

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 14 December 2016

Application No.	S/2176/16/RM (SCDC)	Agenda Item
Date Received	11 August 2016	Officer Katie Christodoulides
Target Date	1 December 2016 extended to 21 st December 2016	
Parish	Haslingfield	
Site	Riverside Phase Trumpington Meadows Development Site Hauxton Road Cambridge Cambridgeshire	
Proposal	Reserved Matters for Riverside Phase 9 including 122 residential dwellings with associated infrastructure, car parking, landscaping, amenity and public open space, pursuant to outline planning approvals S/0054/08/O and 08/0048/OUT	
Applicant	Barratt Homes Eastern Counties	
Application Type	Major	Departure: No

Application No.	16/1488/REM (Cambridge City)	Agenda Item
Date Received	11 August 2016	Officer Toby Williams
Target Date	1 December 2016 extended to 21 st December 2016	
Ward	Trumpington	
Site	Riverside Phase Trumpington Meadows Development Site Hauxton Road Cambridge Cambridgeshire	
Proposal	Reserved Matters for Riverside Phase 9 including 122 residential dwellings with associated infrastructure, car parking, landscaping, amenity and public open space, pursuant to outline planning approvals S/0054/08/O and 08/0048/OUT	
Applicant	Barratt Homes Eastern Counties	
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The above applications have been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes.

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APPENDICES

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SUMMARY	<p>The applications accord with the Development Plan for the following reasons:</p> <p>1) This scheme complies with the general principles of the outline parameter plans and design code.</p> <p>2) The design and appearance of proposed dwellings are appropriate for their new context and will create attractive, high quality streets.</p> <p>3) The development achieves an appropriate level of car parking.</p> <p>4) The scheme delivers 40% affordable housing in accordance with policy.</p>
RECOMMENDATION	APPROVAL SUBJECT TO CONDITIONS

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Trumpington Meadows lies on the south west edge of the City to the west of Hauxton Road, and forms part of the area allocated for predominantly residential development within Cambridge Local Plan 2006 Policy 9/5 (Southern Fringe) and within the Cambridge Southern Fringe Area Action Plan 2008. The Proposed Submission Cambridge Local Plan 2014 allocates the site for housing within proposals site R42b.
- 1.2 In October 2009 outline planning permissions were granted by Cambridge City and South Cambridgeshire District Councils for 1200 dwellings, a country park, primary school, community facilities, informal and formal play space and associated infrastructure at Trumpington Meadows. Since then a number of reserved matters applications have been approved and the development is well advanced.
- 1.3 This reserved matters scheme for the Riverside Phase is a narrow, crescent shaped area of land which is located on the western side of Trumpington Meadows, along the edge of the Country Park. The site falls within both South Cambridgeshire District Council and Cambridge City Council areas.
- 1.4 The site abuts Phases 7,8 and 9 along its eastern and northern boundaries, where construction work is continuing on those approved schemes.
- 1.5 The proposed country park beyond to the west of the site falls within the Cambridge Green Belt.

2.0 THE PROPOSAL

- 2.1 Reserved matters permission is sought for the erection of 122 new dwellings (42 units within Cambridge City) and (80 units within South Cambridgeshire) with associated internal infrastructure, car parking, landscaping, amenity and public open space. Reserved matters approval is sought for access, appearance, landscaping, layout, and scale. The development provides 73 market dwellings and 49 affordable dwellings. This equates to 40% affordable housing for the Riverside Phase.
- 2.2 For over 12 months, officers have engaged in pre-application meetings with the developer team on the Riverside Phase. The scheme was considered by the Cambridgeshire Quality Panel and supported. Comprehensive comments on the emerging scheme were provided and the applicant and their design team have largely amended the proposals to respond to the issues and suggestions made by officers.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement including Compliance Statement (D&A Statement)
2. Planning statement
3. Statement of community engagement
4. Drainage strategy statement

Amended Plans and Additional Information

2.4 The following amendments have been received 10/11/2016:

- Reduction in the heights of the Villa A blocks
- Internal stair core to Villa A blocks amended
- Obscure glazing in balconies replaced with railings
- Juliette balconies removed and windows replaced with obscure glazing/fixed panels
- Projecting bay window alignment amended
- PROW balcony canopy removed
- PROW stair core window arrangement amended
- Amendments to raingardens along edge of parking forecourt
- Amendment to lighting details

2.5 The following additional information has been received:

- Daedalus Environmental Ltd Response and additional information to Sustainable Design and Construction Statement.
- Surface Water Drainage Strategy drawing number 0658-SK-155 Rev A
- Technical Note: Drainage by WSP Parsons Brinckerhoff

3.0 SITE HISTORY

Reference	Description	Outcome
S/2016/16/NM (SCDC) 16/1338/NMA (City)	Non material amendment for Application S/0054/08/O & 08/0048/OUT	Approved
S/2165/16/DC	Discharge of Conditions 14, 21, 28, 30 and 42 of outline planning consent S/0054/08/O	Approved
08/0048/OUT	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings, two new accesses onto Hauxton Road, recreation/leisure uses including change of use from agriculture to public open space, with associated parking, infrastructure and earthworks.	Approved S106
S/0054/08/O (SCDC)	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings. And for a Primary School, Recreation/Leisure Uses including change of use from agriculture to public open space, community and other local facilities with associated parking, infrastructure and	Approved S106

	earthworks.	
S/0685/10/RM (SCDC)	Phase 1 Infrastructure provision	Approved
10/0501/REM (City)	Phase 1 Infrastructure provision (Phase 1 primary street and John Lewis Partnership access).	Approved
S/1113/10 (SCDC)	Formation of a Country Park	Approved
S/00506/11/CC (County)	Two form entry primary school incorporating pre-school and community facilities with associated car and cycle parking, multi-use games area, hard surface play areas, playing fields.	Approved
11/0073/REM (City)	Submission of reserved matters (access, appearance, landscaping, layout and scale) for 163 dwellings to north east part (Phase 1) of Trumpington Meadows pursuant to outline application 08/0048/OUT.	Approved
11/0075/REM (City)	Submission of reserved matters (access, appearance, landscaping, layout and scale) for 161 dwellings to north east part (Phase 1) of Trumpington Meadows pursuant to outline application 08/0048/OUT.	Approved
S/0160/11 (SCDC)	Reserved matters (access, appearance, landscaping, layout and scale) for 29 dwellings to north east (Part Phase one, 189 dwellings) of Trumpington Meadows pursuant to outline applications 08/0048/OUT & S/0054/08/O.	Approved
14/0624/REM (City)	Reserved Matters for 86 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. The reserved matters include use, amount, layout, scale, landscaping and appearance.	Approved
S/2998/14/RM & 14/2109/REM	Reserved matters for phase 8 providing 36 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. (25 dwellings fall within South Cambridge District Council and 11 dwellings fall within Cambridge City Council).	Approved
S/0107/16/RM	Reserved Matters for Phase 9 including 122 dwellings with associated internal roads, car parking, landscaping, amenity and public	Approved

	open space, pursuant to outline planning approvals S/0054/08/O and 08/0048/OUT	
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4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

5.1 Relevant Development Plan policies:

PLAN	POLICY NUMBER
Cambridge Southern Fringe Area Action Plan 2008	CSF/1 CSF/2 CSF/3 CSF/6 CSF/7 CSF/11 CSF/12 CSF/13 CSF/16 CSF/17 CSF/19 CSF/21 CSF/22
LDF Core Strategy Development Plan Document January 2007	ST/2 ST/10
LDF Development Control Policies Development Plan Document July 2007	DP/1 DP/2 DP/3 HG/1 HG/2 HG/3 NE/6 NE/11 NE/14 SF/6 SF/10 TR/2 TR/4
Cambridge Local Plan 2006	3/1 3/2 3/3 3/4 3/6 3/7 3/8 3/11 3/12 4/15 5/1 8/1 8/2 8/4 8/6 8/10 9/5

5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) LDF District Design Guide: High Quality and Sustainable Development in South Cambridgeshire (March 2010) Landscape in New Developments SPD (March 2010) LDF Affordable Housing SPD (March 2010) Public Art (January 2009)
Material Considerations	Area Guidelines Trumpington Meadows Design Code (2010)

5.3 **Status of Proposed Submission – South Cambridgeshire and Cambridge Local Plans**

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 and South Cambridgeshire, therefore, the emerging revised Local Plans as published for consultation in 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 following policies in the emerging plans that carry some weight are:

South Cambridgeshire Plan

CC/6 Construction Methods
CC/8 Sustainable Drainage Systems
HQ/1 Design Principles
HQ/2 Public Art and New Development
H/9 Affordable Housing
SC/10 Lighting proposals
SC/11 Noise Pollution
SC/12 Contaminated Land

Cambridge City Plan

Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 45: Affordable housing and dwelling mix
Policy 35: Protection of human health from noise and vibration
Policy 34: Light pollution control
Policy 33: Contaminated land

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Highways Development Management)

Comments on application as submitted

- 6.1 Queries what the rectangular features in front of the intermediate vehicular accesses are, and that these would need to be heavy duty vehicular crossings of the footway. The internal vehicular forecourts accessing the parking for the flats would remain private. Following clarification that these features are not relevant and would take heavy duty vehicles there are no objections.

Cambridgeshire County Council (Flood and Water Team)

Comments on application as submitted

- 6.2 Objects to the proposal as insufficient information has been provided to assess the

proposal. Requests information to demonstrate how the proposal is in line with the agreed site drainage plan and wider site plan and why infiltration is not feasible as detailed within the drainage strategy.

Comments on amended application

- 6.3. Supports the proposal and removes their objections as the applicant has demonstrated that the proposal is in line with the agreed site wide drainage plan (Ref:1234/D/014 dated 2011) and it has been detailed by the Drainage Engineer at Cambridge City Council that infiltration is not feasible in this area due to high groundwater table.

Refuse Team

- 6.4 The turning circle at each end going in-between the parking seems very tight on the swept path, and the proposed tree planting that would eventually overhang the road is a concern.

Anglian Water

- 6.5 No comments received.

Wildlife Trust

- 6.6 No comments received.

Historic England

- 6.7 No comments received.

Cambridge County Council Archaeology

- 6.8 The submitted Written Scheme of Investigation for Archaeological Mitigation dated February 2010 is acceptable subject to a programme of post excavation analysis leading to the publication of the excavation as detailed in the letter dated 18th October 2012 from Alison Dickens Cambridge Archaeological Unit.

Police Architectural Liaison Officer

Comments on application as submitted

- 6.9 The development and layout appears to be acceptable. Concerns are raised regarding car parking to the front of the properties and no natural surveillance over these spaces from active rooms. This may be mitigated by the amount of movement and some surveillance from houses opposite. The recessed doorway to Villa B houses in line with Secure by Design should be no more than 600mm. The doors are recessed more than that with bin stores to one side and a wall between the two entrances leaving visibility and surveillance into the door reduced.

The applicant has confirmed that the dimension at the entrance door is recessed less than 600mm. The Police Architectural Liaison Officer notes this, and the proposal is acceptable and in line with Secure by Design.

Sustainability Officer

6.10 Comments on application as submitted

Requires further details to be submitted to see the uplift on Building Regulations Part L to meet Code for Sustainable Homes Level 4 standards, details of heating and hot water systems, Building Regulation compliant baseline showing Target Emissions Rate and Building Emissions Rate.

6.11 Comments on amended application

The submitted Daedalus Environmental Ltd Response and additional information to the Sustainable Design and Construction Statement are sufficient to demonstrate that the dwellings will achieve at least a 19% reduction in carbon emissions when compared to the minimum requirements of Building Regulations Part L. The proposal is therefore compliant with Policies NE/1 and NE/3 of the South Cambridgeshire LDF 2007.

Drainage Officer

6.12 Comments on application as submitted

Requires further details to be included in the submitted Drainage Strategy to detail how it would accord with the site wider surface drainage strategy. The proposed rain garden does not accord with the recommendations of the SuDS manual and the depth of the surface attenuation area.

6.13 Comments on amended application

No comments received.

National Grid

6.14 No comments received.

Natural England

6.15 The proposal is unlikely to affect any statutorily protected sites or landscapes.

Landscape Officer

Comments on application as submitted

6.16 Concerns raised in regard to the tight margins for clearing entrances to the frontage car parks and tree canopies. The rain garden as a result of the slope raises concerns regarding erosion and exposure of the concrete footings to the footway and soil slumping which will fill the capacity area and cover the overflow drain.

Comments on amended application

6.17 The proposal is acceptable subject to the imposition of conditions in regard to further information on the rain gardens, the design approach of the drainage and landscape, landscape maintenance and management and the tree pit details.

Urban Design Officer

Comments on application as submitted

- 6.18 General support for the proposal in terms of scale, height, massing, the layout and elevations. Requests conditions are added to any consent granted in regard to submission of the finish and materials for the internal stairwells adjacent to the three storey high atrium, samples of the brick specification, mortars and fenestration of all materials and bricks and materials for forecourt paving. Clarification is required that the dropped kerbs have been specified for the visitor parking bays to allow convenient access for wheelchair users when accessing amenity areas, how shared parking spaces will be controlled, how the four pedestrian routes from the pavement into the parking areas will work and that the lighting columns and bollards need to be clearly marked on the landscape plan to ensure lights are away from tree planting and desire lines.

Comments on amended application

- 6.19 The proposed development is acceptable. Requests conditions are added in regard to the detailing and finish of the atrium and staircase design of the villa elevation, details of the proposed materials and brick panel samples, details of the materials for the forecourt paving, details of windows and doors, balconies, boundary treatment and non masonry systems. Queries the connection between the three walks on the site with the country park footpath.

Acting Environmental Health Manager

- 6.20 Concerns raised about the properties on the south western corner and road traffic noise from the M11. The proposed block named The Prow will need to be constructed with the recommended levels of noise insulation to meet the internal noise standards BS8233 2014. Requests a post construction noise assessment is carried out to ensure the internal noise levels are met. Significant adverse impacts in terms of lighting will not be an issue.

Comments on amended application

- 6.21 No objections subject to conditions.

Cambridge Fire and Rescue Service

- 6.22 No comments received.

Affordable Housing Officer

Comments on application as submitted

- 6.23 The proposal complies with the delivery of 40% affordable housing by providing 49 affordable dwellings. Of the 49 affordable dwellings 13 (26%) are for intermediate and 36 (74%) affordable rented. The mix is slightly below the target ratio of 25:75 which would be acceptable as long as the overall mix across of the whole development meets the tenure mix required. Policy HG/3 requires affordable housing to be in small groups of clusters. There is an increase in the density of affordable housing in the western end of the development from 10 affordable rented flats shown in blocks PR, adjacent to 16 one and two bedroom affordable rented flats in Block Q in Phase 9. This is compounded by nearby clustering in Phase 9 of three bed affordable houses in

plots 578-579 and 634-637 and 16 one bedroom and two bed affordable rented flats in J1 and J2. This could be mitigated by providing the affordable rented housing in areas occupied by blocks AM2 and AM3.

Scientific Contaminated Land Officer

6.24 No comments received.

7.0 REPRESENTATIONS

No.23 Renard Way

7.1 Raises concerns regarding the proposal being out of keeping with the existing houses, the mass of the development obscuring views to the river. The proposal should be scaled down and designed to be more in keeping with the houses and riverside country park.

No.20 Charger Road

7.2 Objects to the proposal on the grounds of the high density, 4 storey apartments and villas not being in keeping with the character of the neighbourhood, increase in traffic and impact on the character of the area.

Haslingfield Parish Council

7.3 No recommendations to make.

Comments on amended application

7.4 No comments received.

Grantchester Parish Council

7.5 No comments received.

Trumpington Residents Association

7.6 No comments received.

8.0 ASSESSMENT

8.1 The main material planning considerations in this instance are:

1. Principle of development
2. Affordable housing, housing mix and density
3. Compliance with parameter plans and Trumpington Meadows Design Code
4. Context of site, design and external spaces
5. Drainage
6. Public Art
7. Renewable energy and sustainability
8. Disabled access
9. Residential amenity
10. Refuse arrangements
11. Highway safety
12. Car and cycle parking

- 13. Construction Management Plan (CMP)
- 14. Noise
- 15. External lighting
- 16. Ecology
- 17. Archaeology
- 18. Planning Obligation Strategy

Principle of Development

- 8.2 This is a residential reserved matters scheme for 122 dwellings pursuant to the outline permission. The combined master plan which was approved as part of the outline application fixes the key principles for the development. A non material amendment was approved under applications (S/2016/16/NM & 16/1338/NMA) to the parameter plans of the Outline Consent to allow for a storey height increase nearest to the country park.
- 8.3 A number of strategic conditions attached to the outline permission have been discharged by the Joint Development Control Committee, which includes the Design Code, Phasing, Site Wide Drainage strategy, Strategy for Youth Facilities and Children's Play and Public Art strategy.
- 8.4 The applicant seeks the discharge of the following outline conditions that apply to Riverside Phase:
 - 4 – Reserved matters detail
 - 5 – Riverside Parking
 - 10–Design Code Compliance Statement
 - 11 – Strategy for Youth Facilities and Children's Play
 - 13 – Private and affordable housing
 - 15 – Life Time Homes
 - 17 – Drainage
 - 18 - Drainage
 - 19 - Main and foul water drainage
 - 21- Renewable Energy
 - 24 - Landscaping within the built-up area
 - 33 - Delivery strategy for house waste and recycling
 - 35 – Building Levels
 - 36 - Car parking for people with disabilities
 - 37 - Overall car parking numbers
 - 38 - Cycle ways and footpaths

- 8.5 The details of these pre-commencement conditions have been incorporated into the reserved matters submission as appropriate. Any stand-alone conditions from the outline consent will be dealt with in separate discharge of condition applications.

The principle of development is considered acceptable given the scheme's context as part of a wider approved residential urban extension development.

Affordable housing, housing mix and density

- 8.6 It is proposed that 49 of the 122 residential units are affordable, which equates to 40.2% of the housing mix. This achieves the minimum 40% requirement site wide. Of the 49 affordable dwellings, 13 (26.5%) are intermediate and the remaining 36 (73.5%) affordable rented. The tenure split is slightly off the S106 agreed indicative affordable housing tenure split of 75:25 ratio however when looking at the site wide

affordable housing breakdown including phases at the Local Centre and 10 & 11 which have recently been submitted but have yet to be determined, 40% of the total 1,192 dwellings will be affordable with 74.8% of the affordable housing being social rented, and 25.2% being shared ownership. The Housing Association BPHA have confirmed this tenure split is as a result of each block being of a single tenure to ensure ongoing maintenance and management. This tenure split on a site wide basis is balanced out within proposed Phases 10 & 11.

- 8.7 The affordable units are arranged in small clusters mixed across the phase. Condition 13 of the outline consent states that no more than 12 affordable homes (15 if no more than 12 are social rented) be clustered together and no more than 20 apartments be clustered together. The proposal meets this requirement. The Affordable Housing Officer commented that there is an increase in the density of affordable housing at the western edge of the development; however this is not dissimilar to previous affordable housing distribution found on earlier phases. Consequently, no objections are raised to the proposed affordable housing provision, which has received support from both the housing officer and registered provider.
- 8.8 The mix for the proposal will comprise of 2-bed and 3-bed units. In line with the Design Code, Riverside has a more urban character and is to have a higher proportion of apartments, as high as 80-90%. The preponderance of smaller dwellings in this application is reflective of the anticipated higher density of the urban quarter and compensates for the low proportion of small units in some of the previous phases. The mix is summarized below. The mix will comprise of 7% houses and 93% apartments.

Table 1: Riverside Phase housing mix

Apartment	Affordable	Market	Total
1 bed	0	0	0
2 bed	49	60	109
3 bed	0	13	13
Total	49	73	122

- 8.9 The gross housing density on the Riverside Phase is 65.5 dwellings per hectare (dph), this reflects the approach set out in the approved design code (p.152), which seeks a gross density of between 65-70 (dph).
- 8.10 Consequently, the proposal is considered to meet the aims and objectives of Policy CSF/7 of the Cambridge Southern Fringe AAP and Policy 5.5 of the Cambridge Local Plan 2006 and the outline planning consents.

Compliance with parameter plans and Trumpington Meadows Design Code

- 8.11 The outline parameter plans identify building heights for Riverside of up to two storey (up to 10 metres) along the Country Park edge and up to four storey (up to 14.5 metres) further in. A Non Material Amendment Application (S/2016/16/NM) was submitted in which modifications to building heights to allow for 11.7 metre total building height in the 2 storey zone that will become a 3 storey zone with a maximum building height of 12 metres. This will allow for the addition of a floor within the two storey zone on the larger blocks (Villa A) in exchange for the removal of 2 floors within the 4 storey zone on the smaller blocks (Villa B). The proposed heights would sit within the 14.5 metre maximum height set back from the Country Park but exceed the 10 metre maximum height adjacent.

- 8.12 This deviation from the design code is considered minor in nature and would allow for a reduction in the overall massing of the scheme. Gaps provided between the buildings would provide views and greater permeability of the County Park into the Riverside Phase and beyond.
- 8.13 The proposal would comply with most of the mandatory guiding principles, building types and typologies set out in the design code (p.153/154) as discussed below.

Context of site, design and external spaces

- 8.14 The key consideration is the appropriateness of the design, layout and external appearance of the buildings in their setting. Compliance with the design code requirements is discussed below.

Design and layout

- 8.15 The evolution and justification of the layout of the scheme is well illustrated and summarised within the Design and Access Statement including the compliance statement along with the submitted plans and elevations. Under the outline consent masterplan & Design Code, the Riverside Phase is established as a grand crescent, scaled appropriately to the Country Park. The Design Code principles were for U shaped apartments overlooking the country park and defining the western edge. The recent approved Non Material Amendment Application (S/2016/16/NM) to the outline consent now permits buildings of a more linear form with blocks comprising of alternating apartments of two designs comprising Villa A (4 storeys) and Villa B (2 storeys). This arrangement of buildings creates a more legible perimeter block structure that provides well defined edges and frontages to adjacent streets.

Scale and Massing

- 8.16 Officers are supportive of the proposed scale and massing in which blocks are stepped into a rhythm of 8 major (Villa A) and 4 minor (Villa B) blocks. This allows views of the Country Park to infiltrate the different blocks, ensuring connectivity with the landscape and the permeability of light and views across development. The gaps between the villa blocks will reduce the overall scale and massing of the Riverside phase.
- 8.17 Overall, the scheme accords with the principles set out in the design code relating to height and massing.

Elevations

- 8.18 The proposal adopts a contemporary unique vernacular which is simple and solid, and forms a grand crescent. The proposed rhythm of 8 major and 4 minor blocks is supported in terms of scale and massing as it breaks up the mass, creating a varied street scene but allows some rhythm and views and permeability to the Country Park and to the Urban Quarter.
- 8.19 The design of the frontage of the buildings is strongly characterized with large glazed entrances, with a strong linear form and building lines, with the rear elevations backing onto the communal gardens and Country Park allowing for interaction with the landscape.
- 8.20 The PROW building at the far south western end of the Riverside Phase is a one off

landmark building which provides a strong termination of the crescent built form with the landscape and Masterplan. It is designed to have a contemporary and vertical approach. Its neutral colour, design and materials provides a successful link with Building Q of Phase 9, and a sensitive response to the built edge of the scheme facing the Country Park.

Materials

- 8.21 The applicant has identified the general approach to materials within section 5 of the D&A Statement. This information is further supplemented by a plan indicating the brick type of Phase 9. The palette of materials in Riverside includes a transition between grey brick colours of Phase 9 to an earthy pink, the aim being to follow a sundial rhythm.
- 8.22 The Prow building will comprise of a buff brick, linking Building Q to the Riverside phase by creating a visual connection between the red brick of Building Q and soft pink/yellow brick of the first Villa A. Following Amendments received 10/11/2016, each cluster of A-Villas will compose of the same brick colour with the Villa B blocks being the brick colour of the following cluster. A condition is recommended to require panel samples and details of the materials (Condition 1)

External Spaces and Play Space

- 8.23 The proposed green corridors of Piper Green, Wolf Walk, Brooke Walk and Coleridge Walk connect and integrate the site with the surrounding country park in accordance with one of the guiding principles of the design code. The Urban Design Officer has questioned the lack of connection between the three walks (Woolf, Brooke & Coleridge) and the country park. The three walks open out to the country park which forms grassland and has informal paths which connect with this area.

The proposal also includes a specific area of children's play, in the form of a Local Area of Play (LAP) in accordance with the agreed Strategy for Youth Facilities and Children's Play (Condition 11 of 08/0048/OUT and S/0054/08/O). This will be located within one of the public pedestrian/cycle links. Final details of the facility can be secured by recommended condition (6) along with details of the landscaping, street furniture and public art proposed in the external amenity area to the south-west of Block Q (to address the comments of the landscape officer).

- 8.24 The comments of the landscape officer are noted in relation to tight clearance for the entrances to the frontages of car parks for refuse vehicles, erosion and covering of the overflow drain within the rain garden and the trees being centered and placed within a section of hedge or tree guard to protect adjacent to parked cars. Following Amended plans received 10/11/16, the Landscape Officer recommends conditions are added in regard to submission of details for the rain gardens, landscape maintenance and management and details of tree pits (Conditions 8, 9 & 10). The Urban Design Officer commented on the addition of a condition in regard to boundary treatment as no details of rabbit proof fencing to protect against tree and shrub planting was provided. It is considered that this could form part of the detail to be submitted for the landscape maintenance and management plan Condition (8).
- 8.25 Each dwelling will have a private balcony, with access to the communal gardens which allow direct access into the Country Park.

Cambridgeshire Quality Panel Review

- 8.26 Prior to the submission of the planning application, the proposed scheme was

considered by the Cambridgeshire Quality Panel in April 2016. Positive responses were received and the submitted plans have incorporated the Panel's comments. The Quality Panel report is contained at Appendix 2. The table below sets out the key issues raised through the Quality Panel review process and how the submitted application has addressed them, or if not, giving justification from the applicant as to why.

Panel comment	Addressed in application
Social interactions on the forecourt and Parkside between affordable and private housing and how to minimise negative behaviour.	The affordable homes have been arranged in small clusters. The provision is on a tenure blind basis to prevent negative behaviour.
How to manage the shared gardens which require high quality maintenance of the scheme.	This will be maintained and managed by the management company.
The management of privacy in the gaps between buildings.	There would be no overlooking between the buildings given the distances and tilted vertical railings to balconies.
Concerned with the separation of public and private space.	Each apartment would have access to a private balcony and the proposed semi-detached houses would have access to a balcony and private terrace. These would be clearly marked when adjacent to the private communal garden.
Clarification of communal gardens and their usage.	Communal gardens will allow for all floors within the same block to have use of this space and for social interaction.
Double Street – how will the large forecourt and the parking look to visitors and people walking down the main street? The management of water should be part of the answer to mitigate this.	Car parking will be screened behind a hedge and set 300mm below the footpath running along the secondary street preventing vehicles from being visually intrusive. Paving levels fall eastwards away from the building line with water run off collected directly into a SUDS scheme in the form of rain gardens located at the edge of the car parking bays.
The Panel accept the general idea of breaking up blocks and the "A B A" rhythm but looked for a linking device.	Each cluster of A-Villas and B-Villas are composed of the same brick colour.
Is the end special or different enough?	The architectural design of the PROW building defines the southern end of the Riverside Phase and provides a visual marker.
Lightening up the dark ends of buildings.	Lighting is to be agreed through submission of a discharge of condition application. Lighting is intended to be

Panel comment	Addressed in application
	placed to the front of buildings and in between the building sides.
Transition - Nature of the tree species and colour palette of the meadows.	The park edge landscape and planting treatment is very fluid. Planting and vegetation in the park will be mirrored in the communal garden.
A serious issue was opting for engineered drainage as opposed to SUDs.	A drainage system has been designed with sufficient storage capacity enabling flows off the site. Additional sustainable systems have been designed to enhance the SUDs scheme and drainage strategy.
Nature of park filtering through – has this gone far enough?	The simple estate railing allows definition of the boundary between the country park, whilst letting the meadow enter up a vegetated bank and into the communal garden.
The landscape character of the meadows is about water thus this could be used to the advantage of the site.	The landscape character of the meadows sets a precedent with the introduction of SUDs in the form of rain gardens with the forecourts of the residential blocks.
<p>Issues about the future, the houses will be here for 100 - 290 years.</p> <ul style="list-style-type: none"> a) The climate will be hotter. b) Water, energy and waste. c) Adaptability. d) Car ownership is likely to be very different and require less space. e) Ecological and functional green infrastructure – See UK National Ecosystem Assessment and the Water Management Act. 	<ul style="list-style-type: none"> a) Code for Sustainable Homes b) Photovoltaics proposed, rain gardens, provision of adequate recycling facilities c) 11 allocated lifetimes home standards d) Overprovision of cycle parking e) Provision of private, communal and use of country park.
The panel considered it important to retain the same design team for the detailed stages of design.	The same design team have worked throughout the pre-application and application stages.

Summary

- 8.27 The design and layout of the Riverside Phase is considered to be consistent with the principles of the design code and would successfully contribute to the character of the emerging character areas. As such the proposal is compliant with Policies DP/1 and DP/2 of the South Cambridgeshire LDF 2007, Policy 3/7 of the Cambridge Local Plan

2006 and Policy CSF/2 of the Cambridge Southern Fringe AAP 2008.

Drainage

- 8.28 The drainage from the proposal will discharge to the as constructed ditch on the west side of the development. The downstream ditch and sewers are routed through the proposed country park. The drainage strategy proposes the use of rain water gardens to collect surface water runoff from the private roof and court yards. There will be no use of soak ways or other infiltration systems. The drainage system has been designed with sufficient storage capacity enabling flows off the site to be controlled to the discharge rates. Sustainable drainage issues raised by the Council's Drainage Officer have been resolved following receipt of an amended drainage report received 10/11/16, and the proposal is in line with the site wide drainage plan. Adequate provision is made for sustainable drainage in accordance with Policy NE/10 of the South Cambridgeshire LDF 2007, Policy 8/18 Cambridge Local Plan 2006 and Policies CSF/2 and CSF/24 of the Cambridge Southern Fringe AAP 2008.

Public Art

- 8.29 The overall public art strategy for the Trumpington Meadows site has been approved through the Section 106 Agreement (Schedule 2, Part A (11) of the outline consent. The strategy has different themes that will be implemented throughout the development. The proposed public art for this area will respond to the wider 'Play Patterns' theme which aims to enhance routes and connect the network of residential streets and the country park through informal play. Final details of this public art are unknown and will be recommended to be secured by Condition (7). Subject to this condition, the proposal will comply with Policy SF/6 of the South Cambridgeshire LDF 2007, Policy 3/7 Cambridge Local Plan 2006, Policies CSF/2 and CSF/9 of the Cambridge Southern Fringe AAP 2008 and the approved Public Art Strategy for the Trumpington Meadows site (September 2010).

Renewable energy and sustainability

- 8.30 Condition 21 of the outline permissions requires the submission of details to ensure that a minimum of 10% of each phase's energy is generated from renewable sources. The 'Sustainable Design and Construction statement' submitted with the application sets out the approach for a reduction in energy demand and emissions. Photovoltaics are proposed to be installed to meet the minimum of 10% energy produced from renewable sources. All units will be built to Code for Sustainable Homes level 4 in line with the requirements of Condition 14 of the outline permissions.
- 8.31 The applicant has suitably addressed the issue of sustainability and renewable energy, and the proposal is in accordance with Policies NE/1 and NE/3 of the adopted South Cambridgeshire Local Development Framework 2007, Policy 8/16 Cambridge Local Plan 2006 and Policy CSF/21 of the Cambridge Southern Fringe Area Action Plan 2008.

Disabled access

- 8.32 The scheme accords with Condition 15 of the outline approval, which requires 15% of all market dwellings and 15% of all affordable dwellings to meet the lifetime homes accreditation. All properties will be fully accessible by reason of Part M of the Building Regulations. The proposal is therefore compliant with Policy 3/12 Cambridge Local

Plan 2006 and CSF/2 of the Cambridge Southern Fringe AAP 2008.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.33 This phase does not impact on any existing residential properties.

Amenity for future occupiers of the site

- 8.34 Each apartment would have access to a private balcony and the proposed semi-detached houses would have access to a balcony and private terrace. Overlooking has been considered by the applicant with obscure glazing on windows and tilted vertical railings proposed on balconies which are positioned in the side and rear elevations to prevent adverse of overlooking.
- 8.35 The proposal is therefore considered to provide a high-quality living environment and an appropriate standard of residential amenity for future occupiers in accordance with Policy DP/3 of the South Cambridgeshire LDF 2007, Policy 3/12 Cambridge Local Plan 2006 and Policy CSF/2 of the Cambridge Southern Fringe AAP 2008.

Refuse Arrangements

- 8.36 Bin stores are to be provided to the front of the buildings within an integral storage area for the houses in accordance with the design code. Bin drag distances to collection points are also compliant with RECAP guidance.
- 8.37 Communal bin stores are located at the front of the apartment blocks to facilitate safe, convenient access for residents and short drag distances for collection vehicles in accordance with the RECAP guidance.
- 8.38 Consequently, the proposal is compliant with RECAP guide, Policy 3/12 Cambridge Local Plan 2006 and Policy CSF/2 of the Cambridge Southern Fringe AAP 2008.

Highways Issues

- 8.39 There are no adoptable roads proposed within the Riverside Phase, access will be taken directly from the secondary street that runs north to south along the eastern boundary adjacent to Phase 9. The proposed parking area sited adjacent to the secondary street will be adopted by Cambridge County Council with internal roadways, parking and public areas being managed by the management company. The Local Highway Authority (LHA) has raised no concerns and the proposal is compliant with Policy DP/3 of the South Cambridgeshire LDF 2007, Policy 8/2 Cambridge Local Plan 2006 and CSF/10 of the Cambridge Southern Fringe Area Action Plan (2008).

Car and Cycle Parking

Car Parking

- 8.40 The proposal would provide 130 car spaces comprising 1 space per 2 bedroom units and 1.5 spaces for 3 bedroom units. Parking for visitors will be along the secondary street providing 1 car space per unit totaling 32 spaces. The outline permissions 08/0048/OUT and S/0054/08/O restricted the number of car parking spaces within the site to not exceed 1,800 spaces. When looking at the site wide parking breakdown

including Phases at the Local Centre and 10 & 11 which have recently been submitted but have yet to be determined, the total number of parking spaces would be 1,647 which would comply with the outline permissions. The proposed car parking would comply with parking requirements and fall within the parking requirement for Riverside (Table 2) and Policy TR/2 of the South Cambridgeshire LDF 2007 and Policy 8/10 of the Cambridge Local Plan 2006.

Table 2 – Design code parking requirements

Urban Quarter	1 space per dwelling with 1/3 on plot, 1/3 on street and 1/3 in courtyard/mews
Riverside Quarter	1-1.5 spaces per dwelling
Gateway Quarter	1-1.5 spaces per dwelling with a combination of on plot, courtyard and on street parking

- 8.41 Undercroft parking is proposed for the 8 Villa B townhouses which would accord with the Design Code. The majority of parking will consist of surface parking to the front of the buildings which will be screened behind a hedge and set 300mm below the height of the footpath running alongside the secondary street. Tree planting and box hedging will be provided every 7 bays to help mitigate views from inside the development and across the road. Sufficient space and landscape separation has been provided to allow for tree growth.
- 8.42 There are ten disabled car parking spaces provided, distributed evenly between each cluster of two villas A, one villa B and one space at the Prow. This meets the requirement under condition 36 of the outline consents to provide at least 5% of all total spaces for disabled users.

Cycle Parking

- 8.43 Cycle parking would be provided within gated bike stores for residents and at entrances to blocks for occasional use. The proposed amount of cycle parking would exceed the requirements in the design code, which requires 1 space per bedroom up to 3 bedrooms, and then 4 spaces for 4 or 5 bedroom dwellings.
- 8.44 268 cycle parking spaces are proposed with 1 cycle space per bedroom and 11 additional spaces.
- 8.45 Consequently, the proposal is compliant with Policy TR/2 of the South Cambridgeshire LDF 2007, Policy 8/6 of the Cambridge Local Plan 2006 and Policy CSF/11 of the Cambridge Southern Fringe Area Action Plan (2008), subject to the recommended conditions at paragraph 10.

Construction Management Plan (CMP)

- 8.46 The applicant has submitted a CMP as required under Condition 30 of the outline planning consent. The Environmental Health Officer has confirmed that the submitted CMP is considered acceptable. The primary construction vehicular access to the site is located at the Addenbrookes Road on the southern boundary.

Noise

- 8.47 Most of the new properties will benefit from screening from further anticipated buildings between the southern boundary and the M11 (e.g. Phases 10 and 11). Consequently, internal noise levels will be reduced. The block named The Prow

will not benefit to the same extent and the Environmental Health Officer raised concerns regarding the level of noise insulation to meet current internal noise standards. In order to achieve this a Condition (12) is recommended to ensure a post construction noise assessment is submitted to and approved in writing by the local planning authority to ensure the internal noise levels in BS8233 2014 are being met as expected.

External Lighting

- 8.48 Condition (13) is recommended to agree the location of the street lights in relation to ensuring no adverse impact to trees and bedroom windows occurs.

Ecology

- 8.49 The site is subject to an Ecological Management Plan previously agreed under Condition 27 of the outline planning consent. There are no specific ecological enhancements to the Riverside Phase which is considered acceptable by the Ecology Officer.

Archaeology

- 8.50 The Archaeology Officer has commented that the submitted Written Scheme of Investigation for Archaeological Mitigation dated February 2010 is acceptable. This is subject to a programme of post excavation analysis being submitted as stated in the letter dated 18th October 2012 from Alison Dickens Cambridge Archaeological Unit.

Planning Obligation Strategy

- 8.51 This reserved matters application does not trigger contributions under the Council's Planning Obligation Strategy. Contributions have been secured towards on site and off site infrastructure and community development resources and other revenue related requirements under the S106 agreement for outline permissions 08/0048/OUT and S/0054/08/O.

9.0 CONCLUSION

- 9.1 This reserved matters application complies with the principles of the outline permission parameter plans and design code, and will make a positive contribution to the character and appearance of the urban, riverside and gateway quarters within the Trumpington Meadows development.

10.0 RECOMMENDATION

APPROVE (S/2176/16/RM) subject to the following conditions:

1. No works or development above finished ground level shall take place until the following material details have been submitted to and approved in writing with the local planning authority. A schedule of materials covering windows, doors, entrance porch details, brick specification, projecting bay and dormer windows, garage doors, external metal work, rain water goods, and coping (including materials, colours, surface finishes/textures) and brick sample panels of the facing bricks to be used, shall be erected on site and shall be at least 1m x 1m to establish the detailing of bonding, coursing, colour and type of jointing. Development shall be carried out in accordance with the approved details. (Reason: To ensure the appearance of the development is satisfactory in

accordance with Policy DP/2 of the adopted Local Development Framework 2007).

2. No works or development above finished ground level shall take place until details of the materials; colour and finish of the internal stairwells adjacent to the atrium glazing within the villa elevations have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007).
3. No works or development above finished ground level shall take place until details of the materials, colours, finish and fixing details of the proposed balconies (including balustrade) on an appropriate scale drawing have been submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007)
4. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted and approved in writing by the Local Planning Authority. This may consist of large scale drawings and /or samples Development shall be carried out in accordance with the approved details. (Reason: In the interests of visual amenity in accordance with policy DP/2 of the adopted Local Development Framework 2007).
5. Prior to occupation of the first residential building except for any underground enabling, details of the Local Area of Play (LAP) situated within one of the public pedestrian/cycle links, including a delivery timetable shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure that a high quality design for this open space and appropriate facilities for children's play provision are provided in accordance with Policies DP/1 and SF/10 of the adopted Local Development Framework 2007).
6. Prior to first occupation of the development, full details of the scheme for public art shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the approved Trumpington Meadows Public Art Strategy (August 2010) and include details of the following:
 - a) Descriptions, plans and images of the public art including its location
 - b) Details of community engagement and consultation including measures to promote involvement in the evolution of the public art
 - c) Project timescale
 - d) Delivery mechanisms
 - e) The total amount allocated for the proposed public art including maintenance and decommissioning costs (if applicable)Development shall be carried out in accordance with the approved details.

(Reason: To ensure that the details of the public art comes forward in accordance with the Public Art Strategy and that the public art positively contributes to its context within the public realm in the interests of creating successful, high quality,

attractive environments in accordance with Policy SF/6 of the adopted Local Development Framework 2007).

7. Prior to completion of the development the following implementation and maintenance details of the public art approved under condition 6 shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Details for the installation of the public art
 - b) Legal ownership and insurance details
 - c) Responsibility for implementation
 - d) Responsibility for maintenance and maintenance schedules
 - e) Details of decommissioning including timescales and reparation (if applicable)

(Reason: To ensure that the details of maintenance and implementation of the public art are considered, in the interest of creating a successful, high quality, attractive environment in accordance with Policy SF/6 of the adopted Local Development Framework 2007).
8. No works or development above finished ground level shall take place until details of the rain gardens have been submitted to and approved in writing by the local planning authority. The details shall include, but are not limited to, plans and sections, soil specifications, drainage details, planting proposals, planting specifications, and specialty maintenance operations. Development shall be carried out in accordance with the approved details. (Reason: To ensure that the planting, drainage and soil specification for the rain gardens is sufficient to serve its function and create an attractive environment for future residents in accordance with Policies DP/1 and DP/2 of the adopted Local Development Framework 2007).
9. No works or development above finished ground level shall take place until a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas have been submitted to and approved in writing by the local planning authority. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation. (Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features in accordance with Policy DP/2 of the adopted Local Development Framework 2007).
10. No works or development above finished ground level shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007).
11. No works or development above finished ground level shall take place until samples of the materials to be used in the construction of the forecourt paving of the development hereby permitted have been submitted to and approved in

writing by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure that the appearance of the external surfaces is appropriate in accordance with Policy DP/2 of the South Cambridgeshire District Council adopted Local Development Framework 2007).

12. Material and soil management, reuse, importation and specification on site shall be in accordance with the Soil Management Plan presented in the Construction Management Plan by Barratt Homes dated 12 February 2016, unless alternative material and soil management provisions are otherwise agreed in writing by the Local Planning Authority. (Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).
13. The PROW building, hereby permitted, shall not be occupied until a post construction noise assessment for all its internal habitable rooms, in accordance with BS8233 2014, has been submitted to and approved in writing by the local Planning Authority. If the submitted noise assessment confirms that internal noise levels in BS8233 2014 are not being met then the building shall not be occupied until a scheme for protecting the proposed dwellings from surrounding road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to the first occupation of the PROW building. (Reason: To ensure a satisfactory level of amenity for future occupants in accordance with Policy NE/15 of the adopted Local Development Framework 2007).
14. The on plot parking spaces, including garages, shown on drawing 053-A-625 (Car Parking Strategy), shall not be used as additional living accommodation and shall be maintained for the purposes of parking. (Reason: In the interests of highway safety, visual amenity and sustainable travel ensuring that there is no uncontrolled proliferation of car parking within the site in accordance with Policies DP/2 and TR/2 of the adopted Local Development Framework 2007).
15. Prior to the installation of any artificial lighting an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance intensity in the horizontal and vertical plane (in lux) at critical locations within the site and on the boundary of the site and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" including resultant sky glow, light intrusion / trespass, source glare / luminaire intensity and building luminance. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details. (Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of

nearby residential properties in accordance with Policy DP/3 of the South Cambridgeshire District Council adopted Local Development Framework 2007).

16. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans

053-A-900 (Site Location Plan- Complete Riverside Phase)
053-A-901 (Site Location Plan- SCDC Land Area)
053-A-902 (Site Location Plan- CCity C Land Area)

Diagrams

053-A-000 P2 (Cover)
053-A-001 P2 (Schedules- Units)
053-A-002 P2 (Schedules- Car, Bin & Cycles)
536.RQ.D.09 (Indicative Adoption and Management Plan)
053-A-600 P2 (Diagram –Gaps)
053-A-601 P2 (Urban Sections)
053-A-602 P2 (Type Compendium)
053-A-610 P2 (Tenure Mix-Ground Floor Plan)
053-A-611 P2 (Tenure Mix-First Floor Plan)
053-A-612 P2 (Tenure Mix-Second Floor Plan)
053-A-613 P2 (Tenure Mix-Third Floor Plan)
053-A-620 P2 (Cycle Strategy)
053-A-621 P2 (Cycle Storage Detail)
053-A-622 P2 (Cycle Storage Detail)
053-A-625 P2 (Car Parking Strategy)
053-A-630 P2 (Bin Distances)
053-A-631 P2 (Bin Distances Calculations)
053-A-632 P2 (Bin Distances Calculations)
053-A-633 P2 (Bin Storage Detail)
053-A-634 P2 (Bin Storage Detail)
053-A-640 P2 (Accessible Dwellings)
053-A-650 P2 (Diagram Overlooking)
053-A-651 P2 (Balconies and Screens)
053-A-652 P2 (Balconies and Screens)
053-A-680 P2 (Building Names)

Architectural Drawings

053-A-100 P2 (Ground and Roof Plan)
053-A-101 P2 (All Plots- Ground Floor)
053-A-102 P2 (All Plots- First Floor Plan)
053-A-103 P2 (All Plots- Second Floor Plan)
053-A-104 P2 (Third Floor Plan)
053-A-105 P2 (All Plots- Roof Plan)
053-A-106 P2 (All Plots- Contour Levels)
053-A-110 P2 (Focussed Arrangement- Ground Floor Plan)
053-A-111 P2 (Focussed Arrangement- First Floor Plan)
053-A-112 P2 (Focussed Arrangement-Second Floor Plan)
053-A-113 P2 (Focussed Arrangement- Third Floor Plan)
053-A-114 P2 (Focussed Arrangement- Roof Plan)

053-A-120 P2 (Villa A –PD-Plans 0-1)
 053-A-121 P2 (Villa A-PD-Plans 2-2)
 053-A-122 P2 (Villa A-PD-Roof Plan)
 053-A-123 P2 (Villa A-PD-Premium Plans 0-1)
 053-A-124 P2 (Villa A-PD-Premium Plans 2-3)
 053-A-125 P2 (Villa A -PD-Premium – Roof Plan)
 053-A-126 P2 (Villa A-HA-Plans 0-1)
 053-A-127 P2 (Villa A-HA-Plans 2-3)
 053-A-128 P2 (Villa A-HA-Roof Plan)
 053-A-129 P2 (Villa B-PD-Plans 0-1-R)
 053-A-130 P2 (PROW-HA-Plans 0-1)
 053-A-131 P2 (PROW-HA-Plans 2-3)
 053-A-132 P2 (PROW-HA-Roof Plan)
 053-A-201 P2 (Focused Arrangement Elevations)
 053-A-202 P2 (Villa A-PD-Elevations)
 053-A-203 P2 (Villa A-HA-Elevations)
 053-A-204 P2 (Villa B-PD-Elevations)
 053-A-205 P2 (Prow- HA-Elevations)
 053-A-301 P2 (Topography)
 053-A-302 P2 (Section Levels)
 053-A-303 P2 (Section Levels)
 053-A-304 P2 (Building Sections)
 053-A-401 P2 (Villa A-PD-Unit Types)
 053-A-402 P2 (Villa A-PD-Unit Types)
 053-A-403 P2 (Villa A-PD-Unit Types)
 053-A-404 P2 (Villa A-HA-Unit Types)
 053-A-405 P2 (Villa A-HA-Unit Types)
 053-A-406 P2 (Villa B-Unit Types)
 053-A-407 P2 (Prow -Unit Types)
 053-A-510 P2 (Atrium and Staircase-Villa AM-PD)
 053-A-511 P2 (Atrium and Staircase-Villa AA-HA)
 053-A-512 P2 (Atrium and Staircase-Villa AM-Premium)
 053-A-520 P2 (Villa AM-Bay studies)
 053-A-521 P2 (Villa AA-Bay studies)
 053-A-522 P2 (Villa B-Bay studies)
 053-A-523 P2 (Prow -Bay studies)

Landscaping Street Scenes

536.RQ.D00 Landscape Masterplan
 536.RQ.D.01 Rev A (Tree Planting Plan)
 536.RQ.D.01 Rev B (Tree Planting Plan)
 536.RQ.D.02a (Infrastructure Planting Plan)
 536.RQ.D.02b (Infrastructure Planting Plan)
 536.RQ.D.03A (Tree Position Analysis)
 536.RQ.D.03B (Tree Position Analysis)
 536.RQ.D.04 (Indicative Adoption and Management Plan)
 536.RQ.D.05 (Typical Rain Garden Section)
 536.RQ.D.06 (Typical Tree Pit Detail In Hard Landscape)
 536.RQ.D.07 (Indicative Hard Surfaces Materials)
 536.RQ.D.08 (Typical Paving Layout)
 536.RQ.D.10 (Typical Tree Pit Detail in Hard Secondary Road)
 536.RQ.D.11 (Shrubbery/Herbaceous Planting- Typical Mix Detail)
 Outline Specification For Soft Landscape Works Riverside Quarter Revision A

5 Year Management and Maintenance Schedule Revision A

Other Documents

Trumpington Meadows Riverside – Design and Access Statement including Compliance Statement Revision 01: 9th November 2016
SUDS Maintenance Plan SMP-RQ-01 November 2016 Revision 3
Riverside Quarter Technical Note: Bioretention Treatment System Note
Technical Note: Drainage WSP Parson Brinckerhoff
0658-SK-155 Rev B (Surface Water Drainage Strategy)
1234/D/014 Rev I (Site Wide Surface Water Drainage Strategy)
0658-RQ-500 Rev I (Surface Water Detailed Drainage Strategy)
0658-S38-500-17 Rev A (Watercourse Headwall)
Drainage Strategy Statement 09/11/2016 Revision 4
0658-RQ-001 Rev I (Refuse Vehicle Swept Paths)
0658-RQ-002 Rev I (Standard Design Vehicle Swept Paths)

(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.)

11. Recommendation

APPROVE (16/1488/REM) subject to the following conditions:

1. No works or development above finished ground level shall take place until the following material details have been submitted to and approved in writing with the local planning authority. A schedule of materials covering windows, doors, entrance porch details, brick specification, projecting bay and dormer windows, garage doors, external metal work, rain water goods, and coping (including materials, colours, surface finishes/textures) and brick sample panels of the facing bricks to be used, shall be erected on site and shall be at least 1m x 1m to establish the detailing of bonding, coursing, colour and type of jointing. Development shall be carried out in accordance with the approved details. (Reason: To ensure the appearance of the development is satisfactory in accordance with Policy 3/12 of the Cambridge Local Plan 2006).
2. No works or development above finished ground level shall take place until details of the materials; colour and finish of the internal stairwells adjacent to the atrium glazing within the villa elevations have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure the appearance of the development is satisfactory in accordance with Policy 3/12 of the Cambridge Local Plan 2006).
3. No works or development above finished ground level shall take place until details of the materials, colours, finish and fixing details of the proposed balconies (including balustrade) on an appropriate scale drawing have been submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure the appearance of the development is satisfactory in accordance with Policy 3/12 of the Cambridge Local Plan 2006).
4. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping

details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted and approved in writing by the Local Planning Authority. This may consist of large scale drawings and /or samples Development shall be carried out in accordance with the approved details. (Reason: To ensure the appearance of the development is satisfactory in accordance with Policy 3/12 of the Cambridge Local Plan 2006).

5. Prior to occupation of the first residential building except for any underground enabling, details of the Local Area of Play (LAP) situated within one of the public pedestrian/cycle links, including a delivery timetable shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure that a high quality design for this open space and appropriate facilities for children's play provision are provided in accordance with Policy 3/8 of the Cambridge Local Plan 2006).
6. Prior to first occupation of the development, full details of the scheme for public art shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the approved Trumpington Meadows Public Art Strategy (August 2010) and include details of the following:
 - a) Descriptions, plans and images of the public art including its location
 - b) Details of community engagement and consultation including measures to promote involvement in the evolution of the public art
 - c) Project timescale
 - d) Delivery mechanisms
 - e) The total amount allocated for the proposed public art including maintenance and decommissioning costs (if applicable)

Development shall be carried out in accordance with the approved details.(Reason: To ensure that the details of the public art comes forward in accordance with the Public Art Strategy and that the public art positively contributes to its context within the public realm in the interests of creating successful, high quality, attractive environments in accordance with Policy 3/7 of the Cambridge Local Plan 2006).

7. Prior to completion of the development the following implementation and maintenance details of the public art approved under condition 6 shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Details for the installation of the public art
 - b) Legal ownership and insurance details
 - c) Responsibility for implementation
 - d) Responsibility for maintenance and maintenance schedules
 - e) Details of decommissioning including timescales and reparation (if applicable)

(Reason: To ensure that the details of maintenance and implementation of the public art are considered, in the interest of creating a successful, high quality, attractive environment in accordance with Policy 3/7 of the Cambridge Local Plan 2006).
8. No works or development above finished ground level shall take place until details of the rain gardens have been submitted to and approved in writing by the local planning authority. The details shall include, but are not limited to, plans and

sections, soil specifications, drainage details, planting proposals, planting specifications, and specialty maintenance operations. Development shall be carried out in accordance with the approved details. (Reason: To ensure that the planting, drainage and soil specification for the rain gardens is sufficient to serve its function and create an attractive environment for future residents in accordance with Policies 3/4, 3/7, 3/11 and 3/12 of the Cambridge Local Plan 2006).

9. No works or development above finished ground level shall take place until a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas have been submitted to and approved in writing by the local planning authority. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation. (Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features in accordance with Policy 3/11 of the Cambridge Local Plan 2006).
10. No works or development above finished ground level shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policy 3/11 of the Cambridge Local Plan 2006).
11. No works or development above finished ground level shall take place until samples of the materials to be used in the construction of the forecourt paving of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. (Reason: To ensure that the appearance of the external surfaces is appropriate in accordance with Policies 3/7 and 3/11 of the Cambridge Local Plan 2006).
12. Material and soil management, reuse, importation and specification on site shall be in accordance with the Soil Management Plan presented in the Construction Management Plan by Barratt Homes dated 12 February 2016, unless alternative material and soil management provisions are otherwise agreed in writing by the Local Planning Authority. (Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 4/13 of the Cambridge Local Plan 2006).
13. The PROW building, hereby permitted, shall not be occupied until a post construction noise assessment for all its internal habitable rooms, in accordance with BS8233 2014, has been submitted to and approved in writing by the local Planning Authority. If the submitted noise assessment confirms that internal noise levels in BS8233 2014 are not being met then the building shall not be occupied until a scheme for protecting the proposed dwellings from surrounding road traffic

noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to the first occupation of the PROW building. (Reason: To ensure a satisfactory level of amenity for future occupants in accordance with Policy 4/13 of the Cambridge Local Plan 2006).

14. The on plot parking spaces, including garages, shown on drawing 053-A-625 (Car Parking Strategy), shall not be used as additional living accommodation and shall be maintained for the purposes of parking. (Reason: In the interests of highway safety, visual amenity and sustainable travel ensuring that there is no uncontrolled proliferation of car parking within the site in accordance with Policies 3/1, 8/2 and 8/10 of the Cambridge Local Plan 2006).
15. Prior to the installation of any artificial lighting an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance intensity in the horizontal and vertical plane (in lux) at critical locations within the site and on the boundary of the site and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" including resultant sky glow, light intrusion / trespass, source glare / luminaire intensity and building luminance. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details. (Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with Policy 4/13 of the Cambridge Local Plan 2006).
16. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans

053-A-900 (Site Location Plan- Complete Riverside Phase)
053-A-901 (Site Location Plan- SCDC Land Area)
053-A-902 (Site Location Plan- CCity C Land Area)

Diagrams

053-A-000 P2 (Cover)
053-A-001 P2 (Schedules- Units)
053-A-002 P2 (Schedules- Car, Bin & Cycles)
536.RQ.D.09 (Indicative Adoption and Management Plan)
053-A-600 P2 (Diagram –Gaps)
053-A-601 P2 (Urban Sections)
053-A-602 P2 (Type Compendium)
053-A-610 P2 (Tenure Mix-Ground Floor Plan)
053-A-611 P2 (Tenure Mix-First Floor Plan)

053-A-612 P2 (Tenure Mix-Second Floor Plan)
 053-A-613 P2 (Tenure Mix-Third Floor Plan)
 053-A-620 P2 (Cycle Strategy)
 053-A-621 P2 (Cycle Storage Detail)
 053-A-622 P2 (Cycle Storage Detail)
 053-A-625 P2 (Car Parking Strategy)
 053-A-630 P2 (Bin Distances)
 053-A-631 P2 (Bin Distances Calculations)
 053-A-632 P2 (Bin Distances Calculations)
 053-A-633 P2 (Bin Storage Detail)
 053-A-634 P2 (Bin Storage Detail)
 053-A-640 P2 (Accessible Dwellings)
 053-A-650 P2 (Diagram Overlooking)
 053-A-651 P2 (Balconies and Screens)
 053-A-652 P2 (Balconies and Screens)
 053-A-680 P2 (Building Names)

Architectural Drawings

053-A-100 P2 (Ground and Roof Plan)
 053-A-101 P2 (All Plots- Ground Floor)
 053-A-102 P2 (All Plots- First Floor Plan)
 053-A-103 P2 (All Plots- Second Floor Plan)
 053-A-104 P2 (Third Floor Plan)
 053-A-105 P2 (All Plots- Roof Plan)
 053-A-106 P2 (All Plots- Contour Levels)
 053-A-110 P2 (Focussed Arrangement- Ground Floor Plan)
 053-A-111 P2 (Focussed Arrangement- First Floor Plan)
 053-A-112 P2 (Focussed Arrangement-Second Floor Plan)
 053-A-113 P2 (Focussed Arrangement- Third Floor Plan)
 053-A-114 P2 (Focussed Arrangement- Roof Plan)
 053-A-120 P2 (Villa A –PD-Plans 0-1)
 053-A-121 P2 (Villa A-PD-Plans 2-2)
 053-A-122 P2 (Villa A-PD-Roof Plan)
 053-A-123 P2 (Villa A-PD-Premium Plans 0-1)
 053-A-124 P2 (Villa A-PD-Premium Plans 2-3)
 053-A-125 P2 (Villa A -PD-Premium – Roof Plan)
 053-A-126 P2 (Villa A-HA-Plans 0-1)
 053-A-127 P2 (Villa A-HA-Plans 2-3)
 053-A-128 P2 (Villa A-HA-Roof Plan)
 053-A-129 P2 (Villa B-PD-Plans 0-1-R)
 053-A-130 P2 (PROW-HA-Plans 0-1)
 053-A-131 P2 (PROW-HA-Plans 2-3)
 053-A-132 P2 (PROW-HA-Roof Plan)
 053-A-201 P2 (Focused Arrangement Elevations)
 053-A-202 P2 (Villa A-PD-Elevations)
 053-A-203 P2 (Villa A-HA-Elevations)
 053-A-204 P2 (Villa B-PD-Elevations)
 053-A-205 P2 (Prow- HA-Elevations)
 053-A-301 P2 (Topography)
 053-A-302 P2 (Section Levels)
 053-A-303 P2 (Section Levels)
 053-A-304 P2 (Building Sections)

053-A-401 P2 (Villa A-PD-Unit Types)
 053-A-402 P2 (Villa A-PD-Unit Types)
 053-A-403 P2 (Villa A-PD-Unit Types)
 053-A-404 P2 (Villa A-HA-Unit Types)
 053-A-405 P2 (Villa A-HA-Unit Types)
 053-A-406 P2 (Villa B-Unit Types)
 053-A-407 P2 (Prow -Unit Types)
 053-A-510 P2 (Atrium and Staircase-Villa AM-PD)
 053-A-511 P2 (Atrium and Staircase-Villa AA-HA)
 053-A-512 P2 (Atrium and Staircase-Villa AM-Premium)
 053-A-520 P2 (Villa AM-Bay studies)
 053-A-521 P2 (Villa AA-Bay studies)
 053-A-522 P2 (Villa B-Bay studies)
 053-A-523 P2 (Prow -Bay studies)

Landscaping Street Scenes

536.RQ.D00 Landscape Masterplan
 536.RQ.D.01 Rev A (Tree Planting Plan)
 536.RQ.D.01 Rev B (Tree Planting Plan)
 536.RQ.D.02a (Infrastructure Planting Plan)
 536.RQ.D.02b (Infrastructure Planting Plan)
 536.RQ.D.03A (Tree Position Analysis)
 536.RQ.D.03B (Tree Position Analysis)
 536.RQ.D.04 (Indicative Adoption and Management Plan)
 536.RQ.D.05 (Typical Rain Garden Section)
 536.RQ.D.06 (Typical Tree Pit Detail In Hard Landscape)
 536.RQ.D.07 (Indicative Hard Surfaces Materials)
 536.RQ.D.08 (Typical Paving Layout)
 536.RQ.D.10 (Typical Tree Pit Detail in Hard Secondary Road)
 536.RQ.D.11 (Shrubbery/Herbaceous Planting- Typical Mix Detail)
 Outline Specification For Soft Landscape Works Riverside Quarter Revision A
 5 Year Management and Maintenance Schedule Revision A

Other Documents

Trumpington Meadows Riverside – Design and Access Statement including
 Compliance Statement Revision 01: 9th November 2016
 SUDS Maintenance Plan SMP-RQ-01 November 2016 Revision 3
 Riverside Quarter Technical Note: Bioretention Treatment System Note
 Technical Note: Drainage WSP Parson Brinckerhoff
 0658-SK-155 Rev B (Surface Water Drainage Strategy)
 1234/D/014 Rev I (Site Wide Surface Water Drainage Strategy)
 0658-RQ-500 Rev I (Surface Water Detailed Drainage Strategy)
 0658-S38-500-17 Rev A (Watercourse Headwall)
 Drainage Strategy Statement 09/11/2016 Revision 4
 0658-RQ-001 Rev I (Refuse Vehicle Swept Paths)
 0658-RQ-002 Rev I (Standard Design Vehicle Swept Paths)

(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.)

Contact details

To inspect the application or if you have a query on the report please contact:

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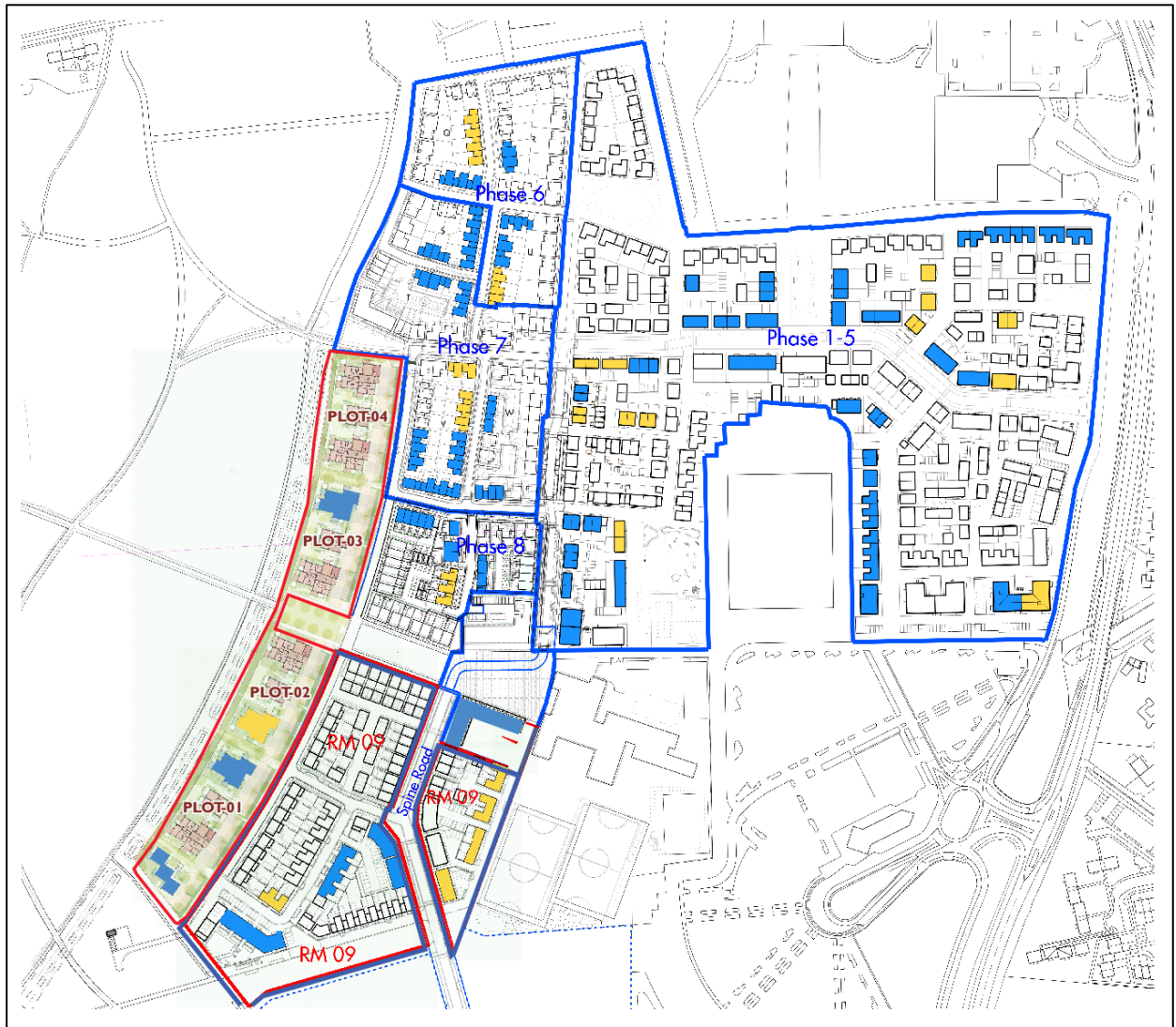
Appendix

APPENDIX 1 – Plan of Trumpington Meadows Phases

APPENDIX 2 - Quality Panel minutes dated 11th April 2016

APPENDIX 3- Design Code compliance statement

APPENDIX 1 – Plan of Trumpington Meadows Phases including the Riverside Phase outlined in red



Appendix 2- Cambridgeshire Quality Panel minutes dated 11th April 2016

CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Trumpington Meadows Riverside

Date: Monday 11th April 2016

Venue: Shire Hall Room 128, Cambridgeshire County Council, CB3 0AP

Time: 09:30 – 12:30

Quality Panel Members

Robin Nicholson (chair)

Steve Platt

Kirk Archibald

David Prichard

Luke Engleback

Panel secretariat and support

Antony Proietti – Cambridgeshire County Council

Judit Carballo – Cambridgeshire County Council

Alokiir Ajang – Cambridgeshire County Council

Local Authority Attendees

Glen Richardson – Urban Design & Conservation Manager, Cambridge City Council

Ben Ward – Senior Planning Officer, South Cambridgeshire District Council

Applicant and Representatives

Jake Nugent – Bidwells

Marcia Whitehead – Bidwells

Tim Makower – Makower Architects

Joseph Faycal – Makower Architects

Guillaume Baltz – bhsla

Marta Marinho – bhsla

Adrian Geary – WSP

Meropi Tsirella – WSP

Tim Eyton-Jones – Barratt

Burinder Lekh – Barratt

Adam Tillion – Barratt

1. Scheme description and presentation

Architect/Designer Makower Architects

Applicant Barratts

Planning status Pre – Reserved Matters

2. Overview

The site forms part of the wider Trumpington Meadows Site which lies on the south western edge of Cambridge to the west of Hauxton Road, immediately west and north of the Trumpington Park & ride on the former Monsanto Site.

The site sits within the administrative areas of both Cambridge City Council and South Cambridgeshire District Council. It forms part of the area allocated for predominantly residential development within the Cambridge Local Plan 2006 (Policy 9/5 (Southern Fringe)) and within the Cambridge Southern Fringe Area Action Plan 2008. Parameter Plans were submitted with the Outline Planning Applications

The Riverside is located on the western side of Trumpington Meadows, running along the edge of the adjacent County Park. This phase runs north to south in a narrow crescent shape and abuts previous phases 7, 8 & 9 along its eastern and southern boundary.

The proposal comprises the following:

- 122 apartments (density 70dph), with a mix of 2-bed and 3-bed units and 40/60 split between affordable and market tenure
- Car Parking along the “Fronts”
- Refuse and cycle stores

The Riverside quarter is a specific character area within the Design Code.

Pre-application advice started last year and last meeting with the LPA was held in February 2016.

3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed the enthusiastic and comprehensive presentation made by the applicant and the material provided.

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

Community

The Panel recommended the design team should focus on social interactions by looking at permeability, openness, high density and the meadows and interface to the road. Between the “*Paragon*” and meadows it was advised that there should be less ambiguity between the public and private spaces to avoid negative social interactions.

The Panel were apprehensive about how the scheme would respond to the desire lines and attitudes already built up by the existing community, and for the wider Cambridge community to enjoy the meadows harmoniously. Moreover, many features of the scheme are high maintenance and it is proposed that different teams will be responsible – the Panel were concerned as to whether this was the best solution.

Concerns were raised relating to the need for the good behaviour of residents and visitors to ensure the scheme works well socially. The Panel were unsure as to who the main users of the smaller dwellings are; young or older couples or young families with children? The Panel were also unclear as to how the fence line will work. At present, the private space does not demonstrate a strong framework which could potentially cause social conflict.

Connectivity

The Panel observed that the private “*street*” running parallel to the public street appeared very wide and this could be used as an opportunity to pull the meadows through and into the development. In effect, this would encourage a smooth transition of green-space from the country park into the development. This transition could be reinforced by incorporating green roofs into the scheme, as another chance to pull the meadow through and up onto the building.

The Applicants proposed cutting and mowing paths through the meadow and “*flowing into*” the development, given the scale of the buildings and shading, however, the Panel were not convinced by this concept. A better solution may be to have reed filled swales, they are more attractive throughout the year plus they provide a “*wet fence*” to private gardens/communal space.

To further encourage a smooth transitional space, the landscape character could take reference from the meadow through the selective use of colour and texture. The Panel agreed the simple, transparent and low key estate railing to the edge has a parkland quality which is useful in context.

The proposed location of the villa car parking appears to create a huge barrier of cars creating a strong division between Phase 8 and 9. It was suggested that an additional layer - in the form of trees or a pergola - could address this.

Character

It was argued that the strong edge and parallel streets translate into a hard barrier. The applicant likened the layout to The Paragon at Blackheath; however, the Panel were not convinced about this comparison and commented that the importance of that scheme is the colonnade and the communal garden in front of a large house. Questions regarding the garden usage and activities were raised; for example, it is rare that communal gardens are so on display.

The Panel commended the building designs with their rotational geometry, but felt the “*special*” block at the south end was neither sufficiently similar nor sufficiently different from the others.

The Panel enjoyed the yellow/pink brick colour scheme and how the stripes change colour blending over the length of the villas. However, the framed projecting bays could appear to be stuck on if any material other than solid masonry was used. It was emphasised that the beauty of this feature will be revealed in the proper execution of the details so the Panel recommended the Architect be retained to develop the details.

The Panel was comfortable with the proposed overall building heights. The Panel queried the fully glazed entrances and wondered whether there is an alternative solution. For example creating a more “*special*” entrance and less prone to overheating rather than one which may reveal the storage of bikes and buggies, in which may be inevitable in reality.

The scheme appears to have two fronts – the street front and the Cambridge ‘*Backs*’. At the *Paragon* there is a colonnade to link the fronts together and the Panel felt that there needed to be some joining up.

In relation to future masterplans, the Panel noted that it may be useful if the plots are divided mid-block so that the same Architect can design both sides of the street.

Climate

The Panel appreciated the simple landscape typology based on the analysis of the building form. They felt the scheme had a French philosophical approach to the landscape however it lacked functionality relating to water. The landscape has large amounts of paving and highly engineered drainage. The Panel felt that drainage has not been tied in with the scheme’s language, for example the standard attenuation tanks and access covers only offer a basic solution and is therefore not termed as Sustainable Urban Design (SUDs) and does not offer a Water Sensitive Urban Design (WSUD) approach.

Reservations were made about trees set in acres of paving and the choice of non-native Tulip trees and a conical variety of small leaf lime trees. The Panel encouraged the designers to identify tree species which are native to the Cambridge area as possible.

With regards to the energy strategy, the Panel were concerned with the standard of fabric in relation to overheating and especially the fully-glazed top floor splayed bays facing south. The maintenance of these glazed “*accents*” was also an issue. They recommended that the photovoltaics on the roofs would be more efficient if placed on top of bio-diverse roofs. It was suggested that an environmental analysis in relation to fabric, heating and daylight would be valuable. The Applicant was advised to look at how this it fits into the long term environmental plan.

The Panel enjoyed the affinity between the architecture and landscape adjacent to the buildings and were not opposed to the fragmented formalism of screen hedges with spaces spilling sideways into the shared realm. Their concerns related to the harsh “*forecourts*” (or second wide road) and the long row of cars which seemed un-mitigated by planting. They questioned whether there will be an effort to soften this space as it will become very hot in the summer. For example, similar type of parking in Scharnhauser Park, Stuttgart is positioned underneath green roofed parking structures with water collecting behind – this instantly softens the view of the area and changes the perception

of the space. It was queried whether there was a way to make the road/forecourt less wide and reduce water runoff.

4. Conclusion

The Panel congratulated the team for its effort and the interesting *“Front and Backs”* concept and expected this could be a great scheme, however, it was felt that the scheme lacked a convincing interface with the larger landscape and could benefit from a SUDs/water sensitive approach.

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

- Social interactions on the forecourt and Parkside between affordable and private housing and how to minimise negative behaviour.
- How to manage the shared gardens which require high quality maintenance of the scheme.
- The management of privacy in the gaps between buildings.
- Concerned with the separation of public and private space.
- Clarification of communal gardens and their usage.
- Double Street – how will the large forecourt and the parking look to visitors and people walking down the main street? The management of water should be part of the answer to mitigate this.
- The Panel accept the general idea of breaking up blocks and the “A B A” rhythm but looked for a linking device.
- Is the end special or different enough?
- Lightening up the dark ends of buildings.
- Transition - Nature of the tree species and colour palette of the meadows.
- A serious issue was opting for engineered drainage as opposed to SUDs.
- Nature of park filtering through – has this gone far enough?
- The landscape character of the meadows is about water thus this could be used to the advantage of the site.
- Issues about the future, the houses will be here for 100 - 290 years.
 - f) The climate will be hotter.
 - g) Water, energy and waste.
 - h) Adaptability.
 - i) Car ownership is likely to be very different and require less space.
 - j) Ecological and functional green infrastructure – See UK National Ecosystem Assessment and the Water Management Act.
- The panel considered it important to retain the same design team for the detailed stages of design.