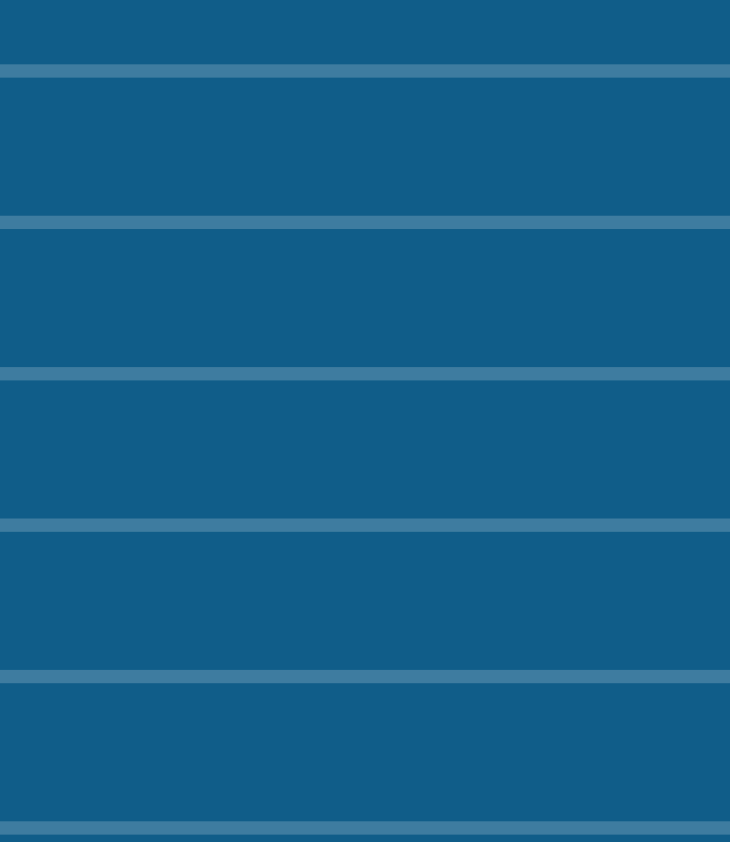


CLAY FARM DESIGN CODE

2011





royal
showground



2.3.1 Guiding Design Principles

arrival square • grand court • bosque • green parks • addenbrooke's road • wetland views • lakes • vistas

Royal Showground has four distinct sub character areas each responding to the different local boundary conditions.

To the west is the Southern Arrival Square, an important space with direct access into the site along the Spine Road as well as the curving route through to Addenbrooke's Hospital and the emerging Bio-Medical Campus.

The southern boundary lies adjacent to the existing residential area/campsite.

The north western boundary is formed by the existing woodland plantation. The eastern boundary is formed by Hobson's Brook and the Green Corridor beyond.

Particular focal areas are the Southern Arrival Square with a Grand Court concept, a formally enclosed space and Addenbrooke's Road.

There will be plenty of opportunities for distant vistas both within the site and linking through to the Green Corridor across the new and enhanced bridge links.

The northern part of this character area will be determined by social activities focused around the community gardens and the School Square South, both being key areas for informal engagement.

A more formal space is the Southern Recreation Square, which is totally enclosed by residential properties and will have a vista out to the Green Corridor.

Ranging from 30-45 and 40-55 dwellings per hectare (gross), this character area will be less dense than the Long Road Plantation and neighbouring Hobson's Square areas.

With a lower density the urban grain would be less rigid than the other two character areas enabling a variety of urban forms, character and architectural detailing.

Generally it is expected that both the height and densities would increase towards the spine road and then reduce as the development reaches the boundaries in particular the Brookside character area adjacent to Hobson's Brook.

The palette of proposed plants and trees will also contribute to the character of Royal Showground. Tree species will be selected for their softer and more delicate shapes with dark leaves and pink flowers.

The materials used in this character area will be predominantly, but not exclusively, brick in colours ranging from buff through to cream. There will be limited use of other colours and materials which must be sympathetic to and in keeping with the location.



M Fig. 76: Urban Form Diagram
The principles of the street hierarchy are mandatory, not the exact alignment.

M Densities



Fig. 77: Density plan

Royal Showground area is split into two density ranges.

- 40-55 dph
- 30-45 dph

Densities should decrease:

- towards existing settlement edges
- towards Hobson's Brook

Densities should increase:

- adjacent to the spine road
- adjacent to Addenbrooke's Road
- around the Southern Arrival Square

M Building Heights



Fig. 78: Building Heights plan

- 1.5-3 Storey Zone (6-11m)
- 2-4 Storey Zone (6-15m)
- 3-5 Storey Zone (9-18m)

Building heights should align with the following:

1.5 to 3 storeys	6 – 11m*
2 to 4 storeys	6 – 15m*
3 to 5 storeys	9 – 18m*

Table 18: Building heights matrix

The guiding principles are that buildings should decrease in height towards the existing settlement boundaries to the west and Hobson's Brook to the east. They should increase in height towards the spine road and public open spaces.

Landmark buildings should increase in height above adjacent buildings. Rooflines in general should vary in profile.

*approximate height of building block inclusive of assumed roof pitch or parapet, whichever is higher



Grand Court

grand court • vistas • formal • bosque • short terraces
 • landmark buildings

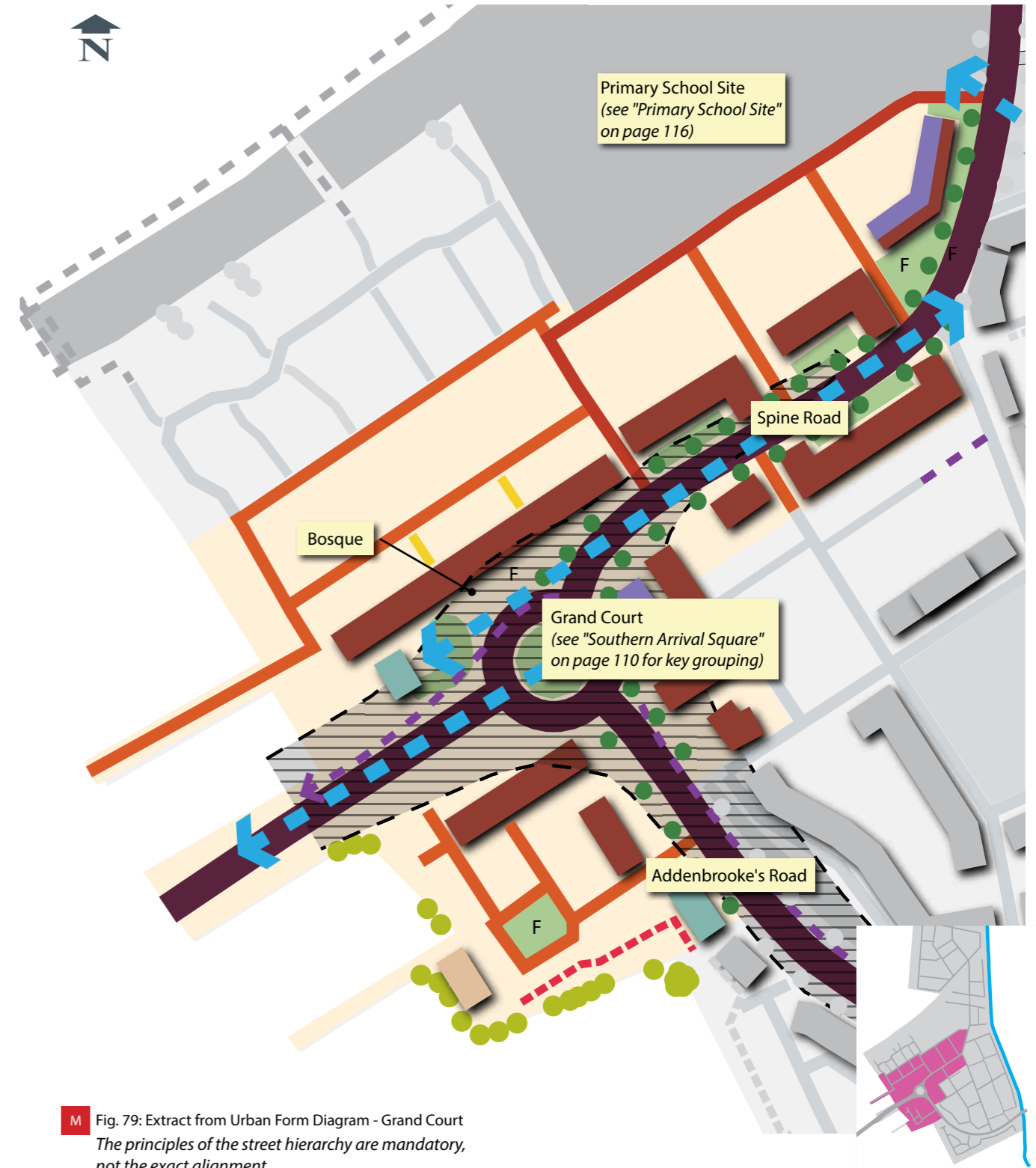
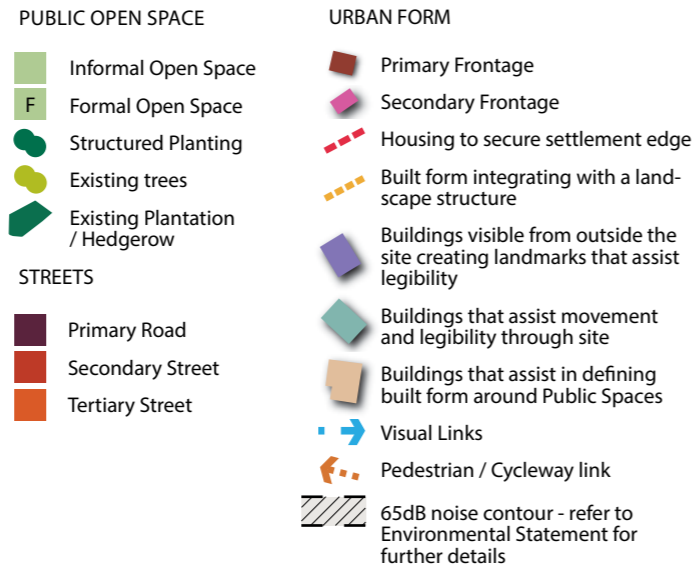
The prime focal point of this area is a Grand Court - a large formal courtyard space. The courtyard arrangement of houses and apartments will create a sense of place that is inspired by the scale and dimensions of the Great Court at Trinity College, Cambridge. This courtyard would be used to contain and diffuse the impact of Addenbrooke's Road and roundabout.

The scale of this layout provides a large landscaped area enclosed by buildings of height of 3 to 5 storeys.

This space will provide the principle gateway to Clay Farm from the south, whilst providing termination to both neighbourhood local routes and vistas.

To the north of the area and towards the existing plantation, the grain breaks down into terraced 'long houses'. This enables a comfortable grain and scale of property.

On entering the site from the roundabout, leaving the enclosure of the Grand Court, the spine road with its avenue of large lime trees begins. The long view is terminated by a 'stop' building located within the Brookside sub character area.



M Fig. 79: Extract from Urban Form Diagram - Grand Court
 The principles of the street hierarchy are mandatory, not the exact alignment.

Woodlands

woodland edge • short terraces • detached units
 • seclusion • integrated landscape

This character area is set immediately adjacent to the Grand Court character area and will respond to the lower scale of the Trumpington village edge and proposed Primary school whilst integrating with the existing plantation and CGB route to the northeast.

Quiet and informal in nature, this area will be predominantly 1.5 to 3 storey houses with looser arrangements of long house typologies with small private gardens. Set within traditional streets and shared surfaces connected into the plantation with fingers of landscape. A discrete link will be created through the existing plantation, with the agreement of the LPA, through to the CGB and cycle route beyond.

- PUBLIC OPEN SPACE
 - Structured Planting
 - Existing Plantation / Hedgerow
- STREETS
 - Tertiary Street
 - Mews
 - Green lane
- URBAN FORM
 - ➔ Visual Links
 - ➔ Pedestrian / Cycleway link

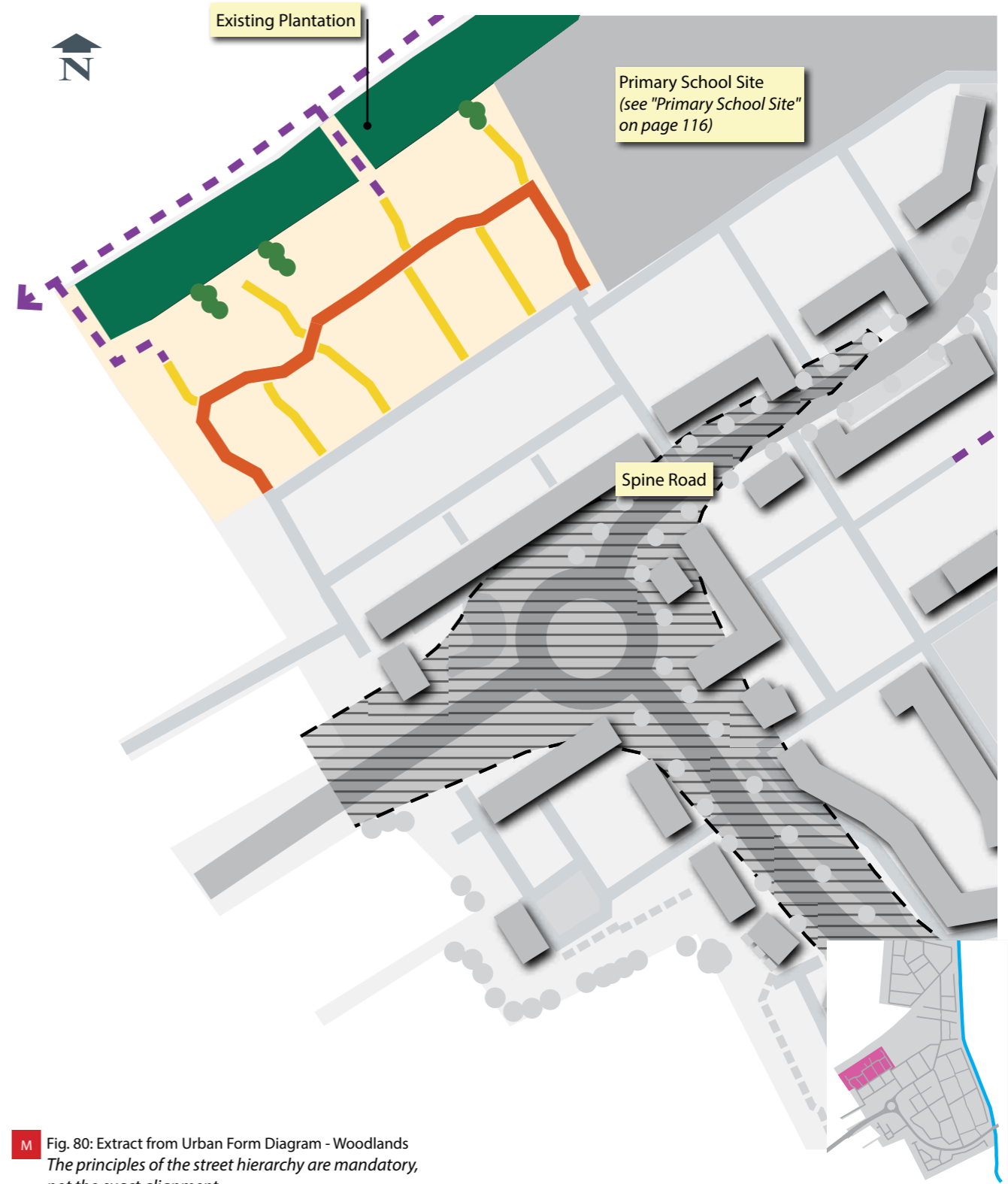


Fig. 80: Extract from Urban Form Diagram - Woodlands
 The principles of the street hierarchy are mandatory, not the exact alignment.

2.3.3 Sub Character Area

Addenbrooke's Avenue

southern square • addenbrooke's road • landscape buffer • formal terraces • tree lined links • play space

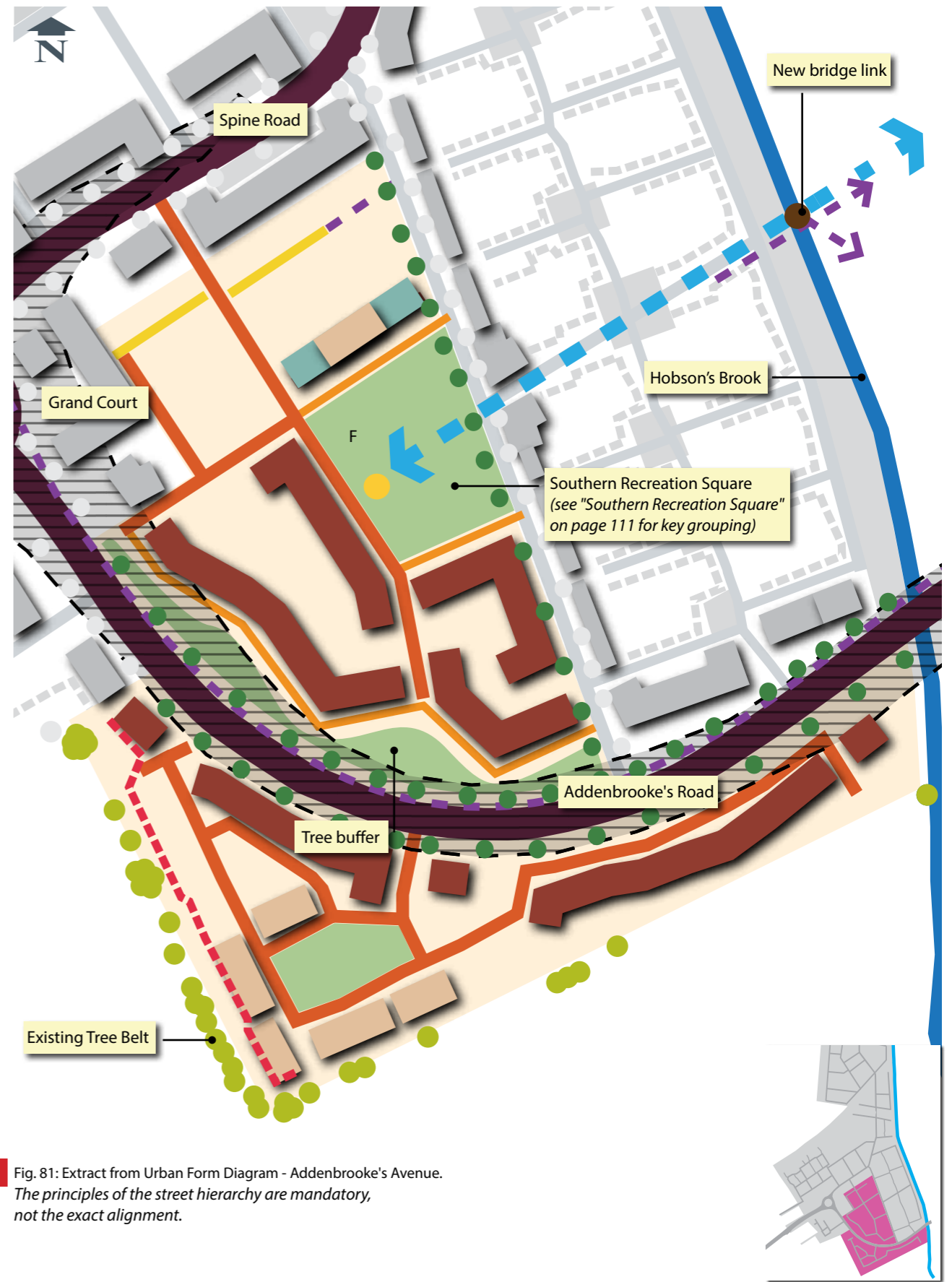
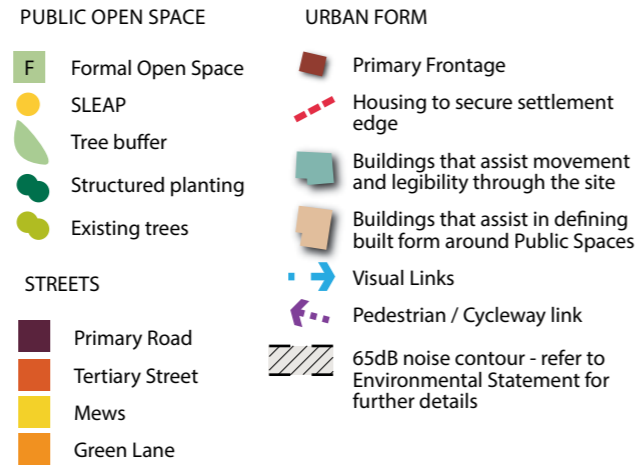
Located centrally within Royal Showground character area this area has two distinct characters. The first is the formal nature of the enclosure to the Southern Recreation Square and the second is the response to Addenbrooke's Road edge tackling the issue of traffic and links into the character area.

The Southern Recreation Square provides excellent local amenity including a major play area (SLEAP). It acts as a local focal point gathering the network of links from the west and the link from the Green Corridor and one of the new bridges over Hobson's Brook to the east.

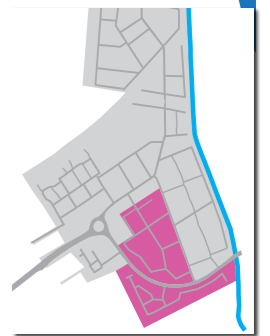
The boundary with Addenbrooke's Road needs robust solutions to mitigate any noise attenuation requirements. But as this building line follows the inner curve of the road this frontage would naturally be subservient to the outer curve frontage. Consequently there is an opportunity for a less formal building line with a woodland visual buffer between the buildings and Addenbrooke's Road edge. This tree belt would provide an ideal green lane and secluded parking provision for the adjacent properties.

The southern part of the sub character area is characterised by the dominating curve of Addenbrooke's Road. This area will need to respond to the noise aspects whilst providing a good quality of space within. The curve will provide visual termination of views from the Grand Court roundabout.

In the eastern part of the area, dwellings will be predominately terraced whilst the remainder of the site encloses a small public open space. This acts as a sanctuary against the terraced buildings that back onto the existing tree lined boundary. This will provide visual termination from the adjacent existing settlement.



M Fig. 81: Extract from Urban Form Diagram - Addenbrooke's Avenue. The principles of the street hierarchy are mandatory, not the exact alignment.



2.3.3 Sub Character Area

Brookside

tranquil • vistas to wetland • semi-private squares • pedestrian & cycle links

Brookside has four distinct boundaries. To the north lies the School Square South which provides an important cross link from the proposed primary school to the Green Corridor. On the northwest corner is the school entrance and public square, which together with surrounding buildings form termination of vistas along the spine road from the north and the southwest.

The western boundary is a formal tree lined avenue with a key link to the Southern Recreation Square dividing the character area in half. To the south is Addenbrooke's Road and strategic cycle path. The eastern edge is formed by a new conservation buffer, with strategic cycle link alongside Hobson's Brook and the views across the wetland to the Green Corridor.

This is expected to be one of the least dense area of Clay Farm although a large proportion of houses should be formed capitalising on the views, access to the facilities and amenity of the Green Corridor. The urban grain is based around loose fitting perimeter blocks closely arranged with glimpses through gated access into private squares/courtyards and rear gardens.

The school square forms a key social space, particularly for children and parents to meet safely before and after school.

Corners to the blocks are highlighted with small local squares overlooked by gabled feature windows surrounded by ample trees and soft landscaping. The central link to the new bridge access over Hobson's Brook creates a direct link between the centre of the Southern Recreation Square and the Green Corridor.

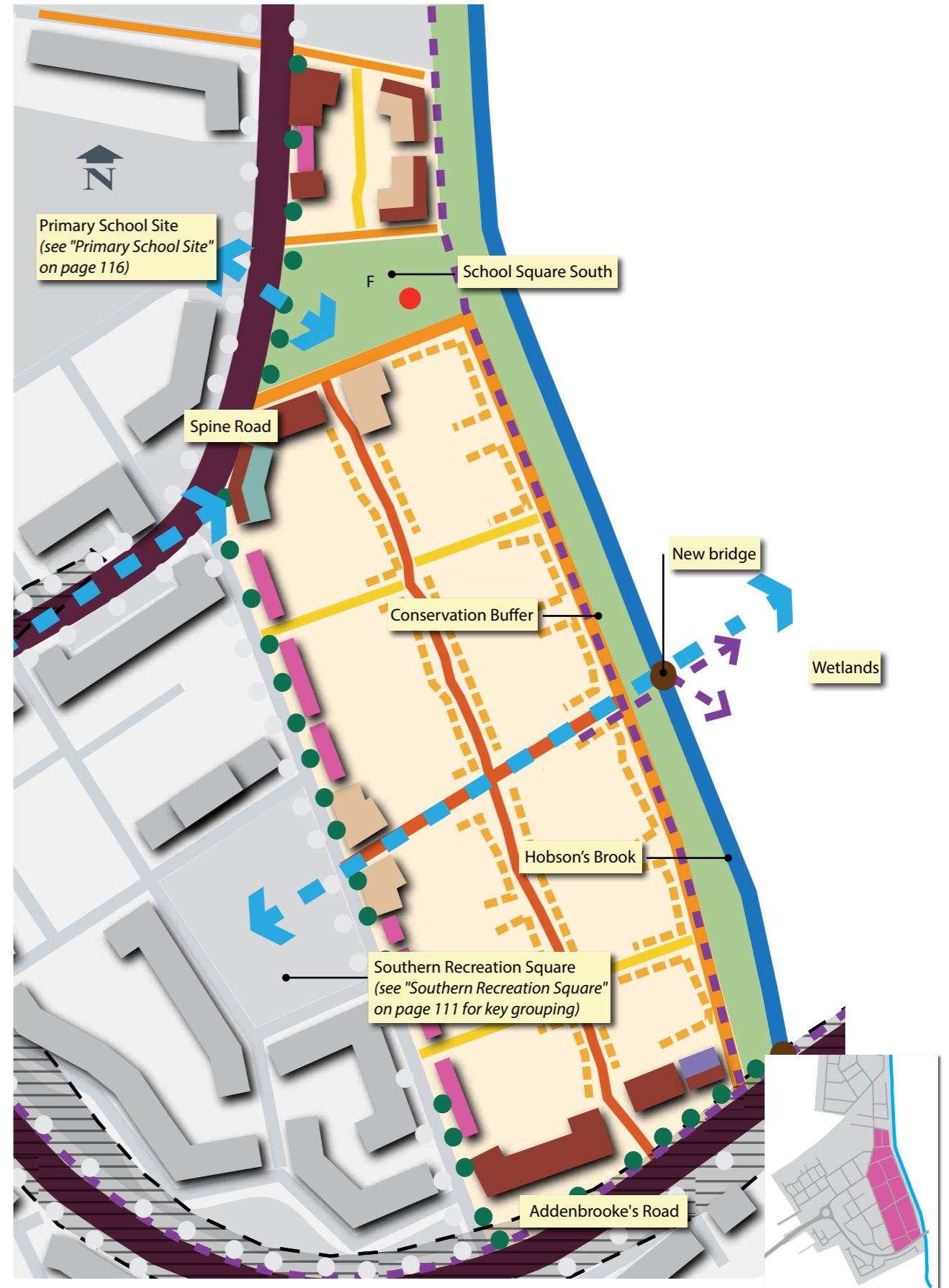
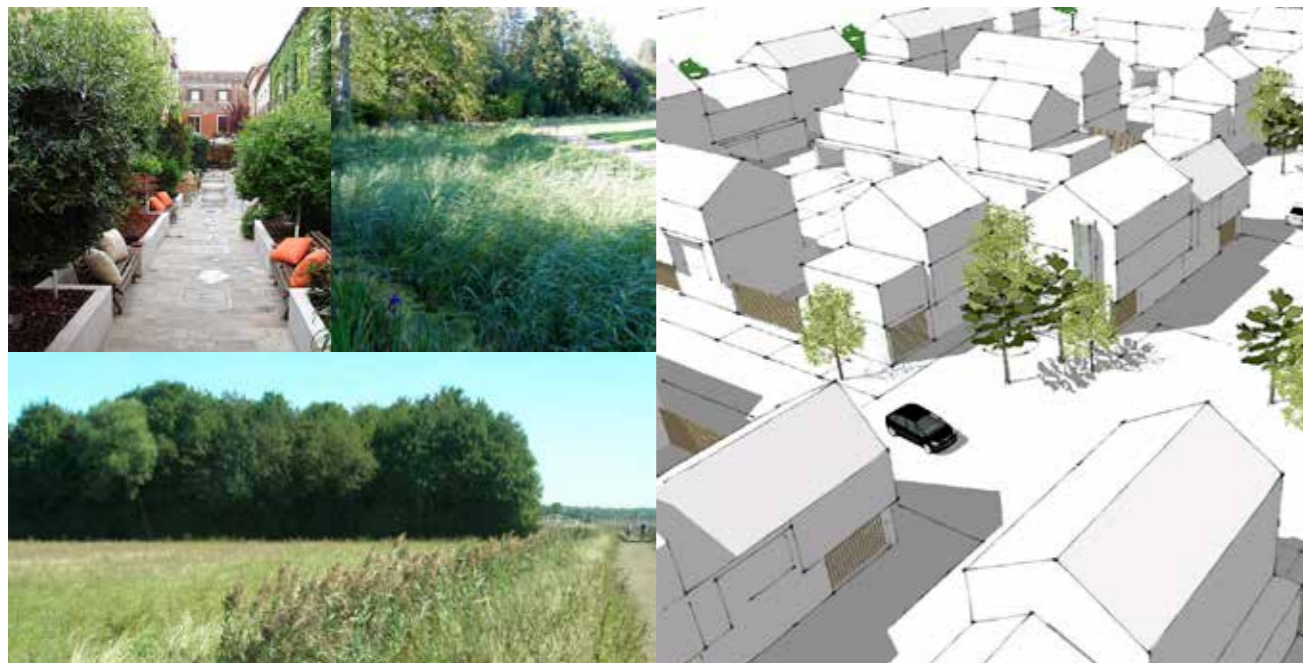
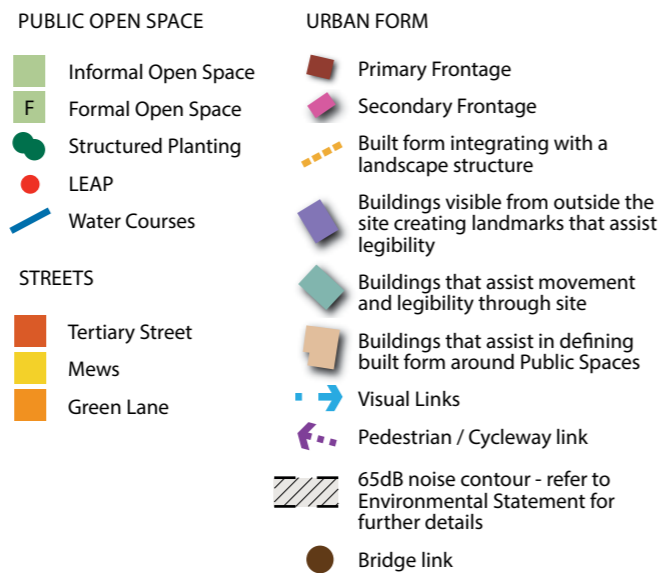


Fig. 82: Extract from Urban Form Diagram - Brookside
The principles of the street hierarchy are mandatory, not the exact alignment.

2.3.3 Character Areas

Park Side

community gardens • wetland views • plantation edges • integrated landscape

A unique part of Clay Farm Parkside is surrounded on all sides by soft landscaping in the form of plantations, the new community gardens and the Hobson's Brook edge with the Green Corridor beyond and its numerous facilities.

Homes to the south along with those of the north part of Royal Showground form a strong sense of enclosure around the community gardens which will provide one of the main social spaces within Clay Farm. Buildings should have rich architectural detailing with a strong consistent building line.

The dwellings along the eastern boundary should integrate with the wider landscape with a more relaxed layout and predominantly soft landscaped borders and spaces. Every opportunity should be taken to bring the landscape into urban form so that a fully integrated appearance is achieved.

The site wide foul drainage pumping station is located in the southwest corner of this area. It requires independent access which should be at the end of the proposed Green Lane running alongside the community gardens. The pumping station will be enclosed by screen planting.

- PUBLIC OPEN SPACE**
 - Informal Open Space
 - Structured Planting
 - ▬ Existing Plantation/Hedgerow
 - ▬ Water Courses
- STREETS**
 - ▬ Primary Road
 - ▬ Tertiary Street
 - ▬ Green Lane
- URBAN FORM**
 - ▬ Primary Frontage
 - ▬ Built form integrating with a landscape structure
 - ▬ Buildings that assist in defining built form around Public Spaces
 - ▬ Pedestrian / Cycleway link
 - Bridge link
 - Pumping Station

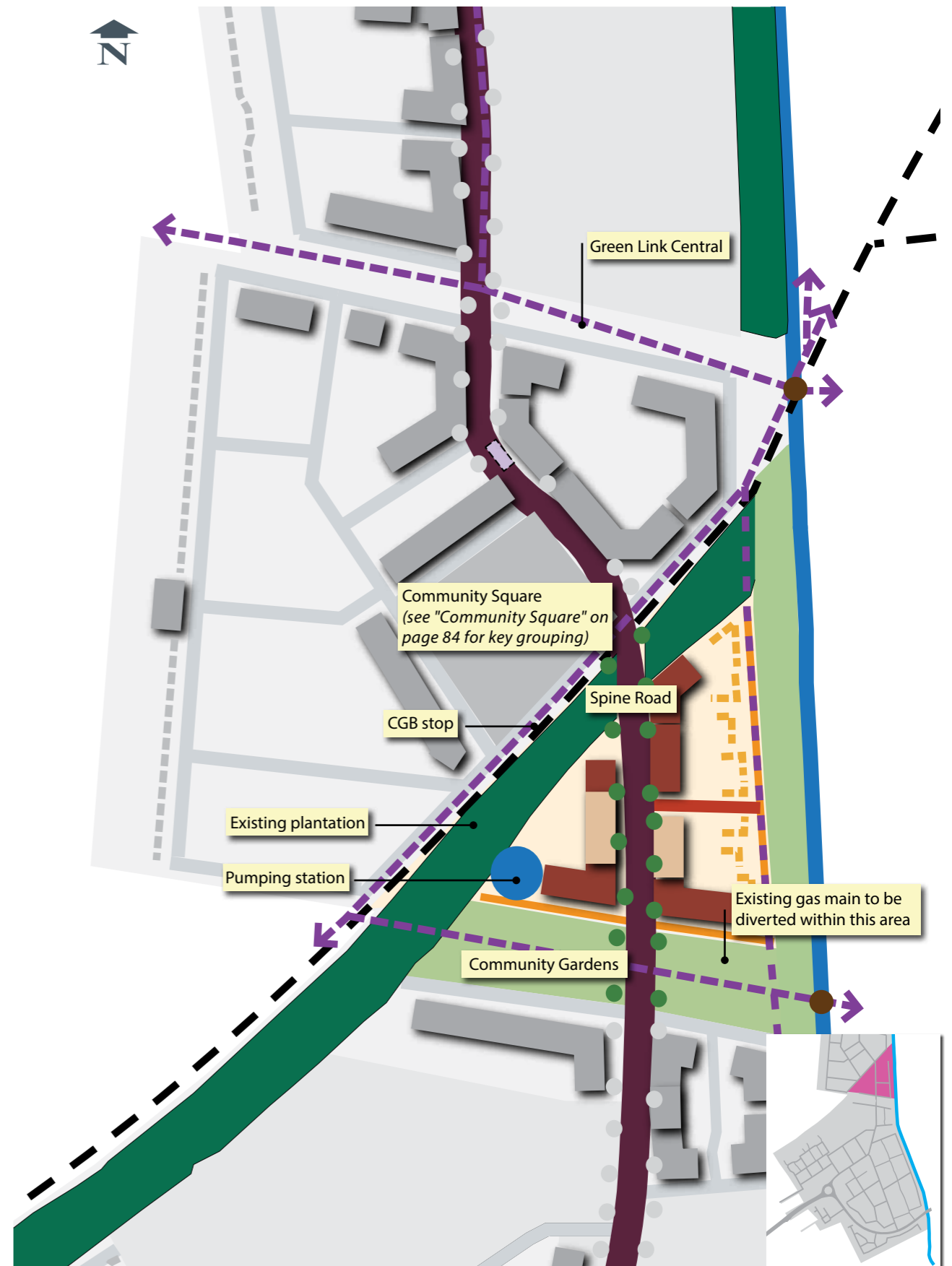


Fig. 83: Extract from Urban Form Diagram - Park Side
The principles of the street hierarchy are mandatory, not the exact alignment.

2.3.4 Key Spaces and Frontages

Southern Arrival Square



Fig. 84: Indicative sketch of Southern Arrival Square

Southern Arrival Square is the main entrance to the new community from Shelford Road to the south. It is within the Grand Court character area.

A grand formal square that provides access into the site along the spine road and also to Addenbrooke's Hospital via Addenbrooke's Road.

Not only providing a strong sense of enclosure, landmark buildings terminate views into and out from the site. The aspect and scale of a Grand Court envisaged reflects that of the major courtyards within Cambridge.

The bosque creates a visible and tangible link from the entrance to the heart of the site and onto the Green Corridor.



Fig. 85: Bosque



Fig. 86: Example of Grand Court entrance



Fig. 87: Tree lined footway

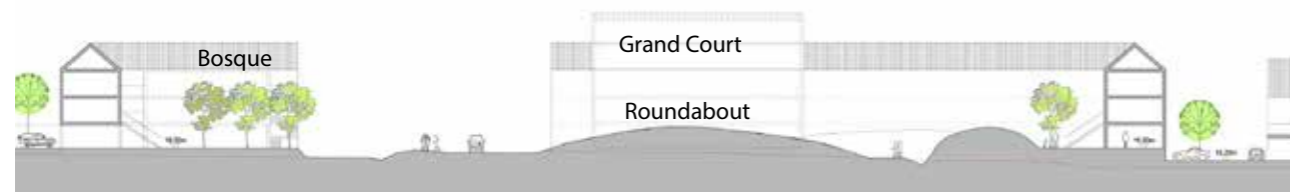


Fig. 88: Section through Grand Court (Refer to appendix "F" on page 156 for full sections)

Southern Recreation Square

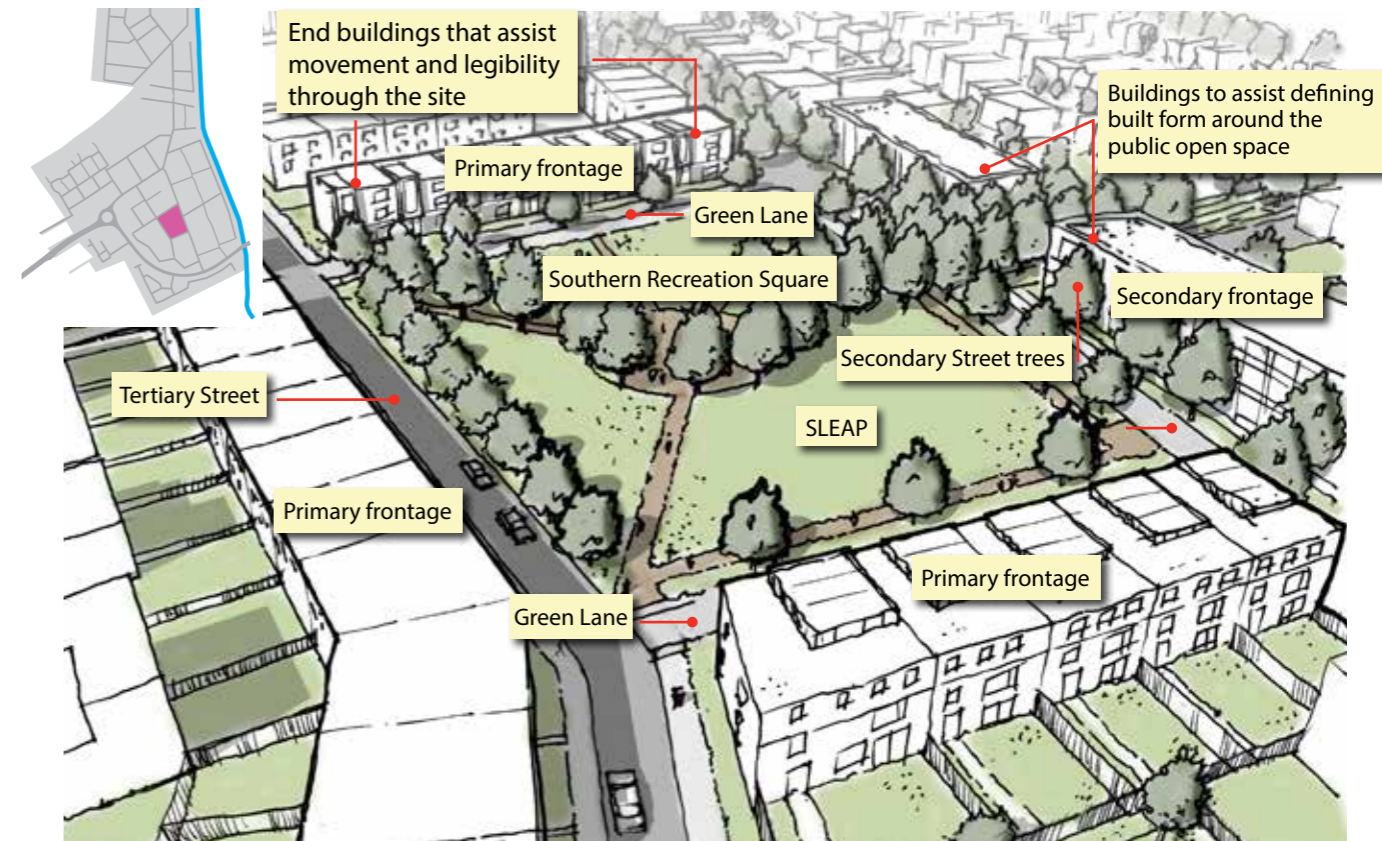


Fig. 89: Indicative sketch of Southern Recreation Square

The Southern Recreation Square is a key grouping that straddles sub character areas 'Brookside' and 'Addenbrooke's Avenue.'

It is a formal amenity space defined by an adjacent Secondary Street and the connection to the Green Corridor. The internal layout and tree planting structure is geometric to reflect the surrounding development and to emphasise character of the immediate area. The primary and secondary routes through this space will be clearly defined.

The space will contain one of two Super LEAPS (Local Equipped Areas of Play) proposed for the site. These are large play areas catering for children between the ages of 4-12 and will be within a 10 minute walk for the vast majority of residents.



Fig. 90: Marker buildings



Fig. 91: Primary frontages



Fig. 92: Key buildings around open spaces

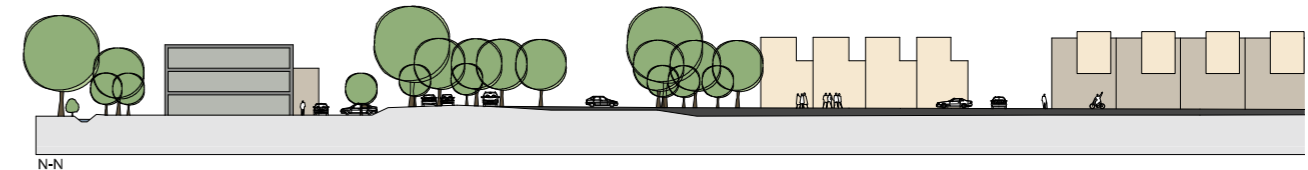


Fig. 93: Section through Southern Recreation Square (Refer to appendix "F" on page 156 for full sections)

2.3.5 Building Plots and Typologies

Guiding principles

Important in defining a sense of place and structure this section sets out the key parameters and grain used within Royal Showground. This section aids in defining the principles laid out within Parameter Plan 5 and 6 found in the appendices and the perimeter blocks and layouts described within section .

Component	Coding
Plot width	Along the spine road and Addenbrooke's Road, plots become narrower with terraced frontages. Plots widen towards the boundaries with detached, semi-detached or short terraces.
Building mix	A good cross-section of dwelling types required within any character area. Overall the mix should be 60% houses and 40% apartments. This will vary between character areas to achieve this.
Building rhythm	Generally a terraced structure around perimeter blocks. This would fragment into detached, semi-detached and short terraces in less dense areas.
Building gaps and enclosure	Gaps to be minimal around key public open spaces and along Addenbrooke's Road creating robust primary frontages and providing a degree of sound attenuation for inner blocks. Gaps to increase towards boundaries and Hobson's Brook edge
Roofline	Urban roof forms either pitched or flat. Consistent and regular rooflines along terraces or formal enclosures. Varied rooflines towards site boundaries.
Set backs	Small and regular along formal areas, spine road and public open spaces. Varied for buildings along the eastern and northwestern boundaries.

Table 19: Building plots - guiding principles

Building types and typologies



Building type	Common	Occasional
2 to 2.5 storey detached adjacent development edge	✓	
2 to 2.5 storey semi-detached adjacent development edge	✓	
2 to 2.5 short terrace i.e. 3 to 4 units primarily within Brookside	✓	
3 to 5 storey buildings primarily along spine road and Addenbrooke's Road	✓	
3 to 4 storey townhouses generally around Southern Recreational Space		✓

Table 20: Building types

- URBAN FORM
- Primary Frontage
 - Secondary Frontage
 - Housing to secure settlement edge
 - Built form integrating with a landscape structure
 - Buildings visible from outside the site creating landmarks that assist legibility
 - Buildings that assist movement and legibility through site
 - Buildings that assist in defining built form around Public Spaces
 - Existing Plantation

Fig. 94: Building hierarchy plan



2.3.7 Primary School Site

2.3.8

M The design principles for the Primary School Site are:

- Boundaries – should make the school secure but respond to the surroundings. No need to define a fence.
- Buildings should be BREEAM very good or excellent.
- In accordance with guidance publications from CABE.
- Siting should not adversely affect the neighbouring properties in terms of sound and light.
- Scale and massing – should positively contribute to the surrounding area. The building footprints should allow for future flexibility.
- The school must reflect the social and civic character of its location. It should act as a reference point within the development. The school must provide a sense of place and way-finding.
- The landscape should provide a variety of teaching/ learning opportunities.
- The approaches to the school and it's entrances should be welcoming and promote a sense of inclusion.
- Must meet or exceed the required provision for cycle parking and should minimise car parking provision.
- Location of servicing should not impact on neighbouring properties or the highway.
- Service access should not interfere with the movement into and around the school.
- Drainage should maximise surface water drainage, retention and re-use.
- The school may link to the community gardens (refer to "Fig. 124: School Square South Open Space plan" on page 150 for more details).
- The bus stop locations should be close to the entrance to the school.
- The external entrance should integrate with the landscape opposite. The link to the open space should form part of the traffic calming of the spine road.
- There should be no designated separate drop off area, (discouraging car use). Need to consider disabled drop off points.
- Surrounding landscape features should be extended into the site in order to integrate the development.
- Every opportunity should be taken to increase biodiversity and enhance nature conservation.

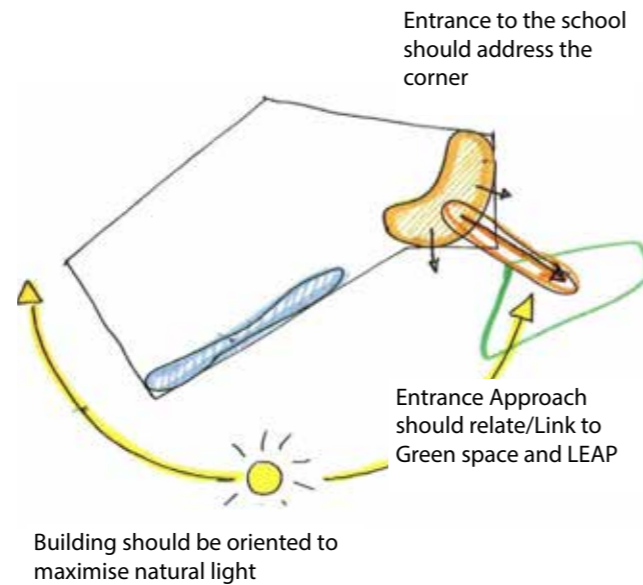


Fig. 96: Primary School Site - design strategy

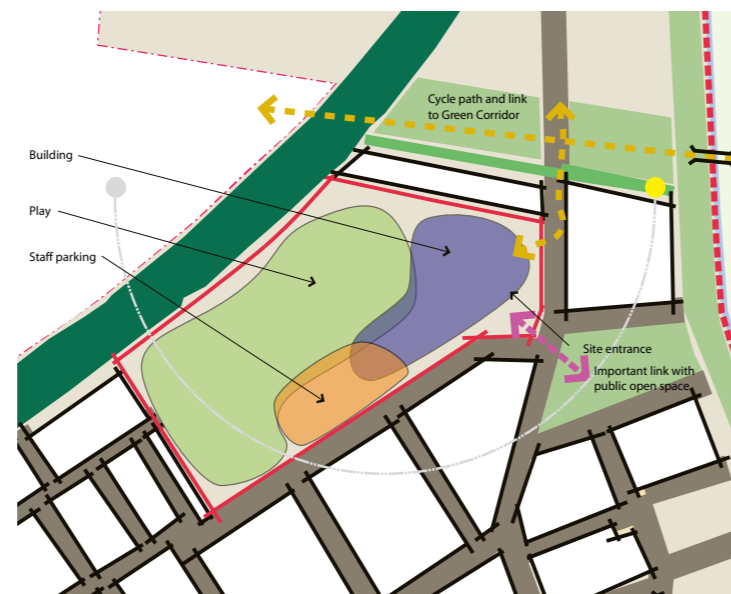


Fig. 97: Primary School Site - design principles

Boundary Treatments

Road Type	Height	Setback to building	Type / picture no.
Primary Road	0.9m	2 -5m	Predominantly railing with formal hedge behind on both sides of the road 4 (40%), 7 (60%)
Secondary Street	0.6-0.9m	2 - 6m	Railing with informal hedge shrubs behind/formal hedge only 1 (60%), 4 (40%)
Tertiary Street	0.6-0.9m	2 - 4m	Predominantly picket fence or shrub bed with planting 1 (30%), 3 (70%)
Green Lane	0-0.6m	2 - 3m 4 - 6m adj. tree planting	Predominantly soft verges with tree or hedge planting 2 (80%), 3 (20%)
Mews	n/a	1 - 2m	Shrub bed with planting 3 (100%)
Parking Court	2.2m	n/a	Free standing garden wall viewed from public realm 5 (100%)
Pedestrian/ Cycle link	1.2-1.8m	n/a	Railing with informal and formal hedge behind 1 (30%), 7 (70%)

Table 22: Boundary treatment matrix



- 1 Railing with informal mixed species native hedgerow
- 2 Soft verge with tree or hedge planting
- 3 Picket fence or shrub bed with planting
- 4 Formal well managed single species hedge
- 5 Free standing garden wall viewed from public realm
- 6 Low wall with railing
- 7 Railing with formal well managed single species hedge

2.3.9 Development Edges

This section outlines the key design principles that must be considered along the development boundaries.

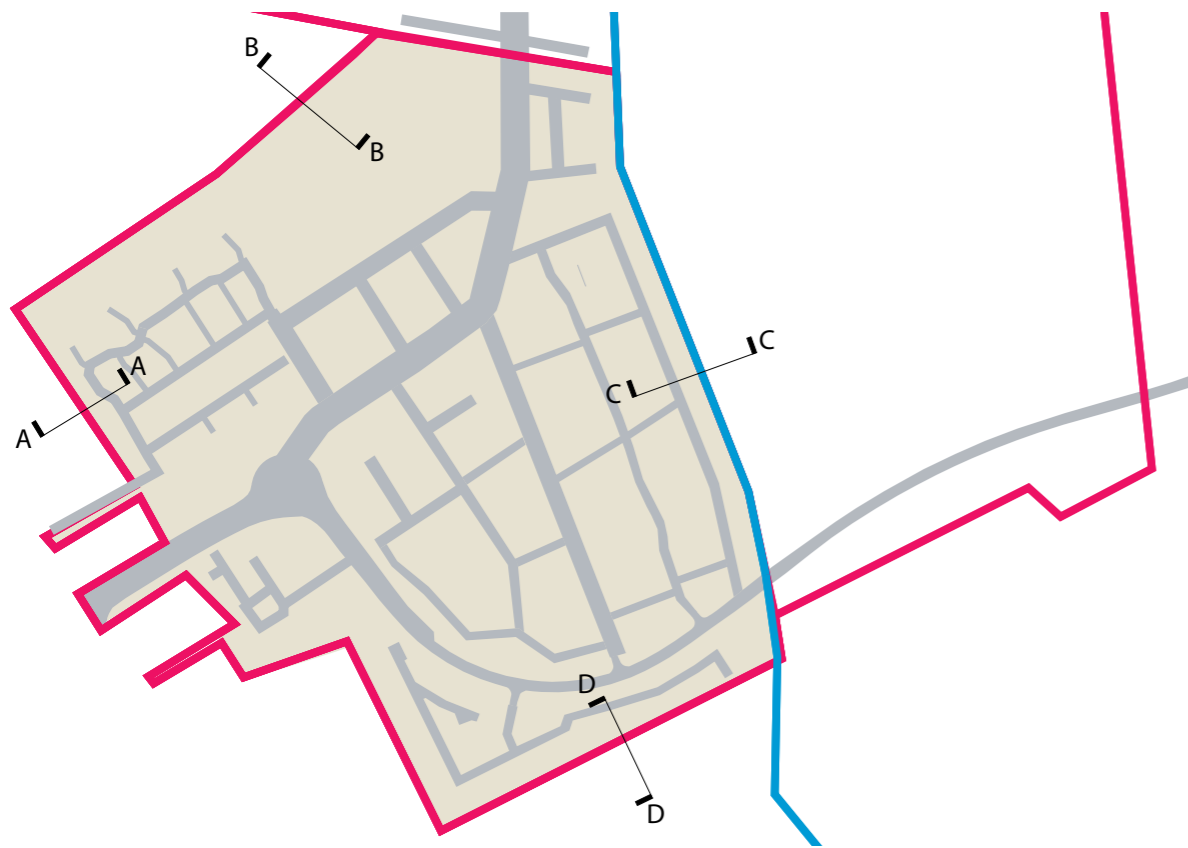


Fig. 98: Development edges location plan

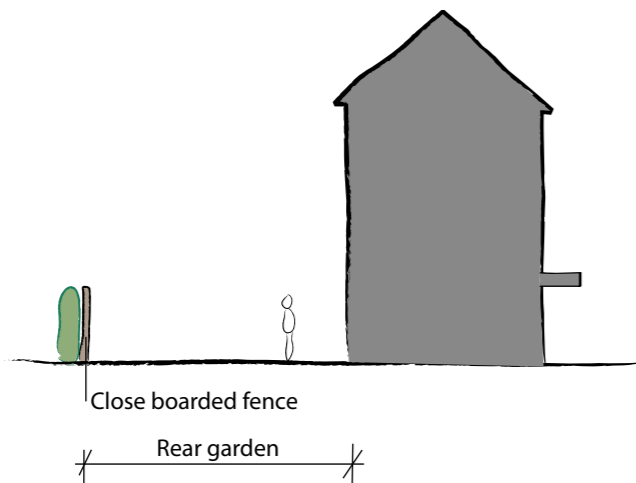


Fig. 99: Development edges - Section A - A

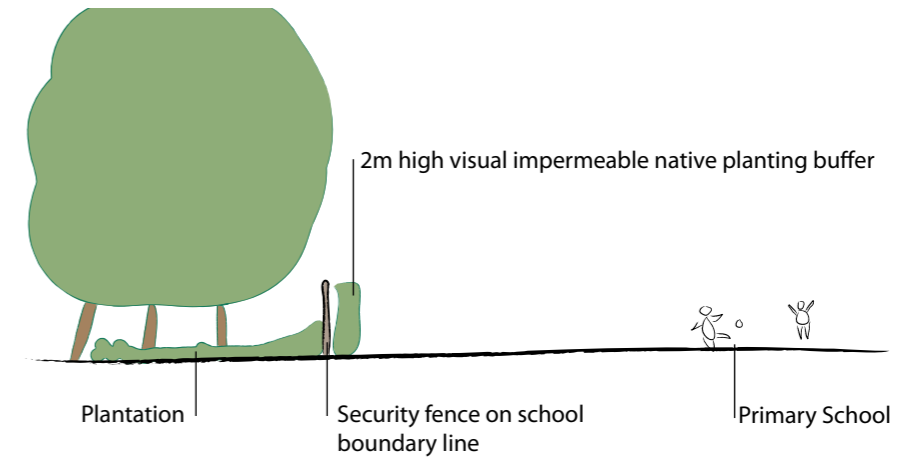


Fig. 100: Development edges - Section B - B

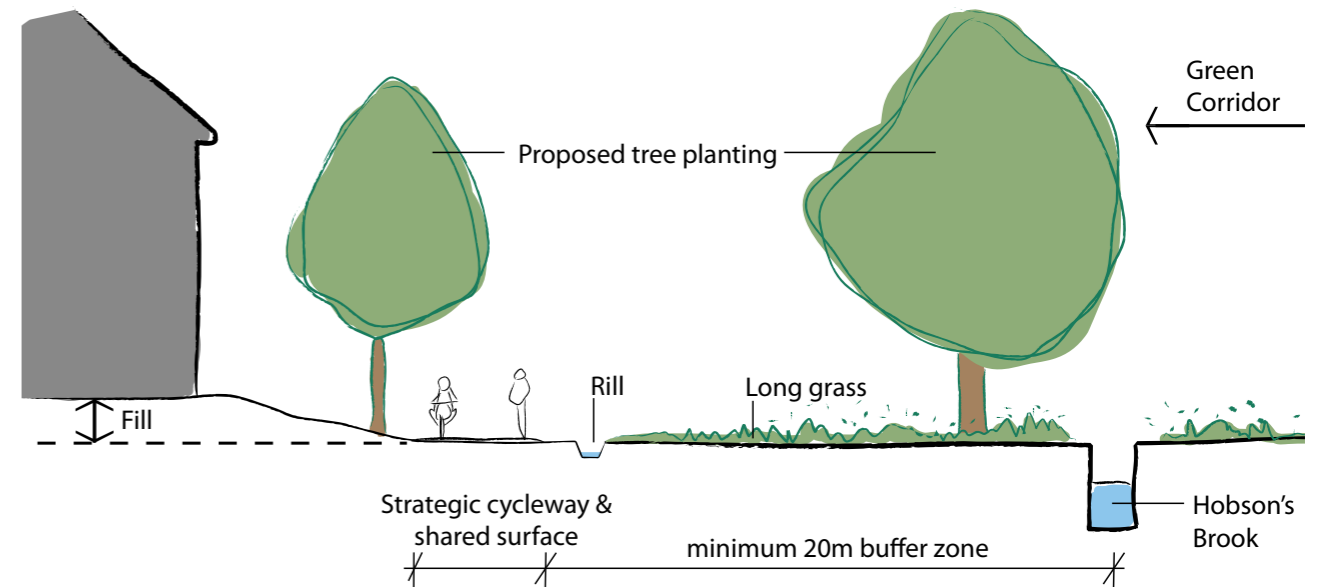


Fig. 101: Development edges - Section C - C

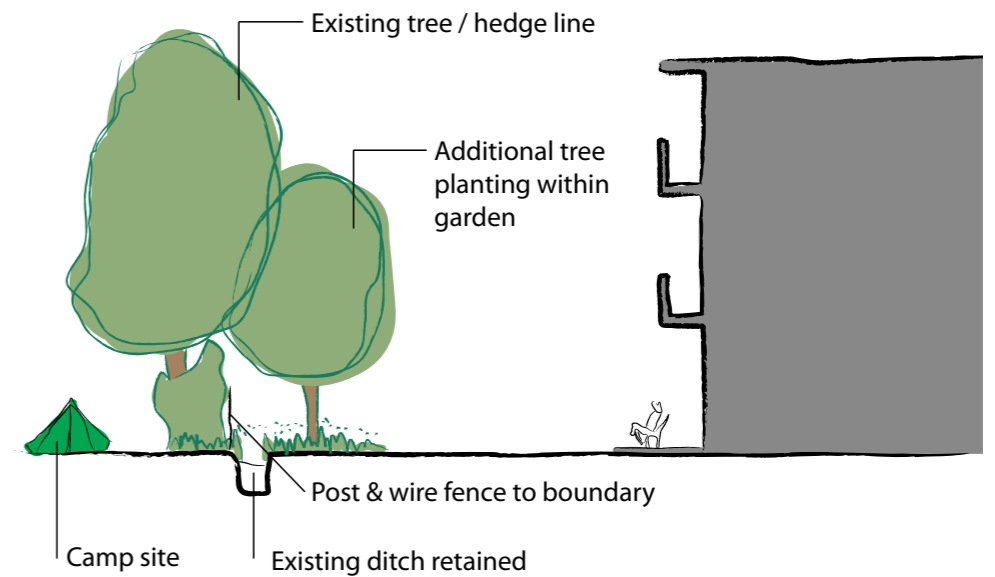


Fig. 102: Development edges - Section D - D



delivery and review

3.1.1 Delivery and Phasing

Countryside Properties is the lead developer on Clay Farm and will be implementing the major infrastructure for the site which includes the following:

- The spine road which is the primary route north south through the site, the associated structural planting and the junction with Long Road
- The Green Corridor to the east of Hobson's Brook which contains a new wetland, balancing ponds and recreational facilities
- Strategic foul and surface water drainage
- Strategic utility services
- Many of the key landscaped open spaces within the development as set out in this Design Code, some of which include play areas

In addition, Countryside Properties will be providing a large proportion of the residential development including the southern entrance gateway area. The remainder of the parcels of land will be sold to other residential developers.

A detailed phasing plan has been submitted to and approved by the Council in accordance with condition 5 of the outline planning permission. This sets out the sequence of development across the site and house builders should refer to this document.

The first phase of construction will encompass the southern part of the spine road, starting from Addenbrooke's Road roundabout, and the southern balancing ponds in the Green Corridor, together with the wider foul and surface water drainage.

Next will be the Long Road junction and the northern part of the spine road together with the northern balancing ponds and strategic drainage facilities.

Some works to the plantations are scheduled to take place in the first planting season.

The 49 ha Green Corridor will be landscaped and gradually opened up to the public over the years, starting in the south. Initially it will be maintained by Countryside Properties but following adoption this responsibility will pass to Cambridge City Council.

The allotments will be provided in time for occupation of the 500th dwelling and the community gardens, which are within the development rather than the Green Corridor, will be provided by the 1000th occupation, in line with the S106 Agreement and the approved allotment strategy.

The main open spaces would then be provided starting with the linear open space just west of the southern part of Hobson's Brook. Existing rights of way will be enhanced and new foot and cycle paths provided during the course of the development both within the residential/community areas and the Green Corridor.

The first phase of residential development will be within the Southern Gateway area around the site access off Addenbrooke's Road roundabout and this will include a landscaped open space at the start of the spine road.

Once these residents move in, the southern part of the Green Corridor around the wetland will be in place providing recreational facilities for these first residents.

In addition, the land designated for a future primary school will be available for a temporary kick about area, until required for the school itself.

This first phase will then spread eastwards to the land north and south of Addenbrooke's Road and this area will incorporate one of the site's largest landscaped open spaces.

The second phase will be immediately north of phase 1 up to the CGB crossing and includes the community gardens and other open space.

Residential development will then start in the northern part of the site near to the other site entrance off Long Road and this area includes one of the main open spaces on the development.

The central area will be developed next; in addition to dwellings this area will contain the community and retail facilities around the main square. Cambridge City Council will be developing part of the parcel to the west of the square.

The final residential phases will be to the west and north of the secondary school.

All roads, footpaths, planting, open spaces and play spaces not provided by the lead developer, will be put in by each house builder as the parcels are developed.

The primary and secondary schools will be delivered by Cambridgeshire County Council once the land is transferred by the lead developer under the terms of the S106 Agreement.

3.1.2

Management and Adoption

The following table sets out the proposed strategy for the management and adoption of those items that do not relate directly to residential use.

Facility or land use	Delivery of facilities	Management by	Ownership by
Green Corridor including infrastructure, balancing ponds and path network	Countryside Properties	Cambridge City Council	Offered for adoption to Cambridge City Council
Spine Road including surfaces up to back edge of footway and end of bell mouth radius	Countryside Properties	Cambridgeshire County Council	Offered for adoption to Cambridgeshire County Council
Adoptable secondary, tertiary, mews and green lanes and associated paths and cycleways	House builder	Cambridgeshire County Council	Offered for adoption to Cambridgeshire County Council
Public open spaces including hedgerows and ditches and associated paths and cycleways	Countryside Properties and other house builders	Cambridge City Council	Offered for adoption to Cambridge City Council
Primary and secondary schools	Cambridgeshire County Council	Cambridgeshire County Council	Cambridgeshire County Council or promoters/successors in title
Pumping station	Anglian Water	Anglian Water	Anglian Water
Sub Stations	House builder	Utility provider	Utility provider
Gas governor	House builder	Utility provider	Utility provider
Water attenuation	House builder	Cambridge City Council	Offered for adoption to Cambridge City Council

Table 23: Management and adoption strategy matrix

Code Review

There will be an opportunity for the lead developer and/or City Council to request a review of the Code after two years from commencement of the first Reserved Matters Application for residential development. There will be a 28 day period within which each party can make the request. When a request is made, the matters to be reviewed must be specified.

If a review occurs it will not cover any aspect of the parameter plans for which outline planning approval has been granted, but would focus on matters of detail and interpretation as covered in this document.

The review must be completed within three months of commencement and would not delay Reserved Matters Applications. Any changes must be agreed between the developer and the Council by mutual consent.

3.1.3

appendices



A Parameter Plans

M PP1 Land Use Parameter Plan

The Land Use Plan is a Parameter Plan that forms part of the Outline Planning permission.

It shows :

- Public Open Space distribution
- Primary and Secondary routes
- Location of the Neighbourhood Centre
- Primary School Site
- Secondary School Site
- Land allocated for residential development
- Proposed Central Guided Bus Route
- Existing tree plantations which will help contain the character area

- Site Boundary (Total Site Area 109.14 Hectares / 269.68 Acres)
- Residential Envelope (39.60 Hectares / 97.85 Acres)
- Public Open Space (5.75 Hectares / 14.21 Acres) (Main areas only shown on this plan)
- Mixed-use Local Centre, including Residential (1.86 Hectares/4.60 Acres)
- Public Open Space within the Local Centre
- Existing Plantations (4.51 Hectares / 11.14 Acres)
- Primary School Site (Max. 2.30 Hectares / 5.68 Acres)
- Secondary School Site, including Multi Use Games Area and All Weather Pitch (3.45 Hectares / 8.52 Acres)
- Secondary School and Community Playing Pitches
- Green Corridor (49.27 Hectares / 121.75 Acres)
- Proposed Addenbrooke's Access Road (Proposed by Cambridgeshire County Council) AAR route within boundary west of Hobson's Brook 1.90 Hectares / 4.69 Acres (inc.. On road Cycleway, Proposed by Cambridgeshire County Council)
- Primary Route
- Secondary Roads
- Proposed CGB (Proposed by Cambridgeshire County Council) CGB Route within boundary West of Hobson's Brook 0.50 Hectares / 1.24 Acres
- City Council Sustainable Housing Scheme Site, precise area and boundary to be agreed (refer to Cambridge Southern Fringe Area Development Framework, January 2006)
- Recycling Facilities 1no. North (Location of recycling facility to the south of the CGB to be agreed)

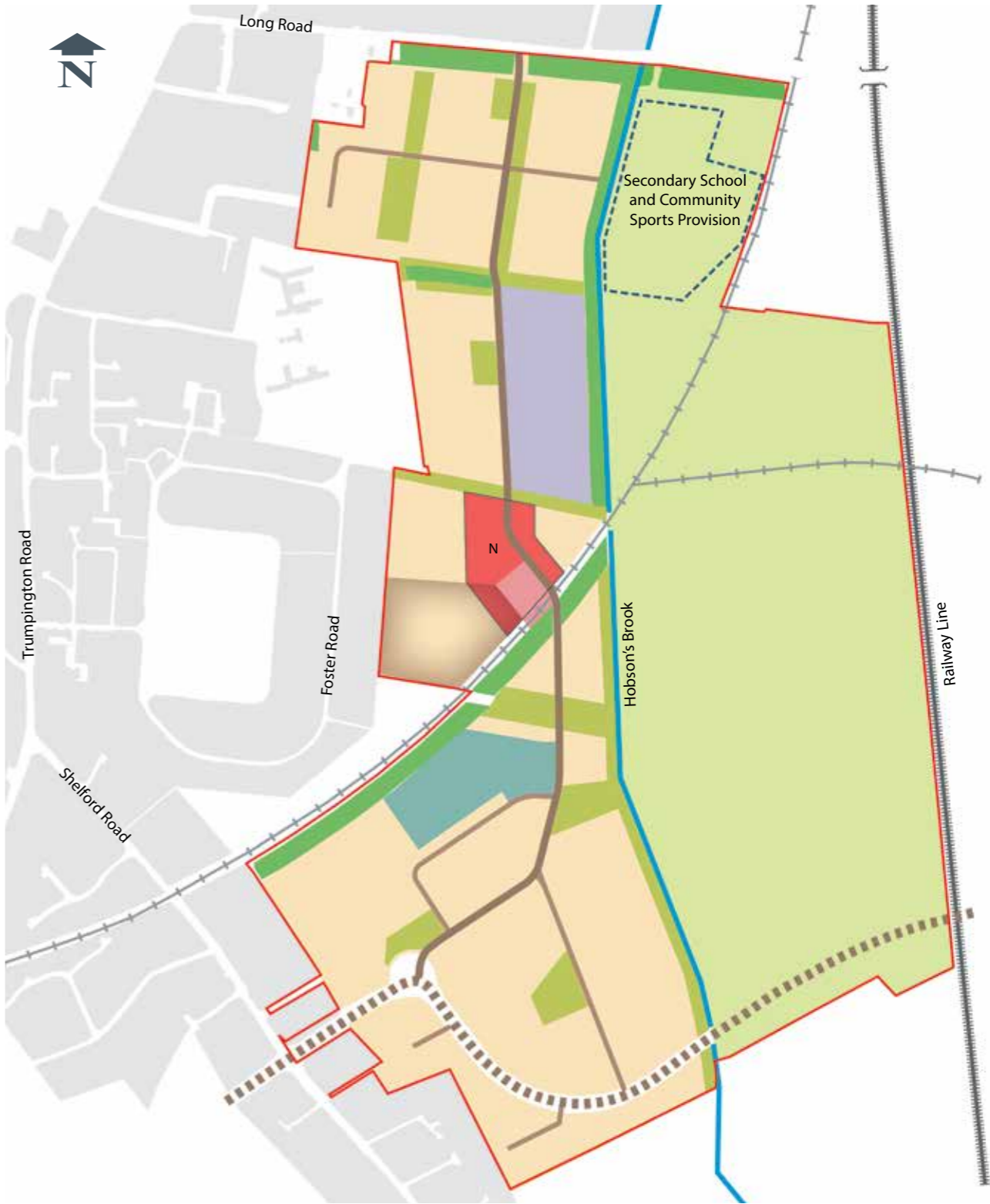


Fig. 103: PP1 Land Use Parameter Plan

M PP1 Land Use Parameter Plan

Parameter Plan 1 (PP1) sets out the land uses of each part of the site.

There are several areas within the developed area that are shown and explained within the key of PP1.

As an overview these are:

- i. The residential envelope (39.60 ha), a mixed-use local centre including residential (1.86 ha).
- ii. Public Open Space (POS) within the local centre in pink.
- iii. Public Open Space (POS) and ecological areas associated with the Green Corridor (49.27 ha including infrastructure).
- iv. Provision for a primary school (max 2.3 ha), and provision for a secondary school site including Multi Use Games Area and shared facilities for community uses (max 3.45 ha).
- v. Provision for secondary school and community playing pitches to the northern end of the Green Corridor and provision for two recycling facilities.

The pale yellow area is residential and stretches from Long Road in the north to the boundary with the Green Belt to the east and south.

The local centre is the red area located centrally within the development, east of Foster Road.

The pink area denotes the area of POS within the local centre.

The primary school lies within the southern part of the overall development and to the east of the Cambridgeshire Guided Bus (CGB) route; it would be screened from the CGB by an existing plantation.

The secondary school, depicted in purple lies close to the local centre. The primary routes are shown with brown lines.

There is provision for two recycling facilities, one in the north (N) to be within the local centre and one within the residential envelope to the south of the CGB line. The location of the southern recycling centre is to be agreed.

The plan shows that throughout the developed area there are a number of key public open spaces and existing plantations, which are described further in Parameter Plan 3.

To the east of the developed area there is an extensive area of POS in the form of a Green Corridor separating the Clay Farm development proposal from the CBC.

This area is further described and illustrated in Parameter Plan 3.

The blue dashed line in the Green Corridor represents the area for the pitches for the secondary school and for community use.

The other key land uses within the site but not shown on this parameter plan are:

- Structural landscaping including along main access routes as indicated in Parameter Plan 3 and retention of existing plantations.
- Wet/dry balancing areas (see PP3). The exact location, size and nature of these will be subject to detailed design.

The residential envelope includes the associated minor infrastructure to service the development such as further landscaping, roads, parking areas and drainage facilities as required.

The proposals provide for a revised drainage solution to Addenbrooke's Road through the replacement of a highway balancing pond to the immediate south of Addenbrooke's Road and to the west of Hobson's Brook with a pipe leading to Hobson's Brook.

Wording taken directly from the Clay Farm Outline Planning Application

A

M PP2 Movement and Access Parameter Plan

The Access and Movement Plan is a Parameter Plan that forms part of the Outline Planning permission.

It shows :

- Two vehicular access points, Shelford Road to the South and Long Road to the North
- The spine road is a through route for buses only - other vehicles will only get as far as the Neighbourhood Centre
- Hobson's Brook crossing points
- Pedestrian and cycle links to the surrounding areas
- Strategic Cycle Route

- Site Boundary
- Proposed CGB (Proposed by Cambridgeshire County Council)
- Primary Route with Bus Route (Vehicular inc. On road Cycleway)
- Secondary Roads (Vehicular) Indicative Tertiary Roads/ Green Routes/
- Proposed Footpath and/or Cyclepath
- CGB Footpath and/or Cyclepath
- Strategic Cycle Route
- Existing Pedestrian and/or Cyclepath
- Proposed Addenbrooke's Access Road (inc. On road Cycleway, Proposed by Cambridgeshire County Council)
- CGB and Bus Stop Area
- Proposed Vehicular Access into the Site
- Proposed Pedestrian, Cycle and Emergency Vehicular Access
- Proposed Pedestrian and Cycle Access into the Site
- Existing Brook Crossing
- Proposed Brook Crossing
- Proposed Pedestrian, Cycle and Vehicular access into Fawcett School

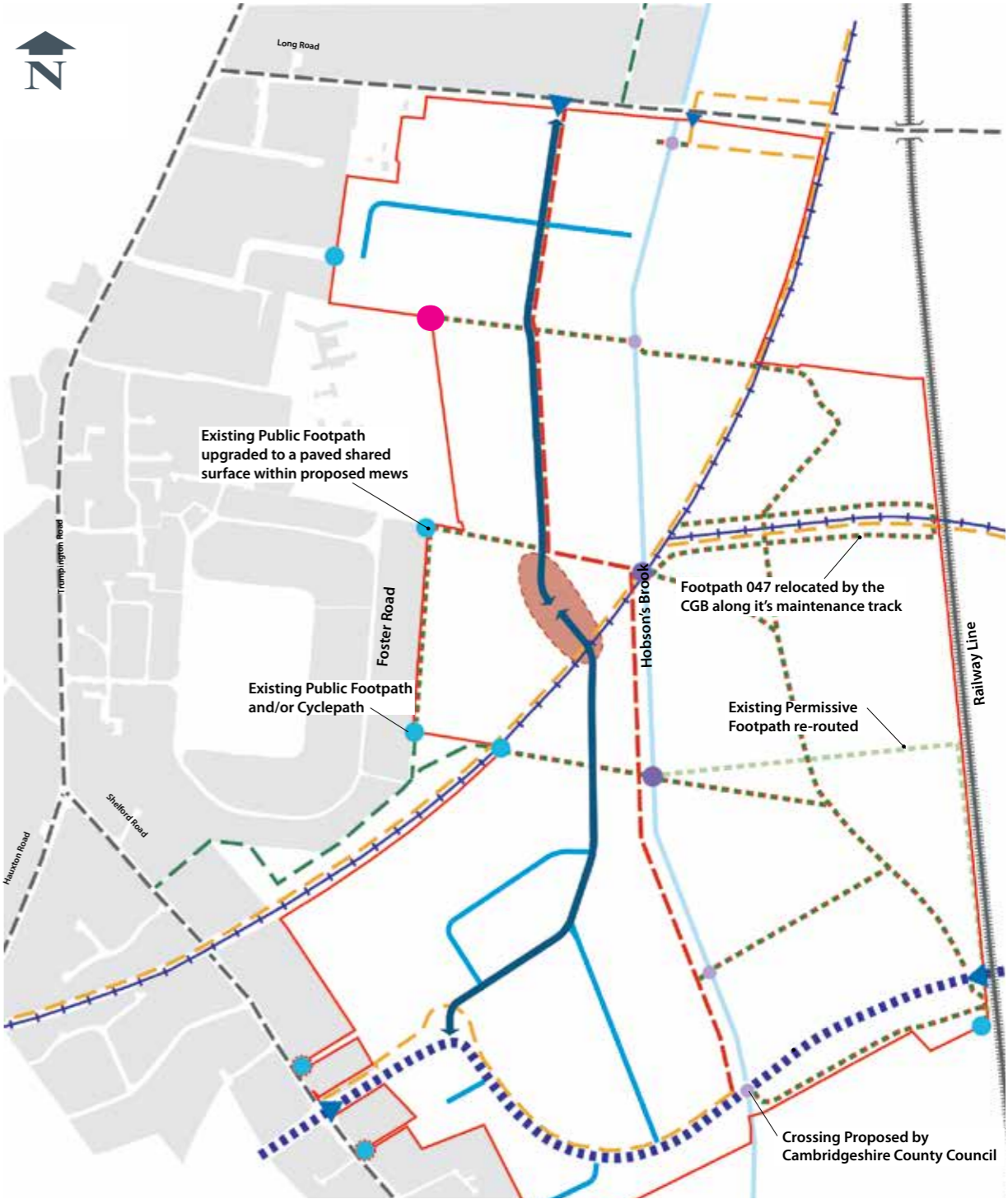


Fig. 104: PP2 Movement and Access Parameter Plan

Note 1: The alignment of the paths in the Green Corridor are indicative only and the details will be determined through approval of the comprehensive landscape plan
 Note 2: The exact alignment of the proposed routes will be subject to the final design
 Note 3: Parameter Plan (PP2) revised in April 2010

M PP2 Movement and Access Parameter Plan

Access and Movement Parameter Plan 2 (PP2) shows the main roads proposed within the site, together with roads existing in the surrounding area, some of which will require modification.

The main new roads proposed within the site are the primary route and secondary roads.

The primary route will be a bus route that will run the full length north-south through the site and connect the Addenbrooke's Road with the local centre, CGB and bus stop area and Long Road.

The primary route will not be a through route from Long Road to Shelford Road for private vehicles.

The new main roads will be vehicular and also provide on-road cycleways. They will be built to adoptable standards and will be a maximum of 6.1m wide.

Other secondary vehicular roads are proposed with a maximum carriageway width of 5.4m with on road parking. The maximum speed envisaged on both the spine and secondary roads is 20 mph.

Vehicular access to the site is proposed from Shelford Road and Long Road.

This plan shows key cycle paths that are proposed, and their linkages to the wider network, both existing and proposed.

On-road cycleways are proposed along the length of the spine road and secondary roads, these being integrated rather than segregated in any way as the speed limit will be limited to 20 mph.

Cycle paths are proposed to link the site into Trumpington, the CGB cycle paths and the Sustrans route.

The plan shows the main proposed pedestrian routes within the site. These routes are mostly shared with cycle users.

The main north to south cycleway/footway providing a link from Long Road through to Shelford Road will link into the strategic cycle route.

The Plan shows the Permissive Footpath in the Green Corridor rerouted. It is envisaged that this configuration will fit better with the predicted future arrangement of the Green Corridor and crossing points and to provide more direct routes to the countryside to the south.

This plan shows public transport routes through the site and linkages with the local and strategic networks.

The solid blue line with dash indicates the CGB route which is being promoted by Cambridgeshire County Council.

Four bus stops are proposed to serve the development in addition to the CGB stop at the south of the proposed local centre.

Inclusive access has been a very important consideration in design terms, with the integration of bus routes, and pedestrian and cycle links to the surrounding area being key sustainable principles of the scheme, taking account of all potential users of the development and surrounding area.

The place will be logical, simple to understand and obvious to use and will provide linking roads, foot and cycle ways and public spaces through the site, improving surrounding movement networks.

The layout will provide integration for pedestrians and cyclists into the surrounding area and provide convenient routes through the development, taking into account desire lines of people travelling within or through the development.

The exact alignment and routing of the proposed routes through the site will be subject to the detailed and final design of the development.

A Disability Access Statement is included at Appendix 1 of the Design and Access Statement describing how these proposals intend to provide a fully inclusive environment and access network.

An Illustrative Connectivity Plan is submitted that provides a demonstration of how the access parameters could allow for good access through the site and link successfully to the surrounding area.

Wording taken directly from the Clay Farm Outline Planning Application











A

M PP3 Landscape Parameter Plan

The Landscape Parameter Plan is a Parameter Plan that forms part of the Outline Planning permission.

It shows :

- Existing trees, hedgerows and plantations
- Proposed public open spaces
- Proposed community garden
- Proposed allotments
- Proposed balancing Ponds
- Proposed primary and secondary tree lined streets
- Hobson's Brook
- Site boundary

-  Site Boundary
-  Plantation Buffers - Existing and Enhanced
-  Green Corridor
-  Landscape Matrix
Community Gardens to west of the brook - up to 1.0ha distributed north and south of CGB
-  Balancing Pond; the size, shape and boundary of the balancing ponds is indicative only and the details will be determined through approval of the Comprehensive landscape plan
-  Areas covered by the Tree Preservation Order No. 3/1972
-  Green Routes (e.g. tree-lined roads)
-  Hobson's Brook Edge (minimum 20m wide landscape buffer)
-  Proposed Bird Mitigation Wetland
-  Proposed CGB (Proposed by Cambridgeshire County Council)

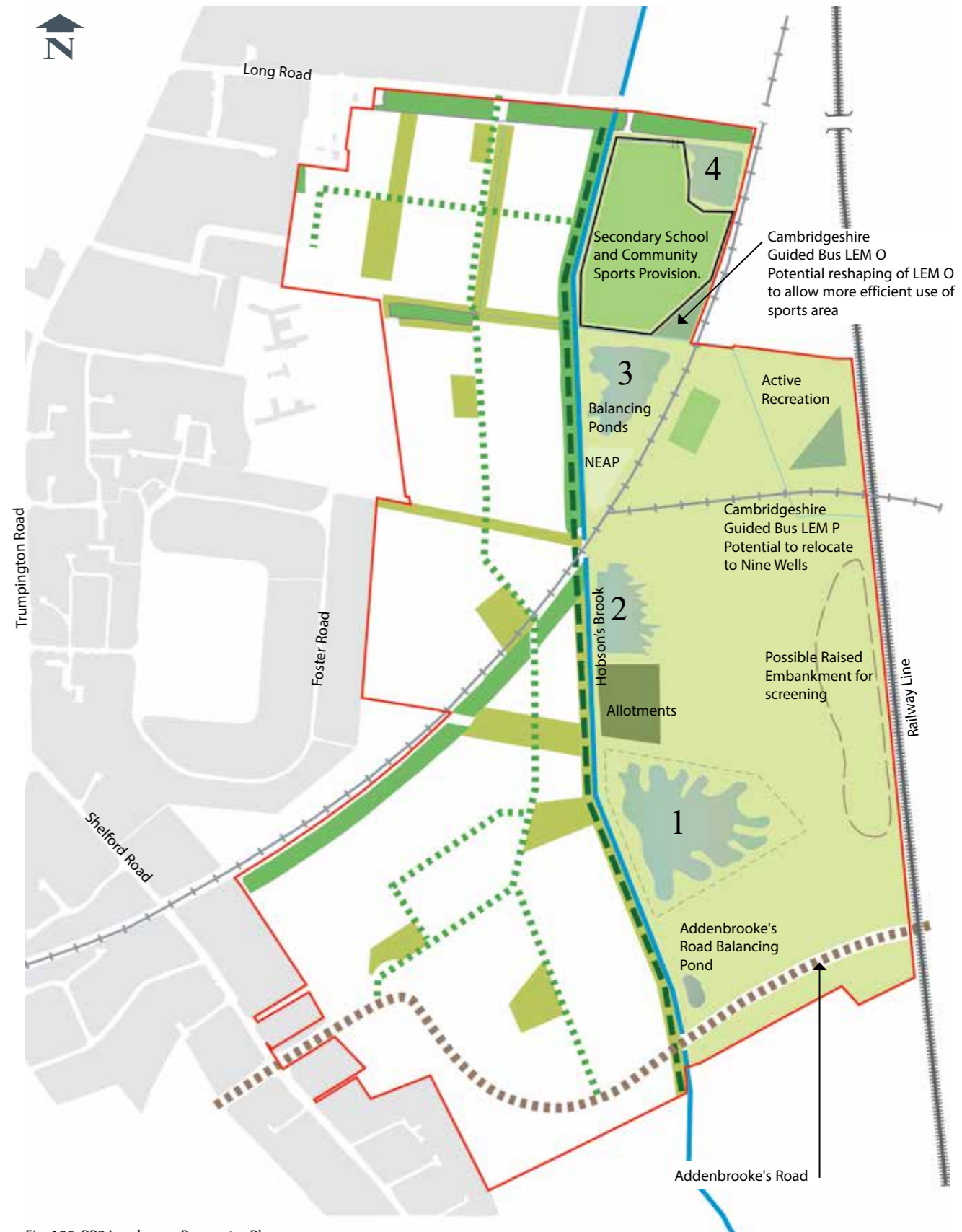


Fig. 105: PP3 Landscape Parameter Plan

M PP3 Landscape Parameter Plan

Parameter Plan 3 (PP3), influenced by the Landscape and Open Space Strategy for the Southern Fringe, shows the main areas of structural landscaping, public realm, drainage features and recreation provision within the Green Corridor.

The key public realm areas comprise:

- The POS (public open space) Green Corridor
- POS local centre, existing plantations,
- The landscape matrix within the built areas, including parks/open spaces
- The Hobson's Brook corridor and green routes

The POS Green Corridor extends over some 49 ha (including infrastructure).

This will be a strategic City space to include playing fields, play spaces, allotments, wet/dry balancing areas, permanent wetland features and informal species-rich grassland.

An open space will be provided with the local centre. This is likely to be hard landscaped with appropriate planting; this space will be a focal point of the development.

Existing belts of trees and hedges will be managed to enhance biodiversity and ensure longevity by understorey planting and thinning cycles.

It will be necessary to remove some trees to allow access and to remove dead or diseased trees, however their loss will be mitigated by further tree / hedge/ shrub and grassland habitat areas which will be established in association with the existing landscape structure as part of the public open space and cycle/footway network.

A variety of landscapes/spaces comprise the landscape matrix, including large open spaces/parks, neighbourhood squares, greens, pocket parks, community gardens, children's play areas and play facilities.

Within the Green Corridor, 1ha of allotments would be provided close to an existing brook crossing.

To the west side of Hobson's Brook, there will be appropriate parking/drop off area for users of the allotments suitably close to the brook crossing.

Controlled service access to the allotments would be achievable through the Green Corridor; it is not proposed that public vehicular access be provided into the Green Corridor.

Within the residential envelope, there would be up to 1ha of community gardens providing further vegetable growing opportunities to the north and south of the CGB.

The Community Gardens could be provided within residential blocks or within public open spaces in accessible locations.

The Hobson's Brook will have a protective buffer of open space with limited access provided for maintenance and occasional crossing points.

The green routes will incorporate movement corridors comprising of paving and tree/shrub planting, tree avenues, grass verges, and hedge/shrub planting.

There will be significant additional planting within the development areas but this cannot be shown as the building footprints are not known.

Street trees would be provided of a scale appropriate to the road hierarchy.

Wet/dry balancing ponds are proposed immediately to the east of Hobson's Brook, numbered 1-4; the exact nature, siting and boundary of these ponds will only be finalised through the detailed and final design of the proposal.

There is a possibility that further sports provision could be provided in the Pond 4 area, if required, as this pond is seasonally dry, but the technicalities of achieving this and the availability of sufficient space have not been finalised at this stage.

The southern-most balancing pond east of the Brook is for Addenbrooke's Road drainage and is the responsibility of Cambridgeshire County Council.

The Plan also allows for amendment to the Landscape and Ecology Mitigation areas (LEM P and LEM O) associated with the CGB.

LEM P is shown to be relocated to the east side of the Green Corridor, to the north of the CGB line, though subject to landowner and Authority approval LEM P may be relocated outside of the Clay Farm application boundary to Nine Wells.

The Plan allows for LEM O to be reshaped to allow for a more efficient use of the sports area, this reshaping likely to be from a triangular to rectangular shape. These alterations are considered to result in a better development overall, as discussed with Cambridgeshire County Council and Cambridge City Council.

Wording taken directly from the Clay Farm Outline Planning Application

A

M PP4 Density Parameter Plan

The Density Plan is a Parameter Plan that forms part of the Outline Planning permission.

The density plan shows that the residential area is divided into five density ranges.

The higher the density, the darker the colour. The highest density, 70 to 110 dph is in Central Character Area. Within the Southern Character Area, there are two density ranges: 30 to 45 dph and 40 to 55 dph.

Within the Northern Character Area, there are also two density ranges: 45 to 65 dph and 40 to 60 dph.

Within each density range, there will be an appropriate localised higher density around transport nodes. In these areas a lower level of residential parking will be provided. The average parking provision across the site is 1.49 spaces per dwelling.

The ADF has guided the proposals, with the overall density in line with this document.

The residential envelope is divided into five density bands. The density bands respond to the more 'urban' location to the north of the site and the adjacent countryside to the south and reflect the proposal for the Green Corridor, which becomes progressively more informal to the south.

The highest density at 70 – 110 dph is around the local centre and CGB stop; to the north from the local centre, the density drops to 45 – 65 dph and then to 40 – 60 dph next to Long Road.

To the south of the local centre/CGB, there are two further zones. 40 – 55 dph is proposed next to the CGB dropping to 30 – 45 dph to the south.

Within the above broad strategy to residential density, each density band would have an appropriate localised higher density around the public transport nodes and local centre and at these locations a lower level of residential parking providing to reflect the non private car accessibility of these locations.

An illustrative density plan is submitted that provides indicative detail of the dwelling numbers that may be accommodated within each density band.

The total number of dwellings resulting from the indicative maximums for each band exceeds 2,270 dwellings; however, the total number of dwellings for the development will not exceed 2,270 dwellings.

Wording taken directly from the Clay Farm Outline Planning Application

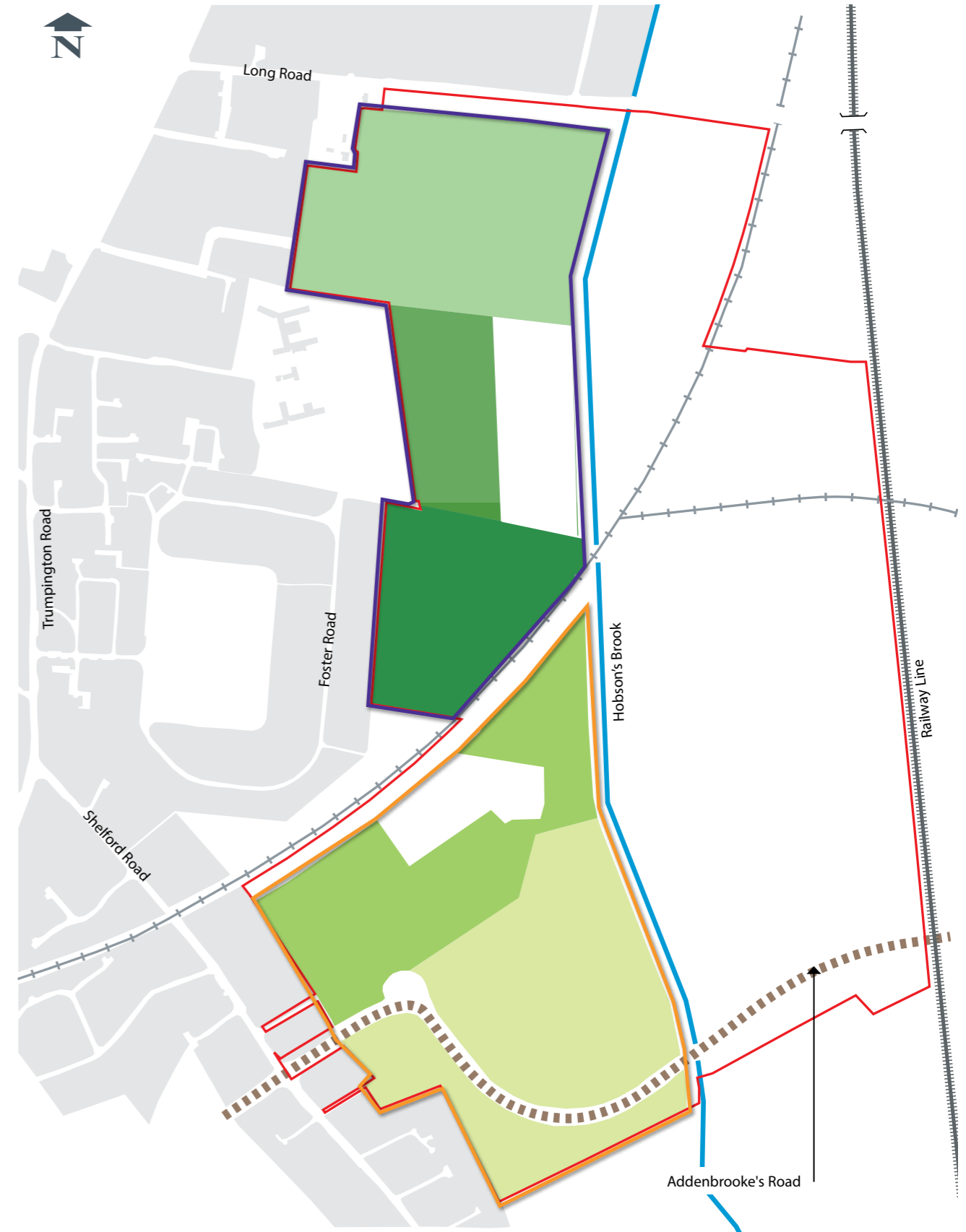
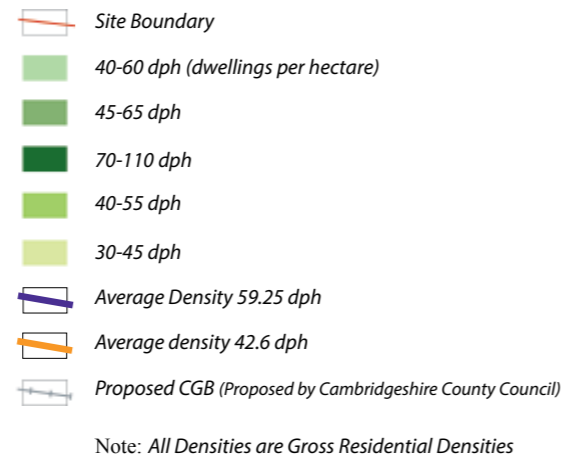


Fig. 106: PP4 Density Parameter Plan

A

M PP5 Building Heights Parameter Plan

The Building Heights and Building Envelope Plan is a Parameter Plan that forms part of the Outline Planning permission.

This plan shows:

- That residential building heights vary between single storey and five storey.
- The tallest buildings are in the Central Character Area within the neighbourhood centre and to either side of the spine road.
- The taller buildings are positioned at key locations to act as 'markers'.
- There are shorter buildings on the western edge of the site to reflect the storey height of the existing settlement.
- There are shorter buildings along the south eastern edge overlooking the park.

Maximum and minimum building heights are stated for each of the development areas shown on PP5.

Running roughly parallel on each side of the spine road and the north side of Addenbrooke's Road, a broken 3 – 5 storey zone is proposed coloured dark purple. The maximum for this zone is 18m with a minimum height of 9m.








The building heights proposed step down to the east towards the Hobson's Brook and to the west towards Trumpington.

A 2 – 4 storey zone, shaded mid-purple, runs approximately parallel with the spine road. The maximum height proposed for this is 15m with a minimum of 6m.

The lowest height zone, proposed as 1.5 – 3 storey and shaded light purple, lies against Hobson's Brook to the south of the CGB, and to the west abutting the existing built form of Trumpington. The maximum height for this zone is 11m with a minimum of 6m.



It is likely that most of the development would be up to 3 storeys.

The secondary school would be to a maximum of 18 metres and the primary school to a maximum of 10m.

-  Site Boundary
-  3-5 Storey Zone (9-18m)
-  2-4 Storey Zone (6-15m)
-  1.5-3 Storey Zone (6-11m)
-  Primary School Site, building position and height to be determined by School designer/County Council (max.. height 10m)
-  Secondary School Site with Multi Use Games Area, building position and height to be determined by School designer/County Council (max.. height 18m)
-  Proposed CGB (Proposed by Cambridgeshire County Council)

The area for the maximum heights for the primary and secondary school sites, within the Parameter Plan, allow for flexibility to the final design of the schools (which is the responsibility of the relevant Authorities and school designer) and does not direct that the school buildings would accommodate the entirety of the land area and building heights shown on the Parameter Plan.

In line with the new requirements for planning applications, it is also necessary to define the minimum and maximum width and length of the proposed buildings.

Residential 
 Min. Width – 2.0m Min. Length – 2.0m
 Max Width- 26.5m Max Length – 75m
 including outbuildings and garages

Commercial/Community Facilities
 Min. Width - 11.5m Min. Length - 5.5m
 Max Width - 30m Max Length - 50m

The dimensions for the school buildings cannot be defined as this is a matter for the relevant Authorities and school designer; the schools however would have to fit within the parameters as set out within this planning application.

Wording taken directly from the Clay Farm Outline Planning Application

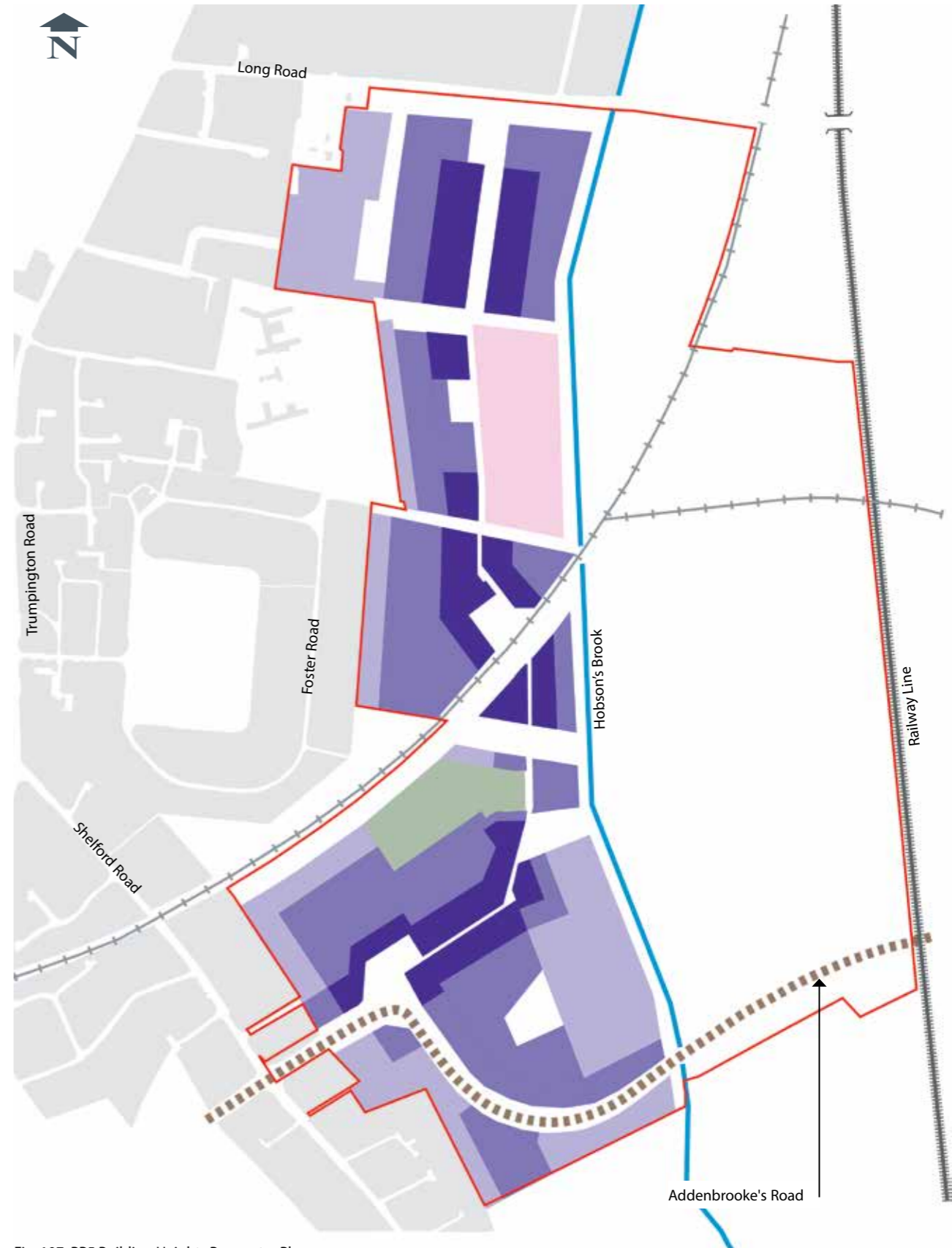


Fig. 107: PP5 Building Heights Parameter Plan

A

M PP6 Urban Design Framework Parameter Plan

The Urban Design Framework Plan is a Parameter Plan that forms part of the Outline Planning permission.

This plan shows:

- Site boundary
- Park
- Residential areas
- Schools
- Neighbourhood centre
- Existing plantations
- CGB route
- Addenbrooke's Road
- Primary route (spine road)
- Secondary routes
- Some tertiary routes
- Open spaces within the development area

This plan provides a view of the key design elements that begins to define the urban framework and the form that the development will take.

It shows buildings shaded purple which will be seen outside the development and which will be landmarks that assist legibility of the development.

In dark turquoise, buildings that define key spaces. These will also assist in providing legibility and a sense of place.

In pale yellow/light brown, buildings which will assist in defining built form around public spaces are shown.

Buildings that will front onto public spaces and quality streets will be created through 'active frontages'.

Primary frontages of special importance are indicated by a thick dark red line. These frontages will have rich architectural detailing in a variety of materials.

Secondary frontages are indicated with a pink line – and these will have simpler frontages onto open space. Secure boundaries, respecting existing edges are indicated with a red dashed line.

- Site Boundary
- Public Open Space
- Buildings visible from outside the site creating landmarks that assist legibility
- Buildings that Assist Movement and Legibility through the Site
- Buildings assist in defining built form around Public Spaces
- Secondary School Site, including Multi Use Games Area and all weather pitch
- Primary School
- Primary Frontages (Rich architectural detailing and variety of materials)
- Opportunity for schools to contribute to the Primary Frontage. Final school design subject to County Council
- Secondary Frontages (More simple architectural detailing)
- Proposed Housing to secure existing settlement edge
- Built form integrating with a Landscape Structure
- Proposed CGB (proposed by Cambridgeshire County Council)
- Secondary Roads (Vehicular)
- Bus Gate

Built form integrating with a landscape edge such as Hobson's Brook is indicated by a light brown dashed line.

The framework allows for the schools to contribute to the primary frontages and block structure; though the design of the schools is a matter for the school designer/relevant Authorities.

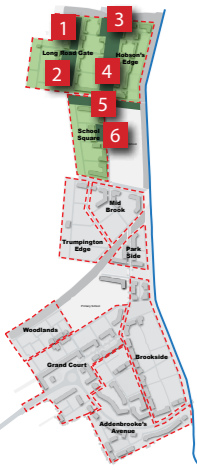
Wording taken directly from the Clay Farm Outline Planning Application



Fig. 108: PP1 Urban Design Framework Parameter Plan

B Open Space Landscaping

Long Road Plantation Open Spaces



The following diagrams show indicative layouts for public open spaces. These areas are subject to separate planning applications.

1 Green Lane Park North

Hierarchy	<ul style="list-style-type: none"> a formal space.
Content / Function	<ul style="list-style-type: none"> contains no formal play spaces existing hedgeline in the centre of the space will be retained access points correspond to local roads hard surfacing and seating are associated with each access steps and ramps accommodate the change in level at the hedgeline

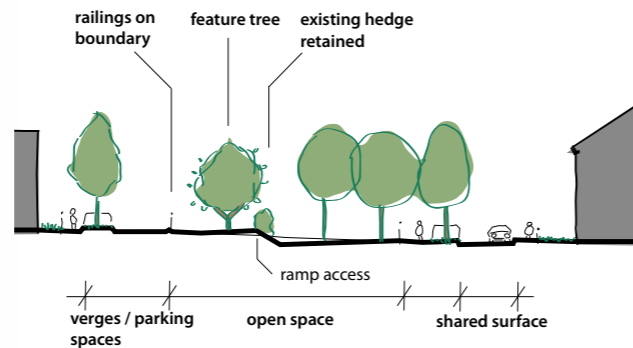


Fig. 111: Green Lane Park North Open Space section A - A

Fig. 110: Green Lane Park North Open Space plan

2 Green Lane Park South

Hierarchy	<ul style="list-style-type: none"> a formal space.
Content / Function	<ul style="list-style-type: none"> contains a Super LEAP or SLEAP for ages of 4 to 8 20m buffer zone to the nearest dwelling at least 6 types of play equipment existing hedgeline in the centre of the space will be retained informal kickabout space has been included

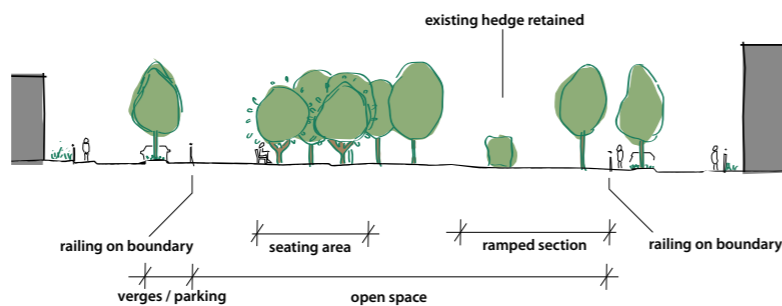


Fig. 113: Green Lane Park South Open Space section A - A

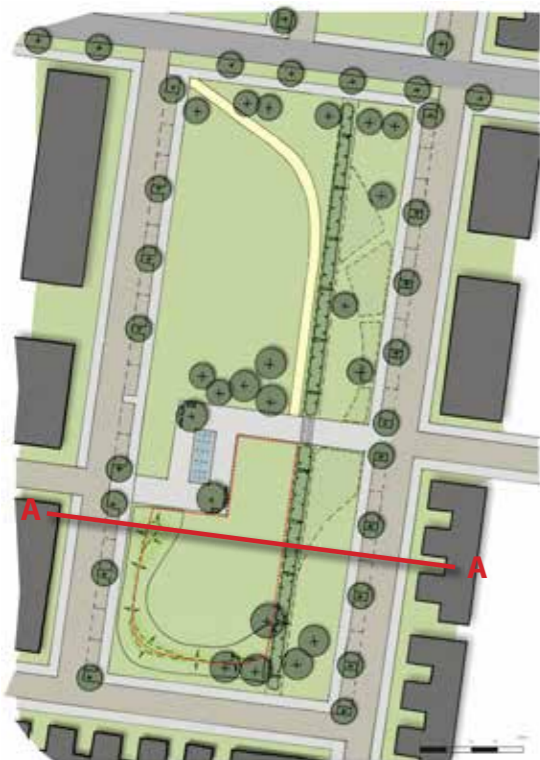


Fig. 112: Green Lane Park South Open Space plan

3 Northern Arrival Square

Hierarchy	<ul style="list-style-type: none"> the entrance point into the site from the north
Content / Function	<ul style="list-style-type: none"> contains no formal play spaces paved space to the west offers some public space away from the highway and acts as a setting for the building retained ditch to the east will be reprofiled to allow safe access to the ditch whilst retaining the existing hedgeline and trees



Fig. 114: Northern Arrival Square Open Space plan

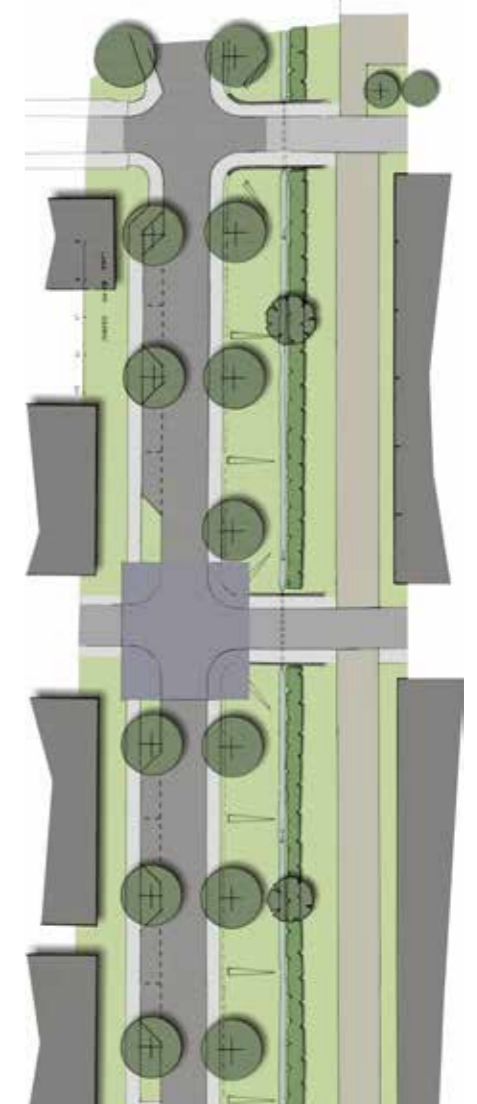


Fig. 115: Long Road Green Open Space plan

4 Long Road Green

Hierarchy	<ul style="list-style-type: none"> east of the Spine Road
Content / Function	<ul style="list-style-type: none"> contains no formal play spaces retained ditch to the east will be reprofiled to allow safe access to the ditch whilst retaining the existing hedgeline and trees

B

Long Road Plantation Open Spaces

5 North Green Link

Hierarchy	<ul style="list-style-type: none"> a rural intervention into the development includes an area of existing plantation biodiversity and a more naturalistic feel
Content / Function	<ul style="list-style-type: none"> contains no formal play space trees on the eastern end of the existing plantation will be felled to accommodate the Spine Road existing levels will be retained around the existing trees area drains to the east native tree and grass species maintained long only path edges close mown boundary will be defined by knee rails

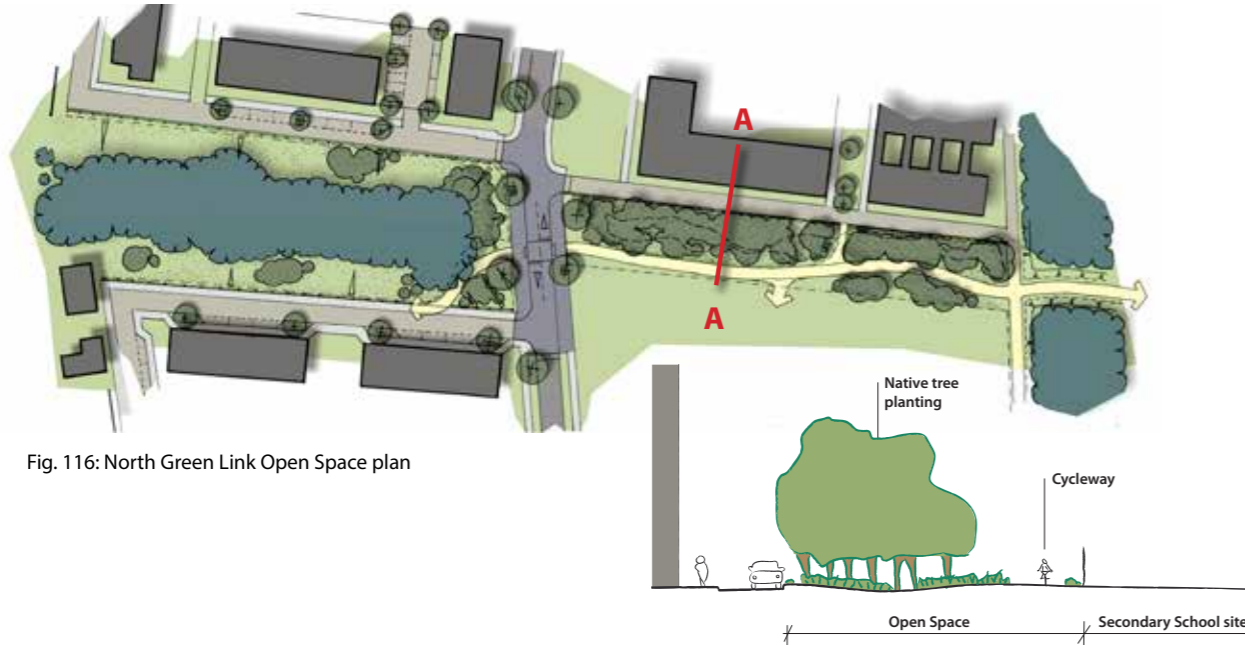


Fig. 116: North Green Link Open Space plan

Fig. 117: North Green Link Open Space section A - A

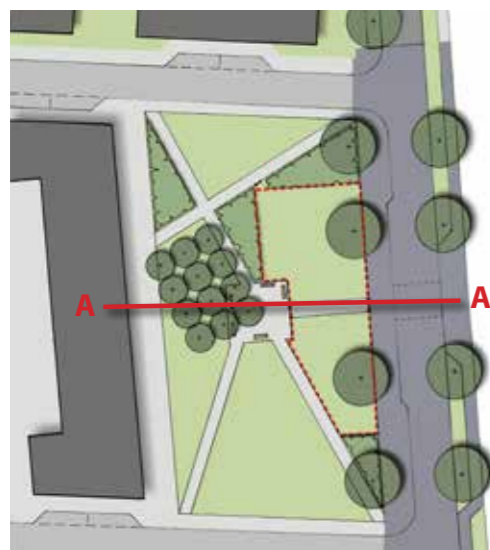


Fig. 118: School Square North Open Space plan

6 School Square North

Hierarchy	<ul style="list-style-type: none"> formal space at the entrance to the Secondary School
Content / Function	<ul style="list-style-type: none"> contains a LEAP for ages 8 to 14 30m buffer zone to the nearest dwelling at least 8 types of play equipment

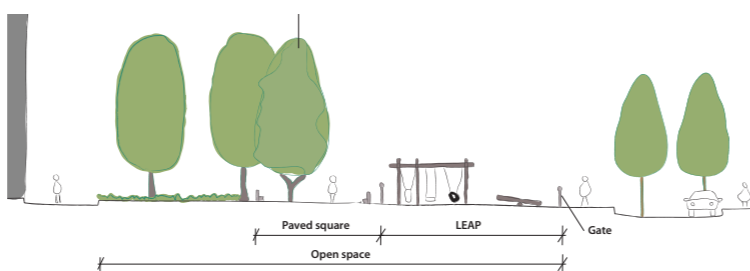


Fig. 119: School Square North Open Space section A - A

Hobson's Square Open Spaces



1 Hobson's Square

Hierarchy	<ul style="list-style-type: none"> principal formal space in Clay Farm
Content / Function	<ul style="list-style-type: none"> contains no formal play spaces contains the CGB stop, the bus gate, parking, community buildings and commercial uses

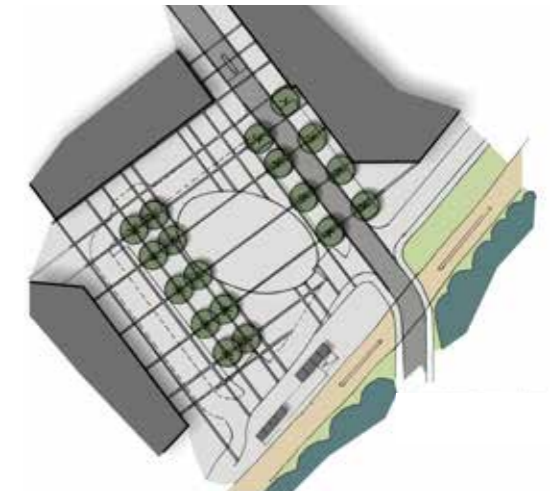


Fig. 120: Hobson's Square Open Space plan

2 Central Green Link

Hierarchy	<ul style="list-style-type: none"> a semi rural intervention into the development forms the connection between Trumpington and the Green Corridor enhanced biodiversity and a more naturalistic feel
Content / Function	<ul style="list-style-type: none"> contains no formal play spaces strategic cycleway runs through the eastern half footpath / cycleway completes the link to Trumpington to the west crossing of the CGB / Hobson's Brook and access to the Green Corridor at the eastern end existing ditch is proposed to be filled and a swale created in its place

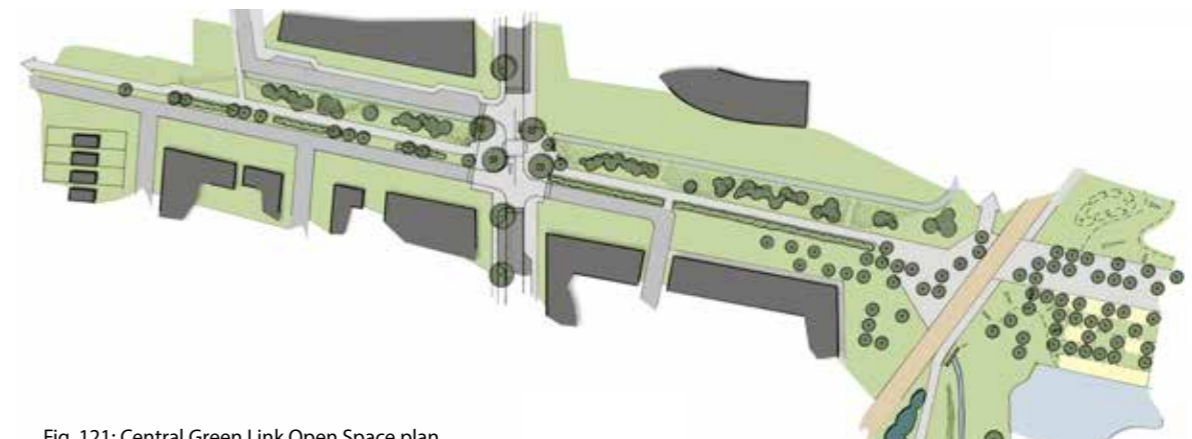


Fig. 121: Central Green Link Open Space plan

B Character Area Landscaping

Royal Showground Open Spaces

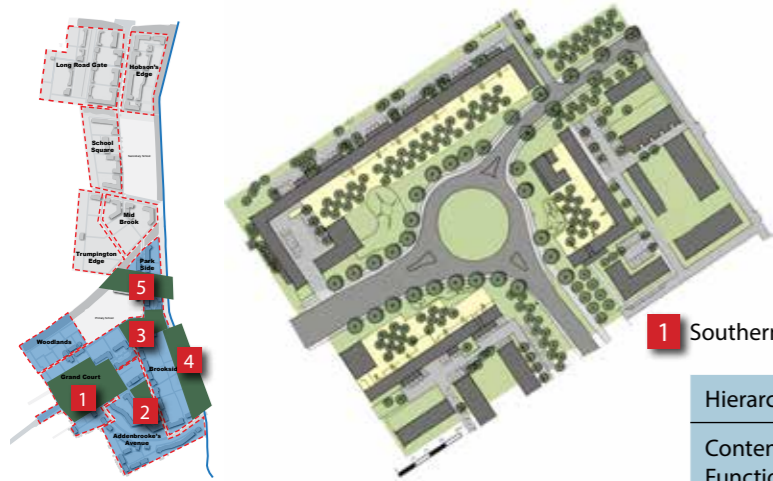


Fig. 122: Southern Arrival Square Open Space plan

1 Southern Arrival Square

Hierarchy	<ul style="list-style-type: none"> southern gateway into Clay Farm
Content / Function	<ul style="list-style-type: none"> generally formal in character areas for a range of flexible social activities within bosque sculptured land forms

2 Southern Recreation Space

Hierarchy	<ul style="list-style-type: none"> primary recreation space in Royal Showground Character Area some "rural" elements
Content / Function	<ul style="list-style-type: none"> contains a Super LEAP for ages 4 to 8 20m buffer zone to the nearest dwelling at least 6 types of play equipment



Fig. 123: Southern Recreation Square Open Space plan

3 School Square South

Hierarchy	<ul style="list-style-type: none"> circulation space at the entrance to the Primary School fairly formal in character but with some "rural" elements
Content / Function	<ul style="list-style-type: none"> contains a LEAP for ages 8 to 14 30m buffer zone to the nearest dwelling least 8 types of play equipment



Fig. 124: School Square South Open Space plan

4 Hobson's Brook Edge

Hierarchy	<ul style="list-style-type: none"> linear space forms a buffer to Hobson's Brook open and largely rural in character 20m buffer zone between the Brook and any built development
Content / Function	<ul style="list-style-type: none"> no formal play spaces strategic cycleway runs on adjacent shared surface

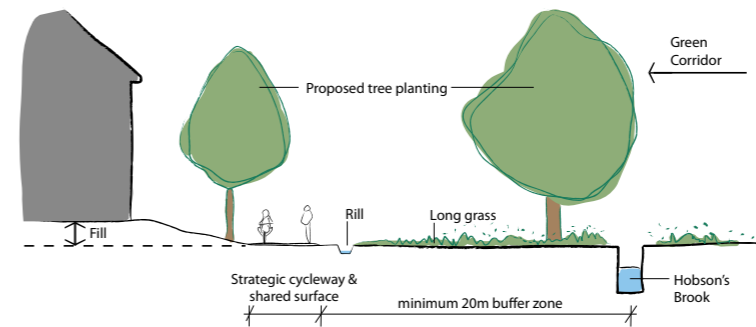


Fig. 125: Hobson's Brook Edge Open Space sections



Fig. 126: Hobson's Brook Edge Open Space plan

5 Community Gardens

Hierarchy	<ul style="list-style-type: none"> forms the 0.5ha requirement for Community Gardens at Clay Farm
Content / Function	<ul style="list-style-type: none"> contains a communal building with parking and a cycleway connection to Trumpington exact content and uses to be determined by the community and the adopting organisations. lies over a gas main



Fig. 127: Community Gardens Open Space plan

C Planning Conditions Relating to this Code

The Outline Planning Permission includes a planning condition which stipulates what the Design Code should cover.

This is set out below with details of where each element has been dealt with in this Design Code document.

Design Code (Outline)

6. Prior to or concurrently with the submission of the first of the Reserved Matters applications for the built up area of the site, a Design Code, excluding the green corridor, shall be submitted to the Local Planning Authority for approval.

The Design Code shall be prepared in accordance with the principles and parameters established in the outline application and shall include both strategic and more detailed elements.

The Design Code shall include:

- a. The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces;
- b. The street hierarchy, including the principles of adopting highway infrastructure and typical street cross sections; how the design of the streets and spaces takes into account mobility and visually impaired users;
- c. Block principles to establish use, density and building typologies. In addition design principles including primary frontages, pedestrian access points fronts and backs and perimeter of building definition;
- d. Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design feature;
- e. The conceptual design and approach to the treatment of the public realm at: the five crossing points over Hobson's Brook; the local centre and the 5 other local squares shown as Landscape Matrix on Parameter plan 3; proposed primary access points into both the secondary and primary schools; and transport interchange;
- f. Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, external letter boxes, fibres, wires and cables required by statutory undertakers as part of building design;
- g. Details of the approach to vehicular parking across the entire site including the location and layout of car park spaces and parking for people with disabilities and for each building type including details of a design approach for access points into, and the ventilation of, undercroft/underground parking;

- h. Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development) type of rack, spacing and any secure or non-secure structures associated with the storage of cycles;
- i. The approach to the character and treatment of the structural planting to the development areas;
- j. The approach to the treatment of any hedge or footpath corridors and retained trees and woodlands;
- k. The conceptual design and approach to the sustainable drainage management train and how this is being applied to the built up area to control both water volume and water quality, including specification of palette of sustainable drainage features to be used, and planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into the ponds within the Green Corridor;
- l. The conceptual design approach to the public realm to include public art, materials, signage, utilities and any other street furniture;
- m. The conceptual approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- n. Details of waste and recycling provision for all building types and underground recycling points;
- o. Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing and external building features;
- p. Details of measures to minimise opportunities for crime;
- q. Details of Design Code review procedure and of circumstances where a review shall be implemented;

No development, apart from enabling works previously approved in writing by the Local Planning Authority shall commence until such time as the Design Code for the entire site excluding the Green Corridor, has been approved in writing by the Local Planning Authority.

Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 9/3 and 9/5).

Design Code (Reserved Matters)

7. Any application for Reserved Matters shall be in accordance with the Design Code approved by the Local Planning Authority under condition 7 and as part of the application for Reserved Matters approval shall incorporate a statement demonstrating compliance with the approved Design Code.

The development hereby permitted shall be completed in accordance with the approved Design Code.

Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 9/3 and 9/5).

Abbreviation	Definition
ADF	Area Development Framework
AGP	Artificial Grass Pitch
BREEAM	BRE Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CBC	Cambridge Biomedical Campus
CCC	Cambridge City Council
CGB	Cambridgeshire Guided Bus
CCoC	Cambridgeshire County Council
CfSH	Code for Sustainable Homes
Dpa	Dwellings per acre
Dph	Dwellings per hectare
EEDA	East of England Development Agency
EIA	Environmental Impact Assessment
ES	Environmental Statement
Ha	Hectare
HERCS	Housing Estate Road Construction Specification
LAP	Local Area of Play
LEAP	Local Equipped Area of Play
LEM	Landscape & Ecological Mitigation
LHA	Local Highway Authority
LPA	Local Planning Authority
Mph	Miles Per Hour
NEAP	Neighbourhood Equipped Area of Play
NJUG	National Joint Utilities Group
OPA	Outline Planning Application
POS	Public Open Space
PP	Parameter Plan
PPG	Planning Policy Guidance note
PPS	Planning Policy Statement
SAM	Scheduled ancient Monument
SbD	Secured by Design
SCDC	South Cambridgeshire District Council
SLEAP	Super Local Equipped Area of Play
SPD	Supplementary Planning Document
SUDS	Sustainable Urban Drainage System
TA	Transport Assessment
TPO	Tree Preservation Order
TRO	Traffic Regulation Order

Design Guidance

The Design Code has been developed in accordance with the following documents. Designers are required to continue referring to these throughout the design process.

National Guidelines

Building for Life
(CABE)

www.buildingforlife.org

Manual for Streets 1 & 2
(DfT)

www.dft.gov.uk/pgr/sustainable/manforstreets

Urban Design Compendium
(HCA)

www.urbandesigncompendium.co.uk

Lifetime Homes
(Habinteg Housing Association)

www.lifetimehomes.org.uk

The Code for Sustainable Homes
(BREEAM)

www.breeam.org

Cycle Parking Guide for New Residential Developments
(Feb. 2010) (Transport Initiatives LLP and Cambridge City Council)

www.cambridge.gov.uk/ccm/navigation/transport-and-streets/cycling-and-walking

Housing Development & Design Guide (Mar. 2001)
(Cambridge City Council, Policy Publication D17)

www.cambridge.gov.uk

Car and Cycle Parking Standards (Jul. 2004)
(Cambridge Cycling Campaign)

www.cambridge.gov.uk

Cycle Infrastructure Design, Oct. 2008
(Department for Transport)

www.dft.co.uk

Cycling in New Developments, Apr. 2008
(Cambridge Cycling Campaign)

www.camcycle.org.uk

Cambridgeshire Design Guide For Streets and Public Realm (2007)

(Cambridgeshire Horizons and Cambridge City Council)

www.cambridgeshire.gov.uk

Sustainable Design and Construction, Supplementary Planning Document (Jun. 2007)

(Cambridge City Council)

www.cambridge.gov.uk

Cambridge and Peterborough Joint Waste Management Strategy (2008 - 2022)

(RECAP Partnership).

www.recap.co.uk

Cambridge Sustainable Drainage Design and Adoption Guide
(Cambridge City Council)

www.cambridge.gov.uk

Better Places to Live by Design: A Companion Guide to PPG3
(Cambridge City Council)

www.communities.gov.uk

Secured by Design

www.securedbydesign.co.uk

By Design (Apr. 2000)
(CABE)

www.cabe.org.uk

Design and Quality Standards
(Cambridgeshire Partnerships)

www.cambridgeshirepartnerships.org.uk

National Joint Utilities Groups
(NJUG)

www.njug.org.uk

Housing Estate Road Construction specification (2005)
(Cambridgeshire County Council)

www.cambridgeshire.gov.uk

Car parking; what works where
(English Partnerships)

www.designforhomes.org

BS 8233:1999, Sound Insulation and Noise Reduction for Buildings - Code of Practice

Biodiversity for Low and Zero Carbon Buildings (Mar. 2010)
(Dr Carol Williams)

Clay Farm Documents

Design Statement (Dec. 2007)

Design and Access Statement (Dec. 2007)

Planning Statement (Dec. 2007)

Environmental Statement (Dec. 2007)

Strategic Water Drainage Strategy (Nov. 2010)

Public Art Strategy (Nov. 2010)

Strategy for Youth Facilities and Children's Play Provision
(Sept. 2010)

Plantation Management and Landscaping Proposals
(Jan. 2011)

Site Wide Nature Conservation Management Plan (Aug. 2010)

www.clayfarm.co.uk

F Site Sections

These cross sections through the site are for illustrative purposes only and are provided to highlight possible areas of fill.

Compacted fill may be required as part of the proposed Clay Farm drainage strategy.

■ Indicative area of fill required to suit site wide drainage strategy.

Proposals required to show how new fill integrates with existing landscape features.

These sections are not to scale.

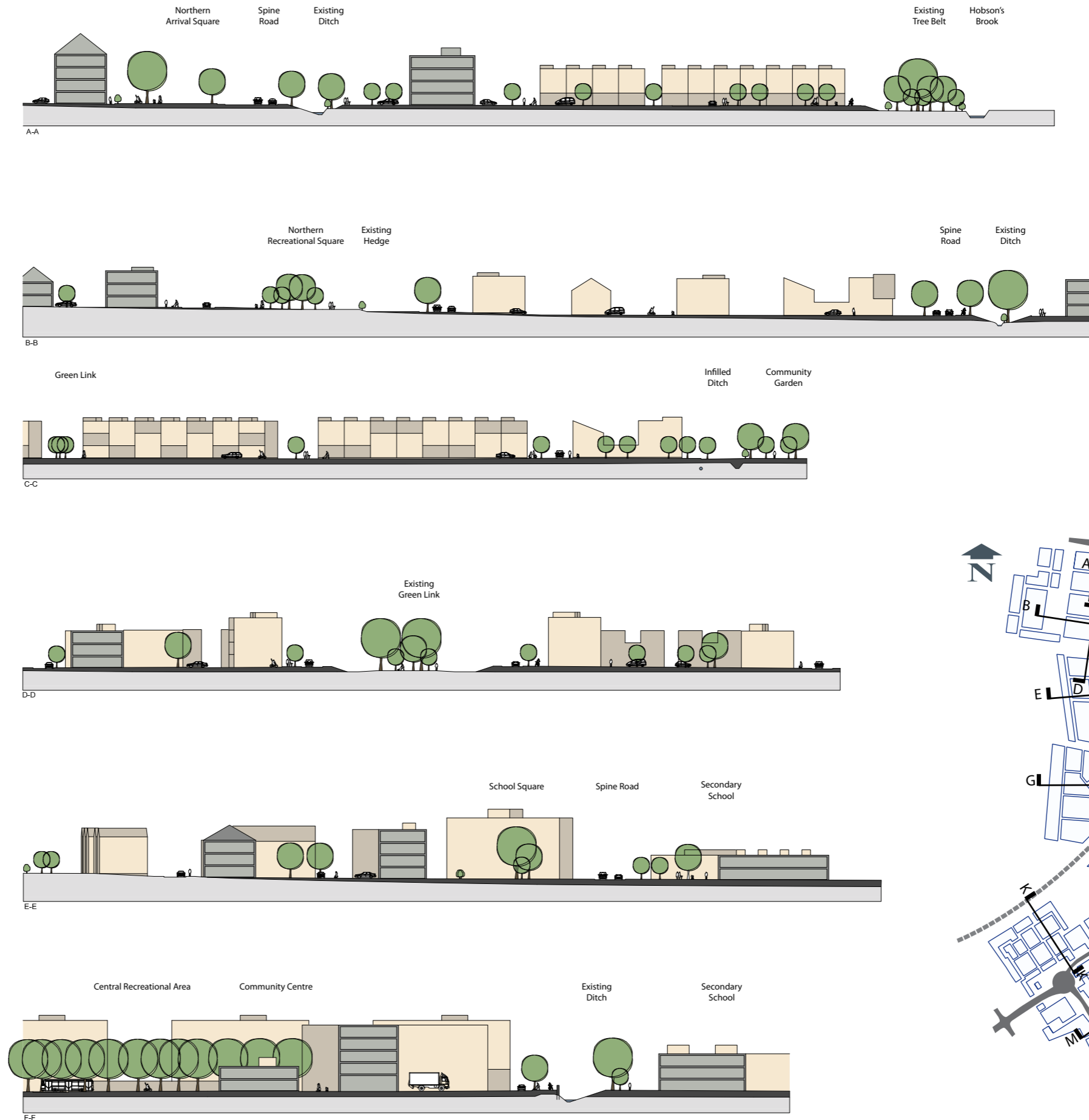


Fig. 128: Sections through the site

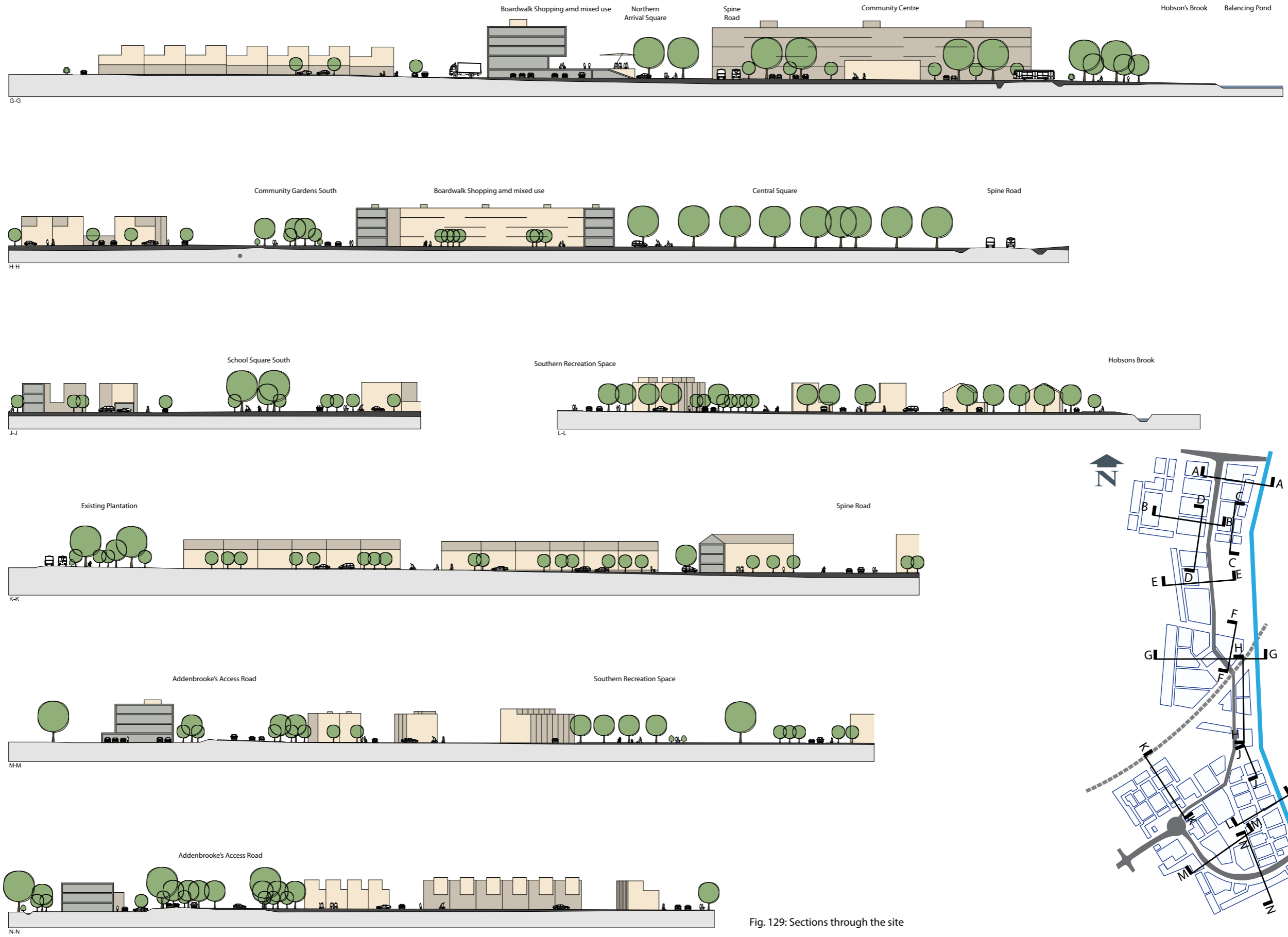


Fig. 129: Sections through the site

