

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 19 August 2015

Application Number	15/0844/REM	Agenda Item	
Date Received	5 May 2015	Officer	Mark Parsons
Target Date	21 August 2015 (PPA)		
Ward	Trumpington		
Site	Parcels 8A and 8B 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 251 mixed tenure dwellings including 40% affordable housing, 967 sqm of retail floorspace, public open space, drainage and associated infrastructure on Parcels 8A and 8B of the Clay Farm development site.		
Applicant	Countryside Properties (UK) Ltd		
Application Type	Major	Departure:	No

The above application has been reported to the Joint Development Control Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

Summary	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) The scheme provides for both residential (including 40% affordable housing) and commercial uses that complement the mixed use, high density local centre.
Recommendation	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 251 dwellings on parcels 8A & 8B (130 units and 121 respectively) situated centrally within the Clay Farm site. The applicant is Countryside Properties, developers of the nearby parcels 1B, 2 and 5 (known for marketing purposes as Aura) and the adjacent parcels 6 & 7 which received reserved matters approval in February 2015.
- 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 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 open to pedestrians.
- 0.3 Since July 2011 JDCC has granted reserved matters approval for all the residential parcels on the Clay Farm site save for parcels 8 and 9 which are both presented to this committee. In addition permission has been granted for the secondary school, Central Square and community centre. Implementation of these schemes is well underway. More recent permissions include 208 dwellings on Parcel 21 and 165 dwellings on parcels 6 & 7. There are around 589 occupations (May 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 and together the parcels cover an area of 2.57 hectares.
- 1.2 The site sits relatively central to the overall Clay Farm scheme close to the local centre, north of the Cambridge Busway route and is split either side

of the Spine Road with parcel 8A to the west and 8B to the east. To the north of parcel 8B is the site of the new secondary school and associated all weather pitch. Hobson's Square and the new Community Centre sit to the south of this site along with Parcel 21 (Quad, now known as 'Viridio'). To the west of Parcel 8A are the properties that front Foster Road/Paget Close which back onto the parcel.

- 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 is a reserved matters (access, appearance, landscaping, layout and scale) approval for 251 dwellings, including 40% (100) affordable homes, the remainder of the local centre retail units, public open space, roads, footways, cycleways and drainage infrastructure. The development would have an overall density of about 97 dwellings per hectare (gross). Storey heights across the parcels range from 2 storeys to 5 storeys.
- 2.2 The scheme is broken down into two parcels. Parcel 8A provides for 130 of the 251 units (63 private and 67 affordable units), and parcel 8B provides for the remaining 121 units (88 private and 33 affordable units). Of the units 84% of the properties are apartments, ranging from studio units to three bedroom units, with 16% of the properties proposed being 3 and 4 bedroom houses, which reflects the local centre, high density nature of the proposal.
- 2.3 The proposal also includes some retail units to be located within parcel 8B, on the ground floor fronting onto new public realm (Hobson's Walk), which extends the public square (Hobson's Square) north easterly. Four A1 units are proposed (ranging from 110sqm in size to 381sqm) of which the largest unit is envisaged to be a local convenience store, and one A3 unit (Restaurant/café) which measures 201sqm.
- 2.4 The proposal also includes complementary infrastructure in terms of access roads, bin stores, cycle spaces and open space. A new landscape square (Garden Square) is located within Parcel 8A, and a public realm area (Hobson's Walk). Car parking spaces are provided at a ratio of one space for one unit, save for the seven studio flats which are car free.
- 2.5 The application is accompanied by the following documents:
- Planning Statement
 - Design and Access statement (inc Design Code compliance statement)
 - Planting Schedule
 - Landscape Strategy
 - Specification for the Hard and Soft Landscape Works
 - BREEAM Ecology Report

- CfSH Ecology Report
- Ecological Conservation Management Plan
- Sustainability Statement
- Energy Assessment
- Noise Assessment
- Daylight and sunlight assessment
- Infrastructure statement
- Code for Sustainable homes pre assessment
- Demolition, Construction Noise and Vibration Impact Report
- Construction Environmental Management Plan
- Ventilation Statement (Non-domestic)

2.6 In addition to this Reserved Matters Application currently under consideration, a number of conditions that were applied to the outline approval have been submitted for determination in parallel. The information to discharge the conditions are included within the submitted drawings and within the suite of documents above. The conditions are:

- Condition 7 Design Code Compliance
- Condition 8 Materials
- Condition 10 Play provision
- Condition 14 Landscape design
- Condition 16 Landscape Management Plan
- Condition 19 Tree Survey
- Condition 26 Housing Tenure Plan
- Condition 27 Lifetime Homes
- Condition 31 Renewable Energy
- Condition 39 Surface Water Drainage Strategy
- Condition 42 Ecological Conservation Management Plan
- Condition 54 Cycle Parking
- Condition 55 Foul Water Drainage
- Condition 56 Levels
- Condition 59 Detailed Construction Method Statement
- Condition 60 Demolition, Construction noise and Vibration Impact Report
- Condition 61 Noise Report
- Condition 62 Noise from Plant
- Condition 63 Noise attenuation scheme
- Condition 65 Detailed Waste Management Plan
- Condition 68 Waste Storage

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

- Detailed design changes to overcome consultee comments
- Highway kerbs amended to enable tracking compliance
- Detailed changes to swale profile and tree pit detail
- Ownership plan for adoption purposes
- Maintenance requirements for CHP

- Note on affordable housing clustering
- Updated Demolition, Construction noise and Vibration Impact Report
- Updated Detailed Construction Method Statement

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

3. RELEVANT 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	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	A/C
12/0794/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 231 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	A/C
12/0867/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 274 dwellings pursuant to outline application 07/0620/OUT (Skanska)	A/C
13/0105/REM	Reserved matters for 750 pupil secondary school, community sports facilities and landscaping pursuant to outline application 07/0620/OUT	A/C
13/0751/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 295 dwellings and associated landscaping pursuant to outline application 07/0620/OUT	A/C
13/0912/REM	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
14/0093/FUL	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
14/0520/REM	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
14/1201/REM	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

14/1724/REM	Reserved matters application for pedestrian, cycle and emergency vehicular access to Shelford Road pursuant to outline approval 07/0620/OUT	Withdrawn
14/1736/REM	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. Parcels 6 and 7 of the Clay Farm development site.	A/C

4. PUBLICITY

- 4.1 Advertisement: Yes
 Adjoining Owners: Yes (137)
 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

Cambridge Southern Fringe Area Development Framework (January 2006)

6. INTERNAL AND EXTERNAL CONSULTATIONS

External

Cambridgeshire County Council

- 6.1 Holding objection based on need for applicant to apply to realign footpath no. 46 (east-west) and no.117 (north-south). An objection is made to the surface of 117 being hoggin rather than tarmac, and that the impact of the close proximity between existing fences and new boundary walls creating a tunnelling effect which will be uninviting. Request information on how superfast broadband will be provided.

Comments on amended plans

- 6.2 Addressing the concerns over the surfacing and drainage are welcomed, however there is still some concern over tunnelling of footpath 117, and discussions over the boundary treatment to those properties need to be discussed.

Highways & Transportation

- 6.3 Following extensive pre-application consultations the layout and extent of adopted public highway is acceptable to the Highway Authority.

Architectural Liaison Officer

- 6.4 In general the scheme is acceptable and initial pre-application concerns have been dealt with. Practical issues over the gate required to limit access to the podium garden between East blocks A, B and C need to be worked through.

The affordable blocks have through the door delivery to each apartment with their managed blocks, which goes against Secured by Design policy. External mailboxes should be incorporated to resolve this issue.

Comments on amended plans

- 6.5 The issues previously raised have been resolved through the amended plans. A through the wall mail delivery has been introduced, and access to the podium area has been resolved.

Fire and Rescue Services

- 6.6 Request condition requiring provision of fire hydrants.

Natural England

- 6.7 The proposal is unlikely to affect any statutorily protected sites or landscapes and Natural England's standing advice should be applied with regard to protected species.

County Council as Lead Flood Authority

- 6.8 The applicant has met the requirements of the NPPF, and has demonstrated that surface water can be dealt with on site by using sustainable drainage techniques, and is therefore acceptable to the County Council.

Internal

Strategic Housing

- 6.9 The overall percentage of affordable housing is 40%. Although there is a split with 51% on parcel 8A and 27% on 8B, this is acceptable. Strategic Housing accept the housing unit mix and discussions are still required as to the tenure split.

The cluster size on parcel 8B is beyond the requirement of 25 units, however as this is a flatted high density site, it is harder to distribute.

Comments on additional justification provided

- 6.10 Although the clustering exceeds guidance, there are many factors which make satisfying policy requirements difficult in this particular instance, therefore given the exception circumstances for this parcel on a larger site that has otherwise met the clustering policy; the clustering is, in this instance acceptable.

Sustainability Officer

- 6.11 All of the measures proposed in respect of sustainable design and construction are fully supported. Code pre-assessments show that even the worst performing units for both the market and affordable units are capable of achieving code level 4. BREEAM excellent is being achieved for the non-residential floorspace.

Two technologies are being utilised in order to meet policy 8/16. Photovoltaic panels are being provided, along with communal heating system driven by gas fired Combined Heat and Power (CHP) on the high density apartments in parcel 8B. This represents a 27.26% reduction in

carbon emissions through the use of renewable and low carbon energy, exceeding the policy stipulation.

Comments on amended plans

- 6.12 A note with regard to CHP management has now been provided and as such the proposal are acceptable and condition 31 of the outline consent can be fully discharged.

Environmental Health

- 6.13 No objection to the proposal subject to comments on the following issues:

Construction/demolition: Comments on these issues have been provided pursuant to the parallel applications for condition discharge.

Noise: Discharge applications have been submitted for conditions 61 and 63 (noise insulation scheme) Annex C of the assessment predicts that mechanical ventilation will be required in some instances to achieve the levels in the recommended British Standard. This strategy is acceptable in principle, but will require careful consideration.

The site is adjacent to the sports pitches associated with the secondary school. The all-weather pitch is limited in terms of hours of use by condition (0800-2200hrs Monday to Saturday and 0900-1900hrs Sundays and Bank Holidays). An alternative method of ventilation and higher specification glazing may be required in these instances as well as careful orientation of rooms.

In relation to the adjacent community facility there is no impact demonstrated in terms of noise and is therefore acceptable in this respect. In terms of impact from commercial uses hours of use and delivery hours should be conditioned. A condition is suggested to deal with potential odour/fume impact from commercial uses.

Contaminated Land: This is subject to a parallel planning condition submission. Some additional ground gas monitoring is required as part of additional works on site.

Landscape (including comments from Streets and Open Spaces)

- 6.14 The proposals are generally acceptable however there are a number of issues that need resolving through amended plans, or should be subject to planning conditions.

The issues that need attention through amendments to the application include the detail of the Water Meadow design, a slight amendment to the adoption plan, revisions to the protect planting against refuse lorry overruns, swale sections, tree pit details, tree specifications and paving specifications.

The Streets and Open Spaces team require a small strip of grass to be transferred to home ownership, and require the inclusion of a retracting bollard in one location to prevent unauthorised parking in one location. The team support the current proposals for play arrangement and equipment.

Comments on amended plans

- 6.15 Water Meadow detail should still be conditioned, and there is a minor issue to resolve with regard to metal edging around the tree pits which needs to be looked at. The adoption drawing needs to be consistent with the text provided (text is acceptable). Other than this, the amendments address previous concerns.

Drainage

- 6.16 The proposed surface water drainage strategy is in accordance with the site wide surface water drainage strategy and provides the required level of attenuation. The use of permeable paving in non-adopted areas, the use of green roofs, swales and a wetland are all supported. There is a proposal to de-culvert an existing surface water drainage pipe and this represents best practice as it will enable a level of treatment for the water prior to it entering Hobson's Brook. The application as a whole is therefore supported.

However, there is a level of concern around the final details of the wet meadow and would recommend that a condition is attached to any permission granted that requests the submission of further details of this area of the development.

Comments on amended plans

- 6.17 Clarity is required with regard to the levels on the adjacent parcels and how this proposal meets up with those approved levels. The plans submitted pursuant to condition 56 (levels) are unclear.

Biodiversity Officer

- 6.18 The Ecological Conservation Management Plan accords with the objectives approved as part of the site wide plan. A condition is suggested in relation to the protection of badgers, and further information is requested over the bird and bat boxes proposed.

Cycling and Walking Officer

- 6.19 The cycle route to the north of Parcel 8A is 4.2m and should be segregated so that pedestrians and cyclists avoid conflict. Different coloured surface and/or materials could be used. The path along the Western edge should be a bound surface (not hoggin).

Visitor cycle parking should be provided for blocks near the main entrance and staff parking (for commercial units) should be covered and secure. It is

disappointing that high capacity racks are being used which can be difficult to lock.

Urban Design

- 6.20 The urban design team have been involved in pre-application discussions. The scheme is compliant with the parameter plans approved at the outline stage (save for the need to make a minor amendment to the land use parameter plan), and complies with the design code for the site.

The proposals will create a contemporary and well considered completion of the local centre and will complement the adjacent parcels, such as Quad, in design terms. The elevations and materials tie into the emerging palette across the site. One small change is suggested (addition of a recessed panel or textured brick) to help relieve the blankness of one elevation.

The proposal in terms of daylight and sunlight performs significantly better than good practice, although some properties with north facing gardens fall short of the BRE guidelines for sunlight to amenity space, however given the constraints of the scheme and the dense nature of the proposal on balance this is considered acceptable.

Comments on amended plans

- 6.21 Buff profiled panel bricks have been inserted to help relieve the blankness of one elevation and as such the application is fully supported.

Waste

- 6.22 The majority of the scheme looks acceptable in terms of waste provision, there are however so errors in the calculations for bin provision which needs to be addressed. The loading bay for the commercial units needs to be built to adoptable standard (if it is not to be adopted) and there is not a necessity for doors for the bin stores. Bin stores for flats need to have lockable doors and the route for four wheeled bins needs to be over level ground with dropped kerbs.

Access Officer

- 6.23 The garage for the affordable unit needs to be as high as possible as many vehicles for disabled people are tall. The main bathroom should have a shower, not a bath so the layout needs to be amended. 5% of parking spaces should be marked for blue badge holders. There is no mention of that these properties are lifetime homes, and 25% should be identified.

Cambridgeshire Quality Panel

- 6.24 The Panel was broadly supportive of the proposals and in particular praised the incorporation of space to allow a strong landscape and the

provision of generous play areas and informal routes across the development. The full report is reproduced in appendix C at the end of this report

7. NEIGHBOUR REPRESENTATIONS

7.1 The application has been publicised with five site notices, a press advertisement and 137 neighbour letters. 2 representations have been received from the following addresses

Whitlock's, High St Trumpington
124 Foster Road

The objections can be summarised as

- No objection to the proposal but the Public Rights of Way should remain open/be maintained during construction.
- There is concern that the green pathway will be removed from its current use.
 - It is important for public access and cycling and will be too narrow.
 - Access to property will no longer be available.
 - Biodiversity value is important and should be maintained for habitat especially in relation to hedgehogs.
 - This area is also a bat run.
- It is understood that the developers need a variation order to use the green path for an alternative use and that people will be consulted.
- Impact on the adjacent chicken plots from the increased population.
- Housing design should be carbon neutral.

In addition to this comments from two organisations have been received.

Trumpington Residents Association

Object to the proposal as the four properties nearest to Foster Road are too close to those properties, the path and will compromise use of that path a a green corridor by people and wildlife. Other than that issue the plans are welcomed.

A condition should be imposed to ensure that the link from Paget Rd to the busway is open during construction.

Cambridge Past, Present and Future

Support the principle of the development however there are concerns that the flat-roofed rectangular blocks have become predominant and created a new Cambridge vernacular and that new residential areas would best serve their residents if there was more of a diversity of design.

In the context of this application we accept that the plans are thorough and that adequate green space and retail space has been provided.

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
3. Compliance with Design Code
4. Design
5. Landscape, Ecology and Open Space
6. Play Provision and Public Art
7. Drainage and Flood Risk
8. Management and Maintenance of Public Realm
9. Public Rights of Way
10. Residential Amenity
11. Housing Mix and Typology
12. Accessibility and Lifetime Homes
13. Sustainable Design
14. Transport Impact, Car and cycle Parking
15. Waste and recycling
16. Construction Management
17. Other Issues
18. Conditions Submitted in Parallel

Principle of Development

8.2 The principle of residential development on the wider site, and commercial development within the local centre area 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 and associated design code then it is acceptable in principle.

8.3 All strategic impacts of this proposal such as impact on the surrounding transport network, impact on open space, sports facilities, education and health facilities were assessed previously and mitigation provided for through the wider development on site and/or off site provision through the Section 106 agreement.

Compliance with Parameter Plans

8.4 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.

8.5 Land Use parameter plan (PP1): The parameter plan identifies parcels 8a and 8b as being within the 'Residential envelope' apart from the space

either side of the spine road which also includes the 'mixed use Local Centre'. Through the detailed design of parcel 8b, in order to add vitality and activity to the local centre the public realm has been extended out towards the north west of the mixed use area resulting in local centre uses within the purely residential area.

- 8.6 To overcome this conflict with the parameter plan the applicants submitted a Non-Material Application (NMA) contemporaneously with his application to ensure that the reserved matters application is in conformity with parameter plan 01. This NMA (ref 15/0973//NMA) does not seek to add any additional commercial floorspace, or residential units to that already consented, but merely extends where the local centre uses within the site can be accommodated. As this impact has no bearing outside the site and does not identify any issues that haven't already been assessed through the environmental statement at the outline stage, the NMA has been approved (9 July 2015) and as such, the proposal subject to this application is compliant with the updated parameter plan 01 (drawing number 8_A_S600 Rev 00).
- 8.7 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. To the north of the parcels, but within the red line of this application is footpath 47 which links Foster Road with the busway. The design of this link needs to therefore be assessed as part of this application.
- 8.8 Landscape parameter plan (PP3): the parameter plan identifies that the spine road is tree lined running through the centre of these two parcels. This road is built and is largely unaffected by this reserved matters application. It also identifies an area of public open space to the south west of parcel 8B which is the approved Hobson's Square.
- 8.9 The green corridor running east/west to the north of both of these parcels linking Foster Road with the busway is included within the red line of this application and therefore needs to be assessed to ensure it is adequate in design terms.
- 8.10 Density parameter plan (PP4): the parameter plan requires development of the parcels at a density of between 70 and 110 dwellings per hectare. This is the highest density on the site, reflecting the sustainable nature of the local centre and proximity to transport nodes. The reserved matters application proposes a development at 97 dwellings per hectare (gross density for the parcels with the Green Corridor excluded) which is in accordance with the outline requirements.
- 8.11 Building heights parameter plan (PP5): the parameter plan controls the upper and lower heights of buildings across the development. Along the spine road heights are controlled at 3-5 storeys, with 2-4 storeys spanning to the east covering the rest of parcel 8B, and spanning west within parcel 8A. There is a strip of development limited to 1.5-3 storeys adjacent to the

Foster Road properties. The application complies with the heights specified in the parameter plan.

- 8.12 Urban design Framework parameter plan (PP6): the parameter plan requires primary frontages that face the spine road, the green corridor and the busway, and requires that there are buildings that assist legibility within the site and buildings as well as landmark buildings to the north east and North West of Parcel 8B. As discussed in more detail below the proposal provides strong frontages to the edges of the parcels and complies with the parameter plan.
- 8.13 In summary, it is considered that the proposal complies with the six parameter plans.

Compliance with Design Code

- 8.14 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.
- 8.15 The proposed development lies relatively central to the site and forms part of the Hobson's Square character area which sits at the heart of the development. The character area includes the commercial area with local shops and service outlets and is the focal point for public transport. Parcel 8B sits wholly within the 'Mid Brook' sub character area, with Parcel 8A being split between this sub character area and 'Trumpington Edge'.
- 8.16 Overall the scheme is compliant with the approved design code. A variation to the block layout for Parcel 8B is proposed with a new route 'Hobson's Walk' proposed that subdivides the parcel and provides a more direct connection with Hobson's Square. A 'tertiary lane' has been deleted along the south-eastern boundary because vehicle circulation routes have been rationalised. The design code contains wording that allows for flexibility in the alignment of streets and the principle of downgrading vehicular routes has been previously agreed on other Clay Farm parcels.
- 8.17 These changes were subject to detailed discussion at the pre-application stage and supported in design terms because they improve the connectivity in this part of the development and the new routes help to moderate the overall scale and massing approach on the Parcel 8B adjacent to the Green Corridor. Overall the proposals are considered to be compliant with the mandatory elements of the code.
- 8.18 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 in Appendix B.

Design

- 8.19 The height and massing follows the direction of the design code and parameter plans with 5 storey buildings facing the spine road and helping enclose the public realm around Hobson's Square. The buildings then drop down to a range of 4 and 3 storey buildings fronting the busway, the green corridor and surrounding the new green square within parcel 8A.
- 8.20 The western end of parcel 8A, which moves into a different character area, and requires reduced heights drops down to predominantly two stories with some three storey properties at the northern and southern ends away from the Foster Road properties.
- 8.21 The layout of the properties and block structure is influenced by the design code and parameter plans. The strategic access routes are accommodated within the design, and the proposal connects seamlessly with the existing spine road. Permeability and legibility is successfully achieved within the proposed scheme and the street hierarchy is reinforced through the building typologies and heights.
- 8.22 The requirement for height in this central location lends itself to flats, which ensures that the density parameter plan can be met. The flatted properties within parcel 8B are arranged in blocks, around a podium, under which the car parking is contained and hidden from public view. A podium is also used with the flats towards the eastern end of parcel 8A. Towards the western end of the proposal the plots are predominantly dwellings with on-plot provision of car parking.
- 8.23 The layout has been well considered in enabling a good level of access into properties from the public realm. This enables convenience for residents and ensures that there is adequate activation and surveillance of the street. Where properties are situated on the ground floor a good level of defensible space has been provided between the footpath/street and the ground floor property.
- 8.24 Buildings are arranged to provide good surveillance of the proposed streets with fronts orientated to face other fronts and back orientated to secure rear gardens.
- 8.25 The elevational detailing is contemporary in nature and is of a style that complements the rest of the clay farm development, but which takes a bespoke architectural response to these particular site constraints and the need to comply with the parameter plans and character area set within the design code.
- 8.26 The materials for these parcels are simple and controlled in order to help with the change in scale and density across the parcels. The proposal seeks to draw reference from adjoining parcels to provide continuity, but at the same time provide some identity of its own. Some profiled edging of brickwork, (projecting every second course) for the apartment blocks along the Spine Road will accentuate building features and add interest. A differing brick will be used for the internal courtyards. The houses to the

west of the proposal will use a buff brick (the same brick as parcels 6 and 7) to the north.

- 8.27 Parcel 8a contains the final buildings in the sequence of white rendered 'marker buildings' that help to terminate views and 'way mark' the more informal pedestrian and cycle route from Parcel 1b through Parcels 6 and 7 and terminating in Parcel 8a.

Cambridgeshire Quality panel review

- 8.28 The emerging proposals were considered by the Cambridgeshire Quality Panel in September 2014 and Feb 2015. The most recent Panel report is attached in 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: 'Calm down' the materials further with special reference to the finger blocks.

Response: Following CQP review, the design team rationalised the elevations to create a less fussy appearance that still recognise key corners and views through the proposed development.

Issue 2: Provide whole site sections for discussion to allow a better understanding of levels.

Response: A levels condition (Condition 56) of the outline permission has been submitted contemporaneously with this application. Through this condition the levels from this parcel will need to adhere to those adjacent parcels with extant consent. Sections of the buildings have been provided in the detailed plans.

Issue 3: Very supportive of the relationship to the QUAD scheme but the south west corner needs to be resolved.

Response: This related to the need to provide a through route to the adjacent QUAD scheme. The scheme now allows this circulation.

Issue 4: Bike storage should be useable

Response: A review of the cycle storage for all units and commercial properties has been considered and assessed by the council's cycling and walking officer. More information is provided in paragraph 8.103 below

- 8.29 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 earlier comments.

- 8.30 Comments from Cambridge Past, Present and Future are noted, and the predominant form of buildings on Clay Farm (and some other fringe sites) has come forward in a contemporary form with flat roofs. This is a

reflection of current architectural style, using modern materials and building techniques as well as integrating the need to achieve sustainable living. The buildings do however offer many different typologies, and sizes within this architectural style enabling variety of living for future residents.

Secure by design

- 8.31 Positive comments have been received from the architectural liaison officer, and following the receipt of the amended plans all concerns have been addressed. The scheme is very positive in terms of engaging with the public realm and provides good surveillance over the streets. Fenestration is provided to overlook both public footpaths within the scheme.
- 8.32 Details of how letterboxes are dealt with within the scheme have been provided within the design and access statement which identify letterboxes to be integrated with the main external door entry system (i.e externally accessible letterboxes). The amended information now confirms that this will be the case for both private and affordable apartment blocks. A concierge service is provided within the ground floor of the north eastern block of parcel 8B to allow parcel delivery. All houses will have individual letterboxes.

Conclusion

- 8.33 Officers consider that the design of these parcels are well considered and respect the constraints of the site. Urban Design Officers have been party to discussions at the pre-application stage and the Cambridgeshire Quality Panel are supportive of the proposal. It is therefore considered that the proposal complies with policies 3/11 and 3/12 of the Cambridge Local Plan 2006.

Landscaping, Ecology and Open Space

- 8.34 The proposed scheme incorporates a series of public spaces which will be legible for pedestrians and cyclists to move through the site with ease. Surfacing materials within the development parcels will be designed to restrict vehicles to low speeds.
- 8.35 The green corridor provides a key structural link from Trumpington to the west to the busway, Secondary School and Addenbrooke's to the east, linking in with adjacent parcels and the local centre. The space comprises a cycleway with hedge features, swales and wetland at various points.
- 8.36 Parcel 8A benefits from a new garden square in the heart of the parcel, this space will be overlooked on all four sides and has a lawn area, tree planting, with a pedestrian and cycle space through connecting the existing residential development to the west to the community centre/Hobson's Square through direct means. The space provides good defensible planting in front of the properties facing the garden area, a good level of seating, and a play space in the centre ensuring that the space can be used by a variety of people.

- 8.37 Courtyard character has been considered and appropriate landscaping is provided for within the courtyards both within the western and eastern courtyards. These spaces provide a variety of landscape with pergolas, seating, lawn area as well as a perimeter hedge. The eastern courtyard site on a podium level above the ground floor car parking and has been designed as such. The podium landscaping for the far eastern block (Hobson's Walk Block) has been carefully designed to provide swathes of loose planting which weave through the garden and provide a gentle terrace downhill towards a lawn area adjacent the busway. A wetland area is situated at the northwestern tip of parcel 8B as the site links to the busway.
- 8.38 Hobson's Walk is an extension of the civic space forming a strong connection with Hobson's Square. The same materials will be used on the ground with planting central to the linear space allowing room for spill out seating. The space will be surrounded by commercial uses with a route through which links to the busway. Servicing areas are marked out using materials and patterns to strike the balance of blending in when not being used, but allowing for space when they are.

Biodiversity and ecology

- 8.39 An ecological conservation management plan has been submitted with the application pursuant to condition 42 of the outline consent. This strategy should fit into the site wide plan approved through condition 41 of the outline approval. The plan sets out the existing baseline conditions of the site and then goes onto look at the management objectives for the site.
- 8.40 The submitted strategy aims to maximise the ecological value of the green space proposed, using the amenity grassland, wildflower meadow area, shrub and herbaceous, new hedgerow, rain gardens and trees to benefit ecology and wildlife. Proposed swales will also help provide valuable green infrastructure connecting open spaces.
- 8.41 Bat and Bird boxes are proposed, and are integrated within the proposed buildings. These are a combination of sparrow terraces, open fronted bird boxes, bat shelters and bat tubes. In response to the representation citing the public footpath as a bat run, it should be noted that bat shelters are proposed along the western boundary of the application.
- 8.42 Landscape officers are supportive of the proposed landscape scheme, save for two elements that remain. The first is the detail of the water meadow, where the design detail has not progressed to a level that is acceptable and further information is required before it can be fully supported. The second is where questions still remain over whether the tree pits are 'buildable' in the current drawings. A condition has therefore been suggested for the first aspect to approve the detail at a later date, and an informative for the second point to draw to the applicant's attention the need to use the appropriate detailing for the manufacturer's specification to ensure they are built correctly. These tree pits will not be

adopted by the city council and will be part of the block management company. With the condition suggested the proposal is compliant with Local Plan Policy 3/11.

Play Provision and Public Art

- 8.43 In terms of play provision, the approved play strategy does not necessarily require play space to be provided within this parcel, nor is this an area identified for public art provision. Notwithstanding this, play provision has been provided for in the new residential square and the play provision has been identified within the landscape strategy (Standing Carousel, Balance Blocks, Twin Swing and Rotating Beam). These aspects are supported by the street and open space team who will adopt this play area. No public art is provided within this scheme which is in accordance with the site wide strategy.

Drainage and Flood Risk

- 8.44 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.
- 8.45 The proposed development incorporates a variety of sustainable drainage techniques such as Green roofs being used on some roofs, along with the use of permeable paving where possible. Attenuation in pond and swales have also been used and integrated into the design of the landscape.
- 8.46 Overall it is considered that the proposals to manage surface water for these parcels are well integrated into the landscape/building fabric, and manage water as close to source as possible improving the quality of water as well as ensuring that the required run off rate is achieved it is therefore compliant with national policy in this respect. Details with regard to levels have been amended and are now considered acceptable with regard to the interfaces of the adjacent parcels.

Management and Maintenance of Public Realm

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

Facility	Adopter
Adoptable highway and strategic cycle link	Cambridgeshire County Council
Public open space	Cambridge City Council
Affordable housing including associated parking courts	Housing Association
Parking courts, non-adoptable highways and Hobson’s Walk public	Private residential management company

realm	
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.

- 8.48 The maintenance contribution for those areas to be transferred to the City Council is secured by the S106 agreement approved with the outline permission. There is one element of the adoption plan which should be removed from the City Council's 'area' and put within the ownership of the block management. A condition has been suggested to secure this change.

Public Rights of Way

- 8.49 There are two public rights of way in the vicinity of this parcel that needs to be considered in terms of this application. The first is Public Footpath no.46 which runs to the north of the two parcels linking Foster Road with the busway. The second is Public Footpath no.117 which runs along the western edge of the parcel linking footpath 46 to the allotments south of parcel 21 (Quad).

Public footpath 46

- 8.50 Footpath 46 is integrated into this proposal and forms part of the green corridor to the north of this proposal, it does however divert from the legal line and therefore an application from the development (under section 257 of the Town and Country Planning Act 1990) is required. This would be a separate process to this planning application and would be open for public comment. There cannot therefore be any guarantee over the success of that application.
- 8.51 Looking at the planning considerations solely, the footpath varies in width along the proposal. Along the north of parcel 8A the width is 4.2m wide (1.7m for pedestrians and 2.5m for cyclists, with a flush kerb marking the segregation). The second section of the footpath (between 8B and the Secondary School) is a shared path 3m wide which then leads into a small 'chicane' onto the busway .
- 8.52 The reduced width has been accepted by the highway authority and the cycling and walking officer given the constraints of the existing ditch to the north, and the necessity of a swale to the south, reducing the width in the middle. There is a road to the south of the swale that will offer an alternative path for users to access the local centre.

Public Footpath 117

- 8.53 The existing public footpath runs along the western edge of Parcel 8A and Parcel 21, it forms a link from FP46 to the allotments. The public footpath

is currently 3m wide, but is situated 2m from the boundary of the neighbouring properties.

- 8.54 Through this proposal the applicant proposes to keep the 3m width, but move this over to the edge of the site abutting the back of the Foster Rd/Paget Close properties. This means that an application to move the footpath will need to be made similar to that identified above in respect of footpath 46.
- 8.55 The proposed dwellings along the western edge will be developed up to the eastern edge of the new footpath location (i.e. 3m from the boundary of existing properties) and will present their end gable elevation and boundary fence to the footpath. The County have indicated that they are concerned over the tunnelling effect of having boundaries both sides of the footpath and have suggested that this may need to be looked at in assessing the application for the movement of the public right of way.
- 8.56 The public right of way is currently open, and this will change through this application where two development 'blocks' will add lengths (50m and 40m) of the footpath where either gable elevations or boundary walls will be hard up against the footpath. A 15m section of open land breaks up the two sections of enclosure. It should be noted that the existing properties on Paget Close and Foster Rd have a variety of fence types, many low lying. While this will retain some openness they could erect a fence in the future which would provide 'tunneling'.
- 8.57 In terms of assessing this planning application it is considered that the public right of way will still be operational and of adequate width. The Architectural Liaison Officer has not raised objection to the impact on the footpath which benefits from overlooking from the new residential properties. The County Council have indicated that they may look to minimise the height of the garden walls of the new properties, and perhaps include trellis fencing to avoid enclosure. A condition is suggested for the detail of these boundary walls to be submitted and approved prior to commencement of those units to ensure that anything agreed through the footpath application can be formalised with any planning consent also.
- 8.58 The material of the footpath has been amended to asphalt with chippings following previous concerns over the hoggin proposed, and drainage concerns have been clarified.
- 8.59 Neighbour comments raise concern that any change to the footpath will impact the corridor in terms of ecology, habitat and will be too narrow for cyclists and pedestrians. There is no doubt that the existing situation which is an open footpath on the edge of a field will be lessened in terms of habitat and ecology, however within any new development this must be seen within a wider strategic context, having regard to the principles established by the outline permission (see para 8.39 to 8.41 above).

Residential Amenity

Impact on existing residents

- 8.60 The proposals for the most part do not impact upon existing residents as the parcels are set at a distance from existing residents. There are however some proposed dwellings situated towards the west of the development that need to be assessed in respect of the Paget Close properties which back onto the site.
- 8.61 The properties in Paget Close have 18 metre back gardens, beyond this, the application provides for a further 3 metres of separation (public right of way). The orientation of the proposed dwellings has been turned 90 degrees and presents the end (longest) gable elevation to the existing properties. To minimise overbearing impact from the properties however, the nearest dwellings have been staggered to open up views from the properties that have the smallest gardens. The proposed dwellings are two storeys high and have a flat roof resulting in a low slung property (6.75m to 7m high) that will minimise the impact on neighbouring properties. Given the height of the proposed properties and their distance to existing properties, siting and orientation it is considered that any impact is minimal and amenity of existing properties is adequately protected.
- 8.62 In terms of overlooking, windows within the proposed dwellings at first floor level are in some instances bedroom windows which overlook the gardens of Paget Close properties. The staggering of the buildings means that the vast majority of these windows are not habitable rooms or do not directly overlook garden areas. The one exception to this is the end unit of the second set of four properties from the north (plot 8A-005) where two bedroom windows and one corner window overlook the garden area of the Paget Close property. It is considered that this relationship is too direct at the distances involved and that a condition should be imposed to obscure glaze the window up to 1.7m in height which will allow views out of the window upwards but obscure direct views into the garden. The window should be limited in terms of how far it can be opened. With the imposition of this condition it is considered that the relationship with neighbouring properties is acceptable.
- 8.63 As the scheme moves south gardens associated with Foster Road properties are around 45 metres long. A similar gable end for two properties are presented to these gardens, however for the same reasons as above the impact on these properties in terms of overbearing is acceptable and will not harm the amenity of the existing residents. Although there are direct windows the length of gardens means that sensitive areas of gardens are not overlooked and the proposed layout is acceptable.

Impact on adjacent parcels

- 8.64 The proposed parcels sit adjacent to parcel 7 to the north and 21 to the south. The outward facing nature of these parcels means that the relationships with neighbouring parcels are front to front and across an

element of public realm, either a road or the green corridor. The relation is therefore acceptable.

Future residents

- 8.65 A daylight and sunlight assessment has been submitted for the proposals. This assessment has been made using the BRE good practice guidance 'BRE Site layout planning for daylight and sunlight.
- 8.66 The conclusion to the assessment is that the development proposals generally perform significantly better than the good practice recommendations. As identified within the report, 86% of kitchens pass the kitchen criteria, 99% of all units pass the living space criteria and 100% of all units pass the bedroom criteria. Given density requirements on these parcels and the development form, the results are considered to be acceptable in design terms
- 8.67 An assessment has been undertaken to analyse the shadowing of proposed amenity spaces for future occupants. BRE guidelines recommend that amenity spaces receive a minimum of 2 hours of sunlight on the 21st March to achieve good practice. The assessment reveals that a number of north facing gardens fall short of the guidelines. Given the orientation of blocks, and the benefits that this orientation has in helping to moderate the scale and massing of the scheme from neighbouring properties on Paget Close (see above), it is not considered possible to re-orientate blocks. The conclusion to the overshadowing section of the submitted report is that this is acceptable given the more urban nature of the scheme generated by the required density parameter. This conclusion is supported by officers.

Noise from adjacent uses

- 8.68 Conditions on the outline consent (conditions 61, 62 and 63) require that information is provided prior to the commencement of development with regard to assessing and mitigating any impact from adjacent road noise and/or non-residential uses. In this context noise from the adjacent all weather pitch at the school, and the commercial units in the local centre need to be assessed.
- 8.69 Environmental Health officers consider that in relation to those units facing the school, further work on noise impact is required before the condition can be discharged. If necessary (the noise report may yet conclude it is not required) some mechanical ventilation will be required to provide an alternative means of ventilation for some rooms facing the sports pitch. This can be provided within an area to the side of the window void and can be easily integrated into the design with minimal visual impact. Therefore given that there will be little impact on the elevations if the mitigation is needed it is considered that the application can be approved ahead of final determination of the condition (which must be determined prior to commencement).

8.70 The apartments which face onto Hobson’s Walk will experience greater noise from general comings and goings of people in the local centre than residents elsewhere on the site. To some extent this is to be expected, and is acceptable provided that the loss of amenity is not so great that it harmful. Key to this will be limiting the hours that the uses within the local centre can operate as well as deliveries to and from these units.

8.71 Environmental Health Officers have suggested the following hours of use to be conditioned.

Use	Mon-Sat Opening	Sunday and Public Holidays Opening
A1 Use (excluding convenience store)	0800-1800 hrs	0900-1700 hrs
A3 Use	0700-2300 hrs Mon-Friday 0700-0000hrs Sat	0800-2200 hrs
A1 convenience store	0700-2300 hrs	0800-2200 hrs
Deliveries for all the above (No HGVs)	0700- 2100 hrs	0900- 1300 hrs

8.72 Subject to the conditions identified in the sections above it is considered that the amenity for both existing and future occupiers is acceptable and complies with local plan policies 3/4 and 4/13.

Housing Mix and Typology

8.73 The 251 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 (%)
<u>Apartments</u>				
Studio	7	7	0	0
1 Bed	62	38	24	39
2 Bed	125	65	60	48
3 Bed	15	15	0	0
Total Apartments	209	125	84	40
<u>Houses</u>				
3 Bed	20	11	9	45
4 Bed	22	15	7	32
Total Houses	42	26	16	38
Total	251	151	100	40*

* rounded up from 39.84%

8.74 The S106 accompanying the outline application gave an indicative mix of 60/40% in terms of houses and flats mix, however the S106 excluded the central 'high density' area where this would be difficult to achieve. The proportion of flats and houses within this parcel for affordable units are in proportion to those for market sale and is supported by the housing team.

Percentage of affordable housing

8.75 The percentage of affordable housing on this parcel is slightly under the 40 percent. Parcels have come forward with slightly above or below 40% figures across the site, as numbers cannot always be rounded exactly. Across the entire site the number of affordable units for extant permissions and current submissions under consideration (parcel 9A and 9B) is as follows:

For developer parcels only

Total Dwellings approved for developer parcels (assuming approval of parcels 8 and 9)	1937
Total affordable housing units	775
% of affordable housing site wide	40.01%

8.76 It can be seen that overall the percentage of affordable housing, although marginally below the 40% on this parcel still achieves the 40% across the entire site in accordance with the Section 106 agreement and local plan policy 5/5.

Tenure Split

8.77 This development has proposed the affordable housing tenure split as 75% social rented and 25% intermediate. This meets the requirements of the S106 agreement. At this stage the developer has not selected a registered housing provider however it would be expected that the approved Registered Provider would carry forward the plans, tenure mix and housing mix approved as part of this application.

Clustering

8.78 The clustering of parcel 8 has been the subject of much consideration. The affordable housing SPD sets out guidance on clustering with the recommended size of clusters of between 6 and 25 units. The proposal for clustering on the western part of the site meets this requirement with a cluster of 16 houses, and a separate cluster of 10 flats. Furthermore when placed alongside the adjacent parcel (Parcel 21) it abuts private units ensuring that the clustering guidance is adhered to.

8.79 The affordable units either side of the spine road do however exceed the guidance. Crudely there are 74 units clustered together, 41 to the west of

the spine road, and 33 to the east. However when the design is looked at in more detail there are a number of factors that the applicant has highlighted which they consider allow an exception to the guidance.

- 8.80 The parcel is proposed at a high density, as per the parameter plan guidance, this automatically means that there are a high number of units in a small area which makes clustering harder. This parcel is also enclosed by other parcels with extant permission (parcel 7 to the north, 21 to the south); there is also the community centre with affordable units above the facility. The design therefore has to work around other adjacent parcels which limits 'movement' of clusters.
- 8.81 The central cluster of affordable units is split in tenure type. 17 of the 33 units to the east of the spine road are intermediate units with the remainder being social rented. There are a couple of similar situations on the Clay Farm site (parcel 4 and 12A, 13 and 14) where the cluster has exceeded the numbers but the units have been mixed in terms of tenure type and so have been considered acceptable.
- 8.82 The proposal has been designed so that the entrances to these units front onto different roads (some onto Lime Avenue (Spine Road) and some onto Hobson's Avenue). Another constraint is that the registered providers require freehold land for management purposes, with ground floor commercial units on the blocks surrounding Hobson's Walk these are not therefore suitable.
- 8.83 In terms of highway frontage, the County Council have confirmed that they will not adopt roads that purely serve apartment buildings. Any of the blocks within parcel 8B (save for the ones currently identified as affordable units that front the Spine Road) would therefore be subject to management costs for the upkeep and maintenance of the road.
- 8.84 Having looked at the layout in detail and considered the constraints around alternatives, officers agree that the individual circumstances of this final parcel on the clay farm site, leaves little alternative in terms of clustering, and consider that design aspects such as entrances to differing roads, and the tenure mix mean that the 'reasoning' for the guidance within the SPD is achieved, if not the actual numbers. Weight is also given to the fact that across the whole site clustering has been adhered to where such constraints are not in place. In coming to this conclusion officers require the proposed tenure split and layout to be achieved and therefore impose a condition for the development to be carried out in accordance with the tenure split and locations identified on the relevant plans submitted with the application.
- 8.85 One further issue is that some of the affordable units exceed the 12 units accessed from a common stairwell provision within the affordable housing SPD. This is largely because of the high density requirement of this parcel supports 5 storey buildings and the traditional 4 units per floor model when extended over five storeys results in situations where 16, 17 and 19 units are accessed off the same stairwell. Applying the 12 unit 'rule' over 5

storeys would result in just over two units per floor which is not design efficient and would extend management costs in the long term.

- 8.86 Both the clustering and stairwell issues have been considered by the housing team, who have been involved in pre-application discussions with the applicant. No objection, given the constraints identified, has been raised from the housing team in the response to the application. Given all the above, and given also that this is the centre of the site where there is a rich diversity in the uses, with people visiting the facilities, amenities and shops around this transport hub, it is considered that the proposal, on balance, and subject to conditioning the tenure locations identified is acceptable and accords with policy 5/5 and the affordable housing supplementary planning guidance.

Accessibility and Lifetime homes

- 8.87 Outline condition 27 requires all affordable units and 15% of the market units to meet lifetime homes standards. All units proposed through this application meets the 16 criteria and as such the condition is satisfied.
- 8.88 Two wheelchair accessible units are provided as part of the affordable housing provision. One of these units is a 3 bedroom house and a 2 bedroom ground floor apartment is also provided.
- 8.89 The public realm, and entrances to both the residential and commercial units have been designed to provide an accessible environment, as such it is considered that the proposal is compliant with policies 5/9, 3/11 and 3/12.

Sustainable Design

Sustainable design and construction

- 8.90 The application includes a sustainability statement which sets out the proposals approach to integrating the principles of sustainable design and construction. This statement, when read alongside other documents set out the range of sustainable measures that have been incorporated into the scheme. These include window design and orientation of the dwellings to enable optimum daylight penetration, with the use of passive ventilation (including cross ventilation and in larger dwellings passive stack ventilation) and the specification of solar control glazing to balance the importance of daylighting with the need to minimise excessive summer time solar gain.
- 8.91 The integration of SuDS into the landscaping is supported with the use of permeable paving, swales, green/brown roofs, rain gardens and a new wetland. There is also provision of rainwater collection/retention system for external irrigation of soft landscaping to minimise potable water use. Elsewhere, the use of water efficient appliances and sanitary ware will be used to help reduce potable water consumption to 105 litres/person/day. The use of green/brown roofs on the affordable units, an approach that will

provide multiple benefits including surface water attenuation, evaporative cooling, biodiversity enhancement and a reduction in internal temperatures is particularly welcomed.

- 8.92 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. This proposal achieves code 4 for all dwellings and pre-code assessments have been provided for the worst performing units showing that they are capable of achieving level 4.
- 8.93 Officers are supportive of the achievement of BREEAM excellent for all of the non-residential floorspace, with scores ranging from 75.43% for the café unit to 70.49% for the retail units. With reference to the score currently being achieved for the retail units, which is close to the minimum required to achieve an excellent rating, officers welcome the reference in the Sustainability Statement to consideration being given to other possible credits to help lift this score if required.

Renewable Energy

- 8.94 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. A detailed Energy Statement has been submitted in order to meet the requirements of Policy 8/16 of the Cambridge Local Plan 2006 and to discharge Condition 31 of the outline permission. This document sets out the approach being taken to reduce carbon emissions associated with energy use. The document also sets out the hierarchical approach to reducing emissions, an approach which is supported.
- 8.95 Two technologies are to be utilised in order to meet the requirements of Policy 8/16 and Condition 31, namely photovoltaic panels and, within the higher density apartments on Parcel 8b, a communal heating system driven by gas fired Combined Heat and Power (CHP). In relation to the use of gas fired CHP in meeting the requirements of Policy 8/16, the Councils Sustainable Design and Construction SPD does allow for this technology to be utilised, subject to its applicability to the proposed development and the levels of carbon reduction being achieved.
- 8.96 Set against an energy efficient baseline of 449,000 Kg/CO₂/annum, the use of CHP is predicted to reduce carbon emissions by 85,985 Kg/CO₂/annum, while the photovoltaic panels further reduce emissions by 36,415 Kg/CO₂/annum. Taken together, this represents a 27.26% reduction in carbon emissions through the use of renewable and low carbon energy. This approach is fully supported, and exceeds by some margin the requirements of Policy 8/16 and condition 31 of the outline application. A roof plan has been submitted showing the location of the panels, all of which will be orientated south. Some of these panels are combined with the use of green/brown roofs, and approach that is fully supported as the green/brown roofs will help to provide a more stable microclimate around the panels, helping them to work more efficiently.

8.97 The proposal therefore complies with policy 8/16 of the Cambridge Local Plan 2006

Transport Impact, Car and Cycle Parking

8.98 Transport impact from this development has been assessed and mitigated for at the outline stage. The number of dwellings and amount of commercial space proposed here fall within the envelope of the outline permission and therefore the proposal is considered acceptable in transport terms.

Car parking

8.99 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. The amount of parking per unit is set out in the table, which identifies that every unit has one parking space, save for the seven (private) studio flats which are car free.

Accommodation	Standard	Provision
1 bed studio flat	Maximum of 1 space per unit	No provision
1 or 2 bed dwellings	Maximum of 1 space per unit	1 space per unit
3 bed and 4 bed dwellings	Maximum of 2 spaces per unit	1 space per unit 16 with 2 spaces
Visitor spaces within red line	Maximum 1 every 4 dwellings	3 spaces
Visitor spaces in close proximity outside the red line accessible to general use, including the local centre		20

8.100 Most of the dwellings have their parking provided for on-plot. The on-plot provision varies with housing typologies, but there is a combination of parking in front of houses, parking within garages and parking within the ground floor of an apartment block. A large percentage of the parking spaces with parcel 8B are situated under a podium with landscape and amenity provision above. Only 11 private parking spaces and the 3 visitor spaces are provided within the public realm. This is considered to be an acceptable design solution and overall creates a place which balances the need to accommodate car parking with high quality landscaping and architecture.

8.101 The level of parking provision accords with the maximum parking standards. The one parking space for 3 and 4 bedroom units is a reflection of the location of these parcels which are central to the site, close to local

amenities and shops and have excellent connection to transport links to employment areas and the city centre. In this instance the parking provision proposed is acceptable.

- 8.102 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 condition 1.

Cycle parking

- 8.103 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.

- 8.104 The cycle parking for the apartments are provided as ‘high-low’ high capacity racks. While the Sheffield stand is preferred this solution is seen as an acceptable solution in high density areas where ground floor space is a premium. The racks are secure and useable, and have a central ‘arm’ to ensure that it is lockable to the frame. Cycle parking for staff associated the commercial units has been provided within the ‘shell’ of those units.

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	3 spaces / 3 bedroom house	3 spaces
	3 spaces / 4 bedroom house	4 spaces

- 8.105 In addition to the above, visitor cycle parking has been provided in the public realm (51 Sheffield stands, some of which were added to address concerns from the cycling and walking officer) which will provide visitor spaces for the commercial area/local centre as well as visitor spaces for all the apartment blocks. The proposal meets the requirements of the outline permission and local plan policy 8/6 and the higher standards in the design code.

Servicing of commercial units

- 8.106 The servicing strategy for the commercial units has been explained within the application documentation. Servicing, in the main, will come from the south along the spine road and will be able to use a designed ‘loop’ to park outside the spine road, before leaving the site to the south. The bus gate which dissects the local centre will limit entry and exit from the north towards Long Road.

8.107 In order to provide some flexibility in servicing a route (and turning circle) has been identified to the north of parcel 8B which will enable alternative servicing from the north. In both circumstances there would need to be an element of 'travel' from the delivery vehicle to the commercial units, however the smooth surface proposed will help minimise noise. Amenity of residents is also protected by the hours conditioned through conditions 9 to 12 (see also para. 8.71 above).

Waste and recycling

8.108 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 apartments.

8.109 Houses have on-plot provision for three bins which can be wheeled out and collected. Apartments have centralised bin stores on the ground floor. Where these bin stores are not directly accessible by the refuse vehicle a bin collection point has been identified and the management of the block will ensure that bins are collected and returned. The application is supported by a plan showing tracking for a refuse vehicle. It is considered that the refuse provision is acceptable and compliant with policy 3/12.

Construction Management

8.110 A Detailed Construction Method Statement (DCMS) has been submitted in parallel with the reserved matters application. In summary, the construction compound would be on the western edge of parcel 7; 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.

8.111 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.

8.112 One representation has expressed concern as to whether the public right of way will be closed during construction. It should be noted that planning permission alone does not allow a right of way to be obstructed or moved in any way, this includes construction works, which must not interfere with a right of way or pose any risk to path users. If a diversion/extinguishment is necessary to enable a development to take place, an application for diversion should be made to the relevant planning authority well in advance of the start of the work.

8.113 All public rights of way must remain open and available for public use at all times unless the relevant legal steps have been undertaken. The temporary closure of a public right of way is a legal process, and is done only where it is absolutely necessary and there is a danger to public safety that cannot be designed out. Once any work is completed, the legal, definitive line of the public right of way must be available for use on the ground.

Other Issues

8.114 A further representation has queried whether this public right of way application has been made and whether consultation has taken place. An application to the County Council has not yet been made and a joint application with the neighbouring parcel 21 will need to be made in the future.

8.115 The impact on the chicken plots from the increased population has to some extent been agreed already through the outline consent. The principle of residential development on this site, along with the number of units and density in this central area has been the subject of prior agreement through parameter plans and the design code.

8.116 Superfast broadband provision has been requested by the county council. This has not been raised on other Clay Farm parcels, and would need to have been requested at a strategic level (outline permission) for the infrastructure to have been laid comprehensively. While a condition on this reserved matters permission cannot be justified the location of the site means that good quality provision of broadband will be provided regardless.

8.117 The fire and rescue 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 condition 2.

Conditions Submitted in Parallel

8.118 Through approving this application and the details contained therein it is considered that the following conditions can be discharged contemporaneously:

- Condition 7 Design Code Compliance
- Condition 10 Play provision
- Condition 14 Landscape design*
- Condition 16 Landscape Management Plan
- Condition 19 Tree Survey
- Condition 26 Housing Tenure Plan**
- Condition 27 Lifetime Homes
- Condition 31 Renewable Energy
- Condition 39 Surface Water Drainage Strategy
- Condition 42 Ecological Conservation Management Plan

- Condition 54 Cycle Parking
- Condition 55 Foul Water Drainage
- Condition 56 Levels
- Condition 60 Demolition, Construction noise and Vibration Impact Report
- Condition 68 Waste Storage

*Although the wet meadow is subject of a further condition on the reserved matters.

**This detail is subject to a compliance condition on the reserved matters

8.119 Through approving this application and the details contained therein it is considered that the following conditions can partially discharged:

- Condition 8 Materials (sample panel on site still required)
- Condition 59 Detailed Construction Method Statement (save for part D, soil management)
- Condition 57 Contamination (part A only)

8.120 The following conditions will require further work but do not prejudice the ability to determine this proposal:

- Condition 61 Noise Report
- Condition 62 Noise from Plant
- Condition 63 Noise attenuation scheme
- Condition 65 Detailed Waste Management Plan

8.121 All the conditions will be subject to a separate decision notice from any reserved matters approval.

9. **CONCLUSION**

9.1 The proposal 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 is well considered in design terms and responds well to the constraints of the site. In conclusion the scheme 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).

Level Access for Bin Stores

- 3 Dropped kerbs, or alternative means of providing level access agreed with the local planning authority 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

- 4 Prior to the construction of the highways within the site, construction details of the routes to be used by refuse and servicing vehicles (excluding publically adoptable highways) as identified in the design and access statement section 5.5 and 5.6 to show that they are provided to adoptable standards in respect of load bearing 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).

Boundary details for properties abutting public rights of way

- 5 Notwithstanding the detail on plan 13600 8A_A_S_401 PL01 prior to the commencement of any of the four dwellings which abut the Public Footpath 117, the boundary details of those buildings shall be submitted to and approved by the local planning authority. The details shall then be carried out in accordance with the approved details.

Reason: To ensure that the boundary detailing approved through this planning consent is consistent with that agreed through any application made to divert the public right of way.

Public right of way during construction

- 6 No development shall commence until a scheme to show how the public right of ways which form part of this application will remain open and/or be diverted during construction works have been submitted and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved scheme.

Reason: To ensure the strategic links remain during construction.

Residential Amenity

- 7 Notwithstanding the detail on plan 13600 8A_A_EL_104 PL00 prior to the commencement of the dwelling which abuts the Public Footpath 117, plans showing how the windows presented on 'elevation 4' will be constructed to remove overlooking of the adjacent property in Paget Close, shall be submitted to and approved by the local planning authority. The details shall include obscure glazing up to a height of 1.7 metres and show window fixing details that prevent windows opening fully. The approved scheme shall then be carried out and retained thereafter in accordance with the approved details.

Reason: In the interests of protecting residential amenity. (Cambridge Local Plan 2006 policy 3/4).

A1 Use Convenience Store

- 8 The convenience store hereby approved (identified as the unit measuring 381sq metres in size) shall be used for convenience store use only and for no other purpose (including any other purpose in Class A1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure that there are essential amenities available to the residential population to aid sustainable development (Cambridge Local Plan policy 9/5).

Opening Hours for A1 (Convenience Store) use

- 9 Opening hours for the convenience store (identified as the unit measuring 381sq metres in size) hereby approved shall not be outside the hours of:

Monday to Saturday 0700 to 2300 hours, and

Sunday and Public Holidays 0800 to 2200 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

Opening Hours for other A1 uses

- 10 Opening hours for the A1 uses hereby approved, save for the convenience store specified in condition 9 above shall not be outside the hours of:

Monday to Saturday 0800 to 1800 hours, and

Sunday and Public Holidays 0900 to 1700 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

Opening Hours for A3 use

- 11 Opening hours for the A3 use hereby approved (identified as the unit measuring 200sq metres in size), shall not be outside the hours of:

Monday to Friday 0700 to 2300 hours,

Saturday 0700 to 0000 hours, and

Sunday and Public Holidays 0800 to 2200 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

Delivery Hours

- 12 Delivery hours for the all A1 to A3 uses hereby approved shall not be outside the hours of:

Monday to Saturday 0700 to 2100 hours, and

Sunday and Public Holidays 0900 to 1300 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

Servicing Vehicles

- 13 The A1 to A3 units hereby approved shall not be serviced by Heavy Goods Vehicles (HGVs).

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

Water Meadow

- 14 No development shall take place until full details of the water meadow have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels and contours; construction details for headwalls, inlets, outlets, and embankments; sections through adjacent construction and land; planting plans and written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Adoption Plan

- 15 Prior to the commencement of development an updated adoption plan shall be submitted to and approved by the local planning authority. This plan shall be a revision of plan 13600 8_A_S_200 PL01 which amends a strip of land to the south west of the parcel 8A courtyard to either an individual homeowner or the affordable provider.

Reason: In the interests of visual amenity and to ensure that land is maintained. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Odour extraction

- 16 Prior to first use of the commercial units hereby approved details of equipment for the purpose of extraction and filtration of fumes/odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

PD Rights (windows)

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed within plots 8A-001 and 8A-005 as identified on drawing number 13600 8A_A_S_020 PL00.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

PD Rights (extensions)

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission shall be constructed within plots 8A-001 to 8A-045 (inclusive) and plots 8A-074 to 8A-079 (inclusive) as identified on drawing number 13600 8A_A_S_020 PL00.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

Badgers

- 19 Prior to commencement a construction management plan identifying how Badgers, which are present in close proximity to this site, will be protected during the course of construction shall be submitted to and approved by the local planning authority.

Reason: To provide adequate species protection NPPF paragraph 109

Affordable housing tenure mix and location

- 20 Development shall be carried out in accordance with the housing tenure plans 13600 8A_A_S_020 PL00 and 13600 8A_A_S_021 PL00.

Reason: In the interests of mixed and balanced communities. (Cambridge Local Plan 2006 policy 5/5 and affordable housing SPD)

Approved Plans

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

Site Location Plan (OS) 8__A_S_000 PL00
Site Location Plan (OS) 8__A_S_001 PL00
Topographical Survey 8__A_S_003 PL00

Proposed Site Plan 8__A_S_004 PL01
 Masterplan Parcels 8A & 8B 8__A_S_010 PL02
 Masterplan Parcels 8A & 8B 8__A_S_011 PL01
 Masterplan Parcels 8A & 8B 8__A_S_015 PL01
 Site Plan - Tenure and Plot Number - Parcel 8A 8A_A_S_020 PL00
 Site Plan - Tenure and Plot Number - Parcel 8B 8B_A_S_021 PL00
 Site Plan_Ground Floor - Parcel 8A 8A_A_S_100 PL02
 Site Plan_First Floor - Parcel 8A 8A_A_S_101 PL01
 Site Plan_Second Floor - Parcel 8A 8A_A_S_102 PL01
 Site Plan_Third Floor - Parcel 8A 8A_A_S_103 PL01
 Site Plan_Fourth Floor - Parcel 8A 8A_A_S_104 PL01
 Site Plan_Roof - Parcel 8A 8A_A_S_105 PL01
 Site Plan_Ground Floor - Parcel 8B 8B_A_S_110 PL02
 Site Plan_First Floor - Parcel 8B 8B_A_S_111 PL01
 Site Plan_Second Floor - Parcel 8B 8B_A_S_112 PL01
 Site Plan_Third Floor - Parcel 8B 8B_A_S_113 PL01
 Site Plan_Fourth Floor - Parcel 8B 8B_A_S_114 PL01
 Site Plan_Roof - Parcel 8B 8B_A_S_115 PL01
 Adoption Plan - Parcels 8A & 8B 8__A_S_200 PL01
 Refuse Collection Strategy 8__A_S_260 PL01
 Code Site Plan - Parcel 8A 8A_A_S_301 PL01
 Code Site Plan - Parcel 8B 8B_A_S_302 PL01
 Boundary Treatments Plan - Parcel 8A 8A_A_S_401 PL01
 Boundary Treatments Plan - Parcel 8B 8B_A_S_402 PL01
 Parking Plan - Parcel 8A 8A_A_S_501 PL01
 Parking Plan - Parcel 8B 8B_A_S_502 PL01

Affordable House, 3 Bed Type 01, Plans - Block TA 8A_A_PL_AH_100 PL00
 Affordable House, 4 Bed Type 01, Plans - Block TA 8A_A_PL_AH_105 PL00
 Affordable House, 4 Bed Type 02, Plans - Block TA 8A_A_PL_AH_106 PL00
 Affordable Wheelchair Adaptable House, 3 Bed Type 03, Plans - Block TA 8A_A_PL_AH_107 PL01
 Private House, 4 Bed Type 03, Plans - Block TP 8A_A_PL_PH_113 PL00
 Private House, 3 Bed Type 06, Plans - Block TP 8A_A_PL_PH_114 PL00
 Private House, 4 Bed Type 08, Plans - Block West D 8A_A_PL_PH_115 PL00
 Private House, 4 Bed Type 07, Plans - Block TP 8A_A_PL_PH_121 PL00
 Block TP Plans - Private 8A_A_PL_TP_200 PL00
 Block West D Plans - Private 8A_A_PL_BWD_210 PL00
 Private Apartment, Plans - Block TP - 1 Bed Type 01, Studio Type 01 8A_A_PL_PF_250 PL00
 Private Apartment, Plans - Block TP - 2 Bed Type 01 8A_A_PL_PF_251 PL00
 Private Apartment, Plans - Block TP - 2 Bed Type 01 End Unit 8A_A_PL_PF_252 PL00
 Block North - Private - Ground and First Floor Plans 8A_A_PL_BN_300 PL00
 Block North - Private - Second and Third Floor Plans 8A_A_PL_BN_301 PL00
 Block North - Private - Roof Plan 8A_A_PL_BN_302 PL00
 Block West A - Affordable - Ground Floor Plan 8A_A_PL_BWA_310 PL00
 Block West A - Affordable - First and Second Floor Plans 8A_A_PL_BWA_311 PL00
 Block West A - Affordable - Third and Fourth Floor Plans 8A_A_PL_BWA_312 PL00
 Block West A - Affordable - Roof Plan 8A_A_PL_BWA_313 PL00
 Block West B - Affordable - Ground Floor Plan 8A_A_PL_BWB_320 PL00
 Block West B - Affordable - First and Second Floor Plans 8A_A_PL_BWB_321 PL00

Block West B - Affordable - Third and Fourth Floor Plans 8A_A_PL_BWB_322 PL00
 Block West B - Affordable - Roof Plan 8A_A_PL_BWB_323 PL00
 Block West C - Private - Ground and First Floor Plans 8A_A_PL_BWC_330 PL00
 Block West C - Private - Second and Third Floor Plans 8A_A_PL_BWC_331 PL00
 Block West C - Private - Roof Plan 8A_A_PL_BWC_332 PL00
 Block South - Affordable and Private - Ground and First Floor Plans 8A_A_PL_BS_350 PL00
 Block South - Affordable and Private - Second and Third Floor Plans 8A_A_PL_BS_351 PL00
 Block South - Affordable and Private - Roof Plan 8A_A_PL_BS_352 PL00
 Block East A - Affordable - Ground Floor Plan 8B_A_PL_BEA_360 PL00

 Block East A - Affordable - First Floor Plan 8B_A_PL_BEA_361 PL00
 Block East A - Affordable - Second Floor Plan 8B_A_PL_BEA_362 PL00
 Block East A - Affordable - Third Floor Plan 8B_A_PL_BEA_363 PL00
 Block East A - Affordable - Fourth Floor Plan 8B_A_PL_BEA_364 PL00
 Block East A - Affordable - Roof Plan 8B_A_PL_BEA_365 PL00
 Block East B - Private - Ground and First Floor Plans 8B_A_PL_BEB_370 PL00
 Block East B - Private - Second and Third Floor Plans 8B_A_PL_BEB_371 PL00
 Block East B - Private - Fourth Floor and Roof Plans 8B_A_PL_BEB_372 PL00
 Block East C - Private - Ground Floor Plan 8B_A_PL_BEC_400 PL00
 Block East C - Private - First and Second Floor Plans 8B_A_PL_BEC_401 PL00
 Block East C - Private - Third Floor and Roof Plans 8B_A_PL_BEC_402 PL00
 Hobson's Walk Block A - Private - Ground Floor Plan 8B_A_PL_HWA_500 PL00
 Hobson's Walk Block A - Private - First and Second Floor Plans 8B_A_PL_HWA_501 PL00
 Hobson's Walk Block A - Private - Third and Fourth Floor Plans 8B_A_PL_HWA_502 PL00
 Hobson's Walk Block A - Private - Roof Plan 8B_A_PL_HWA_503 PL00
 Hobson's Walk Block B - Private - Ground Floor Plan 8B_A_PL_HWB_510 PL00
 Hobson's Walk Block B - Private - First and Second Floor Plans 8B_A_PL_HWB_511 PL00
 Hobson's Walk Block B - Private - Third Floor and Roof Plans 8B_A_PL_HWB_512 PL00
 Hobson's Walk Block C - Private - Ground Floor Plan 8B_A_PL_HWC_520 PL00
 Hobson's Walk Block C - Private - First and Second Floor Plans 8B_A_PL_HWC_521 PL00
 Hobson's Walk Block C - Private - Third Floor and Roof Plans 8B_A_PL_HWC_522 PL00
 Hobson's Walk Block D - Private - Ground and First Floor Plans 8B_A_PL_HWD_600 PL00
 Hobson's Walk Block D - Private - Second Floor and Roof Plans 8B_A_PL_HWD_601 PL00
 Hobson's Walk Block E - Private - Ground and First Floor Plans 8B_A_PL_HWE_602 PL00
 Hobson's Walk Block E - Private - Second Floor and Roof Plans 8B_A_PL_HWE_603 PL00
 Site Section AA 8__A_SE_001 PL00
 Site Sections BB & CC 8__A_SE_002 PL00
 Bicycle Store - Typical Details/Sections - Apartments Blocks 8__A_SE_050 PL00
 Bicycle and Bin Store Details - Affordable Houses 8__A_SE_052 PL00
 Indicative Unit Heights Diagram 8__A_SE_060 PL00
 Affordable Houses Elevations - Block TA 8A_A_EL_100 PL01
 Affordable Houses Elevations - Block TA 8A_A_EL_102 PL00

Affordable Houses Elevations - Block TA 8A_A_EL_104 PL00
Affordable Houses Elevations - Block TA 8A_A_EL_106 PL01
Private Terrace Elevations - Block TP 8A_A_EL_112 PL00
Private Terrace Elevations - Block TP 8A_A_EL_114 PL00
Private Houses Elevations - Block West D 8A_A_EL_118 PL00
Street Elevations - Sheet 1 - Parcel 8A 8A_A_EL_200 PL01
Street Elevations - Sheet 2 - Parcel 8A 8A_A_EL_201 PL01
Street Elevations - Sheet 1 - Parcel 8B 8B_A_EL_210 PL00
Street Elevations - Sheet 2 - Parcel 8B 8B_A_EL_211 PL00
Block North - Private - Elevations 8A_A_EL_300 PL00
Block South - Affordable and Private - Elevations 8A_A_EL_302 PL01
Block West A - Affordable - Elevations 8A_A_EL_304 PL00
Block West B - Affordable - Elevations 8A_A_EL_306 PL01
Block West C - Private - Elevations 8A_A_EL_308 PL00
Block East A - Affordable - Elevations 8B_A_EL_310 PL01
Block East B - Private - Elevations 8B_A_EL_314 PL00
Block East C - Private - Elevations 8B_A_EL_312 PL00
Hobson's Walk A - Private - Elevations 8B_A_EL_316 PL00
Hobson's Walk B - Private - Elevations 8B_A_EL_318 PL00
Hobson's Walk C - Private - Elevations 8B_A_EL_320 PL00
Hobson's Walk Block D+E - Private - Elevations 8B_A_EL_322 PL00
Proposed Building Materials 13600 L11-002 PL00
Detailed Schedule of Accommodation 13600 N01-004 01

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.

INFORMATIVES

Any future potential change to the 75/25 percent tenure split for affordable housing will need to be discussed and agreed in advance with the local planning authority given the specific special circumstances relevant to the clustering arrangements approved through this reserve matters approval and which would need to be reviewed if the tenure split were amended.

The local authority understand the desire to use a metal edging product around the tree but the edging is pinned into topsoil, which is structurally not practical or buildable. You should seek advice from the rootcell manufacturer as to the construction of the surface of the tree pit. Drawings from either manufacturer's website indicate the use of a concrete foundation at the limit of the cells into which any edgings, kerbs etc are set. We would strongly recommend that you use an appropriate detail from the manufacturer's specifications/details as they are proven to be buildable.

To satisfy the Odour/Fume Filtration/Extraction condition, details should be provided in accordance with Annex B and C of the, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:

<http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/>

a.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf

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

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	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

The “Clay Farm Design Code (2011)” has been prepared by Countryside Properties in close collaboration with Cambridge City Council. Its purpose is to provide guidelines for the development of Clay Farm and it will be assessed by the City Council in relation to the Reserved Matters applications, to ensure general compliance.

The Design Code splits the site into Character Areas and Sub Character Areas and depicts site wide coding to provide conceptual design guidance for elements across the whole site.

Individual Character Area guidelines ensure that Clay Farm is suitably developed in respect of the location, character and architecture of the surrounding area, as well as local species, wildlife habitats and landscape.

Parcels 8A & 8B lie within the ‘Hobson’s Square’ Character Area, which in turn sits at the heart of the Clay Farm development and features a small commercial centre with local shops and service outlets along with a new Community Centre. This is also the focal point for public transport with bus stops for the new through-site bus and Cambridgeshire Guided Bus services. This area is further divided to provide two relevant Sub Character Areas, namely Trumpington Edge and Mid Brook.

The Design Code requires designs to respond to a number of aspirations and important components. This section outlines how the proposed scheme has sought to respond to each of these issues in turn.

Plot Widths

In compliance with the Design Code, large plots of apartment buildings along the Spine Road create a ‘buffer’ from the road to the remaining parts of Parcels 8A & 8B. These also include commercial and retail uses at Ground Floor level within small areas of Parcel 8B. The plot widths along the secondary and ancillary roads in Parcel 8A are generally narrower and consist of apartments giving way to terraced houses as you travel west. Towards the western boundary, in particular the Mews street in Parcel 8A, smaller plots of 3-4 bedroom family homes secure the existing settlement edge.

Building Mix

The development will comprise of a range of 1- 3 bedroom apartments and 2-4 bedroom houses, and in compliance with the local planning requirements, the tenure mix also satisfies the requirement of 40% affordable housing with two wheelchair dwellings being provided.

Building Rhythm

The Spine Road is aligned by apartment buildings of similar height and massing which then step down towards the western edge of Parcel 8A through apartment

'marker' blocks and terraced houses. The main perimeter blocks in both parcels are designed around central landscaped courtyards and podiums. Larger terraced houses and the apartment blocks are arranged to overlook public realm and open green spaces.

Building Gaps and Enclosure

A robust primary frontage will be provided to the Spine Road by the aligned apartment blocks and these help shield other areas of the development from noise sources associated with this route. Gaps are strategically located to allow views, sunlight and daylight to the parcels' centres which in turn provide semi private and public open green spaces, and welcoming public realm areas which further promote strong connections and onward routes.

A new route is created within Parcel 8B, which includes a formal, civic style amenity space to the south, overlooked by glazed retail units in key areas. The spaces between the parallel blocks in Parcel 8B also create a strong degree of visual amenity as they reach out to and connect with the existing plantation, whilst towards the site boundaries of Parcel 8A, the built form becomes more permeable via open spaces and gardens.

Roofline

The apartment buildings and the houses have flat roofs. In certain areas where roofs can be overlooked by adjacent properties, these will be provided with sedum. The alternating heights of the houses and apartment blocks, and gaps between provide an interesting roofscape with roof terraces and balconies that maximise views from individual dwellings.

Building Heights

Building heights throughout the development are typically between 2-5 storeys in accordance with the Design Code. The apartment blocks aligning the Spine Road are 5 storeys in height and these provide a sense of enclosure to this major access route whilst assisting way-finding. This arrangement also helps reduce noise penetration to other areas of the development. The dwelling heights then step down behind these apartment blocks to 2-4 storey terraces and houses in Parcel 8A, and 4 storey apartment blocks in Parcel 8B.

Building Style

To the west of Parcel 8A, 2 storey houses are arranged to provide small scale courtyards which provide safe, overlooked amenity spaces and parking areas. These are designed to have gable ends to the existing houses on Foster Road and respect the scale of the existing settlement typologies. Adjacent to these small scale courtyards is a shared space Mews street that is fronted by front doors and discrete parking areas with one bed apartments and studios overlooking it. Two short terraces of 3 storey townhouses border the north and south of this part of the development, providing outward facing units that respond to their respective boundaries.

Towards the centre of Parcel 8A, a row of larger 2 storey family homes front a new public park. These homes will have their own secure garage which will be accessed directly from the shared space Mews street. Private apartments will be located above the houses and will further provide a stronger roof and streetscape to the pocket park. The new open space is headed by a 3 storey 'marker building' providing a range of new apartments overlooking the Green Link Central, with a further 3-4 storey apartment block at the southern end framing the park. These blocks provide strong visual markers which will assist movement and legibility through the site. To the east side of the pocket park, a terrace of 4 storey family townhouses accessed from a second Mews street offer a range of balconies / terraces at different levels providing private amenity space.

Located either side of the Spine Road, 4 and 5 storey perimeter apartment blocks optimise the development density in the two parcels and address the gateway from the north, and the Community Centre and Square to the south. These properties are accessed from ground floor parking areas and landscaped private gardens / podiums via separate Green Lanes that run parallel to the northern boundaries of both parcels. Three parallel apartment blocks ranging from 4-5 storeys – the southernmost of which encloses the Community Square - are arranged above landscaped courtyards concealing parking areas, and are orientated to maximise views to the existing plantation on the south eastern boundary and the Green Corridor beyond.

The dwellings on Parcel 8B are between 3 and 5 storeys, and are carefully arranged to provide a series of varied and interesting street elevations and roofscapes fronting the northern boundary and the new pedestrian route.

Road Hierarchy

In the Design Code a number of access points from the Spine Road were identified feeding Parcels 8A & 8B. The Design Code depicts a spur off the Spine Road continuing westwards from the Community Centre providing access into the adjacent Parcel 21, and thus into the southern edge of Parcel 8A.

The proposed approach on the site is to enhance the overall landscape design and simplify the urban framework within the parcels by reducing the impact of the car. Although the layout shown in the Design Code confirms that the principles of street hierarchy are mandatory, the exact alignment (of streets) is not.

The Street Hierarchy principles of the scheme proposals adhere closely to mandatory requirements set out in the Design Code, whilst the deviation from the illustrative spur roads shown raise no conflicts with the Design Code and are considered to enhance the design, layout and amenity. The scheme proposals have been discussed and agreed with the Planning and Urban Design Officers as well as County Highways in this respect. The access junctions have been primarily tested and can accommodate the estimated vehicular traffic flows.

A clear and logical hierarchy of Tertiary streets, Green Lanes and Mews style roads are proposed throughout the development. All the proposed streets will be in accordance with the requirements of the Design Code, including width,

setbacks, access and verges as outlined on pages 16-17 of the Code document. Landscaping, traffic calming and pedestrian/cycle priorities will ensure relaxed and safe access routes where applicable. Road materials will be selected to comply with Local Authority adoption criteria. Traffic calming and a clear hierarchy of pedestrian and cycle routes will encourage the use of sustainable forms of transport.

Car Parking

Parking is provided in a variety of configurations throughout the proposed development and is fully in accordance with the parking requirements outlined in the Parking Provision Matrix on page 24 and Table 6 (p27) of the Design Code.

This includes discreet on street parking, on plot parking and parking under landscaped courtyards and podiums. The houses aligning the Mews streets in Parcel 8A include garages (compliant with Design Code dimensions) and driveways. The apartment blocks incorporate a mix of undercroft car parking at Ground Floor level and open landscaped courtyard facilities.

Wherever possible parking will be overlooked and subject to natural surveillance. Parking throughout the development is generally allocated with the exception of a number of visitor spaces, which will be included within the Spine Road's provision.

Cycle Parking

Cycle parking is provided in a variety of configurations throughout the proposed development and will be fully compliant with the Design Code guidelines. Houses with garages have cycle storage space incorporated in accordance with the dimensional requirements outlined in Figure 23, page 26 of the Design Code document. Houses without garages include covered, secure bike sheds located at the front of the building with convenient access to the front door and street.

Larger apartment blocks include cycle storage at Ground Floor level and within the undercroft car park areas. These are accessible internally and externally via the relevant access roads and pedestrian routes. Cycle parking is provided throughout the public realm by carefully located Sheffield style cycle stands which allow the cycles to be secured and located in accordance with the 'Cycle Parking Guide for New Residential Developments'.

Landscaping

A distinct and tailored landscape hierarchy is proposed, created through the careful selection and specification of species to knit in with the landscaped garden square and green spaces, pedestrian routes, and courtyards which have been strategically designed to create ample outdoor amenity space for residents and guests to enjoy.

A full range of contemporary street furniture and street lighting will form part of the scheme and these will be selected under the guidance of the Design Code.

Refuse Storage and Collection

Reference has been made to the following documents: Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Draft Supplementary Planning document (Sep11) - General Information for Developers on Waste and Recycling in Cambridge and the Design Code. The majority of bin storage is located at the front, side or rear of the houses in compliance with the requirements. The general refuse collection routes and collection points for the site have been discussed with the Waste Strategy Manager. In some areas it is proposed that refuse collection vehicles will partially back into courtyard and shared surface areas and reverse "12m" to facilitate collection.

Where relevant, residents will be required to put their bins into a communal bin collection point located at the road's kerbside. The bin storage for the apartment blocks and retail units are located at Ground Floor and will meet the requirements for refuse collection access.

Boundary Treatments

A variety of boundary treatments are provided throughout the development. Boundaries between individual plots will generally be high level brick walls or fencing. Depending on their location, these may also be fronted by planting in the form of hedges and shrubs. The Public Right of Way bordering the rear gardens of Foster Road to the west of Parcel 8A has been respected and retained. Parcels 8A & 8B are bound to the north by an existing ditch, mature hedge and shrubs together with another important Public Right of Way which all run within the Green Link Central.

These have been enhanced through new landscape design and incorporated into the design proposals. The southern boundaries of Parcel 8A generally consists of the Hill Residential scheme proposed within Parcel 21 (Quad), the Spine Road, and the Community Centre together with its associated parking facilities and landscaping.

Parcel 8B is further bound by the Spine Road and the new Community Square to the west, and there is an existing tree plantation adjacent to the eastern boundary. The plantation sits alongside Hobson's Brook and beyond the CGB route.

APPENDIX C: QUALITY PANEL REPORT



CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Clay Farm Parcels 8a and 8b

Date: 3rd February 2015

Venue: Shire Hall, Room 022ab, Cambridgeshire County Council, CB3 0AP

Time: 09:30 -12:30

Quality Panel Members

Lynne Sullivan (Acting Chair)

Robin Nicholson

Simon Carne

David Birkbeck

Stephen Platt

Panel secretariat and support

Judit Carballo – Cambridgeshire County Council

Stuart Clarke – Cambridgeshire County Council

Local Authority Attendees

Jonathan Brookes, Principal Urban Designer – Cambridge City Council

Applicant and Representatives

Jonathan Gimblett, Countryside Properties

Mike Jamieson, Tate Hindle Architects

David Cameron, Tate Hindle Architects

Carola Enrich, Townshend Landscape Architects

Steve Walters, SW Planning

1. Scheme description and presentation

Architect/Designer Tate Hindle Architects
Applicant Countryside Properties
Planning status Pre-submission stage

2. Overview

Clay Farm Parcels 8a & 8b comprise 247 dwellings at 96 dph and have the highest dwelling density of all the schemes at Clay Farm.

The Panel considered very early conceptual information relating to this scheme previously in September 2014 and made the following recommendations:

- To explore further site analysis (perhaps as hand drawings) and show how the scheme developed.
- Concern about the number of units being delivered by a single practice.
- Supermarket, public spaces and shops should be more welcoming.
- Provide more information on how the design responds to the neighbouring parcels to the south (QUAD).
- Provide further details on car parking.
- Don't overdo the architecture – it was starting to get too complex.

The applicant anticipates that a planning application will be submitted in March 2015 with plans to commence construction in February 2016 and completion during 2019.

3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed seeing well developed proposals and were pleased to observe that previous Panel recommendations had been taken into account.

The Panel's advice reflects the issues associated with each of the four 'C's' as set out in the Cambridgeshire Quality Charter. The comments below include both those raised in the open and closed sessions of the meeting.

Community

The Panel acknowledged that Clay Farm will have good community facilities and stated that the sooner these are in place the better, although it currently feels separate from Trumpington.

The Panel questioned the tenure of the development and what sort of people will make up the community. The applicant explained that 40% of the dwellings will be affordable with different tenures including shared ownership and social rented as well as the general market housing. The development reflects the need for family houses and Cambridge's proportion of high net worth individuals. A service charge on some dwellings may affect their selling price. The Panel considered that the proposed distribution of affordable housing was appropriate i.e. in clusters that comply with planning policy to meet the requirements of registered providers, although currently no affordable housing provider has been selected.

There were concerns about some of the gardens being overlooked or in shade. The applicant explained that all gardens meet guidance for sunlight and every dwelling has some form of private outdoor space/balcony which many other developments find hard to achieve.

The Panel asked about the 'stepping' of the units along the western boundary and why they were not of standard terraced type. The south west corner dwelling looks odd in its current shape and needs further thought; the road around QUAD should not be blocked by this proposal. The applicant explained how the south west corner had evolved and acknowledged that further thinking might be required for this space, although the applicant felt the projection added character and made for a better space.

The Panel noted that the main play area is in a central location, and not necessarily where you would expect it to be. The applicant explained the need for balance between providing provision where it is needed and dealing with impacts from the play area, such as noise. Other play areas are planned throughout the wider development, including across SUDs, the north Green Link Central and landscape podium. In addition to this, the "QUAD" will have its own play area as well.

The Panel supported the use of the Home Zone philosophy across the development and the ad hoc market space. Hobson's Walk appears to work really well, although the café is set back quite a long way. The applicant

explained how servicing and drop off will work and the Panel liked the treatment of these spaces too.

Connectivity

The Panel recognised the site is very well 'connected'. The incorporation of Hobson's Walk was supported. It was questioned where the bike stalls are going to be located. The applicant explained that these will be located near the entrances to buildings and/or inside garages. The applicant confirmed that all garages meet the Cambridge City Council Design Code size requirements.

The surface treatment is going to be important and Bridge Street, Cambridge was cited as a good example of where different uses/modes come together and work well. The applicant explained how the cycle route had been improved and that car movements through the development were not expected to be high. There is a Cambridgeshire Guided Busway (CGB) stop close by and cycle and pedestrian links to local and destinations further afield are good.

The Panel understood that the parking provision and treatment of the under-croft terrace is considered adequate.

It was recognised that the relationship and linkages with the QUAD scheme had improved since the last Panel review but reiterated that the south west corner issue needs resolving and as the proposed form is a significant concern.

Character

The Panel noted that details on massing and heights presented to the Panel are policy compliant whilst the massing previously presented to city officers was not.

The Panel was supportive of generous floor to ceiling heights and generous balconies (1.5 metres deep). The applicant explained that they considered the Design Code too restrictive in allowing a maximum building height of 18m, when they need 18.9m to provide generous floor heights (and retail provision in places) which they do not wish to compromise and the need to hide roof top kit behind parapets. Exposed ventilation equipment would have impacts on long views of the development, especially on buildings that form part of the gateway into Clay Farm. A discussion followed on a potential section 73 application to vary this requirement, however, the applicant advised that this would delay their programme.

The Panel asked about windows over-looking paths (e.g. along the western boundary) and cycle routes. The applicant planned for passive surveillance. Dual aspects are being used where possible to ensure good light in the dwellings. There are no north facing single aspect dwellings in the scheme which is an achievement given the density.

With reference to the finger blocks facing south east the Panel recommended exploring further variety in external treatments as upper floors look very similar to middle and lower floors in places. The Panel liked the asymmetry of the

projecting bays on Hobson's Walk but noted that other projecting bays did not match one another. The Panel was particularly concerned about the randomness of the elevation facing northeast towards Addenbrooke's and was not comfortable with the way the 'inner face of the fingers projected in front of the end facades. There is a lot going on with the design and the Panel suggested that the design of this group of buildings by the CGB is not fully resolved yet.

The Panel recognised that the scheme is much calmer than the previous proposals presented although parts of the scheme are somewhat complex and busy.

The Panel welcomed the finger blocks that will maximise views to the south east.

The Panel recognised the work that have been carried out regarding the reconfiguration of the retail units and considered that this will work well as part of the experience when you walk into Hobson's Way.

The Panel noted that pitched roofs had been considered but not pursued from pre-application discussions.

Climate

The Panel welcomed that all homes will be designed to achieve Code for Sustainable homes Level 4. It was explained by the applicant that Code 5 would be hard to achieve as it is only feasible on developments, such as the University scheme at Cambridge North West, where the model of ownership and management makes it easier. The Panel noted that a fabric first approach will be developed, and gas boilers with a high thermal efficiency will be included in the western part of the site. The Panel welcomed that the applicant is exploring the possibility of a communal energy system in parcel 8b. The applicant explained they are mindful of the challenges of communal heating in ensuring that buildings do not over-heat as a result.

The Panel believed it was important to establish the number and location of PV panels proposed, once the energy strategy is finalised, as with flat roofs this will also affect the appearance of the buildings.

The proposed landscape should create a good microclimate. The landscape will be managed and maintained with payments secured under the outline planning permission.

4. Conclusion

The Panel was broadly very supportive of the proposals and the progress that has been made since they last viewed it.

In particular, the Panel praised the incorporation of space to allow a strong landscape and the provision of generous play areas and informal routes across the development.

The Panel supported the principle of affordable housing clustering and understood the approach behind it and the general approach to climate such as Code Level 4, and district heating.

Initially, there were concerns about the structure of the blocks but the Panel was generally pleased to see ideas around massing and provision of generous floor heights and balconies with all dwellings having outside private spaces, evolving.

The Panel made the following recommendations, further details can be found above:

- Calm down the design/materials further with special reference to the finger blocks
- Provide whole site sections for discussion to allow a better understanding of levels.
- Very supportive of the relationship to the QUAD scheme but the south west corner needs to be resolved.
- Bike storage should be useable.