panels distributed across the dwellings. These will reduce carbon emissions by 66,600 Kg/CO2/annum which represents a saving of 19%, i.e. in excess of the requirement of the outline condition. The proposal is acceptable under outline condition 31.

8.33 Condition (33) of the outline permission requires the affordable dwellings to achieve the Code for Sustainable Homes level 4 and the market units to achieve level 3. The applicant is proposing a fabric first approach to sustainable construction and makes extensive use of photovoltaic panels. It is noted that a third party has made representations suggesting that the dwellings achieve Code 5 but this proposal exceeds the requirements of the outline permission by achieving code 4 across market and affordable units. This is a further step forward from previous proposals from the applicant. Analysis shows that the dwellings are unlikely to suffer from overheating. The proposal therefore exceeds the requirements of condition 33 which can be discharged separately should this reserved matters application be approved.

## 11 Car and cycle parking

### Car parking

8.34 The development complies with the City Council maximum car parking standards (same as the Design Code) of one space for 1 and 2 bedroom dwellings and two spaces for 3 bedrooms and above.

Accommodation	Standard	Provision
1 or 2 bed dwellings	Maximum of 1 space per unit	1 space per unit
3 bed dwellings	Maximum of 2 spaces per unit	30 units with 1 space 16 with 2 spaces
4 bed dwellings	Maximum of 2 spaces per unit	2 spaces per unit

8.35 All dwellings have on plot parking, except for two courtyards (one on each parcel) which provide landscaped parking for 12 and 8 dwellings respectively. These courtyards will be attractive landscaped squares faced by dwellings which ensure that they have good levels of activity and surveillance. Trees and other planting have been introduced to break up and 'green' the spaces. Overall it creates a place which balances the need to accommodate car parking with high quality landscaping and architecture. Each of the five apartment blocks adjacent to the spine road has undercroft parking. The allocated parking totals 218 spaces, 11 visitor car parking spaces are to be provided on street. Overall this achieves a ratio of 1.38:1 spaces per dwelling. This complies pro rata with limit contained in outline condition 52 which is a maximum of 1.5 spaces per dwelling.

8.36 In common with other southern fringe sites, this development will be subject to a Traffic Regulation Order, which will have the effect of preventing on street parking other than in specific visitor parking bays, together with interim traffic management arrangements prior to adoption as required by recommended reserved matters condition 1.

### Cycle parking

8.37 Each dwelling is to be provided with cycle parking in accordance with required standards detailed below. It is to be provided in various ways to suit housing typologies. Private cycle parking for the houses will be provided within secure facilities either in dedicated covered cycle parking in rear gardens or in garages. Cycle parking will be provided for the flats in secure stores within the ground floor of each block.

Type	Code Standard	Provision
Flats	1 space / 1 bedroom flat	1 space
	2 spaces / 2 bedroom flat	2 spaces
	3 spaces / 3 bedroom flat	3 spaces
Houses	2 spaces / 2 bedroom house	2 spaces
	3 spaces / 3 bedroom house	3 spaces
	3 spaces / 4 bedroom house	4 spaces

8.38 The proposal meets the requirements of the outline permission and local plan policy 8/6 and the higher standards in the design code.

## 12 Landscaping and open space

8.39 The landscape design integrates highways, drainage and open space to provide fitting public and private realms to create a high quality residential development. In this pair of parcels there is one main area of public open space as required by the parameter plans. This is on the eastern side of parcel 6 and is opposite the entrance to the Community College/Secondary school. Known as School Square, it would have a formal hedge structure connecting to the linear character of the buildings facing the spine road and would provide a LAP, LEAP, paths through and areas of grass with planting, seating and cycle parking. It would cover an approximately 2100 sqm in area. A smaller open space is also to be provided on parcel 7 adjacent to the spine road.

8.40 The site wide youth and play strategy identifies the site as providing one of Clay Farms LEAPs (local equipped area of play). The strategy indicates it to be within the main open space in parcel 6. This reserved matters application proposes it in the required location. The strategy also requires at least one LAP (Local area for Play) per reserved matters area and this proposal provides two – one along the northern boundary and a second in the main school square.

8.41 Landscape officers support the proposal subject to a condition providing the final detail of the layout of school square and the proposed play equipment which will be covered by condition 4, and minor detail changes to the landscape submissions covered by conditions on the outline permission and being considered in parallel.

- 8.42 Subject to requesting a plan showing the proposed location for the 5 bat and 5 bird boxes recommended in the Ecology report the Ecology Officer supports the application.

### **13 Public Art and play provision**

- 8.43 There is a site wide public art strategy for the whole Clay Farm development. The strategy seeks to embed art projects into the fabric and life of the development. It identifies 5 Zones of Influence including four specific areas of Clay Farm (Northern and Southern approach, community square and Hobson’s brook/green corridor) and the fifth also seeks to provide a link between art and play.
- 8.44 The outline permission required the submission and approval of a youth and play strategy setting out the strategic approach to the provision of play over the Clay Farm development. The approved youth and play strategy identifies the quantum and allocation of play space to be provided. The reserved matters scheme is required to comply with the overarching site wide strategy.
- 8.45 On these parcels the art relates to the concept of informal play. However the public art delivery plan for these parcels provides no clear evidence to show how the artists have been involved in the delivery of public art on this site. Further discussions will be needed and an appropriate delivery plan, which demonstrates that it is integrated into the landscape design, submitted and approved prior to commencement.

### **14 Drainage and Flood Risk**

- 8.46 The drainage strategy is to ensure that there is no increase from existing discharge rates from the overall development into Hobson’s Brook up to the 1:100 year plus 30% climate change rainfall event. The drainage for these parcels follows the normal SuDS approach of managing surface water run off as close to its source as possible with benefits to flood and pollution control, amenity and wildlife.
- 8.47 The development will use green roofs on some of the dwellings, water butts, permeable paving and swales. No underground tanks are proposed. The maximum discharge rate for the parcels will not exceed the allocated masterplan rate. The sustainable drainage officer supports the scheme without further conditions.

### **15 Management and maintenance of public realm**

- 8.48 Once constructed it is proposed that the site will be managed by a mix of private and public bodies as set out below.

<b>Facility</b>	<b>Adopter</b>
Adoptable highway	Cambridgeshire County Council
Public open space	Cambridge City Council
Affordable housing including	Bedfordshire Pilgrims Housing

associated parking courts	Association (BPHA)
Parking courts and Non adoptable highways	Private residential management company
Drainage	This will managed by the owners of the different elements of the site, eg the swales will be part of the land transferred and managed by the City Council.

- 8.49 The maintenance contribution for those areas to be transferred to the City Council is secured by the S106 agreement approved with the outline permission.

### **16 Waste and recycling**

- 8.50 The reserved matters application identifies the provision and location of storage and collection points for the Council's three bin refuse/recycling system for both the houses and flats. The bin storage for each unit will be for each unit within the garages/ gardens and flat blocks and would achieve satisfactory drag distances etc. The details were discussed in pre application discussions and the waste and refuse team have confirm no objection to the proposal. The details satisfy outline condition 68. Condition 5 is recommended to ensure that dropped kerbs are provided adjacent to bins stores.
- 8.51 Condition 67 of the outline permission requires the provision of recycling facilities to allow residents to dispose of textiles, books/CD/DVDs and commingled waste. This application shows it to be provided on the southern edge of the main open space on parcel 6. This facility has been located to be easily acceptable to residents and the collection vehicle. The facility is a similar arrangement to that installed at Glebe Farm and approved elsewhere on Clay Farm and at Bell School and is accepted by the waste officer and meets the requirements of outline condition 67 requiring the submission and agreement of details of the underground recycling centre.

### **17 Construction management**

- 8.52 A Detailed Construction Method Statement (DCMS) has been submitted in parallel with the reserved matters application. It requires minor revision but covers how the construction activities will be organised. In summary, the construction compound would be on the eastern edge of parcel 6; 2.4m tall timber hoarding will secure the site; the existing haul route from Long Road will be used; water dowsing will suppress dust and inspection of lorries and wheel washing will prevent mud being tracked out onto highways; site lighting will be restricted to working hours; and access routes for safe routes for cyclists and pedestrians will be provided and signposted. The location of sensitive receptors has been identified and no material impact on them is predicted. Measures to deal with working outside agreed hours and a complaints procedure have been provided.

Subject to minor revision to the soil management section, these details are acceptable and will be agreed separately under delegated powers.

### **18 Other Issues/ other third party reps**

- 8.53 The fire service has requested a condition requiring the agreement and provision of fire hydrants. This has been attached on other Clay Farm parcels and is attached as reserved matters condition 2.
- 8.54 A local resident has made representations covering the following:
- Suggest mitigation for development of former field
  - School hedge was not surveyed for bats which fly there.
  - Site was not surveyed for hedgehogs and the local population has declined recently.
  - In the past hedgehogs could traverse the whole site but this is becoming more difficult as it becomes divided by plot boundaries and roads.
  - There is a band of trees to the north of the site which I hope will be kept in place.
- 8.55 Ecology has been addressed on a strategic site wide level under the outline permission to protect and suitably mitigate protected and other species and their habitats. The loss of land for wildlife was considered at the outline planning stage to be mitigated by the creation of suitable habitats, and their long term management, within the green corridor as well as appropriate measures on the development, for example provision of bird and bat boxes. The boundary hedge is in the ownership of the Fawcett and is shown to be retained. The hedgehog population has declined but are still likely to be regular visitors to gardens on the development.
- 8.56 The plantation to the north of the site is outside the application boundary but is proposed to be retained and come forward as part of a separate application.

## **9. CONCLUSION**

- 9.1 The proposal has been developed by the same developer and architect team as with the nearby 'Aura' parcels. It complies with the outline parameter plans and site wide design code and other outline permission strategies and has evolved through detailed discussions with officers and through presentations to JDCC, Quality Panel and public exhibitions. The proposal complies with adopted planning policy and is therefore recommended for approval.

## **10. RECOMMENDATION**

**APPROVE RESERVED MATTERS subject to the following conditions:**

## **Interim Parking Arrangements**

- 1 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:
  - 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.

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.

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)

## **Fire hydrants**

- 2 No development of a residential building shall commence until a scheme for the provision of fire hydrants have been submitted and approved in writing by the local planning authority. 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.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Cambridge Local Plan 2006 saved policies 3/7, 3/12, 8/18 and 9/3).

## **Letter boxes**

- 3 No development of a flat block shall commence until details of how the letter boxes to those apartments will be made accessible to non residents have been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out incorporating the approved details.

Reason: In the interests of the accessibility of the postal facilities (Cambridge Local Plan (2006) policies 3/7 and 3/12).

### **School Square**

- 4 Prior to the commencement of development, notwithstanding the drawings submitted as part of this reserved matters submission, full details of School Square, including its layout, surfacing and the play equipment shall be submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

Reason: To ensure appropriate equipment is provided within the area of play, suitable for the appropriate age range and in accordance with Cambridge City Councils requirements (Cambridge Local Plan policy 9/3).

### **Dropped Kerbs**

- 5 Dropped kerbs shall be provided on all areas of footway located in front of communal bin storage access points.

Reason: To ensure appropriate and easy access for waste collection for all communal bin storage. (Cambridge Local Plan policy 3/12)

### **Construction details of non adopted roads**

- 6 Prior to the construction of the highways within the site, full construction details of the routes of the refuse vehicles (excluding publically adoptable highways) as identified in the design and access statement section 5.13.1. shall be submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

Reason: To ensure appropriate access for waste collection. (Cambridge Local Plan policy 3/12).

### **Public Art delivery Plan**

- 7 Prior to the commencement of development a revised public art delivery plan shall be submitted to and approved by the local planning authority. The delivery plan should set out the detailed design of the public art, community engagement, and delivery details including the intended overall budget, budget breakdown, funding source and timing of provision. The works shall then be carried out in accordance with the approved delivery plan.

Reason: To ensure appropriate provision of public art. (Cambridge Local Plan policy 3/7).

### **Approved Plans**

- 8 The development shall be carried out in accordance with the following approved drawings and technical documents.



- ☐ Completed 1APP Planning Application Form and Certificate A;
- ☐ Planning Statement (SW Planning);
- ☐ Design and Access Statement 13590 L011-003 PL01
- ☐ Proposed Building Materials 13590 L011-002 PL01
- ☐ Landscape Design and Strategy (Townshend Landscape Architects);
- ☐ Landscape Management Plan (Townshend Landscape Architects);
- ☐ Sustainability Statement (Environ);
- ☐ Energy Statement (Kaizenge);
- ☐ Daylight & Sunlight Assessment (Kaizenge);
- ☐ Infrastructure Statement (URS)
- ☐ Code for Sustainable Homes Pre-Assessment (Environ).

## Architectural drawings

### SITE PLANS

Site Location Plan (OS) 6__A_S__001	PL01		
Site Boundary - Showing Client Ownership	6__A_S__002	PL01	
Topographical Survey 6__A_S__003	PL01		
Masterplan Parcels 6 & 7	6__A_S__005	PL02	
Masterplan Parcels 6 & 7 First Floor Layout	6__A_S__006	PL02	
Masterplan Parcels 6 & 7 Second Floor Layout	6__A_S__007	PL02	
Masterplan Parcels 6 & 7 Roof Plan Layout	6__A_S__009	PL02	
Site Tenancy Plan and Plot number- Parcel 6	6__A_S__010	PL02	
Site Tenancy Plan and Plot number- Parcel 7	6__A_S__011	PL02	
Site Plan- Parcel 6	6__A_S__101	PL03	
Site Plan- Parcel 7	6__A_S__102	PL03	
Adoption Plan- Parcel 6	6__A_S__200	PL04	
Adoption Plan- Parcel 7	6__A_S__201	PL03	
Code Site Plan Parcel 6	6__A_S__301	PL02	
Code Site Plan- Parcel 7	6__A_S__302	PL02	
Site Plan showing boundary treatments - Parcel 6	6__A_S__401	PL02	
Site Plan showing boundary treatments - Parcel 7	6__A_S__402	PL02	
Parking Plan Parcel 6	6__A_S__601	PL02	
Parking Plan Parcel 7	6__A_S__602	PL02	

### GA DRAWINGS

#### Affordable Houses

A1 1:50 (1.100@A3) Affordable House, 2 Bed Type 01, Plans	6__A_PL_AH_500	PL00
A1 1:50 (1.100@A3) Affordable House, 3 Bed Type 01, Plans	6__A_PL_AH_502	PL00
A1 1:50 (1.100@A3) Affordable House, 3 Bed Type 03, Plans	6__A_PL_AH_504	PL00
A1 1:50 (1.100@A3) Affordable House, 4 Bed Type 01, Plans	6__A_PL_AH_505	PL00
Affordable House, 3 Bed Type 05, Plans	6__A_PL_AH_507	PL01
A1 1:50 (1.100@A3) Affordable House, 2 Bed Type 05, Plans	6__A_PL_AH_508	PL00
Private House, 3 Bed Type 02, Plans	6__A_PL_PH_511	PL01
Private House, 3 Bed Type 03, Plans	6__A_PL_PH_512	PL01

#### Private Houses 510 series

Private House, 4 Bed Type 02, Plans	6__A_PL_PH_515	PL01
Private House, 4 Bed Type 03, Plans	6__A_PL_PH_516	PL01
A1 1:50 (1.100@A3) Private House, 4 Bed Type 05, Plans	6__A_PL_PH_517	PL00
A1 1:50 (1.100@A3) Private House, 4 Bed Type 04, Plans	6__A_PL_PH_519	PL01
A1 1:50 (1.100@A3) Private House, 3 Bed Type 05, Plans	6__A_PL_PH_520	PL00

### **Private Apartment Blocks 540 series**

A1 1:50 (1.100@A3) Ground Floor Block B Private 6\_\_A\_PL\_BB\_540 PL00  
First Floor Block B Private 6\_\_A\_PL\_BB\_541 PL01  
Second Floor Block B Private 6\_\_A\_PL\_BB\_542 PL01  
Third Floor Block B Private 6\_\_A\_PL\_BB\_543 PL01  
A1 1:50 (1.100@A3) Top Floor Block B Private 6\_\_A\_PL\_BB\_544 PL00  
A1 1:50 (1.100@A3) Roof Plan Block B Private 6\_\_A\_PL\_BB\_545 PL00

### **550 series**

A1 1:50 (1.100@A3) Ground Floor Block C Private 6\_\_A\_PL\_BC\_550 PL00  
A1 1:50 (1.100@A3) First Floor Block C Private 6\_\_A\_PL\_BC\_551 PL00  
A1 1:50 (1.100@A3) Second Floor Block C Private 6\_\_A\_PL\_BC\_552 PL00  
A1 1:50 (1.100@A3) Third Floor Block C Private 6\_\_A\_PL\_BC\_553 PL00  
A1 1:50 (1.100@A3) Roof Plan Block C Private 6\_\_A\_PL\_BC\_554 PL00

### **560 series**

A1 1:50 (1.100@A3) Ground Floor Block E Private 6\_\_A\_PL\_BE\_560 PL00  
First Floor Block E Private 6\_\_A\_PL\_BE\_561 PL01  
Second Floor Block E Private 6\_\_A\_PL\_BE\_562 PL01  
Third Floor Block E Private 6\_\_A\_PL\_BE\_563 PL01  
A1 1:50 (1.100@A3) Top Floor Block E Private 6\_\_A\_PL\_BE\_564 PL00  
A1 1:50 (1.100@A3) Roof Plan Block E Private 6\_\_A\_PL\_BE\_565 PL00

### **Affordable Apartment Blocks 570 series**

Ground Floor Block A Affordable 6\_\_A\_PL\_BA\_570 PL01  
A1 1:50 (1.100@A3) First Floor Block A Affordable 6\_\_A\_PL\_BA\_571 PL00  
A1 1:50 (1.100@A3) Second Floor Block A Affordable 6\_\_A\_PL\_BA\_572 PL00  
A1 1:50 (1.100@A3) Third Floor Block A Affordable 6\_\_A\_PL\_BA\_573 PL00  
A1 1:50 (1.100@A3) Roof Plan Block A Affordable 6\_\_A\_PL\_BA\_574 PL00

### **590 series**

Ground Floor Block D Affordable 6\_\_A\_PL\_BD\_590 PL02  
A1 1:50 (1.100@A3) First Floor Block D Affordable 6\_\_A\_PL\_BD\_591 PL00  
A1 1:50 (1.100@A3) Second Floor Block D Affordable 6\_\_A\_PL\_BD\_592 PL00  
A1 1:50 (1.100@A3) Third Floor Block D Affordable 6\_\_A\_PL\_BD\_593 PL00  
A1 1:50 (1.100@A3) Roof Plan Block D Affordable 6\_\_A\_PL\_BD\_594 PL00

## **SECTIONS**

### **Site Sections**

Long Sections AA & BB 6\_\_A\_SE\_001 PL02  
Long Sections CC & DD 6\_\_A\_SE\_002 PL01  
A1 1:500 (1:1000@A3) Long Sections EE & FF 6\_\_A\_SE\_003 PL01  
Long Sections GG & HH 6\_\_A\_SE\_004 PL02  
Long Sections II & JJ 6\_\_A\_SE\_005 PL02  
A1 1:500 (1:1000@A3) Long Sections KK & LL 6\_\_A\_SE\_006 PL00  
A1 1:50 (1:100@A3) Bike Store Details - Sections - Private Apartments 6\_\_A\_SE\_010 PL00  
Bike Store Details - Sections - Affordable Apartments 6\_\_A\_SE\_011 PL01  
Bike Store Details - Affordable Houses 6\_\_A\_SE\_012 PL01  
A1 1:20 (1:100@A3) Bike Store Details - Private Houses 6\_\_A\_SE\_013 PL00

## **ELEVATIONS**

### **Apartment Blocks Elevations**

A1 1:100 (1:200@A3) Elevations Affordable Apartment Block A, Sheet 1 6\_\_A\_EL\_\_100 PL00  
Elevations Private Apartment Block B, Sheet 1 6\_\_A\_EL\_\_105 PL01  
A1 1:100 (1:200@A3) Elevations Private Apartment Block C, Sheet 1 6\_\_A\_EL\_\_110 PL00  
Elevations Affordable Apartment Block D, Sheet 1 6\_\_A\_EL\_\_115 PL02  
Elevations Private Apartment Block E, Sheet 1 6\_\_A\_EL\_\_120 PL01  
A1 1:100 (1:200@A3) Elevations Block A-B 6\_\_A\_EL\_\_130 PL00  
A1 1:100 (1:200@A3) Elevations Block C-Spine Terrace 6\_\_A\_EL\_\_131 PL00  
A1 1:100 (1:200@A3) Elevations Block D-E 6\_\_A\_EL\_\_132 PL00

### **Affordable Street Elevations and House Elevations 400 series**

Affordable Courtyard, Parcels 6, Sheet 1 6\_\_A\_EL\_\_400 PL01  
Affordable Courtyard, Parcels 6, Sheet 2 6\_\_A\_EL\_\_401 PL01  
Affordable Courtyard, Parcels 7, Sheet 1 6\_\_A\_EL\_\_402 PL01  
A1 1:100 (1:200@A3) Affordable Courtyard, Parcels 7, Sheet 2 6\_\_A\_EL\_\_403 PL00  
Affordable Terrace South, Parcel 7, Sheet 1 6\_\_A\_EL\_\_404 PL01  
A1 1:100 (1:200@A3) Affordable Terrace South, Parcel 7, Sheet 2 6\_\_A\_EL\_\_405 PL00

### **Private Street Elevations and House Elevations 500 series**

A1 1:100 (1:200@A3) Private Terrace - Green Link North, Parcel 6 6\_\_A\_EL\_\_500 PL00  
A1 1:100 (1:200@A3) Private Terrace - Playing Fields West, Parcel 6 6\_\_A\_EL\_\_501 PL01  
Private Terrace - Central Square, Parcel 6 6\_\_A\_EL\_\_502 PL01  
A1 1:100 (1:200@A3) Private Terrace - School Square, Parcel 6 6\_\_A\_EL\_\_503 PL01  
A1 1:100 (1:200@A3) Private Terrace - Playing Fields East, Parcel 6 6\_\_A\_EL\_\_504 PL01  
A1 1:100 (1:200@A3) Rear Private Terrace - Green Link North, Parcel 6 6\_\_A\_EL\_\_510 PL00  
A1 1:100 (1:200@A3) Rear Private Terrace - Playing Fields, Parcel 6 6\_\_A\_EL\_\_511 PL01  
A1 1:100 (1:200@A3) Rear Private Terrace - Central Square, Parcel 6 6\_\_A\_EL\_\_512 PL00  
A1 1:100 (1:200@A3) Rear Private Terrace - School Square, Parcel 6 6\_\_A\_EL\_\_513 PL01  
Rear Private Terrace - Playing Fields East, Parcel 6 6\_\_A\_EL\_\_514 PL03  
A1 1:100 (1:200@A3) Private Terrace - Central Square, Parcel 7 6\_\_A\_EL\_\_520 PL01  
A1 1:100 (1:200@A3) Private Terrace - Country Lane West, Parcel 7 6\_\_A\_EL\_\_521 PL00  
Private Terrace - Country Lane East, Parcel 7 6\_\_A\_EL\_\_522 PL02  
A1 1:100 (1:200@A3) Private Terrace - Spine Road, Parcel 7 6\_\_A\_EL\_\_523 PL01  
A1 1:100 (1:200@A3) Rear Private Terrace - Central Square, Parcel 7 6\_\_A\_EL\_\_530 PL00  
A1 1:100 (1:200@A3) Rear Private Terrace - Country Lane West, Parcel 7 6\_\_A\_EL\_\_531 PL00  
Rear Private Terrace - Country Lane East, Parcel 7 6\_\_A\_EL\_\_532 PL01

### **Schedules**

Proposed Building Materials 13590 L011-002 PL01  
13590 Parcels 6 and 7 Schedule of Accommodation REV 4  
13590 N01-L003 Detailed schedule of accommodation REV 4

### **Landscape Plans and details**

#### **Plans and Sections**

Layout plan: overall	TOWN558.1(08)5001	R07	
Layout plan: zoom in 1	TOWN558.1(08)5002	R06	
Layout plan: zoom in 2	TOWN558.1(08)5003	R07	
Layout plan: School square	TOWN558.1(08)5004	R07	
Tree planting plan Parcel 6	TOWN558.1(08)4001	R04	
Tree planting plan Parcel 7	TOWN558.1(08)4002	R04	
Tree Planting plan 1:500	TOWN558.1(08)4000	R04	
Stable Court Sections	TOWN558.1(08)7001	R03	
Various Road Sections	TOWN558.1(08)7002	R03	
Various Road and building Sections	TOWN558.1(08)7003	R03	R03
School Square Sections	TOWN558.1(08)7004	R03	
Shared space and Boundary Sections	TOWN558.1(08)7005	R03	R03

#### **Details**

Paving Details 1.01	TOWN558.1(08)6101	R03	
Paving Details 1.02	TOWN558.1(08)6102	R03	
Paving Details 1.03	TOWN558.1(08)6103	R03	
Paving Details 1.04	TOWN558.1(08)6104	R01	
Paving Details 1.05	TOWN558.1(08)6105	R01	
Paving Details 1.06	TOWN558.1(08)6106	R01	
Tree Pit Detail 3.01	TOWN558.1(08)6301	R02	
Tree Pit Detail 3.02	TOWN558.1(08)6302	R03	
Swale and rain garden detail 3.03	TOWN558.1(08)6303	R03	R03

Street Furniture Detail 4.01	TOWN558.1(08)6401	R03
Boundary Detail 4.02	TOWN558.1(08)6402	R03
Bin Detail 4.03	TOWN558.1(08)6403	R00
Cycle Stand Detail 4.04	TOWN558.1(08)6404	R00
Landscape Strategy	TOWN558.1(08)2001	R04
Landscape Plan (Colour)	TOWN558.1(08)1001	R04

**Detailed Colour Plan**

Landscape Maintenance and Management Strategy	TOWN558.1(9A)001	R02
Indicative materials Schedule	TOWN558.1(08)002	R02
Planting Schedule	TOWN558.1(9B)001	R02
Landscape Plan	TOWN558.1(08)1001	R03

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Notes to applicant:

**Contact details**

To inspect any related papers or if you have a query on the report please contact:

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## **APPENDIX A: STRATEGIC CONDITIONS WHICH HAVE BEEN DISCHARGED**

### NO DEVELOPMENT TO COMMENCE

<b>Number</b>	<b>Condition</b>	<b>Decision Date</b>
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	Ecological 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

## **APPENDIX B: SUMMARY OF DESIGN CODE COMPLIANCE STATEMENT**

This application has been prepared in accordance with the parameters set out in The Clay Farm Design Code produced by Countryside Properties in collaboration with Cambridge City Council and approved by Cambridge City Council in May 2011. The Design Code sets the vision for the development and builds on the precedence of the six parameter plans that underlay the key principles of the OPP, Masterplan and the Design Code itself. The DC 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 RM masterplan for Parcels 6 and 7 falls within part of the Long Road Plantation Character area which is located in the Northern part of Clay Farm, and being wholly within the School

Square sub-character area. The Masterplan and detailed development proposals have been developed within the overall guidelines and character area parameters, in close consultation with Cambridge City Council.

The focus of the northern part of the sub-character area is the social activities that occur in the School Square North park, which includes two new equipped play areas, being a locally equipped play area (LEAP) focusing on older children age 4-12 and a local area for play (LAP) providing play opportunities principally for ages 0-5. The new park also provides plenty of seating to facilitate informal interaction and for meeting / gathering of parents and / or schoolchildren from the adjacent site for the new secondary school, Trumpington Community College. The buildings within Parcel 6 front and frame School Square North on three sides, providing the strong formal setting the DC requires for the Square. There is also a row of new terrace private houses fronting the existing and enhanced Green Corridor North which provides.

The School Square sub character area has existing green corridors on its northern and southern boundaries and mature hedgerow to the west. The layout has responded to this with new terraces of houses fronting the existing and enhanced Green Corridors, the northernmost of which includes a further LAP, as well as an important new link from the existing Fawcett Primary School to the west, to the proposed new secondary school. The design and layout of the scheme have responded to this context and the DC with an exclusive and secluded urban feel through the use of courtyard houses and mews, whilst scaling up towards the spine road to provide the higher density, four and five storey apartments required.

### **Site Wide Coding**

#### **Block Structure**

The block structure broadly follows that set out in the block structure diagram in the Design Code, which in turn is reinforced by the Urban Design Framework Parameter Plan. There is a strong edge to the Spine Road and to the School Square North and a clearly defined network of streets.

### **Movement and Streets**

#### **Pedestrian and Cycle Routes and Connections**

A number of the identified streets into the site have been retained however, the number of roads shown entering the site is reduced from five to two, in agreement with County and City Highways, Planning and Design Officers. This ensures pedestrian and cyclist movements take priority over the car, and provides greater landscape areas. The key pedestrian and cycle routes have been maintained and additional routes provided.

### **Street Hierarchy**

The principles of the street hierarchy have been followed, although a new form Country Lane is introduced – in a similar approach to that adopted in Parcels 1B, 2 and 5 to the north and following consultation with CCC and County. This road design which pulls on characteristics from various proposed typologies. The lane is a shared car, cycle and pedestrian route which meanders along the west of the site to provide access to the large residences of the scheme. Further, the number of highways is reduced from five to two as identified above. The Code covers road and footway widths and characters, design speeds and materials. The application is in accordance with this guidance including in relation to street hierarchy dimensions, street design details and the street materials palette.

### **Parking**

Parking meets the requirements and is provided in a variety of different configurations around the development including discreet on street parking, on-plot parking (driveways and garages) and in discreet landscaped parking courts. Parking is overlooked and subject to natural surveillance, with the exception of parking for the apartment blocks which is incorporated in secure undercroft car parking facilities. Parking through the development is generally allocated with the exception of a number of visitor spaces.

### **Cycle Parking**

Cycle parking is provided in accordance with the requirements within secure, covered and lockable enclosures. A number of houses have garages that contain the bike racks, otherwise secure stores are provided to the front of houses with convenient access to the front doors and street. Apartment blocks have communal stores and visitor parking is integrated within the public

realm.

### **Transitions in Style, Scale and Massing**

The design is in accordance with the massing set out within the Design Code and parameter plans. The dwellings facing onto School Square and the Spine Road will present a logical transition between more public areas of the site and quieter pockets of development. The centre of the site will comprise groups of housing forming courtyards. The concept then alters towards the west of the development to larger houses with private gardens which back onto the open playing fields. The key elevations of the apartment buildings fronting the School Square have formal facades that assist way finding and reinforce the architecture prevalent along the spine road. There are variations in building form and architectural treatment across the site, to respond to the varying context of the specific locations of the site, however, all the buildings read as part of one development and are harmonious with surrounding developments through the fenestration proportions, materials and scale, utilizing a similar palette of materials across the scheme and also across adjoining development, in particular the award winning Aura, by the same architects, TateHindle.

### **Landscape, Open Space and Biodiversity**

The proposals accord with the key Design Code principles providing clear legible spaces, recreational routes and increased opportunities for biodiversity. A distinct and legible landscape hierarchy is proposed which is created through the careful selection and specification of species, materials and street furniture and through the design of the spaces. This includes providing larger tree species where possible and providing tree planting throughout the public realm – along streets, within parking areas and within the new School Square North park. These landscape spaces are designed to create an integrated network of wildlife corridors which will help to enhance the biodiversity of the site and link it with the established landscapes to the north and south (Green Corridors) and the west (hedgerows and school playing fields).

### **Street Furniture**

A full range of street furniture, including benches, street lighting, street bins and cycle parking is provided throughout the development, in accordance with the Design Code and / or agreed with Officers.

### **Youth and Children's Play Strategy and Public Art**

The play strategy is in accordance with the Design Code with provision based on NPFA requirements. School Square includes a LEAP and a LAP, with a further LAP provided in the Green Corridor In collaboration with artists Tom and Simon Bloor, an indicative play scheme that incorporates Public Art into the School Square and Park has been developed, with the play spaces creating unique and inspiring play for a range of ages.

### **Drainage**

The drainage strategy is in accordance with the Design Code. Permeable paving is provided in private areas and green roofs help with attenuation. SUDS features (swales, raingardens, and a planted rill) have been introduced.

### **Waste and Recycling**

The waste strategy is in accordance with the Council's requirements. Bins are generally provided within garages for the houses, or otherwise in covered stores in the gardens or at the front of houses, easily accessible to the street. Apartments have separate communal stores. A site wide recycling facility is also provided within Parcel 6, south of the School Square North and located to minimise disturbance to neighbours and to be easily accessible.

### **Utilities**

Guidance on street lighting has been followed.

### **Sustainable Development**

A holistic approach to sustainability has been taken, which encompasses urban design, architecture, energy, transport, pollution, materials and water. All affordable homes are designed to Code for Sustainable Homes Level 4 and the private homes to Level 3. Code Level 4 Energy Credits are being targeted for all homes however. All units are also designed to Lifetime Homes Standards, in excess of the OPP requirements. In accordance with the Outline Permission, a full

noise model has also been undertaken.

### **Character Areas: Guiding Principles**

#### **Key Parameters: Density**

The scheme accords with the Design Code and Parameter Plans providing 165 units with a density of 50 dph which is within the density banding for this area, of 45-65 Dwellings per hectare.

#### **Building Heights**

Following submission and feedback and discussions with Officers, all building heights within the scheme are compliant with the requirements of the Parameter Plans and Clay Farm Design Code.

Building heights generally range in height from between 2-4 storey across the development, with two 5 storey apartment blocks fronting the spine road, which assist with wayfinding. All [lots along the spine road (5 apartment blocks and a terrace of 3 townhouses) are are 4 to 5 storeys providing a sense of enclosure to this major access route. In general:

- 3 Storey buildings front the School Square North to the west to provide formality and enclosure
- 3 Storey buildings generally front the routes and boundaries, including rural edge to the Green Corridor (north), the western boundary with the school and frame the central access route leading from the spine road
- A pair of 2 and 3 storey courtyard typologies sit within the inner parts of the site providing an intimate environment around the landscaped courtyards.

#### **Building Plots and Typologies**

The Design Code requires reserved matters scheme proposals to respond to key design aspirations and components. This scheme has sought to respond to each of these issues in turn which are as follows:

#### **Plot Widths**

A variety of property widths are provided, with larger plots of apartment buildings along the spine road to create a 'buffer' to the remaining development. This then reduces in scale further into the site to respond to the road hierarchy, with generally narrower plots along secondary and ancillary roads with townhouse development. The 'Country Lane' on the west side and the houses fronting the green corridor are larger plots of 4 bedroom family homes to create a more rural feel as the development fronts /approaches the adjoining green spaces.

#### **Building Mix**

The development comprises a wide range of, 1, 2 and 3 Bedroom apartments and 2,3 and 4 Bedroom houses. The overall unit mix accords with the site wide objective of approximately 60% houses and 40% flats. Tenure also satisfies the 40% affordable housing requirement.

#### **Building Rhythm**

The Spine Road is aligned by apartment buildings and terraced houses of similar height and massing which then step down towards the western edge of the site in a uniform pattern. Parcels 6 and 7, designed around central courtyards, are very similar in layout to those developed for parcels 1b, 2 and 5. Larger terraced houses are arranged to overlook public open spaces where possible.

#### **Building Gaps and enclosure**

A robust primary frontage is provided to the Spine Road with a series of 5 x four and five-storey apartment blocks which help to shield the rest of the development from noise sources associated with this route. Beyond this building gaps are strategically located along ancillary roads to allow views of the wider countryside to be glimpsed from the centre of the development.

#### **Roofline**

All roofs throughout the development are flat roofs, with alternating heights of the townhouses ensuring an interesting roofscape. This allows the accommodation of renewable energy generating equipment and ensures the proposals meet with Parameter Plan constraints. All roofs which can be overlooked by adjacent properties will be provided with sedum.



## **APPENDIX C: QUALITY PANEL REPORT**

### **CAMBRIDGESHIRE QUALITY PANEL**

#### REPORT OF PANEL MEETING

**Scheme:** Clay Farm Parcels 6 and 7

**Date:** 11<sup>th</sup> September 2014

**Venue:** Council Chambers, Cambridgeshire County Council, Shire Hall, CB3 0AP

**Time:** 10:30 -12:30

#### **Quality Panel Members**

Robin Nicholson (Panel Chair)

Simon Carne

David Prichard

Meredith Bowles

#### **Panel secretariat and support**

David Carford – Cambridgeshire County Council

Judit Carballo – Cambridgeshire County Council

#### **Local Authority Attendees**

Mike Ovenden – Principal Planning officer, Cambridge City Council

Jonathan Brookes – Principal Urban Designer, Cambridge City Council

#### **Applicant and Representatives**

Jonathan Gimblett – Associate Director (Development), Countryside Properties

Steve Walters – Managing Director, SW Planning – Planning Consultants

Martha Alker – Landscape Design, Townshend Landscape Architects

Mike Jamieson – Director, Tate Hindle Architects

Tom Jackson – Architect, Tate Hindle Architects

## **1. Scheme description and presentation**

Architect/Designer	Tate Hindle Architects
Applicant	Countryside Properties
Planning status	Pre reserved matters

## **2. Overview**

The site is located within the Southern Fringe area to the south of Cambridge city centre, between the railway and Cambridge Biomedical Campus to the east, Long Road to the north and Shelford Road to the south and west.

Parcels 6&7 are located south of the consented Northern Gateway parcels (1, 2, 4 and 5) and between the existing Fawcett Primary School and consented secondary school (Trumpington Community College respectively. To the south is the heart of the Great Kneighton development (Parcel 8), with the local centre and Cambridge Guided Busway beyond. The application site is bordered to the north and south by separate green links, with existing Plantation to the north and Community Gardens to the south.

The scheme comprises approximately 165 dwellings (99 houses, 66 apartments) at a density of circa 53 Units/Hectare across the site inclusive of the School Square, ranging from 1– 2 bed apartments through to 3 and 4 bed family homes. 60% are house typologies with 40% being apartment based typologies. The design features two central courtyards. 40% Affordable Housing is provided with the Affordable Housing Unit Mix conforming to Cambridge City Council's adopted Planning Guidance and Section 106 requirements, which will be managed and maintained by the Bedfordshire Pilgrims Housing Association (BPHA).

The reserved matters planning application is anticipated to be submitted by the end of September 2014.

## **3. Cambridgeshire Quality Panel views**

### Introduction

The Panel were pleased to see the proposals at the pre-determination stage as part of an iterative and on-going process. Having Quality Panel involvement at a number of stages of the scheme ensures that the Quality Panel principles are embedded and reinforced into the design of the development.

The Panel welcomed the site visit to Clay Farm which was valuable in providing the context for the scheme.

The exhibition boards weren't sufficient to support the presentation but the applicant provided additional drawings, showing the house plans and elevations.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised

in the open session of the meeting and those from the closed session discussions.

### Community

The Panel accepted the merits of units no longer facing the western boundary adjacent to primary school, reducing the potential overlooking of the school site. The retention of hedgerow on this same boundary line was welcomed. The Panel suggested further thought was needed on how the entrance to Fawcett School will work for the community in the north west corner of the site.

The Panel considered that there is sufficient overlooking into School Square and that the treatment of key frontages and particularly those to School Square was good.

The Panel noted that the City Council will manage the open spaces.

### Connectivity

The Panel noted the variation from the road access layout in the parameter plan and code in reducing the number of tertiary roads from three to one off the spine road.

The connections to other parcels are good but the Panel questioned how the extended Fawcett primary school's drop-off will be managed; it was explained that it is anticipated the new entrance will be used largely by pedestrians and cyclists. The Panel recommended more space to improve the relationship with the school square.

The Panel queried the BPHA requirement for affordable housing to have rear access.

### Character

The Panel appreciated the overall layout, the inventive house types, materials and the architectural language to create a development that reads as part of the family and architecture at this end of the Great Kneighton development.

The Panel sought clarification on the landscape as the perspective into the square didn't help the Panel to understand the scale, or landscaping features for the site. Swales were noted as forming part of the square's design.

The Panel queried the short housing terrace fronting onto the spine road and how they looked out of place amongst the apartments. It was explained this was to conform to the 60% house, and 40% apartment topography required for the site but the Panel felt that they looked out of place.

The brick types proposed were discussed during the meeting, it was noted that these will be similar to the already used in earlier phases.

The Panel praised the use of brick to construct walls giving continuity with housing units.

The Panel expressed concern about large garden/bin/bike sheds used at Trumpington Meadows and recommended the use of smaller sheds as at the Adobe development.

### Climate

The climate aspects of the scheme were very well covered by the applicant who provided further explanation about the orientation of the buildings. The first floor overlooks the plantation and allow light passing through.

The Panel queried the orientation of the gardens for some of the court yard properties and the need to maximise sunlight into the gardens.

The Panel questioned if there have been given further considerations to overheating and climate change.

### **4. Conclusion**

The Panel were very supportive of this scheme and thanked the applicant for the provision of extra drawings that helped to understand the site.

### **5. Conflict of Interest**

As per the Cambridgeshire Quality Panel Terms of reference the Panel is open and transparent about conflicts of interest, therefore it was noted that David Prichard is currently working for Countryside Properties in London, but has no relation to this development.