

Springstead Village (Cherry Hinton North)
Cambridge East Community Forum
9 July 2024

Pollard
Thomas
Edwards



Project summary

Following the Outline Consent in 2020, the below applications have been approved:

- Pre commencement discharge of condition applications have been submitted and discharged.
- Section 73 Application - Approved in August 2022.
- Site Wide Design Guide - Approved in September 2022.
- RMA 1 Infrastructure application - Approved in March 2023.
- RMA 2 Sales & Marketing Arena - Approved in December 2022.
- RMA 3 First residential development - Approved in April 2023.
- RMA 4 Second residential development - Approved in March 2024

Awards:

- The Site Wide Design Code has been shortlisted for a Royal Town Planning Institute Award for Best Plan.
- The Site Wide Design Code has also been shortlisted for a National Urban Design Award.
- The Site Wide Design Code was awarded a Landscape Institute Award in the Excellence in Landscape Planning and Assessment category on 03 November 2023.
- The scheme won a NHBC Pride in the Job Award 2024.

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

Design Code cont'd: Compliance

As part of planning the development for Cherry Hinton North, the design team produced a Design Code and a Compliance Checklist.

The Design Code is a planning requirement and will guide all future development on the site, including:







- The appearance of buildings and their layout
- Street scene
- Landscapes
- Sustainable design

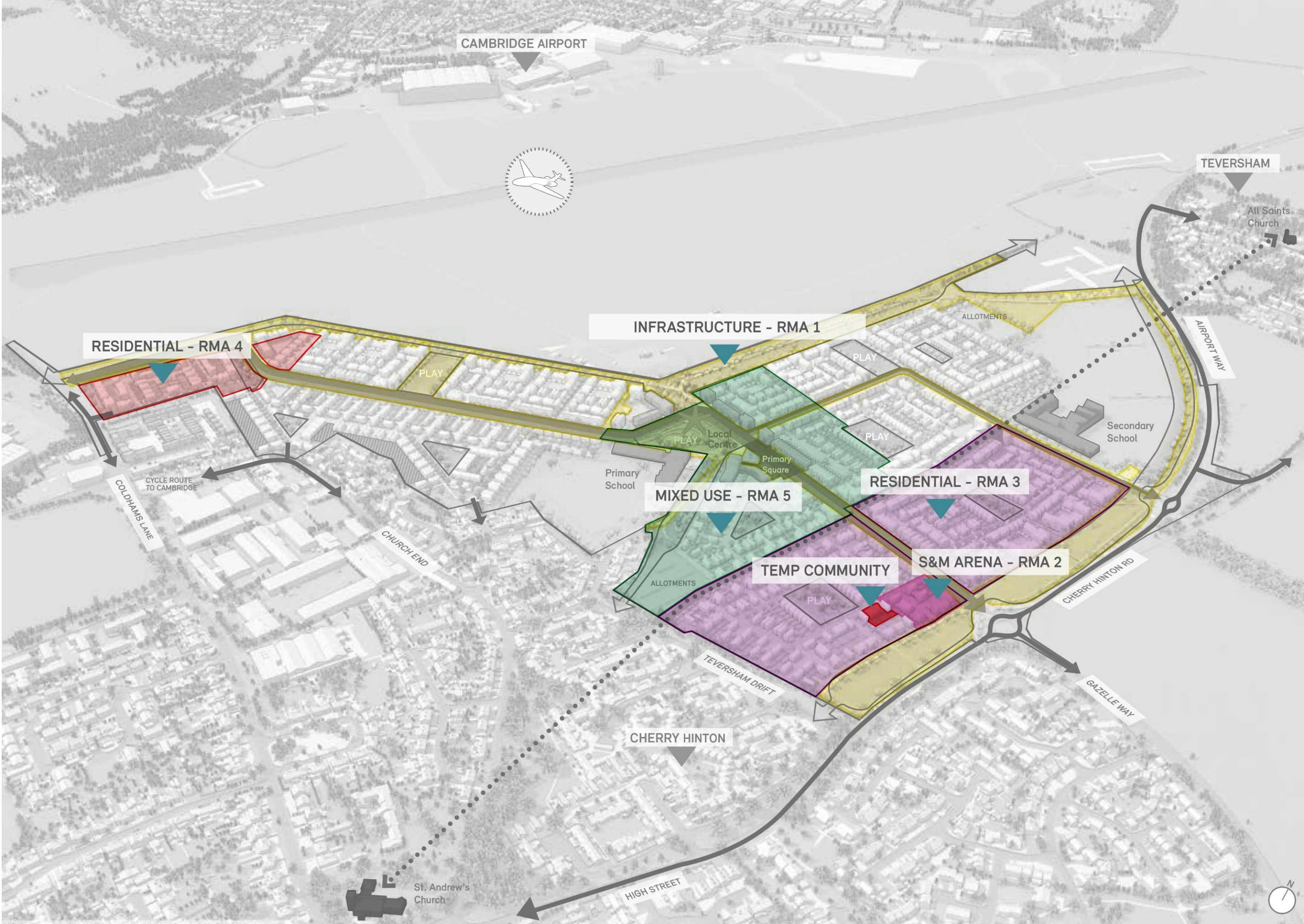
Should		RIBA Stage 1	RIBA Stage 2	RIBA Stage 3
Public Spaces	Public space design should safely combine necessary movement routes with social activities without having to resort to fenced enclosures. <i>Design statement and detail sections/plans setting out how separation is achieved.</i>			
	The trim trails which circumnavigate the site should design out any level or materiality changes that create perceived or physical barriers for individuals. <i>Include as part of inclusivity and accessibility.</i>			
	The combination of surfaces, planted landscape and signage should be coordinated with surrounding building designs to create a sense of place such as visual gateways, activity, and calm. <i>Design Statement with 3D illustrations highlighting the integrated and place led approach to example spaces.</i>			
	Lighting and street furniture within the landscape should be muted in nature, use natural materials, and conceal itself into landscaping where possible. <i>Design Statement, diagram showing locations and examples of proposed products.</i>			
	Public art should be located at focal points and key nodal points. <i>Design Statement including discussions undertaken and locations strategy.</i>			
	Hard surfaces should be minimised, where this is not possible, trees should be included to provide summer shading and cooling. <i>Drawing identifying quantum of hard surfaces and locations of shading trees or sheltering structures.</i>			
	Hard surface materials should have natural tones, incorporating subtle variation, and reflect a walking and cycling prioritised environment. <i>Design Statement and palette of materials. Detail colour plans of example areas to show quality of detail and strategic variations.</i>			
Must		RIBA Stage 1	RIBA Stage 2	RIBA Stage 3
Resources	Building designs must follow the energy hierarchy. <i>Summary statement of design compliance.</i>			
	The development must support people to have healthy, active and sustainable lifestyles. <i>Design statement and annotated diagrams highlighting locations of active travel routes and recreation.</i>			
	Proposals must consider climate change resilience across both buildings and landscape. <i>Design statement and annotated diagrams to show integrated approach to building and landscape design.</i>			
	Utility service boxes, air source heat pumps, cables, wires, flues, satellite dishes must be kept off frontage elevations and be discretely incorporated. Vents must be carried out to match the surrounding wall finishes and be carefully coordinated with openings. <i>Design statement and example typologies showing proposed services integration.</i>			
	Enclosure and location of service buildings such as substations must follow the Design Code. <i>Statement of compliance.</i>			
	Every home must include provision for charging for Electric Vehicles, with an initial minimum of 50% of the residential EV chargers active. Rapid charging hubs must be provided at strategic locations for the use of both residents and non-residents. <i>Summary statement of strategy, locations, management, and examples of typical provision.</i>			
	Buildings must be understood in the groups they form, explaining their practical and aesthetic coordination, and the streets that they create, in an integrated and coordinated way.			
Should		RIBA Stage 1	RIBA Stage 2	RIBA Stage 3
Resources	"Fabric First" passive principles should be used; the form of the building, its orientation, surrounding landscapes, and fabric efficiency all help contribute to reduced energy consumption. Where there is a risk of airport or road noise, these should be addressed using passive design measures wherever possible. <i>Design statement and supporting diagrams showing how proposals use fabric first to deliver the energy hierarchy.</i>			
	Any potential noise from pumps should be considered during the design stage and mitigated if required. <i>Summary statement with details of modelling undertaken and mitigation approach taken.</i>			
	Where possible, roofs should be designed to optimise solar orientation to allow for future PV generation. <i>Annotate proposed roof plan to show future PV locations.</i>			

Planning overview cont'd

- RMA 1 - Infrastructure
- RMA 2 - Sales & Marketing Arena
- RMA 3 - 351 homes
- RMA 4 - 136 homes
- Temporary community facility
- RMA 5 - circa 193 homes and non residential uses.

KEY

	RMA 1 - Infrastructure
	RMA 2 - Sales & Marketing Arena
	RMA 3 - Residential
	RMA 4 - Residential
	Temporary community facility
	RMA 5 - Residential & Non Residential Uses



RMA 2 Sales area: Photos



Sales & Marketing temporary pavilion building external photo



Sales & Marketing temporary pavilion building internal photo

RMA 3 Residential Parcel: 3D visualisations



View along Primary Street



View of Gateway East Mews Street

Temporary Community Facility

- Plans are progressing for a new temporary community facility which will be situated in the first phase, adjacent to the sales and marketing arena
- Intention to use two semi-detached dwellings as temporary community space
- We are currently in discussions with interested parties regarding taking on the management and running of the temporary community facility



Site plan



Site Aerial

Site photos



RMA 2 - Sales & Marketing Village



RMA 1 - South Park

RMA 4 Residential Parcel application

- Application unanimously approved at planning committee.
- RMA 4 application follows the approved RMA 1, 2 & 3 applications.
- Follows the Design Code and associated parameters.
- 136 new homes of varying typologies and incorporates 9no. customisable homes.
- 40% affordable homes.



RMA 4 Residential Parcel: 3D visualisations



View of customisable homes along Primary Street



View of Mews Street

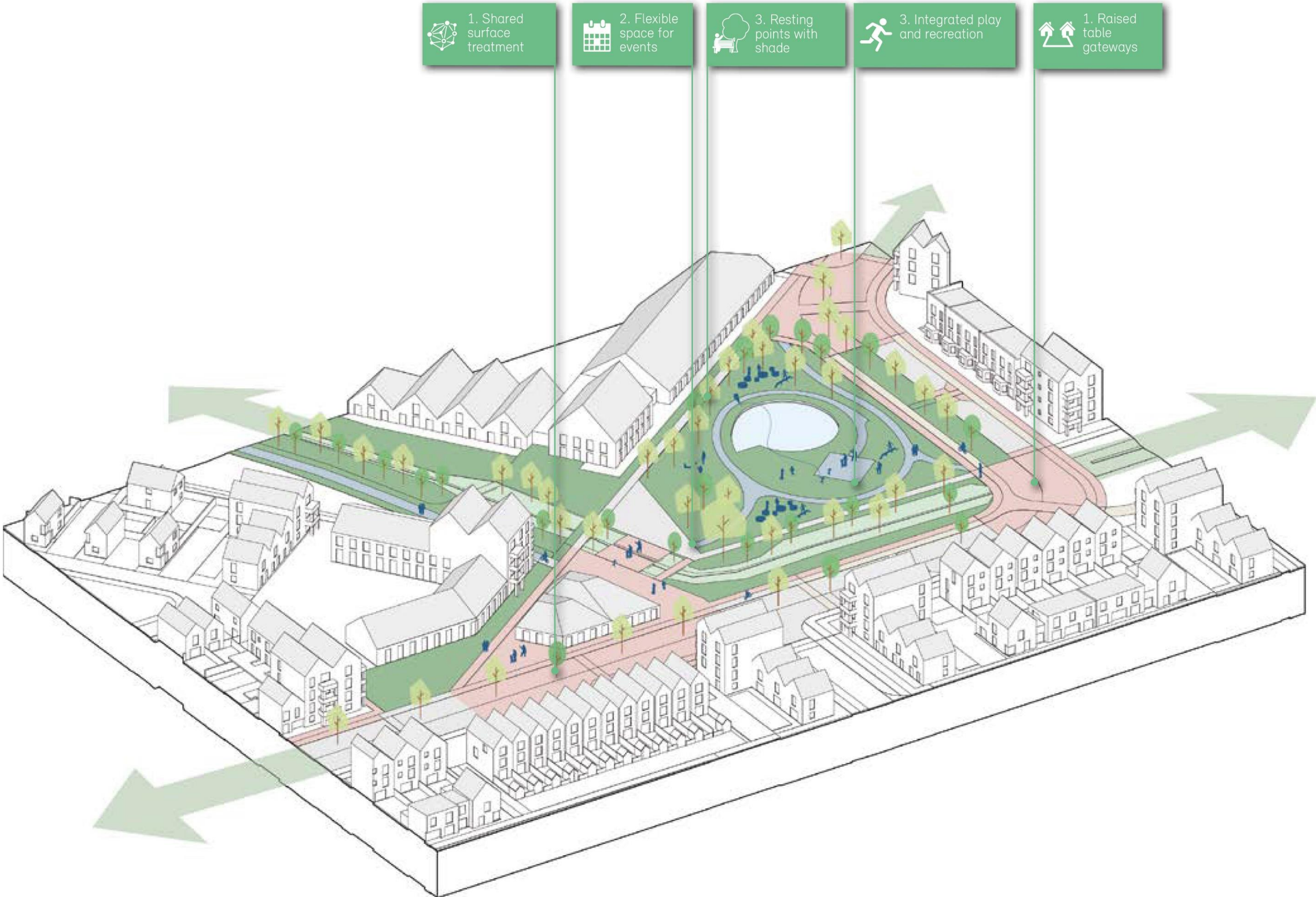
RMA 5 Mixed-use application

Local Centre indicative quantum:

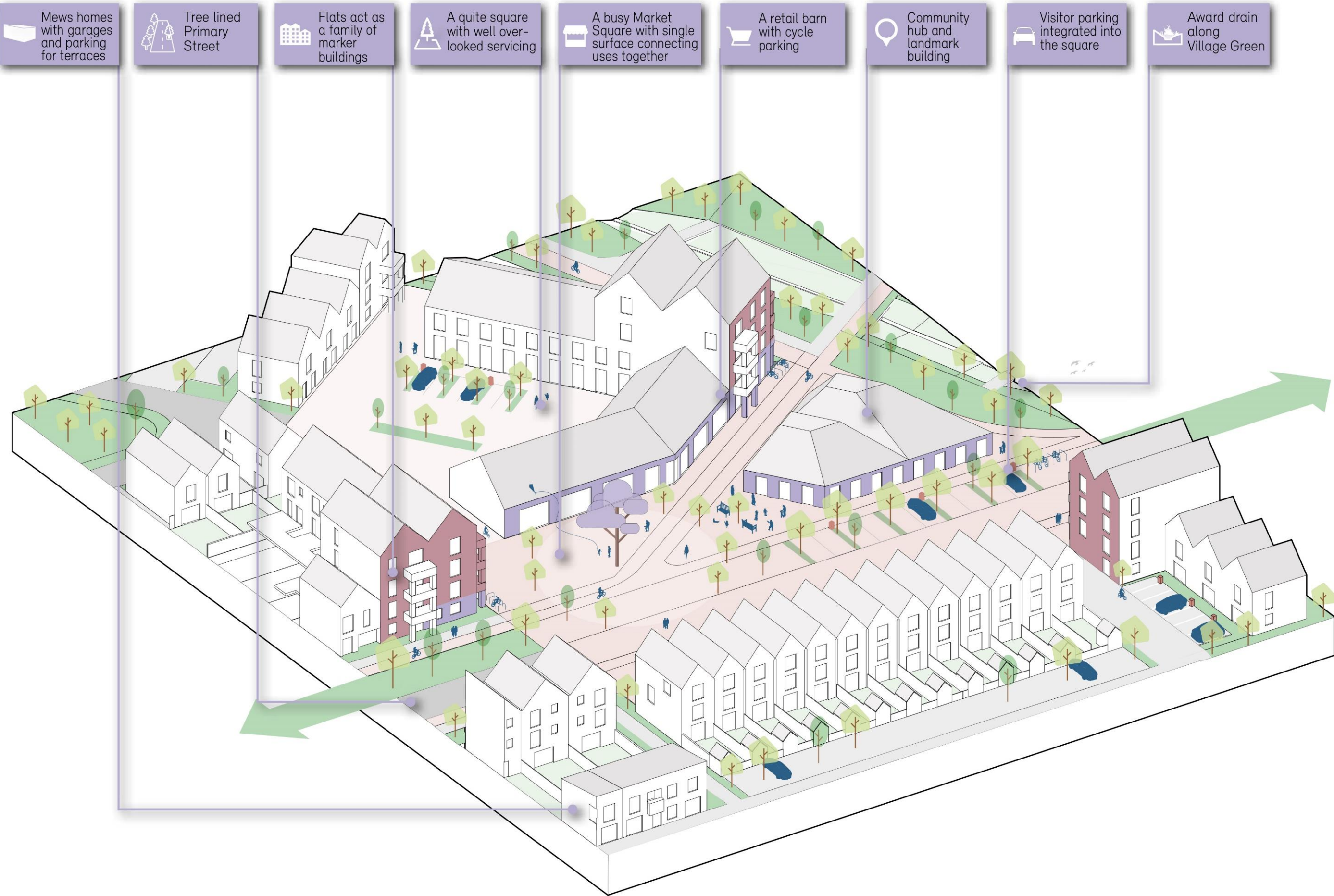
- New homes, including customisable homes
- Supermarket and retail (flexible)
- Pavilion / hub / café
- Community hall
- Allotment clubhouse



RMA 5 Mixed-use application: Cultural sociability



RMA 5 Mixed-use application: Local centre



RMA 5 Mixed-use application: 3D Visualisations



View from Primary Street towards Market Square



View from Secondary Street towards Village Green

Engagement Strategy



Examples of engagement design sessions



Engagement Strategy

Stage 1 - Understanding project ambitions, place and neighbourhood needs, fixed parameters & scope for co-design (ongoing)

- Engagement plan
- Neighbourhood newsletter

Stage 2 - Develop design briefs and delivery scenarios (Autumn 2024)

- Neighbourhood newsletter
- Village centre design day
- Online feedback session

Stage 3 - Refine and resolve design and delivery challenges (Autumn 2024)

- Neighbourhood newsletter
- Online community design session

Stage 4 - Submission application (winter 2024)

- Statement of public engagement

Community Engagement

Tree planting:

- Tree planting event held with local school children



General progress update

- Completion of development sales village and 9 show homes, along with a marketing suite, was achieved by October 2023.
- Significant progress has been made in Phase 1 construction, including live infrastructure mains utility services and connection to the wider foul water infrastructure.
- Completion of the first phase of the main spine road has facilitated the establishment of a new permanent compound, currently undergoing final touches.
- First private sale and housing association legal completions went ahead end of June 2024



Birds eye photos of site

RMA 1 works progressing, RMA 2 Sales & Marketing Village completed and RMA 3 Phase 1 under construction.

General progress update cont'd

- Targets include 20 homes legal completions by the end of the current financial year and 100 homes for the next fiscal year, with plans to build 150 units annually until site completion in approximately 10 years.
- Emphasis has been placed on health, safety, welfare, and quality during construction, resulting in consistently high scores from external health and safety inspection bodies.
- Awarded a NHBC for the Pride in the Job Quality award 2024 in June, and we are awaiting the inspection for the next level of assessment.



RMA 2 Sales & Marketing Village completed in October 2023

General progress update cont'd: Site photos



Site progress photos

General progress update cont'd: Site photos



Site aerial photos

Thank you

We look forward to answering your
questions