

Springstead Village (Cherry Hinton North)  
Cambridge East Community Forum  
06 March 2024

Pollard  
Thomas  
Edwards



## Project summary

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

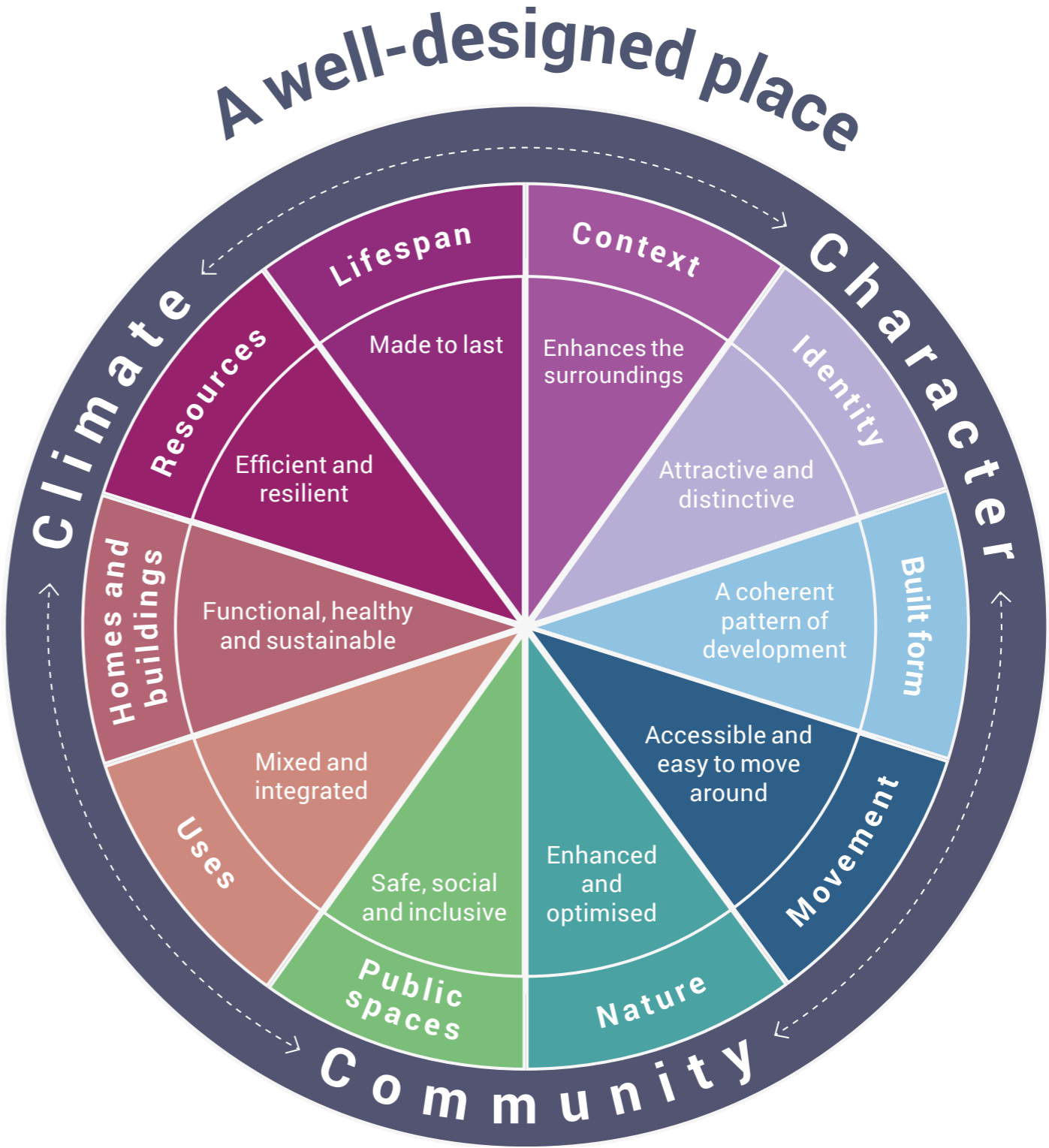
- Pre commencement discharge of condition applications have been submitted and discharged.
- Section 73 Application - Approved in August 2022.
- Site Wide Design Guide - Approved in September 2022.
- RMA 1 Infrastructure application - Approved in March 2023.
- RMA 2 Sales & Marketing Arena - Approved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

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.

**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

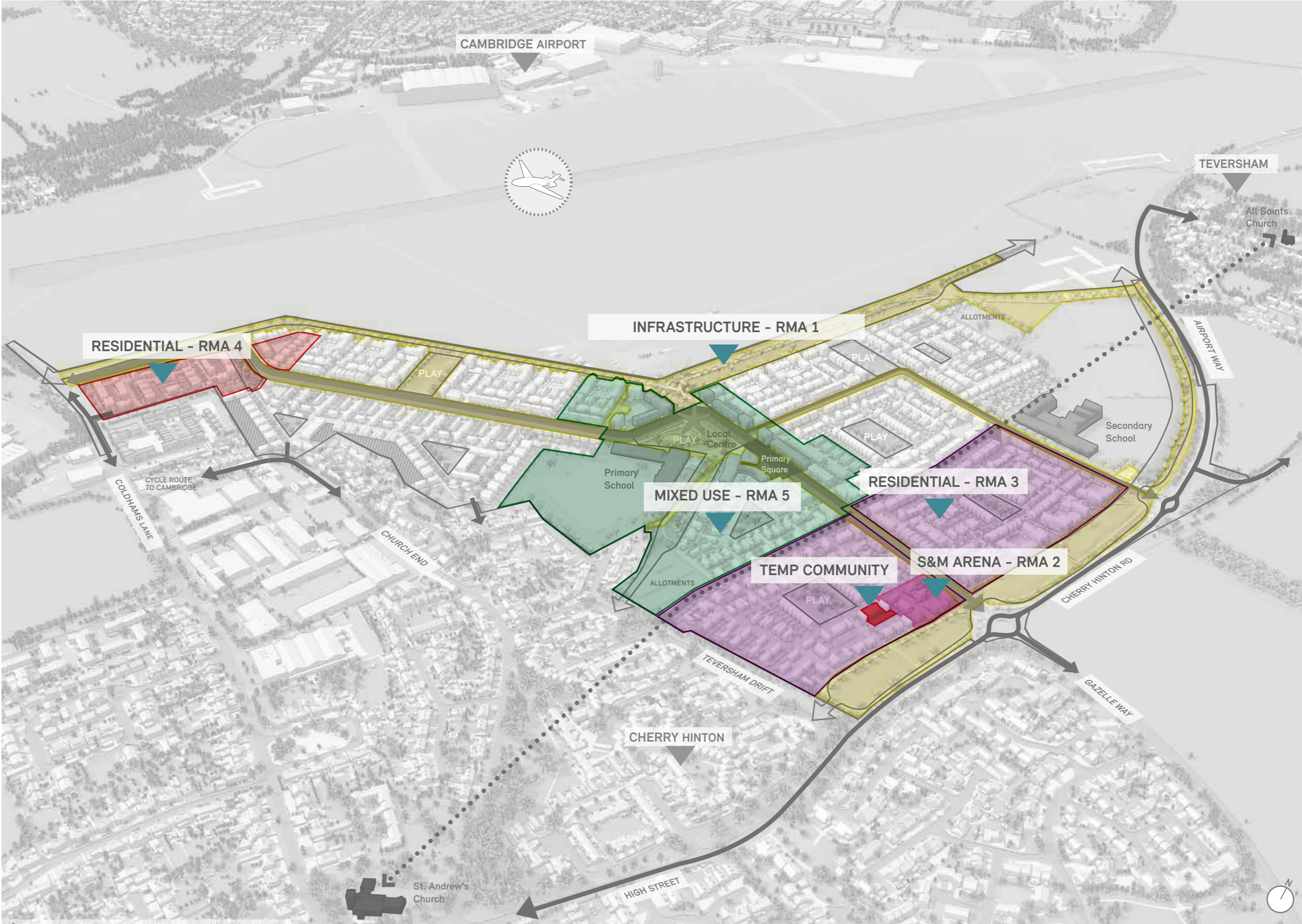
	Should	RIBA Stage 1	RIBA Stage 2	RIBA Stage 3
Public Spaces	Public space design should safely combine necessary movement routes with social activities without having to resort to fenced enclosures. <i>Design statement and detail sections/plans setting out how separation is achieved.</i>			
	The trim 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>			
Resources	<b>Must</b>	RIBA Stage 1	RIBA Stage 2	RIBA Stage 3
	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.			
	<b>Should</b>	RIBA Stage 1	RIBA Stage 2	RIBA Stage 3
	"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 196 homes including 50 later living 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 application

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



RMA 2 Sales area application cont'd: Photos



Sales & Marketing Temporary pavilion building external photo



Sales & Marketing Temporary pavilion building internal photo

# RMA 3 Residential Parcel application

- Application unanimously approved.
- Follows the Design Code.
- 351 new homes of varying typologies.
- 40% affordable homes.





RMA 3 Residential Parcel application cont'd: 3D visualisations



View along Primary Street

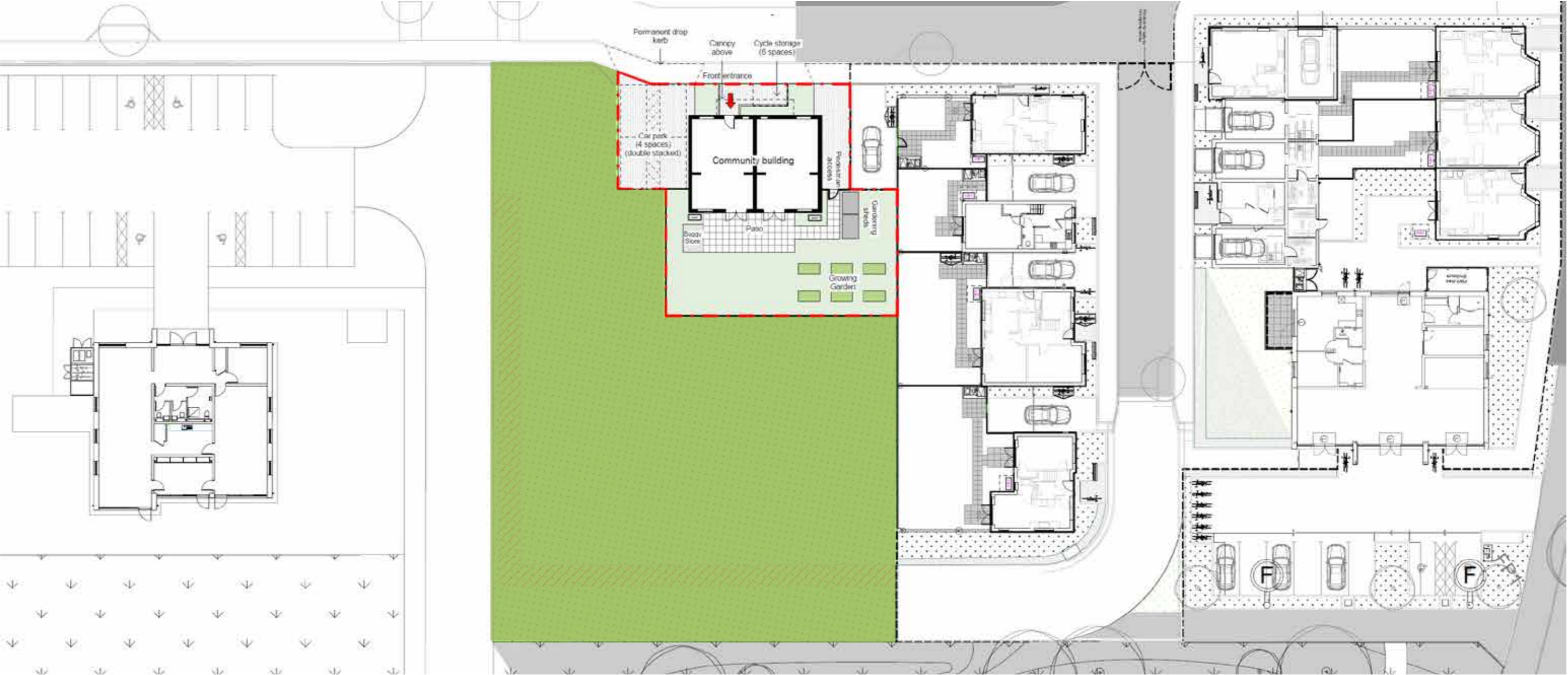


View of Gateway East Mews Street

# Temporary Community Facility

## 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 photos



RMA 2 - Sales & Marketing Village



RMA 1 - South Park

# RMA 4 Residential Parcel application

- RMA 4 application follows the approved RMA 1, 2 & 3 applications and is currently pending planning decision.
- 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 application cont'd: 3D visualisations



View of customisable homes along Primary Street

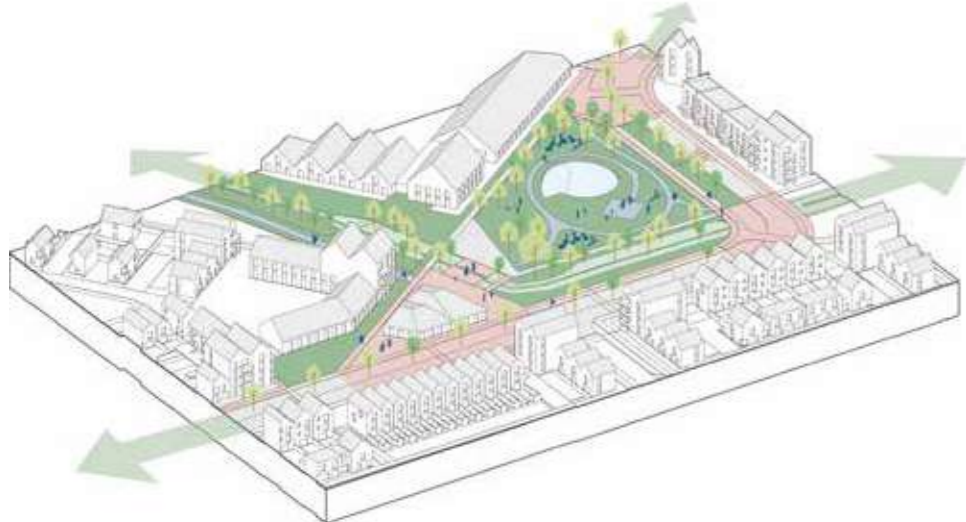


View of Mews Street

# RMA 5 Mixed-use application

## Local Centre Indicative quantum:

- Homes including later living homes
- Supermarket and Retail (flexible)
- Pavilion / hub /café
- Community hall
- Temporary Community Facility
- Allotment clubhouse
- Primary school will form a separate application



## RMA 5 Mixed-use application cont'd: 3D visualisations



View from Primary Street towards Market Square



View from Secondary Street towards Village Green

## Community Engagement



- The drainage works in the local park, gifted to Teversham Parish Council in September, are holding up well, with the area remaining dry during recent storms despite surrounding flooding.
- Children from Cherry Hinton C of E Primary School visited the site last month to observe the ‘big diggers’ in action, and the school has requested assistance with their outdoor area, which we are providing.
- Our archaeology works this spring will focus on exposing three windmill bases, conducted as a ‘training dig’ with the University of Cambridge from April 22 to May 3, and open to public volunteers from May 7 to 17, with opportunities for local schools to visit during this period.





# 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.



Birds eye photos of site

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

General progress update cont'd: Site photos



## General progress update cont'd

- Targets include 20 homes built by the end of the current financial year and 100 homes for the next fiscal year, with plans to build 150 units annually from 2 outlets until site completion in approximately 10 years.
- Current progress includes 19 plots roofed in for FY 2024 and a further 50 plots in construction for FY 2025.
- Emphasis has been placed on health, safety, welfare, and quality during construction, resulting in consistently high scores from external health and safety inspection bodies.
- Anticipating an inspection from the NHBC for the Pride in the Job Quality award, reflecting the high level of quality consistently delivered by the supply chain and project team.



RMA 2 Sales & Marketing Village completed in October 2023

General progress update cont'd: Site photos



# Thank you

We look forward to answering your questions