

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



**Pollard
Thomas
Edwards**



Project summary

Following the Outline Consent in 2020, the following milestones have been achieved:

- 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
- Temporary Community Building - Approved in August 2024
- RMA 5 Co-Design Day workshop - October 2024
- RMA 5 Youth engagement workshop - November 2024










Awards:

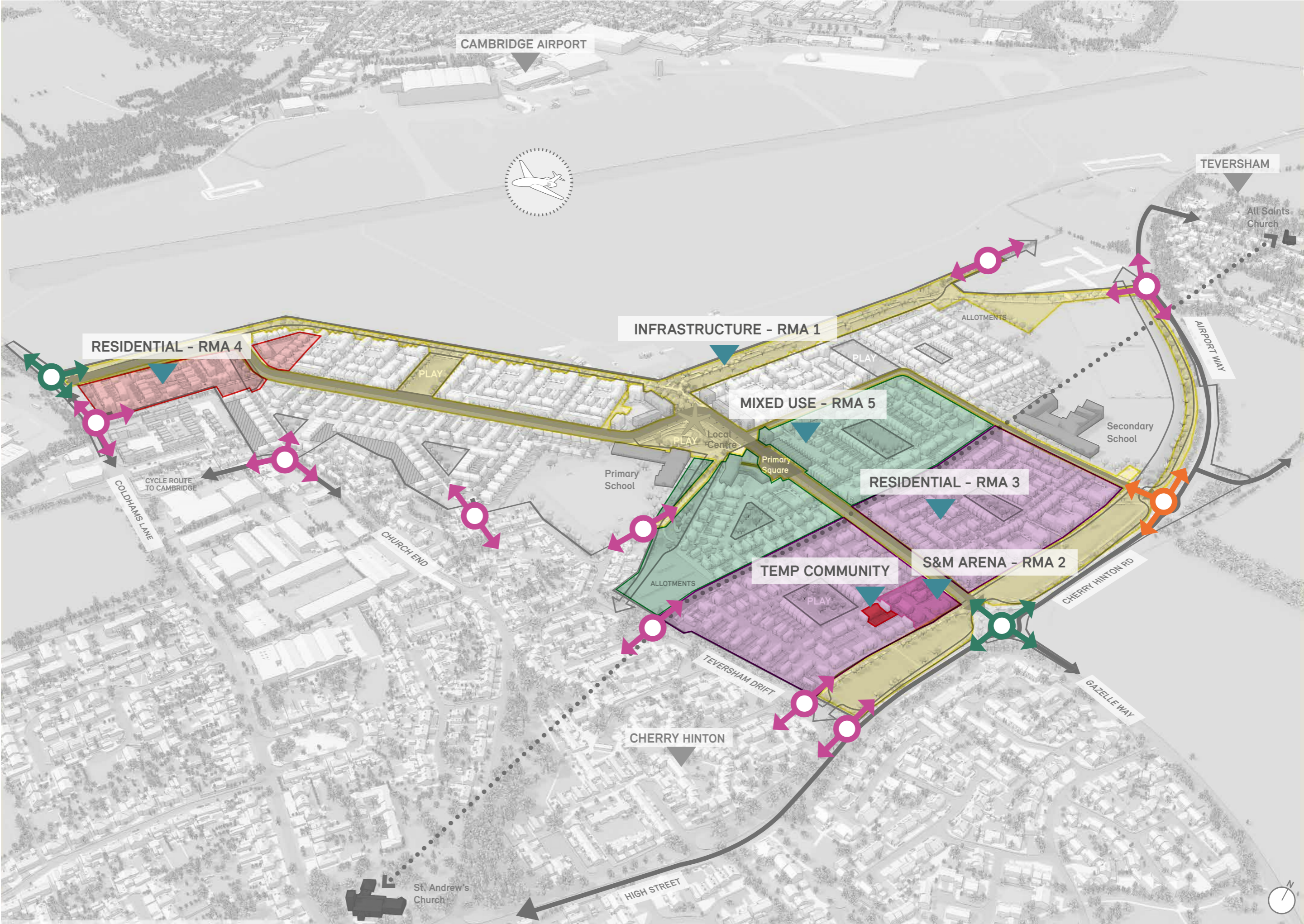
- The Site Wide Design Code has been shortlisted for a Royal Town Planning Institute Award for Best Plan.
- The Site Wide Design Code has also been shortlisted for a National Urban Design Award.
- The Site Wide Design Code was awarded a Landscape Institute Award in the Excellence in Landscape Planning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

Planning overview cont'd

- RMA 1 - Infrastructure
- RMA 2 - Sales & Marketing Arena
- RMA 3 - 351 homes
- RMA 4 - 136 homes and incorporates 9no. customisable homes.
- Temporary community facility
- RMA 5 - circa 292 homes, incorporating 9no. customisable homes and non residential uses
- 40% affordable homes.

KEY

	RMA 1 - Infrastructure
	RMA 2 - Sales & Marketing Arena
	RMA 3 - Residential
	RMA 4 - Residential
	Temporary community facility
	RMA 5 - Residential & Non Residential Uses
	Pedestrian or Cycle Access
	Primary Vehicle Access
	Secondary Vehicle Access



Planning & delivery programme



RMA 2 Sales area: Photos



Sales & Marketing temporary pavilion building external photo



Sales & Marketing temporary pavilion building internal photo

General progress update

- So far 38 homes have been completed and occupied.
- We plan to build 100-150 homes annually until completion in approximately 10 years.
- Emphasis on health, safety and welfare on site.
- Awarded a NHBC for the Pride in the Job Quality award 2024 in June.
- The first public park and play area in the masterplan is now open and has proved popular with existing and new residents.



RMA 2 Sales & Marketing Village completed in October 2023

RMA 3 Residential Parcel underway: Site photos



Temporary Community Facility

- The new temporary community facility is situated in the first phase, adjacent to the sales and marketing arena.
- Designs are formally approved under the Section 106 (S106) agreement.
- St. Andrews Church will be taking over the management and running of the space.
- Target opening first week of November 2024.
- The temporary community building will be converted into 2 homes when the permanent facility is built.



RMA 4 Residential Parcel: 3D visualisations



View of customisable homes along Primary Street



View of Mews Street

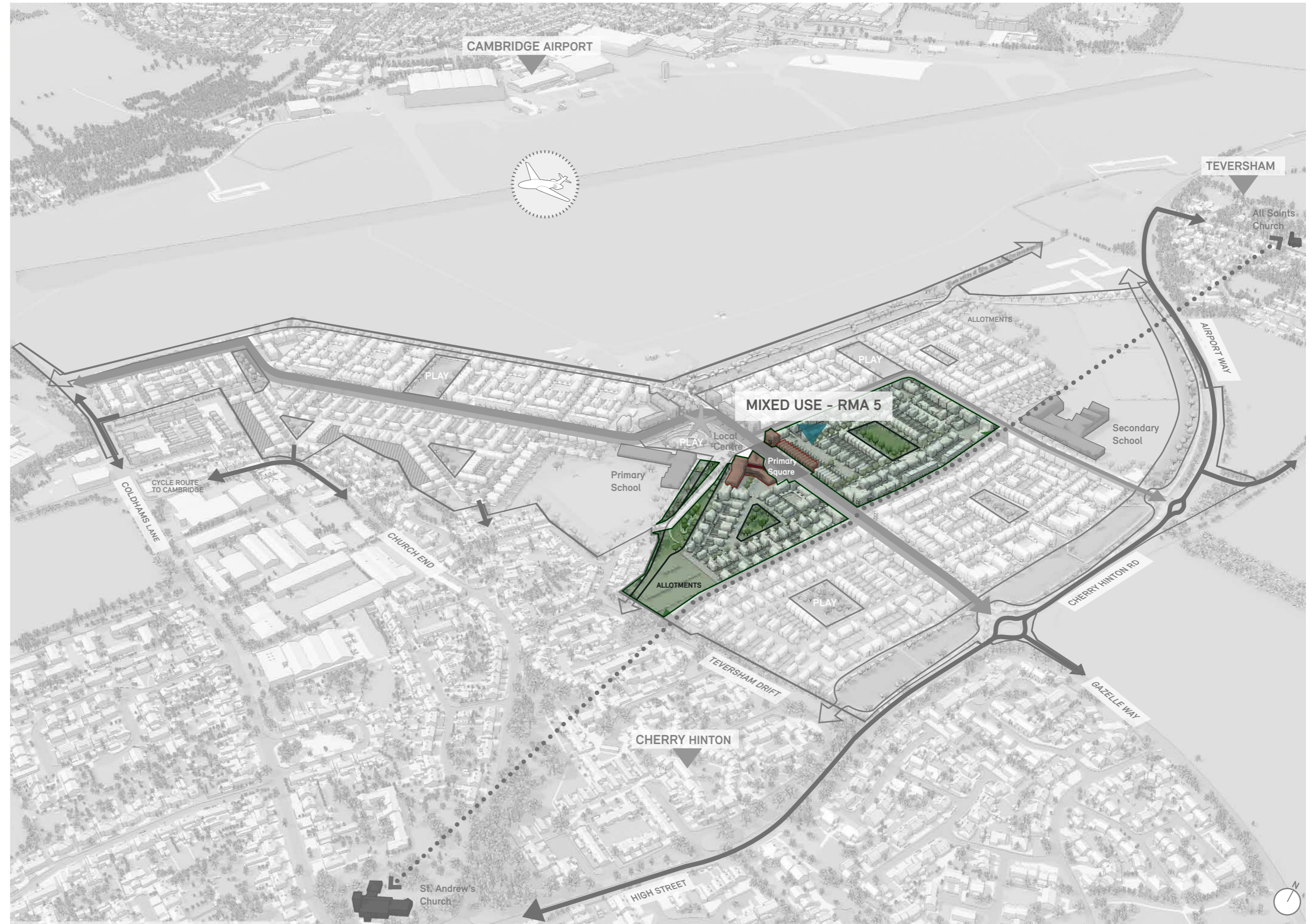
RMA 5 Mixed-use application

Residential quantum:

- 292 new homes of varying typologies and incorporates 9no. customisable homes.

Non-residential quantum:

- Retail space (includes foodstore & two units)
- Community hub / café
- Estate manager (Office)
- Allotments including clubhouse



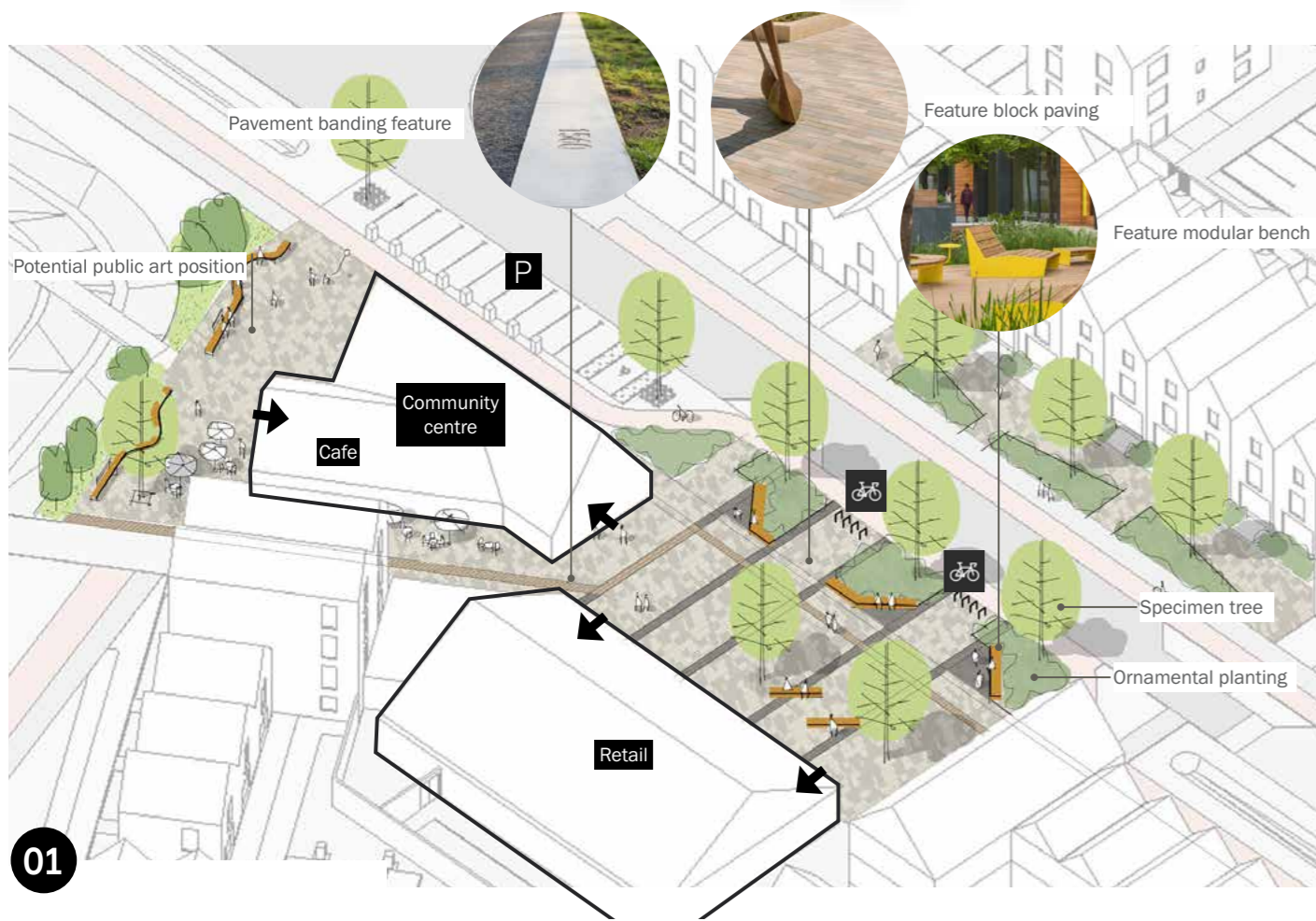
Urban design principles: Illustrative axonometric & Street views



- KEY**
- Application Boundary
 - ▶ Entrance to Neighbourhood
 - Way-finding building group
 - Key corners
 - Key nodal spaces
 - Crossings
 - Key View
 - Marker building
 - Market stalls



Emerging illustrative Landscape Plan: Main Public Open spaces



Community Engagement

- 210 young people engaged in activities
- Tree planting events with Cherry Hinton, Teversham, Bewick Bridge and The Spinney primary schools
- Archaeological dig event held with Uni of Cambridge and local primary schools
- Developed a community-led welcome pack in partnership with local charities
- House to Home school engagement
- £5,350 donation to the Cherry Hinton Hub



Tackling the playground flooding

Following years of sustained flooding at Borley Way playground and skatepark in Teversham, housebuilding partners Bellway Latimer JV are undertaking new drainage works on behalf of Teversham Parish Council to fix the problem.

Bellway Latimer JV, which is developing the new 1,200-home Springstead Village development, have been in conversations with Teversham Parish Council since they purchased the site in 2020.

Dave Kelleway, vice chair of Teversham Parish Council, said: "We are absolutely delighted that Bellway Latimer JV are funding and delivering a new drainage system for Borley Way playground and skatepark, which has historically been known for flooding. The works are more than well-needed and as winter is approaching it is imperative



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)

- Youth engagement workshop

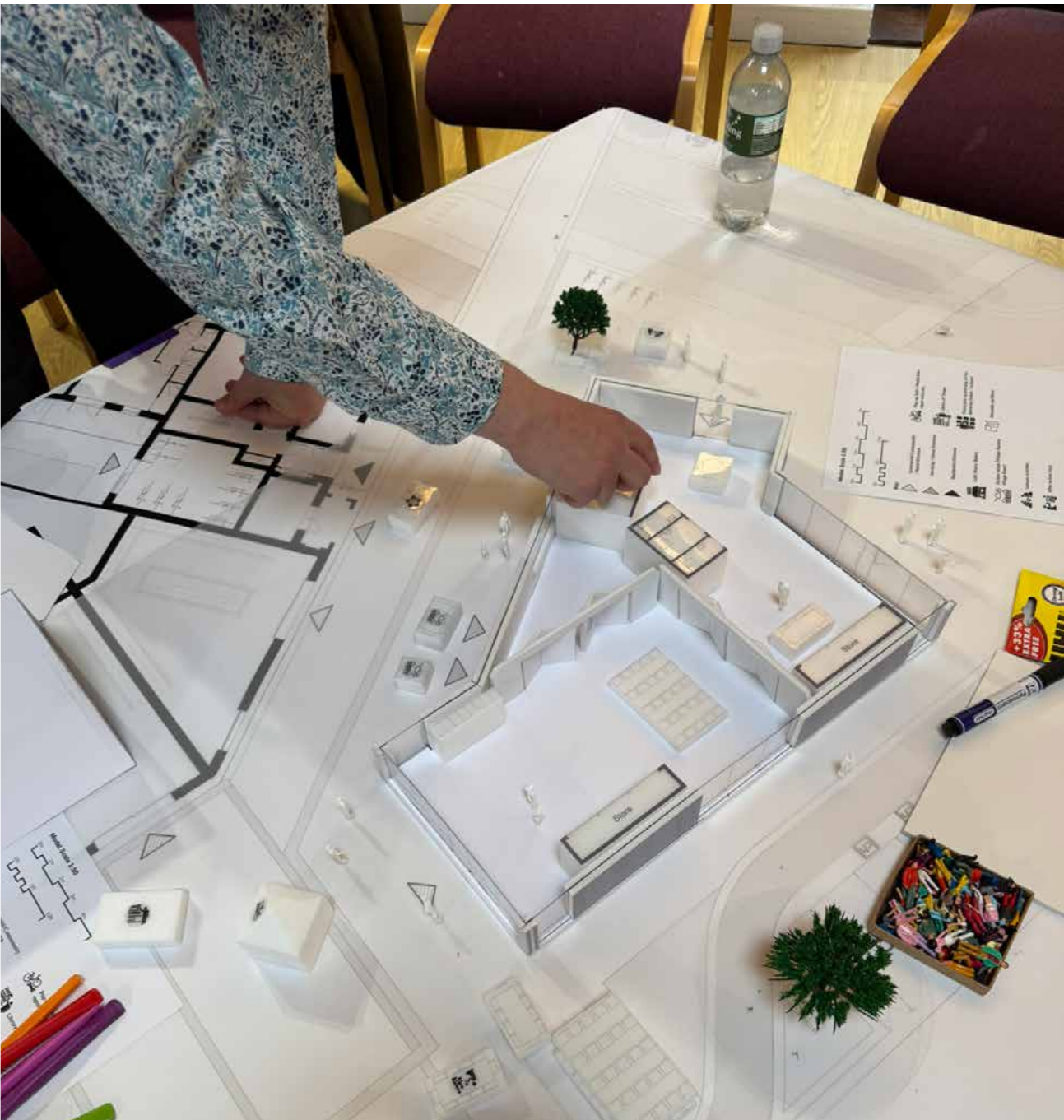
Stage 4 - Submission application (winter 2025)

- Statement of public engagement

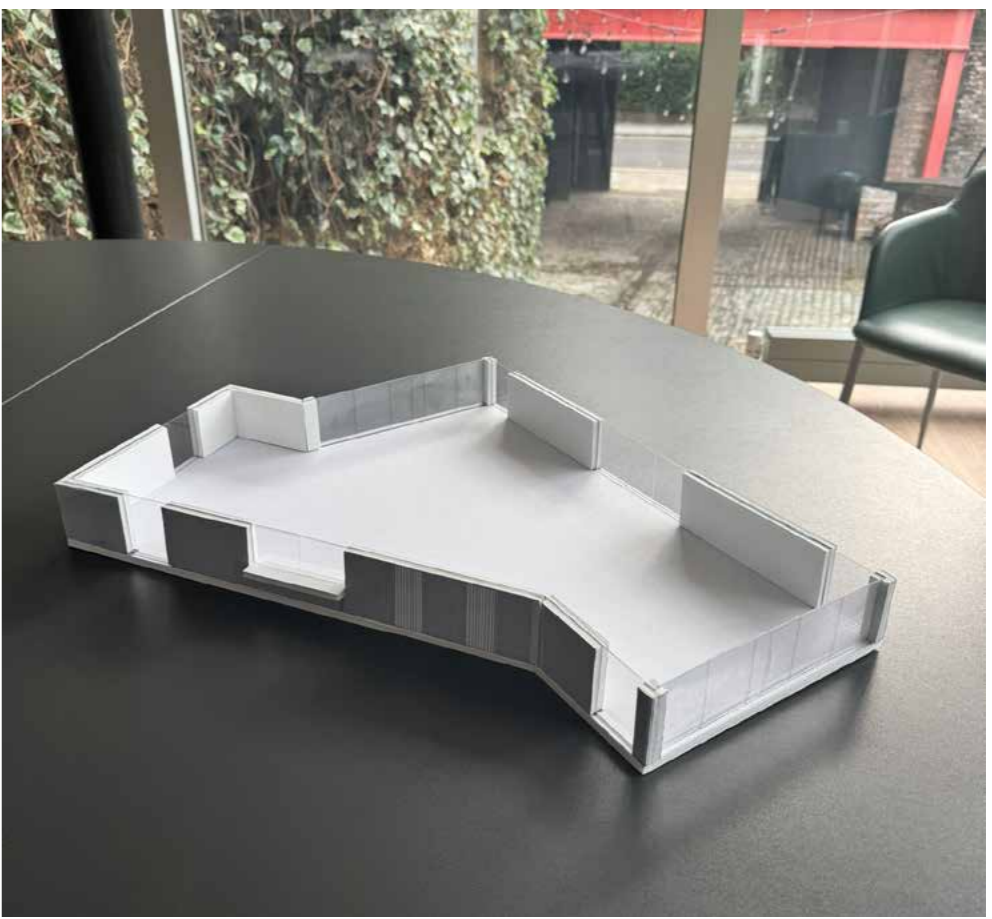
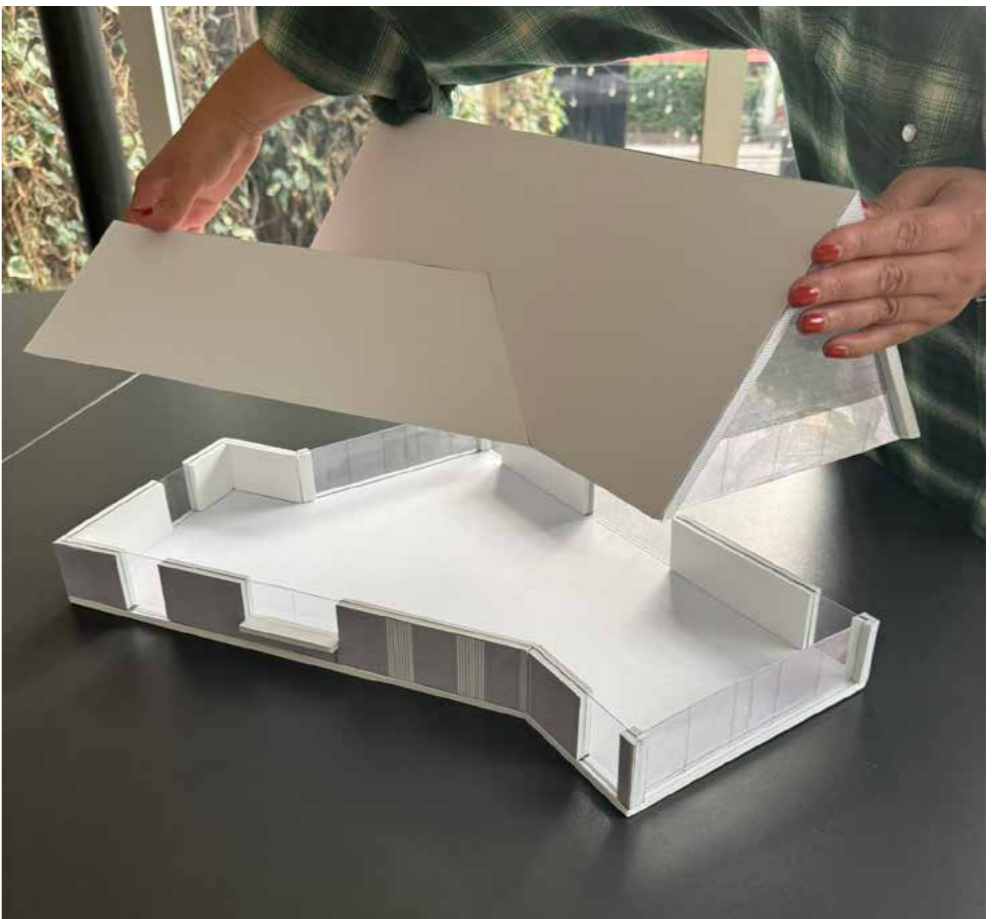


Co-Design Day workshop: Table themes











- Sitewide
- Local Centre
- Community Hub

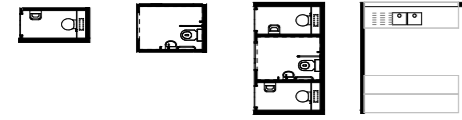
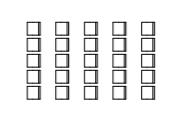

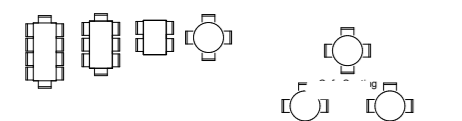
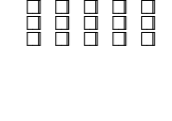

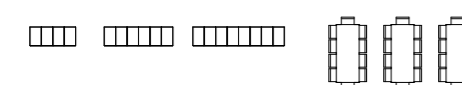


Community Hub: Physical model with moveable roof



Community Hub: Physical model potential uses & co-design session

 Café (Bakery)	 Pop-up Stall / Weekly bike repair clinic etc.
 Outdoor scape (Village Square, Village Green)	 Library of Things
 Leisure activities	 Parcel pick up and drop off for deliveries (Indoor / outdoor)
 After school club	 Moveable partitions
 Co-working space (meeting rooms, printing facilities)	
 Indoor Sports (gym, multi-generational fitness studio space, ballet, yoga, pilates, martial arts)	

		 Store
		 Store
		

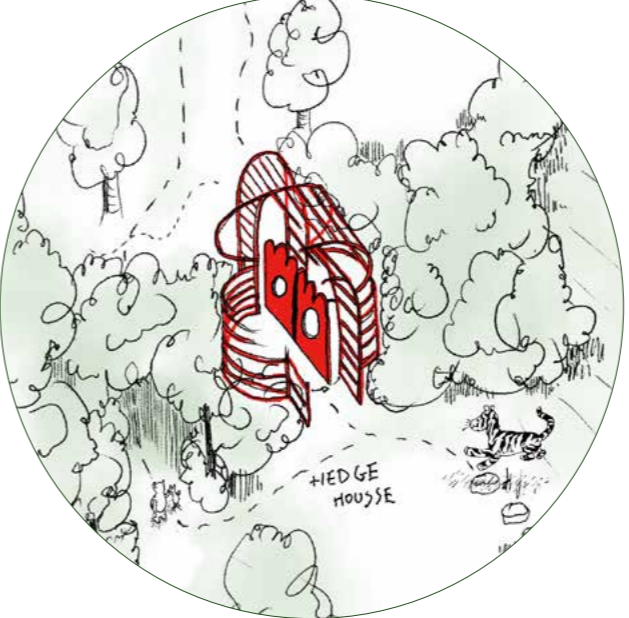
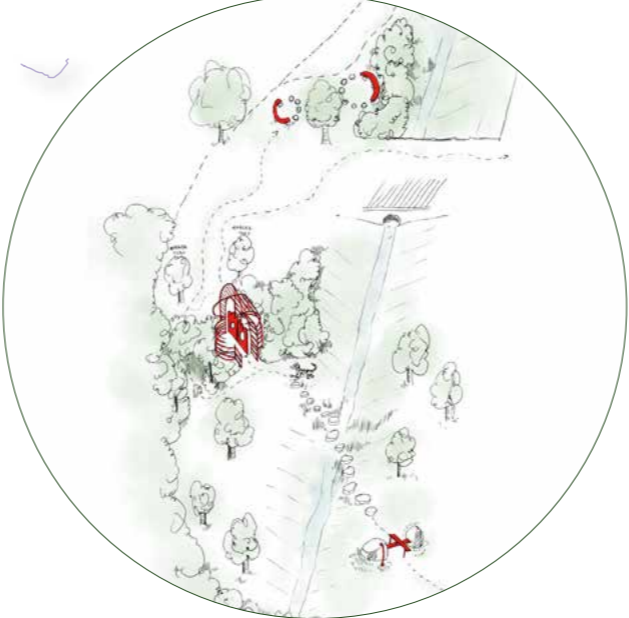


Co-Design Day outcomes: Table 1 Site wide Landscape

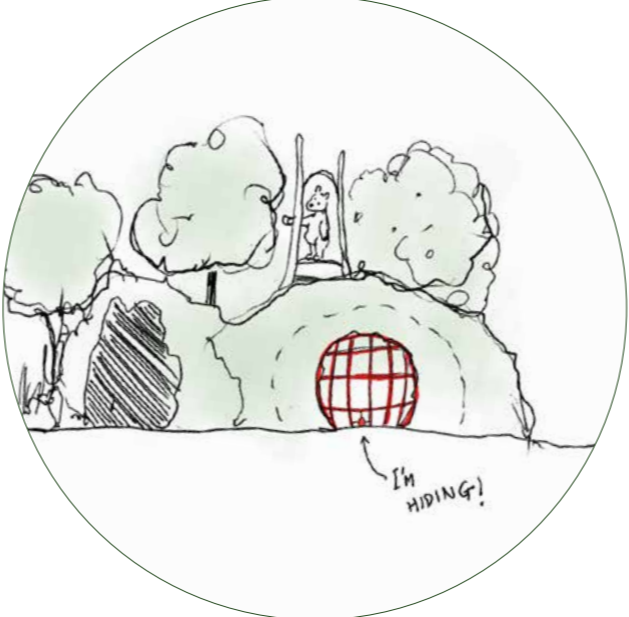
1. A mix range of metal & timber equipment within the proposed play areas.
2. Inclusive bus service Teversham, Springstead and Cherry Hinton.
3. Provide food store to serve the local residents.
4. Provide sensory outdoor experience through play, art, and planting design to create an inclusive and accessible environment.
5. Incorporate dog walking route and dog bin facilities within the Green infrastructure.
6. Explore front gardens design to allow for and encourage neighbour interaction.



Co-design session feedback suggestions: Table 1 Site wide Public Art

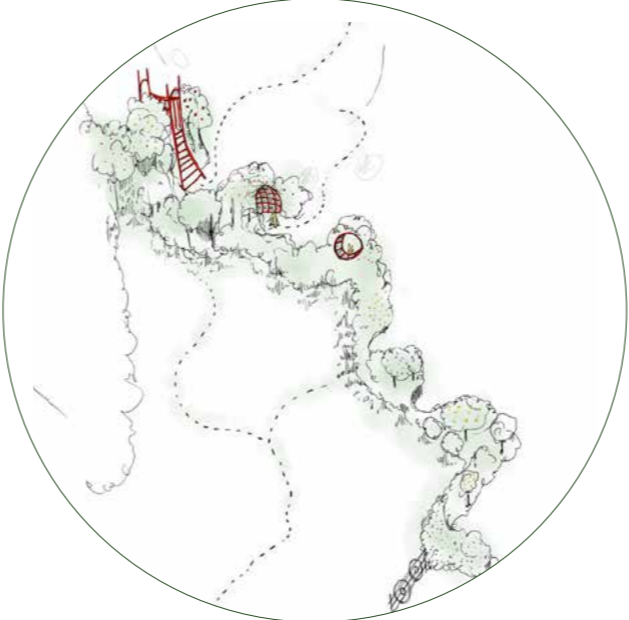


Exploring intergenerational and accessible options for "hedge play" and how to expand the Village Green into the rest of the



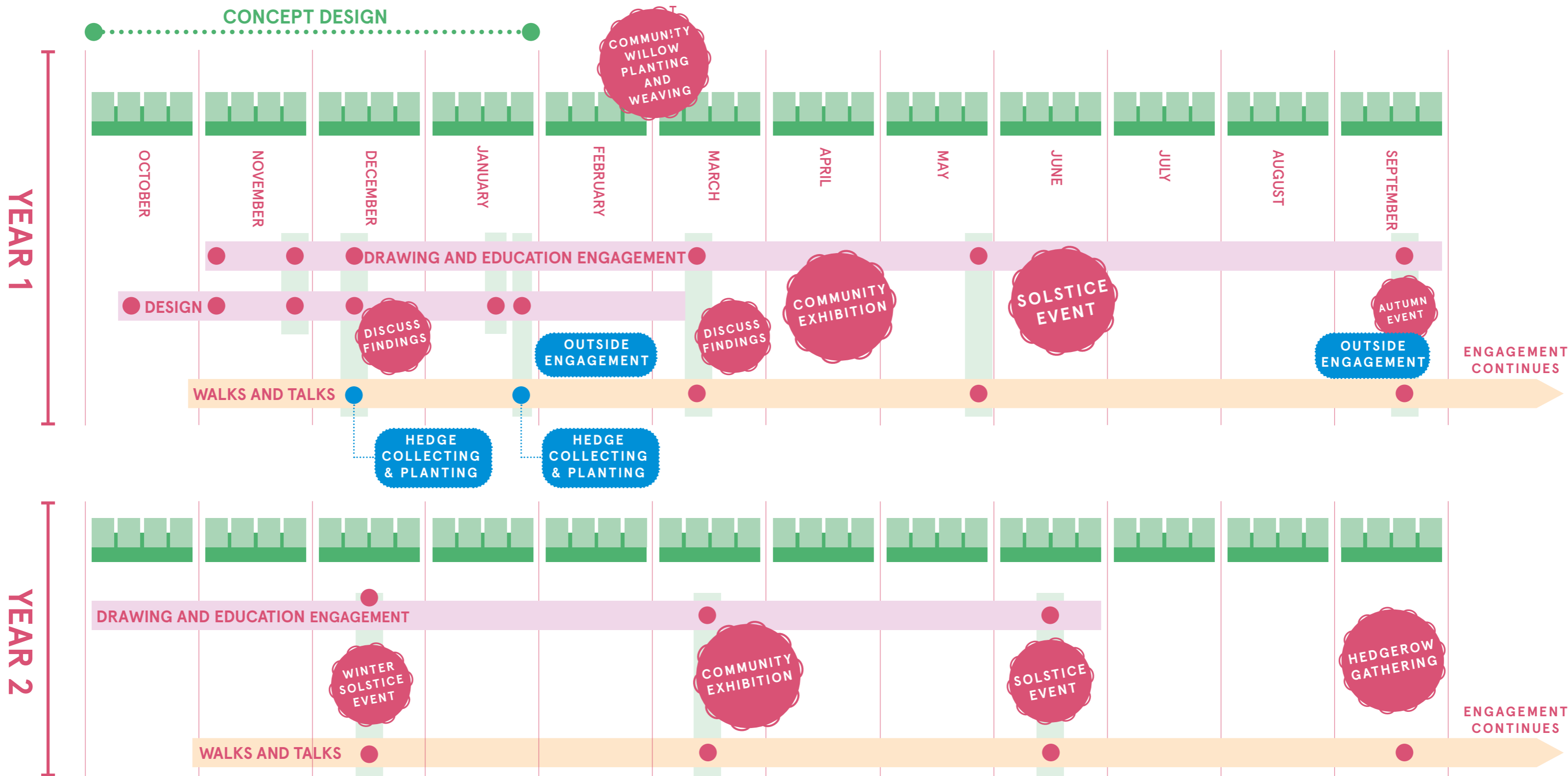
Integrating into the current Play On The Way locations.

Tapping into existing local scheme such as the Dinky Doors programme



Developing edible hedges with orchard ladders / stiles and exploring safety aspects of the hedgerow with simple holes carved into them

Public Art engagement



DRAWING



DESIGN



EDUCATION



COLLABORATION



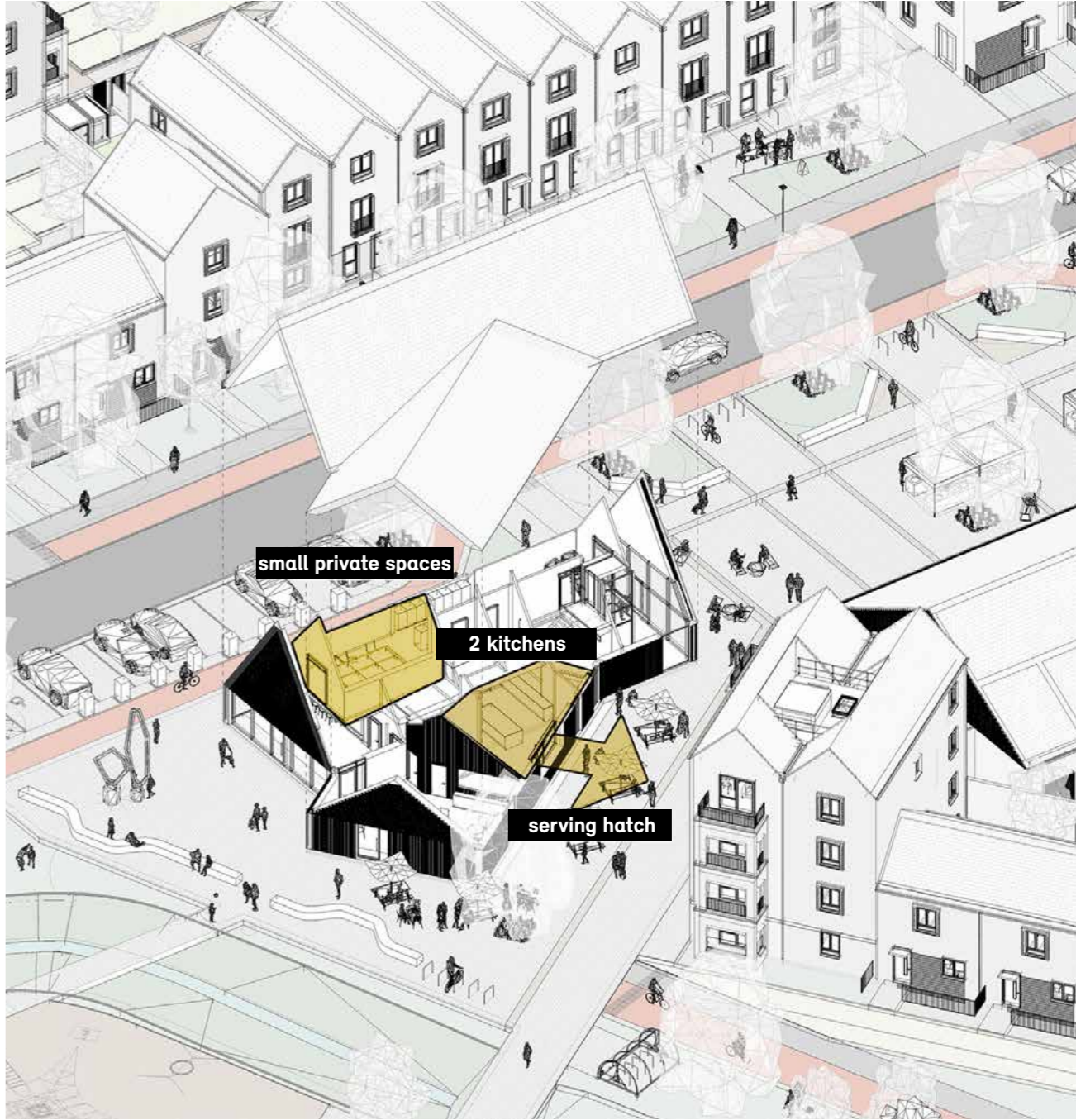
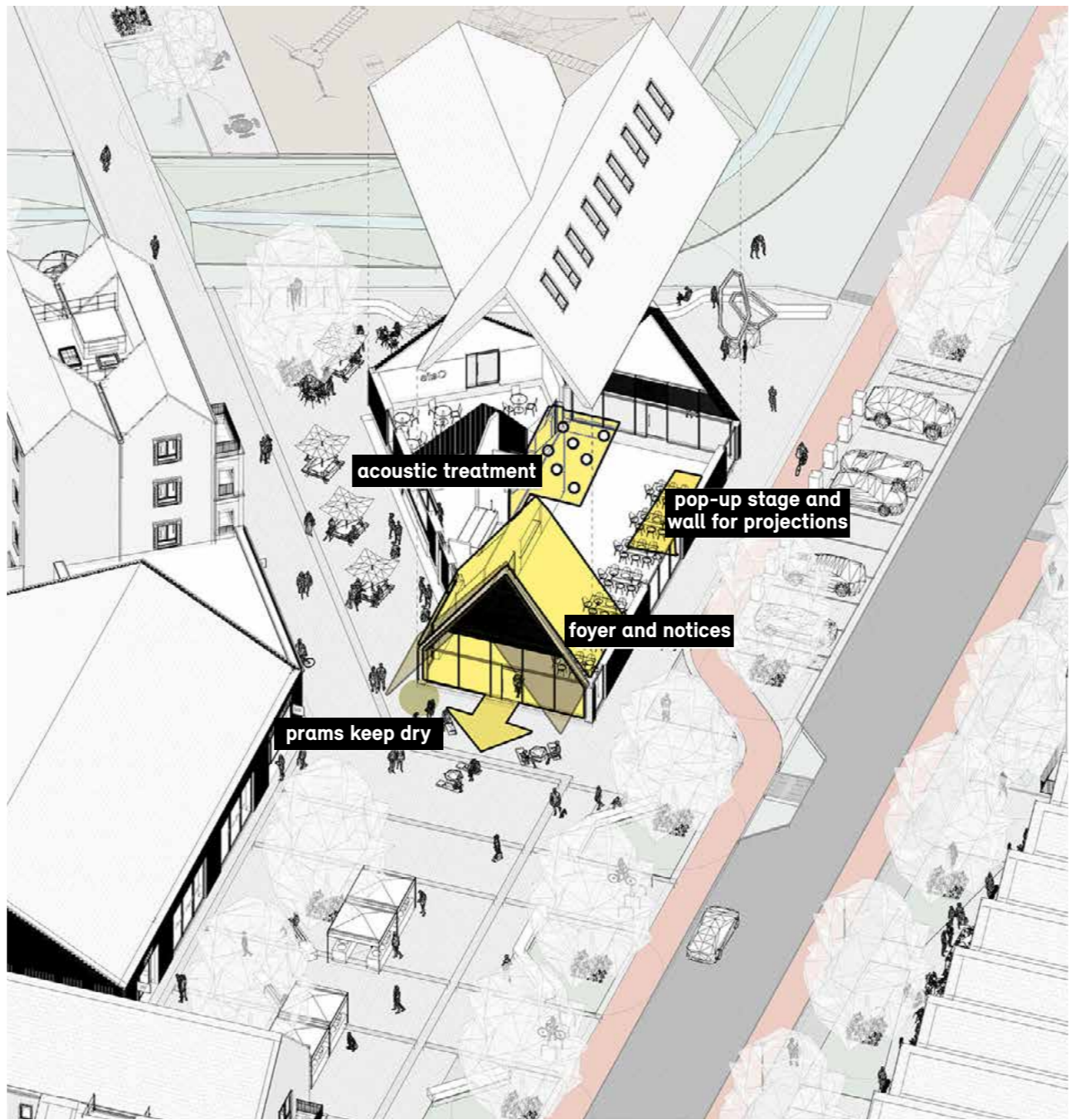
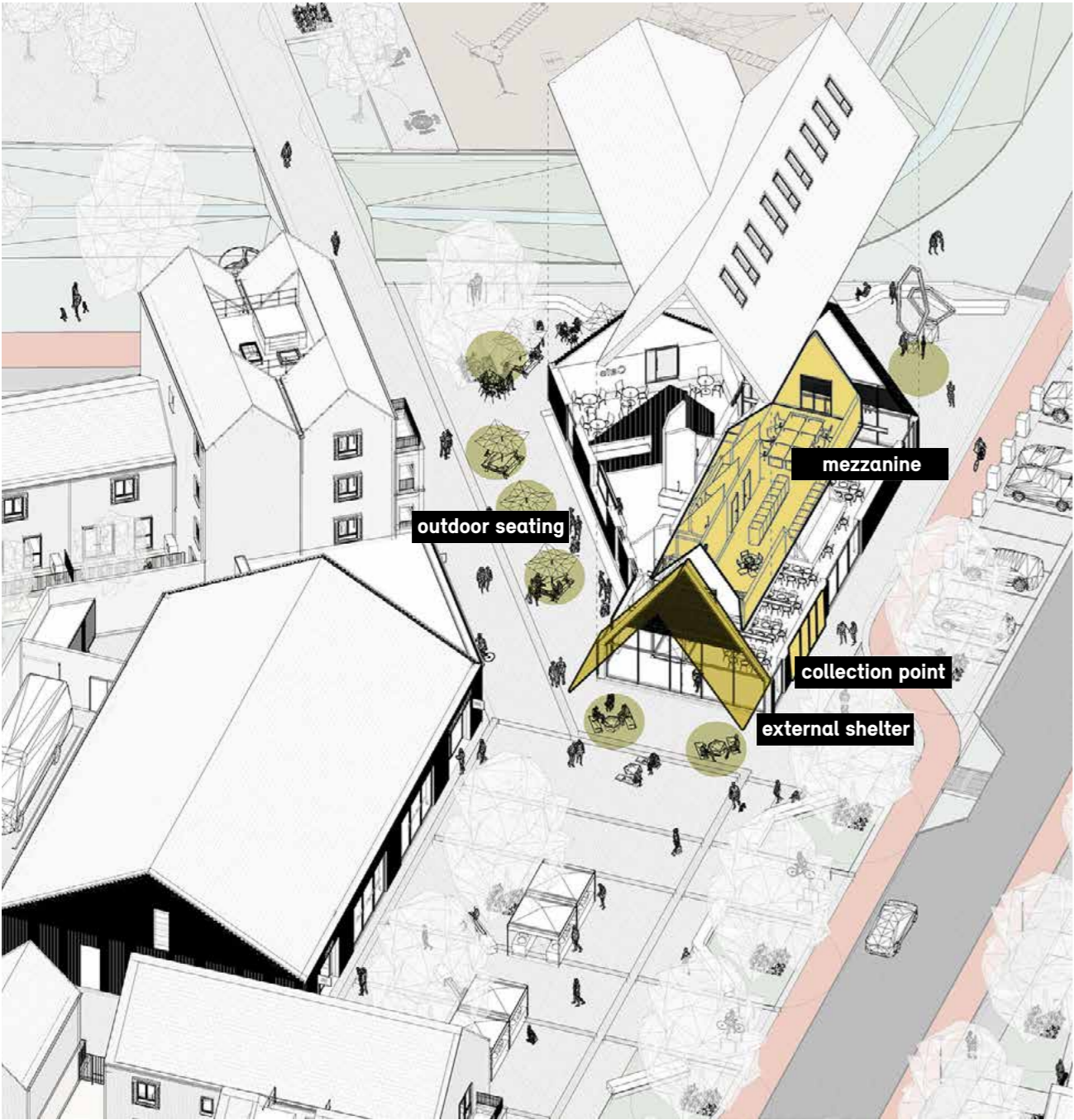
SPREADING KNOWLEDGE



Co-design session feedback suggestions: Table 2 Local Centre



Co-design session feedback suggestions: Table 3 Community Hub



Next steps

Planning & design development:

- Ongoing engagement with Greater Cambridge Shared Planning Services.
- Understand more about needs of potential future commercial and community hub operators to inform design development.
- Develop RMA 5 masterplan & community hub design further based on public engagement feedback and technical design considerations. Building in adaptability of proposals allowing for future adjustments, changes in needs and demand.
- Develop detail streets and landscape aspects in and around Market Square area.
- Participate in and consider Design Review Panel Feedback.
- Production of Planning Application Documentation Pack incl. Statement of Public Engagement for Submission

Thank you

We look forward to answering your questions