

Cherry Hinton North
Cambridge East Community Forum
19 October 2022

Pollard
Thomas
Edwards

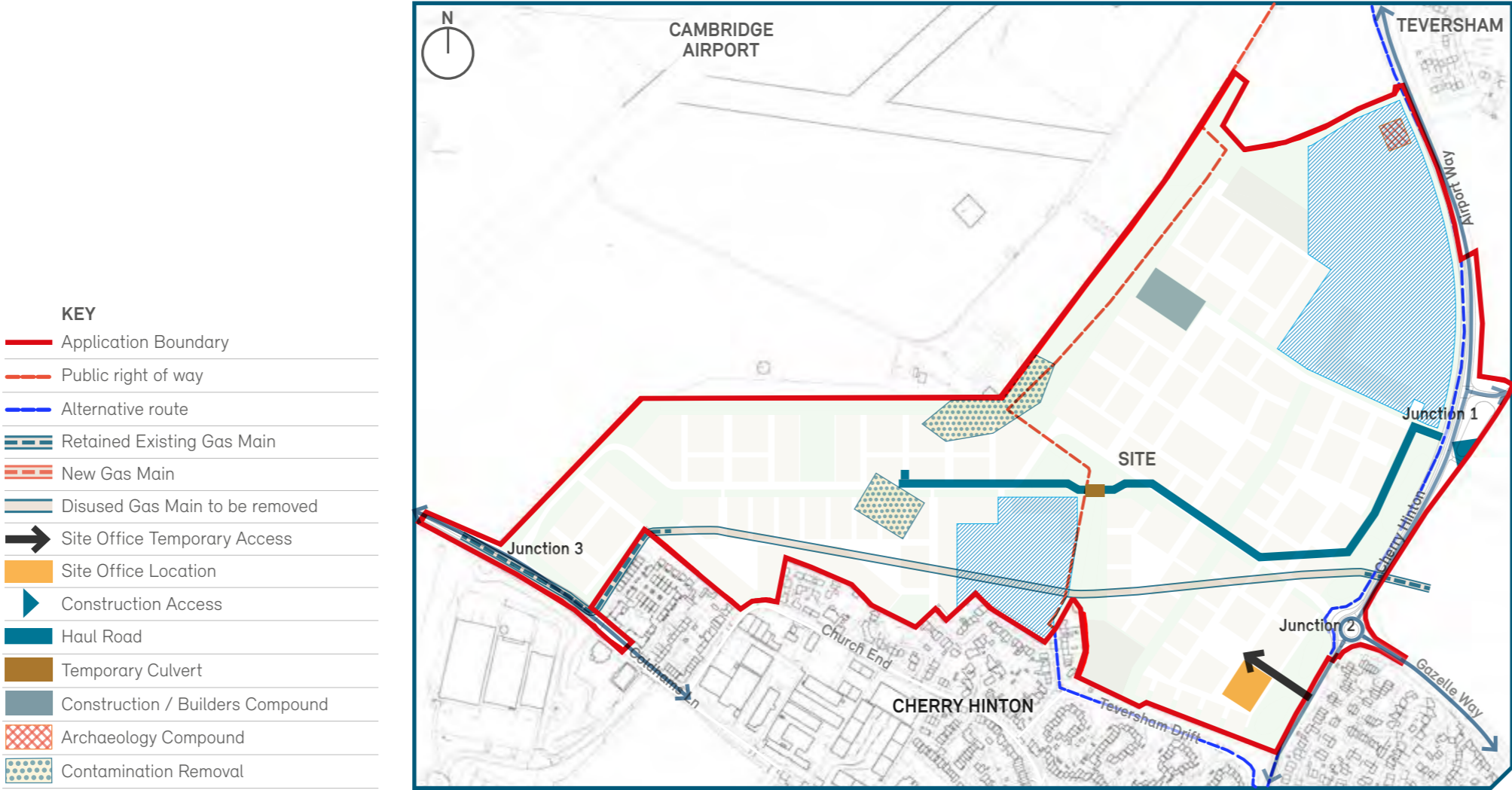


Background

- Outline planning applications (refs: 18/0481/OUT and S/1231/18/OL) granted permission for up to 1200 residential dwellings, a local centre, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure.
- A number of pre commencement discharge of condition applications have been submitted and discharged.
- Planning Permission has been granted for Section 73 applications (22/01966/S73 and 22/01967/S73) to vary conditions 5 (plans), 13 (accessible dwellings), 14 (M4-3 dwellings) and 17 (sustainability statement).
- Planning Permission has also been granted in September 2022 for the Site Wide Design Code for the site
- Current reserved matters applications are being considered for site infrastructure (22/03137/REM & 22/03140/REM) and for 9 show homes and a sales and marketing suite within the site (22/04037/REM & 22/04102/REM).
- Detailed pre- application discussions have been held regarding phase 1 of the development, which is a scheme for 341 dwellings.

Site enabling progress

- Site Investigation, Archaeology and Decontamination.
- Gas Main Diversion due to be completed in spring 2023.
- Temporary Road Access for Site Office Implemented (Application Reference Number 21/03708/FUL).
- Site Office Temporary Building is now open on the site.



Site Office Location Plan



Site Office Temporary Building

Consultation

Following the completion of the design code consultation in the spring, a further consultation on the first phase reserved matters application was undertaken in August. Online webinars, workshops, surveys and feedback forms were all publicised to the community, as well as an in-person event for residents to attend. In addition, the project team had ongoing dialogue and meetings with the parish, district and city councillors.

The feedback has been collated and showed some clear themes that included the following:

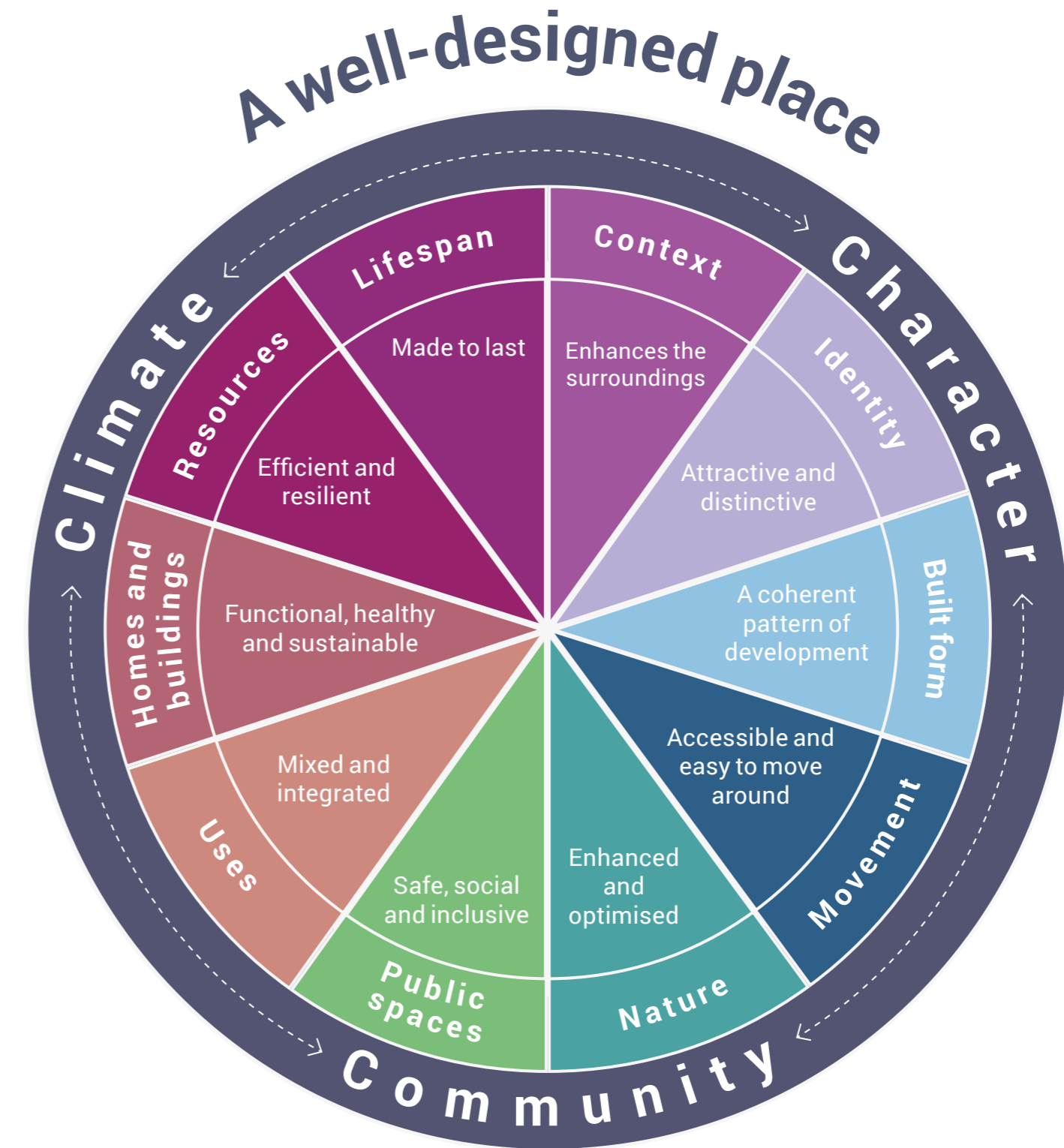
- Active transport to be prioritised over vehicles, particularly cars;
- Positive comments received in respect of cycle storage strategy;
- Interested in the timescale for delivery of community/local centre facilities;
- Importance of play spaces meeting the needs of a range of different users and ages;

Consultation activity	Date
Project website launched	7 January 2022
Design code consultation	February 2022- April 2022
Reserved Matters Consultation	August 2022
In Person Public Exhibition	18 August 2022
Virtual Public Consultation Event	22 August 2022
Stakeholder Meetings with St Andrew's Church, Camcycle and Cambridge Past, Present and Future	23 August 2022

Key dates of consultation activity

Design Code approval and applying the code

- An exemplar development
- Place and community focus
- Everything within walking distance
- Bringing people closer to nature
- Climate change resilient environment
- A market square
- New homes will be gas free
- 5% of the affordable dwellings are Cat 3)
- Homes will combine local character and materials with contemporary architecture
- Aim to reduce car use
- Every street will be designed to reduce speeds, and produce low traffic
- A network of dedicated cycle routes and footpaths

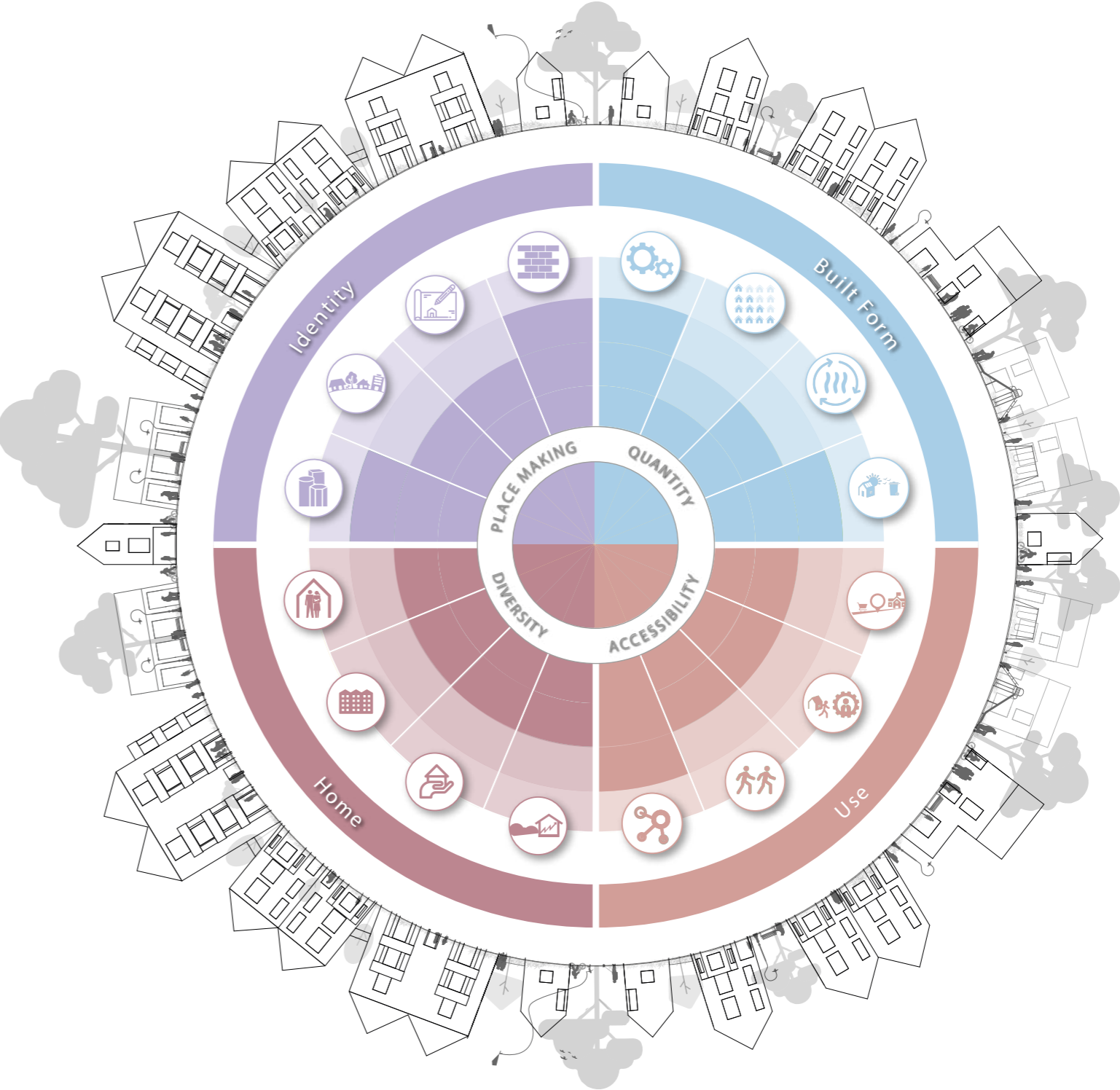


National Model Design Code's 10 characteristics of a well-designed place

Living Infrastructure and Communities



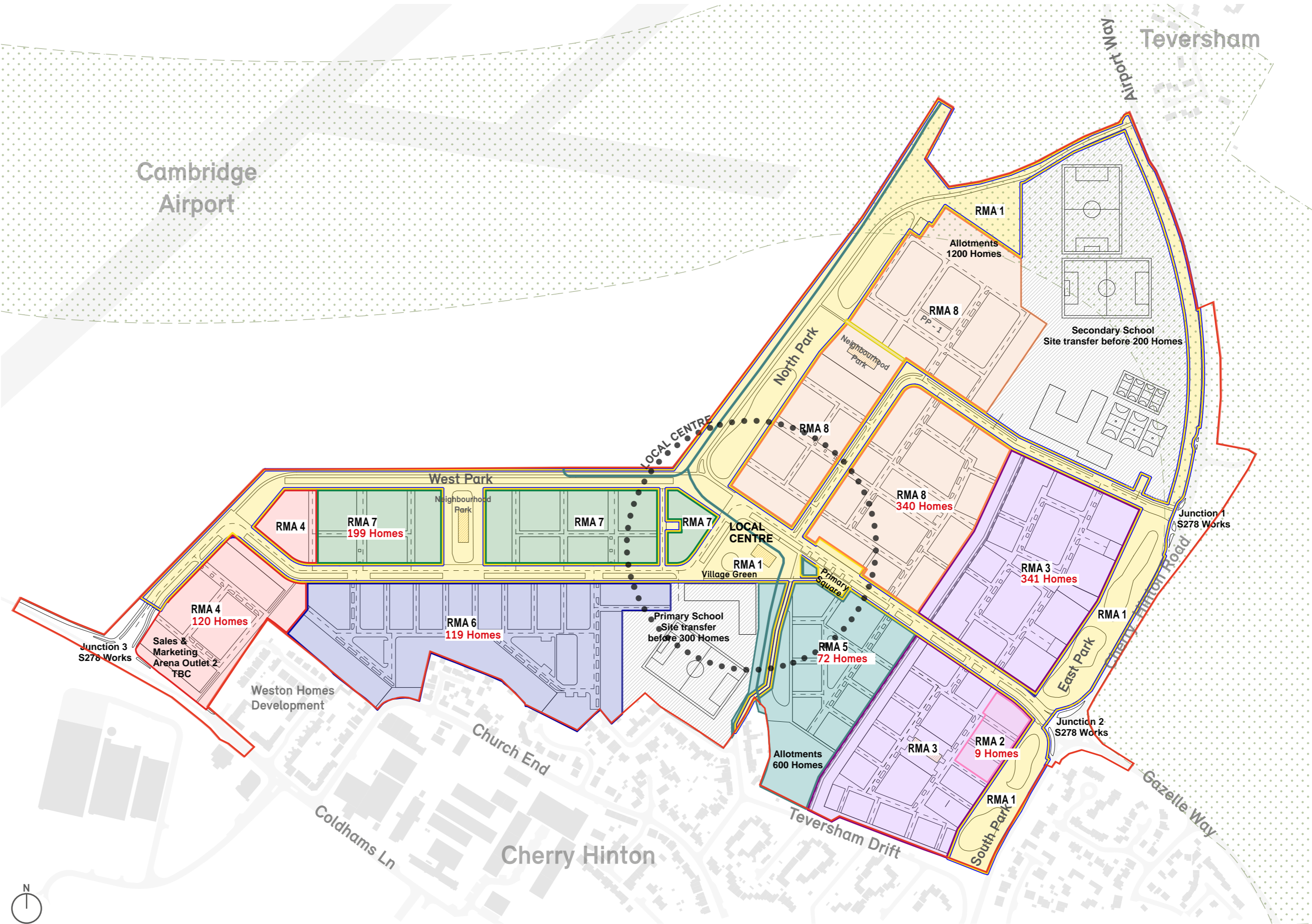
Living Infrastructure



Living Communities

RMA 1 Infrastructure application

- 1no. Infrastructure Application
- 1no. Sales & Marketing Outlets
- 8no. Detailed Applications



RMA 2 Sales area application

RMA 2 includes a Sales and Marketing Arena and 9 show homes which will become permanent homes.



RMA 3 Residential Parcel application

RMA 3 includes 341 new homes of varying typologies.



RMA 3 Residential Parcel application

East Village Density 35dph

Gateway East Density 50dph



RMA 3 Residential Parcel application

Emerging masterplan



RMA 3 Residential Parcel application

Play strategy categories

Play on the Way



King's Crescent **Henley Halebrown**

Neighbourhood



King's Crescent **Henley Halebrown**

Destination



Tumbling Bay Playground **LUC Landscape Architects**

Trim Trail



Fitness equipment



South Gardens **Maccreanor Lavington**



King's Crescent **Henley Halebrown**



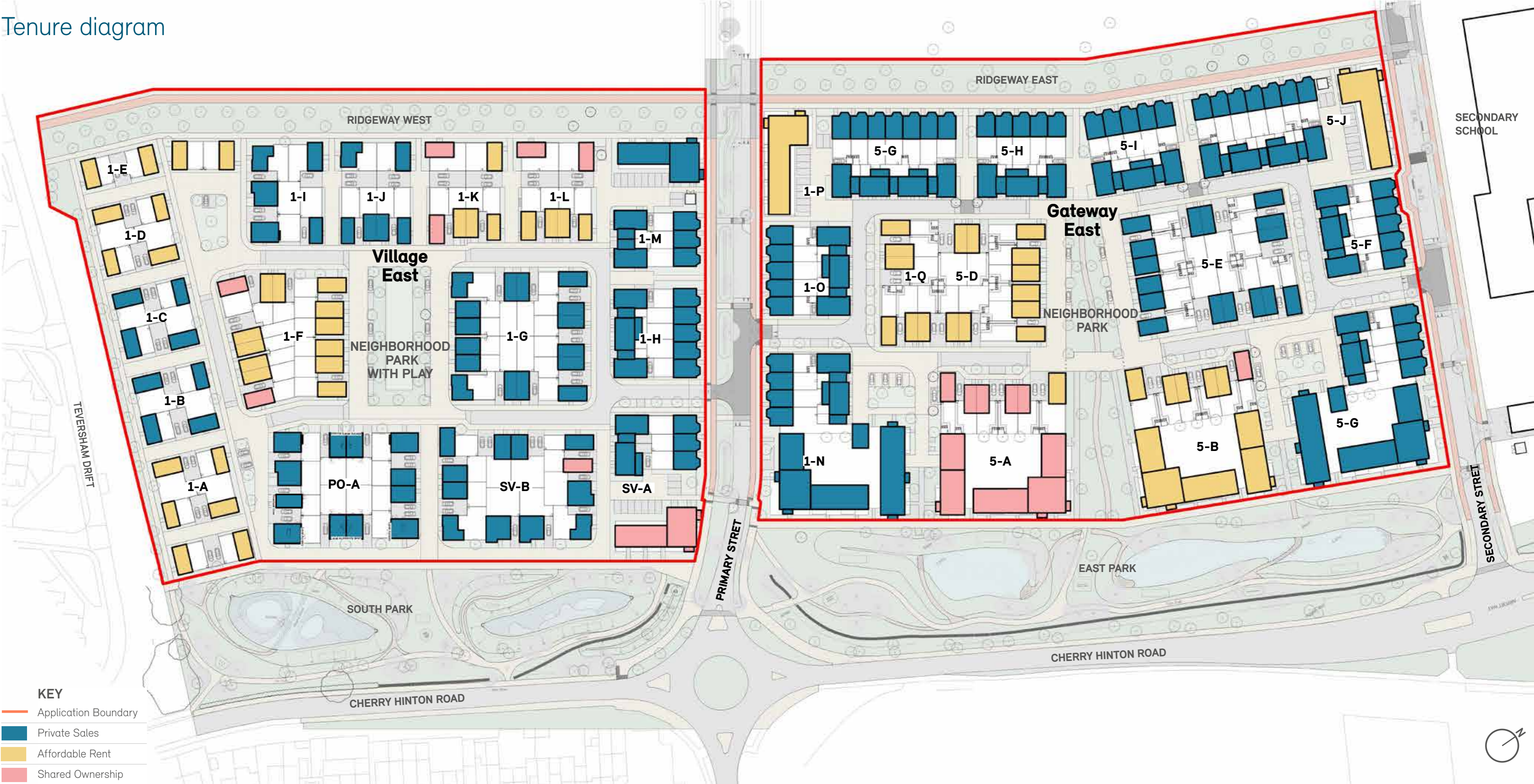
Bridget Joyce Square rainpark **Robert Bray Associates**



Climbing ramp play equipment

RMA 3 Residential Parcel application

Tenure diagram



KEY

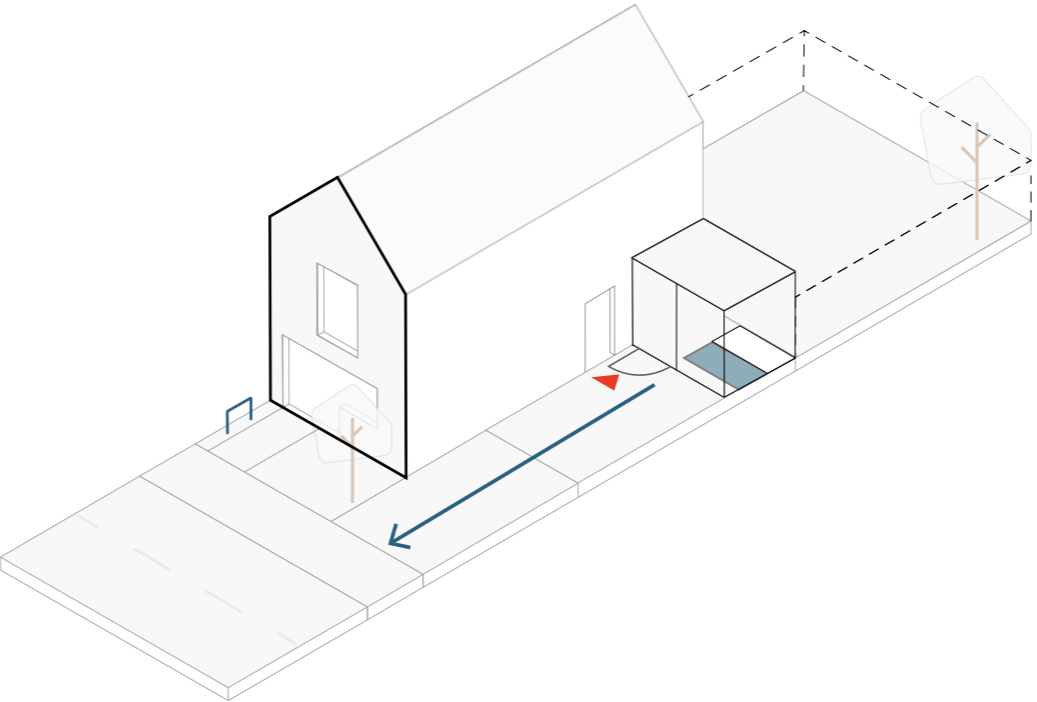
- Application Boundary
- Private Sales
- Affordable Rent
- Shared Ownership



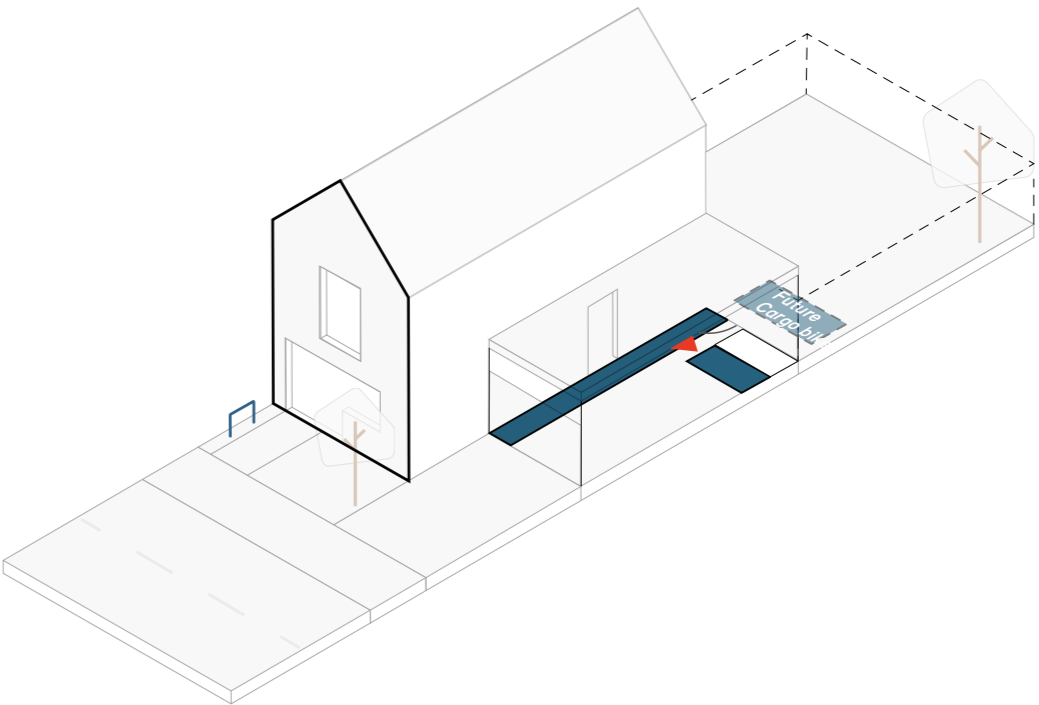
RMA 3 Residential Parcel application

Cycle parking for houses

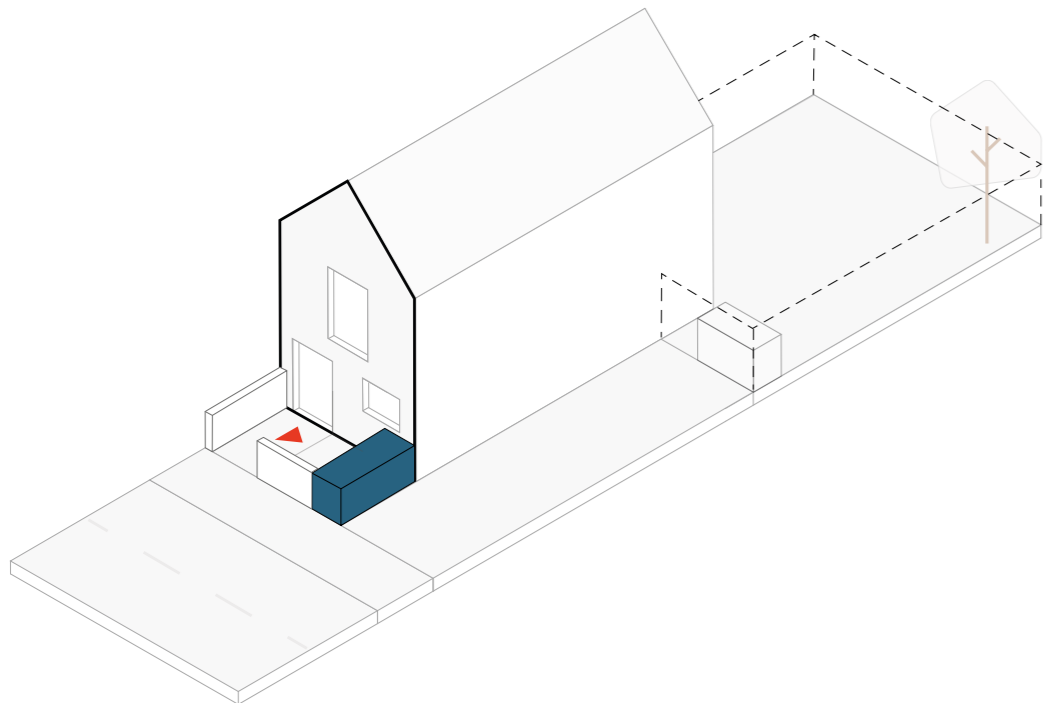
- Every home has a secure stand or store located at the entrance
- Bike parking is more convenient than car parking
- Cycle parking enclosures and secure storage are lockable
- Where a garage is used for cycle parking, it allows cycles to be removed easily without first driving out any car parked within it.



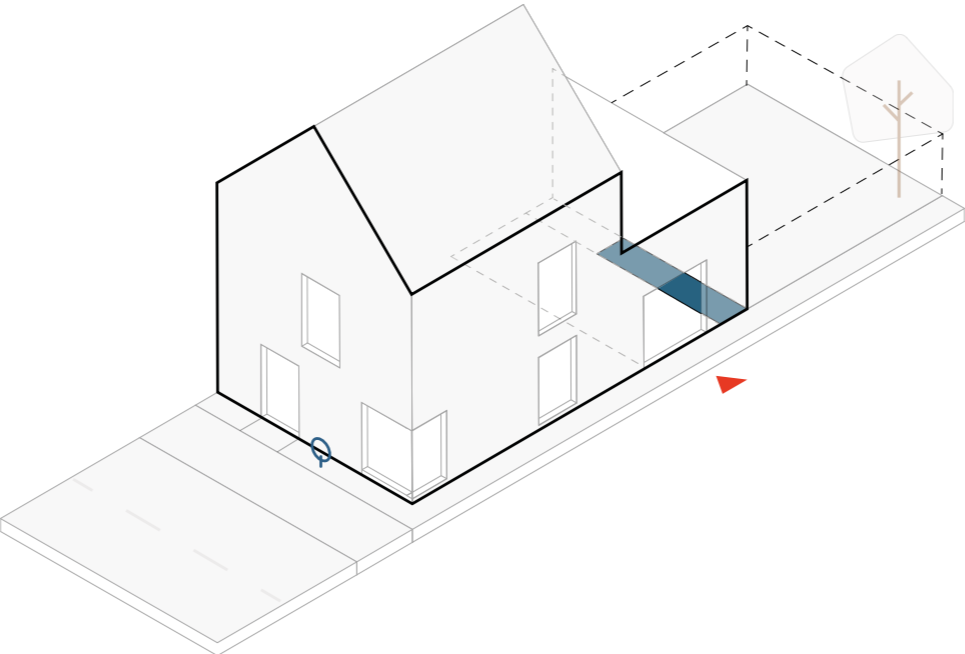
Mini-garage
Full width bike garage located on the driveway.



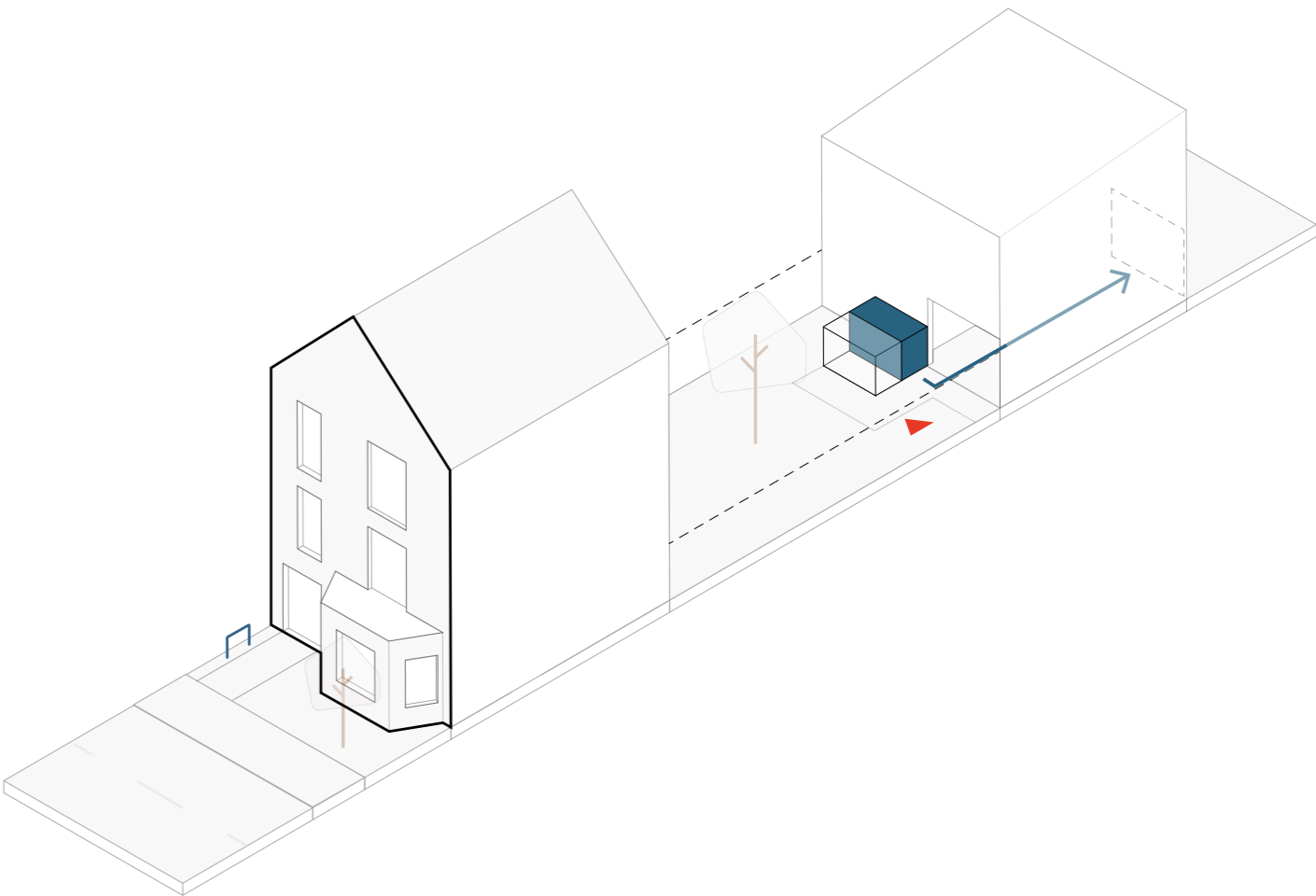
Secure transport stores
Transport stores must be set on or behind the building line, with a secure a gate.



Threshold cycle parking
Threshold store incorporated into front garden boundary for small home requiring 2 cycle spaces or less



Integrated cycle storage
Cycles must be able to be removed easily without removing a car.

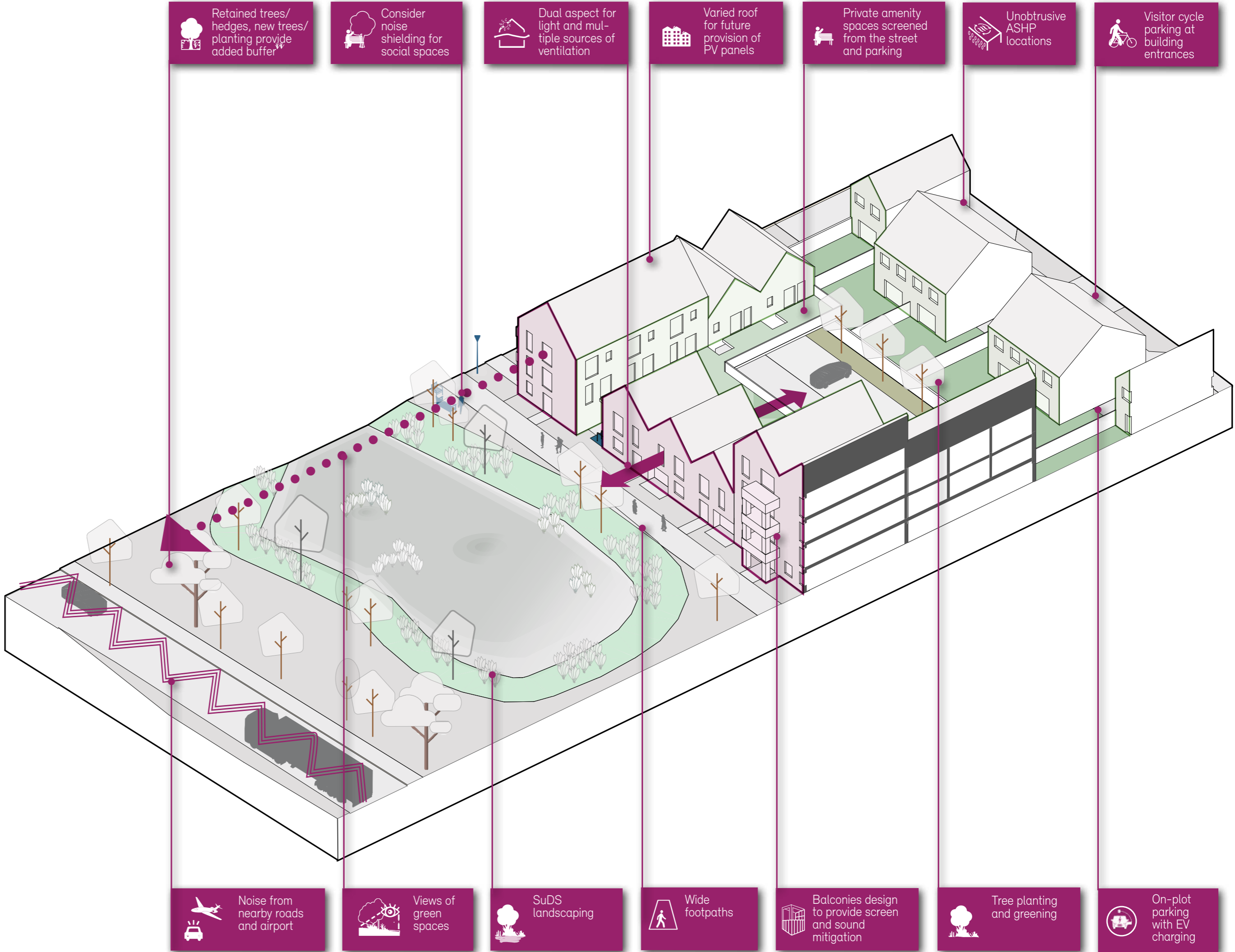


Secure cycle store to rear of the coach house
Must include paved access.

RMA 3 Residential Parcel application

Sustainability

- Walkable neighbourhoods that prioritise sustainable transport modes.
- Urban greening, fabric first design for climate change resilience.
- Maximise dual aspect and cross ventilation. 98% of all homes dual aspect.
- Design tested for Part O (overheating) compliance
- Noise attenuation on homes facing busy roads



Thank you

We look forward to answering your questions