



**GREATER CAMBRIDGE**  
SHARED PLANNING

## **Disability Consultative Panel**

**Tuesday, 28 November 2023**

**14:00 – 16:30**

### **Venue**

**Swansley A&B, Ground floor, South Cambridgeshire Hall,  
South Cambridgeshire District Council, Cambourne  
and via Microsoft 'Teams'**

### **Notes**

#### Attendees

Mark Taylor	Greater Cambridge Shared Planning (Chair)
Sue Simms	Former Housing Officer
Katie Roberts	Greater Cambridge Shared Planning (Notes)
Jean White	Retired City Council employee
Jane Renfrew	Resident
Su Fletcher	Hearing Help Team Leader, Cambridge Deaf Association
Aaron Coe	Principal Planner (CIP and SCIP Projects) (for presentation 2)
Jane Green	Built and Natural Environment Manager (Observer)
Trovine Monteiro	Team Leader – Built Environment (Observer)

#### Apologies

David Baxter, Rosalind Bird, Betty Watts

### **Presentation 2: Phase 3 Newbury Farm**

#### Presenters

Kaloyan Valkanov (BPTW)  
Audrey Remery (BPTW)  
Tom Conlan, Cambridge City Council (CIP)  
Eric Molloy, Garda Landscape  
Will Berry (CIP)

KV introduced the presentation by explaining that its focus is Newbury Farm (Phase 3), located within Cambridge City Council's boundary (Queen Edith's ward) and the aim is to provide 150 homes, divided between 57 flats and 93 houses. The closest transport service is the Babraham Park and Ride service and vehicular access to the proposals is provided by a connection with Babraham Road in the south east corner of the site. The proposals include a cycle route, which is a cycle pedestrian network and will consist of a 3 metre wide shared foot and cycle path. Details were provided about the current site layout, including the variety of house sizes.

Reference was also made to the houses designed for wheelchair access and the blue badge parking spaces that are in close proximity. EM discussed the landscape strategy, which is designed to ensure the provision of well connected residential areas and multifunctional communal spaces, commenting on the green Edge character area and the Linear Park. Subsequent details were provided about the Local Centre Blocks, including the landscaping and the materials for the shared surface roads, and the initial designs of the Local Centre. Many strategies will be used to support accessibility for all, including contrasting materials and colours and a variety of furniture and play equipment (some seats will have back rests and intermediate arm rests to provide additional support and an additional space 1.2m wide next to benches will be provided for wheelchairs users). Information was provided about the parking strategy, the cycle strategy and the housing strategy. The presentation concluded with specific details explaining how the houses and flats meet the necessary housing standards and building regulations.

### Panel comments and queries

- JT and MT liaised with EM about accessible playgrounds, recommending the project which is nearing completion in Great Shelford involving an Architect who is the mother of disabled children. The equipment is designed for children of all disabilities and can be approached by guardians who may be wheelchair users or walk with an aid. MT recommended rubberized surfaces throughout the play area and EM mentioned the benefit of plenty of space around the equipment for wheelchairs. MT added that, in some accessible playgrounds, he has observed the use of sensory plants at the gateways as a means of alerting visually impaired people. JT also requested the use of colour contrast on the pavements and roads on the site, as well as on the ramps and stairs (the handrails are not long enough).
- SS requested the use of sliding doors in the disabled bathrooms in the wheelchair accessible flats to enable the users to operate the doors themselves. With regard to the bathroom, she commented that a wheelchair user might use a bath with a hoist over the top, but suggested that, if the floor is designed to be suitable to become a wet room shower at a later stage, if necessary, it would reduce the need for adaptations. In response, KV commented that it would be possible to install a shower, rather than a bath, at the outset.
- JW commented on the arrangement of the bathroom for the disabled person (bath, basin and toilet in the corner). She suggested moving the basin to the side wall, in order to have the toilet in the middle of the room, allowing access from either side in a wheelchair. KV thanked her for her insightful comments. JW also suggested the use of sliding doors in the entire flat and enquired if there would be a way to install a hoist. KV commented that they would discuss this possibility of sliding doors throughout the flat with their consultants.
- SS asked if the garages belonging to the houses would be large enough to accommodate a family car and if there would be room to get out of the car.
- In response to a query by the Chair about the location of the nearest shop and community facilities, such as the Church Hall, Scout Hut and community centre, reference was made to the M&S at Addenbrooke's and the nearby Nightingale Park Cricket Pavilion. The Chair added that, as a resident on the site, a disabled person would be dependent on vehicular movement to use these facilities. WB mentioned that there will be some commercial and community facilities within the Newbury Farm development, but the exact split has not yet been determined. It is likely that there will be a shop or a café on the western side of the central green square, but it is yet to be defined. TC echoed his comments, referring to a business case that has been submitted to the City Council's community's team.
- The Chair referred to the surfaces on the pavements and footways that had been mentioned. He asked if they are going to be shared services between cyclists and pedestrians or if they will be segregated. The proposals include a cycle route, which is a cycle pedestrian network and

will consist of a 3 metre wide shared foot and cycle path. The Chair urged that they be segregated wherever possible, rather than the proposed shared services, with a 2.5 cm upstand between the pedestrian and cyclist to ensure the safety of people who are visually impaired or who have learning difficulties. Otherwise, there will need to be block paving edging on those areas so those people who use a guidance cane can locate their destination.

- Referring to the 2- bedroom wheelchair M4 (3) accessible flats, it was confirmed that they are all on the ground floor. The Chair mentioned that, ideally, on a M4 (3) the bedroom adjoins the bathroom so that, if someone needs to use a hoist from the bedroom to the bathroom, there is a simple panel that can be used.
- JW asked if there is provision for shopping delivery vans to park because there are no supermarkets in the vicinity.
- The Chair asked if it would be possible to have a number of short stay visitor parking spaces (including signage) throughout the site for the purpose of food deliveries and for peripatetic support workers.
- In response to a query by JR, it was confirmed that the access roads are wide enough for an ambulance or rubbish van when cars are parked on the side of the road and it was also confirmed that there is parking for residents.

The Chair concluded by thanking the members of the applicant team for their presentation.