

Springstead Village (Cherry Hinton North)
Cambridge East Community Forum
21 June 2023

Pollard
Thomas
Edwards

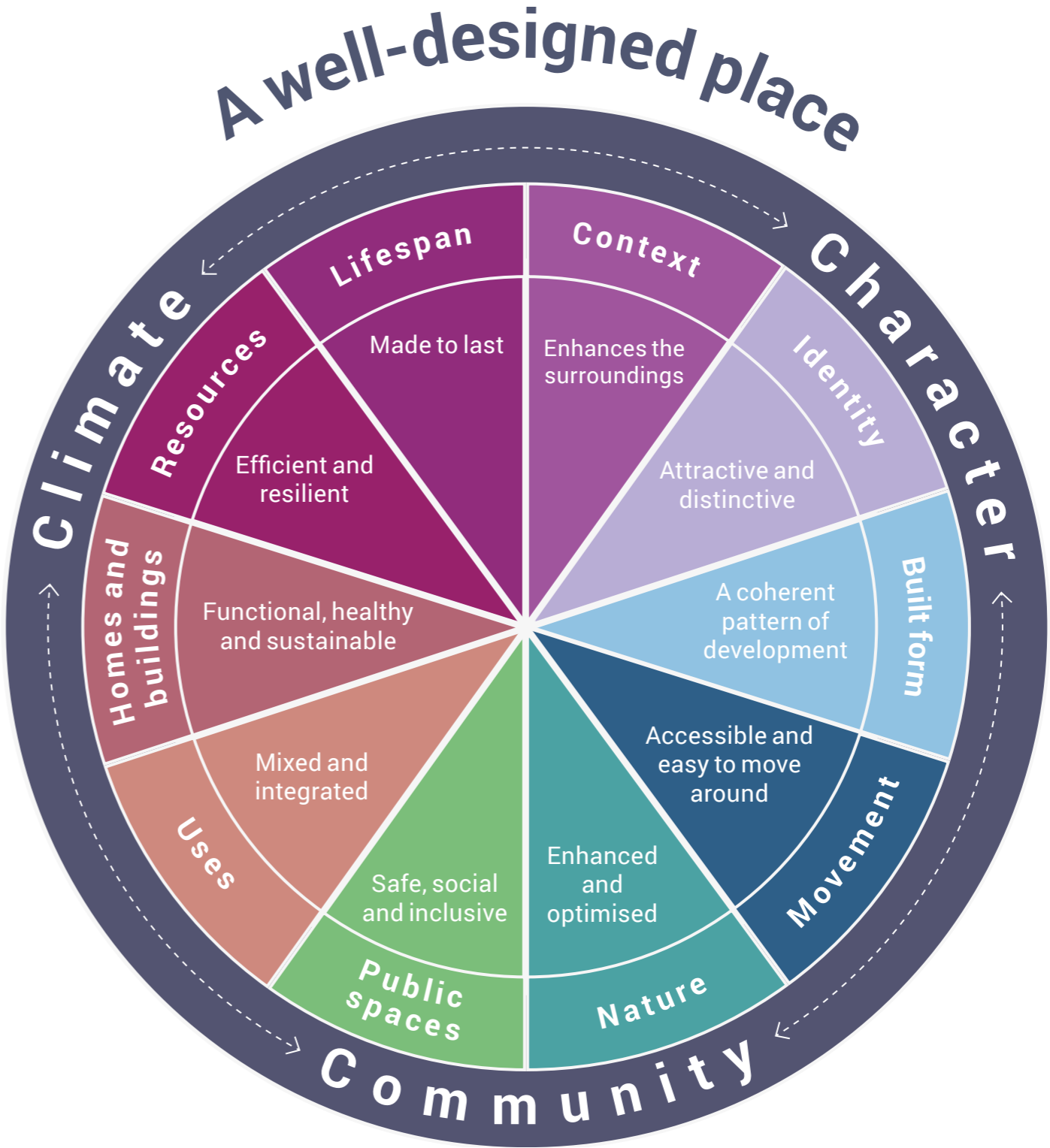


Project summary

- Outline planning applications (refs: 18/0481/OUT and S/1231/18/OL) granted permission for up to 1200 residential dwellings, a local centre, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure.
- Pre commencement discharge of condition applications have been submitted and discharged.
- Planning Permission has been granted for Section 73 applications (ref: 22/01966/S73 and 22/01967/S73) to vary conditions 5 (plans), 13 (accessible dwellings), 14 (M4-3 dwellings) and 17 (sustainability statement).
- Planning Permission has been granted in September 2022 for the Site Wide Design Code for the site.

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

Planning overview and update

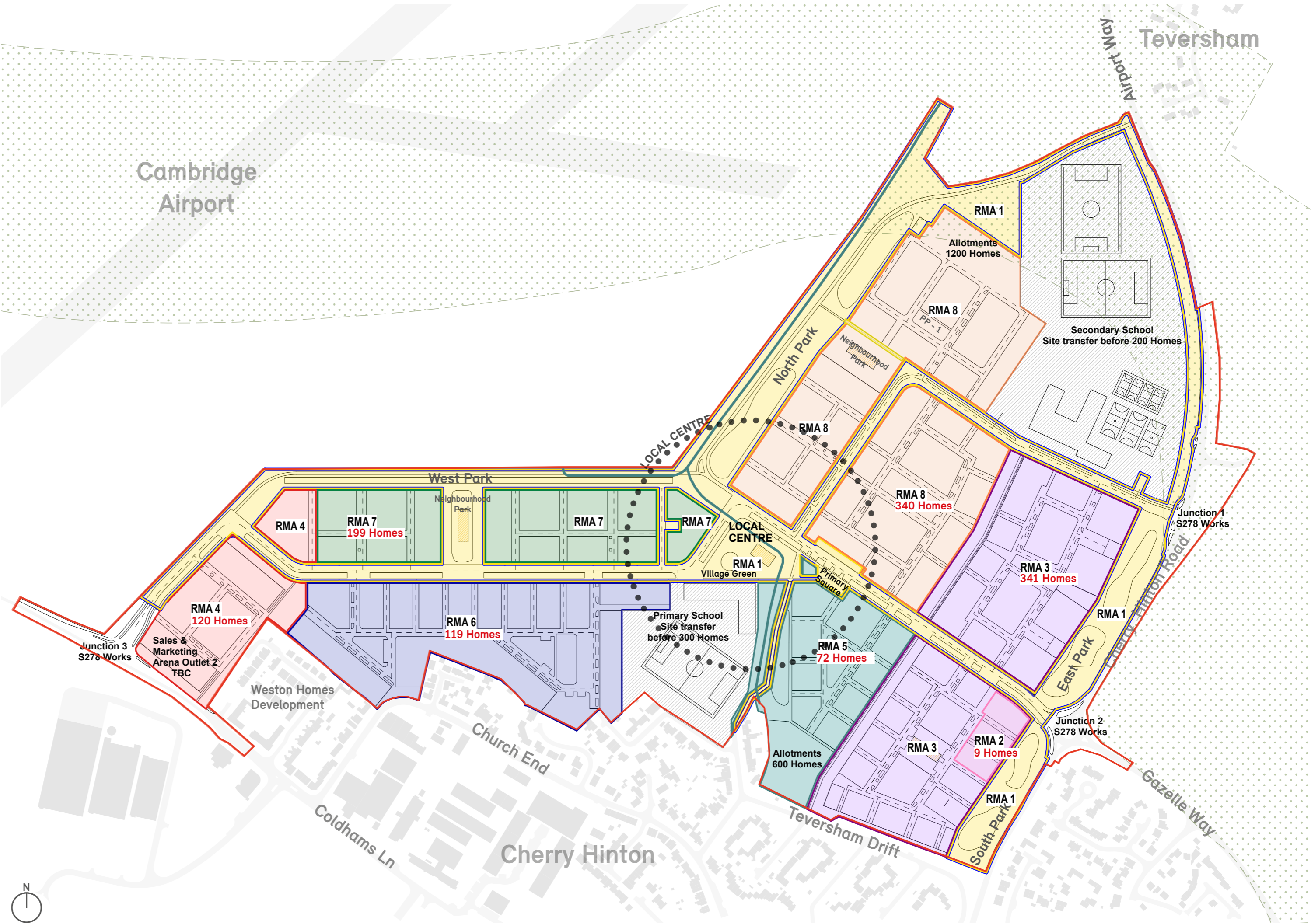
- Reserved matters consent was obtained for the site wide infrastructure and open space at planning committee in March 2023 (application reference 22/03137/REM and 22/03140/REM)
- Planning Permission has also been granted in December 2022 for 9 show homes and a sales and marketing suite within the site (application reference 22/04037/REM & 22/04102/REM).
- Reserved matters consent was obtained for the first phase of residential development for 351 dwellings in April 2023 (application reference 22/05037/REM and 22/05018/REM)
- We have commenced pre-application discussions on the next residential phase, adjacent to Coldhams Lane. Consultation for this reserved matters application will occur in summer 2023

Awards

- The Site Wide Design Code has been shortlisted for a Royal Town Planning Institute Award for Best Plan. The winners will be announced on the 22nd June
- The Site Wide Design Code has also been shortlisted for a National Urban Design Award.

RMA 1 Infrastructure application

- 1no. Infrastructure Application
- 1no. Sales & Marketing Outlets
- 8no. Detailed Applications
- Schools under separate applications



RMA 1 Infrastructure application cont'd: 3D visualisations



View from Junction 2 towards RMA 3 residential development



View from East Park towards RMA 3 residential development

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: 3D visualisations



Sales & Marketing Temporary pavilion building exterior view



Sales & Marketing Temporary pavilion building interior view

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

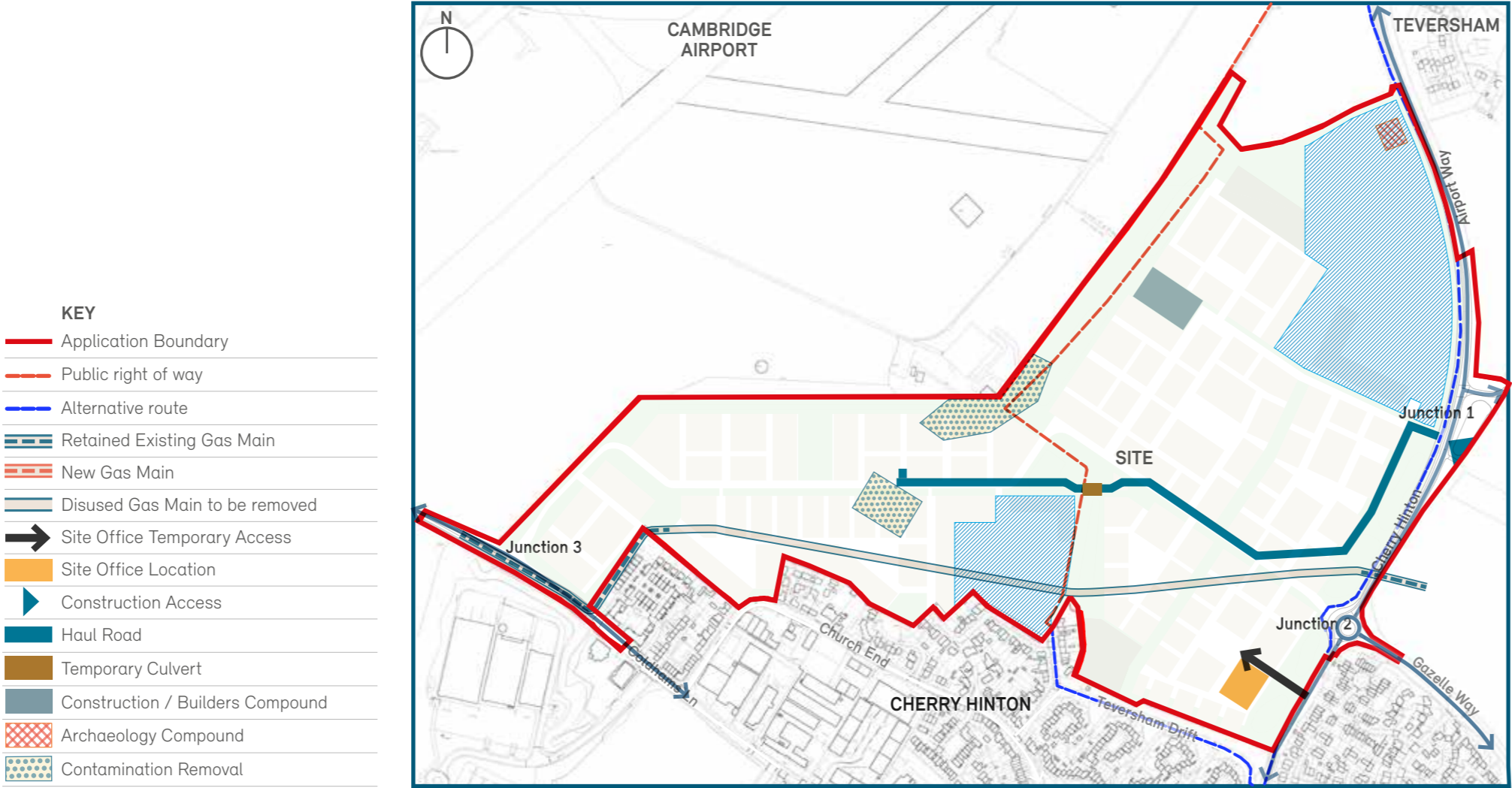
RMA 4 Residential Parcel application

- Pre-application discussions have commenced.
- Follows the Design Code.
- Approx. 135 new homes of varying typologies.
- 40% affordable homes.



Site works

- Gas Main Diversion work commenced in January 2023 and completed in April 2023.
- Hedgerow removal to avoid bird nesting season along Coldhams Lane undertaken in February 2023. New landscaping and hedgerow planting will be implemented to mitigate against this removal.
- Site Office temporary building opening ceremony took place in October 2022.
- Roadworks have been required in order to facilitate the implementation of the access into the site from Airport Way/Cherry Hinton Road and services into the site. Wherever possible we have tried to schedule these works during the school holidays.



Site Office Location Plan



Site Office Temporary Building

Site works cont'd

Earthworks, roads drainage and SuDS

Being progressed during the dryer months



Off-site foul connection along Coldhams Lane

Liaising with UKPN to install the site's sewer at the same time as other planned works



Junction 2 - Roundabout access to site

Roundabout access almost complete; all works to finish in July during night closures



Gas main diversion

Works are now complete on site



Water main connection

Work in progress to connect the development to the main



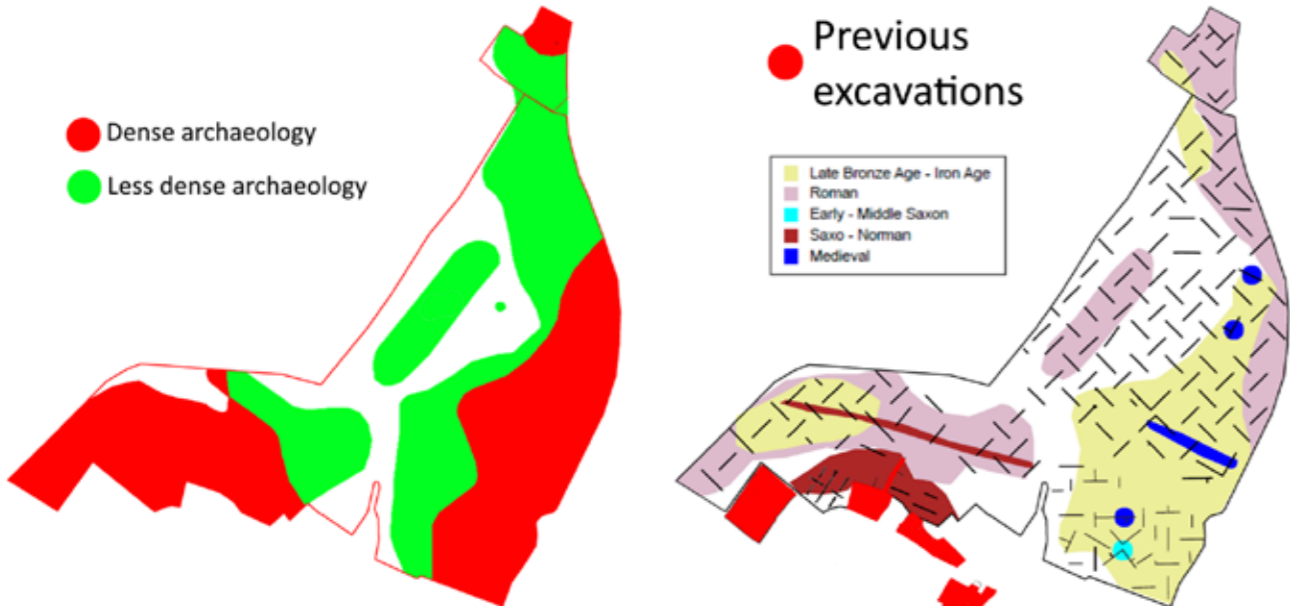
Archaeology

Archaeology continues to progress well

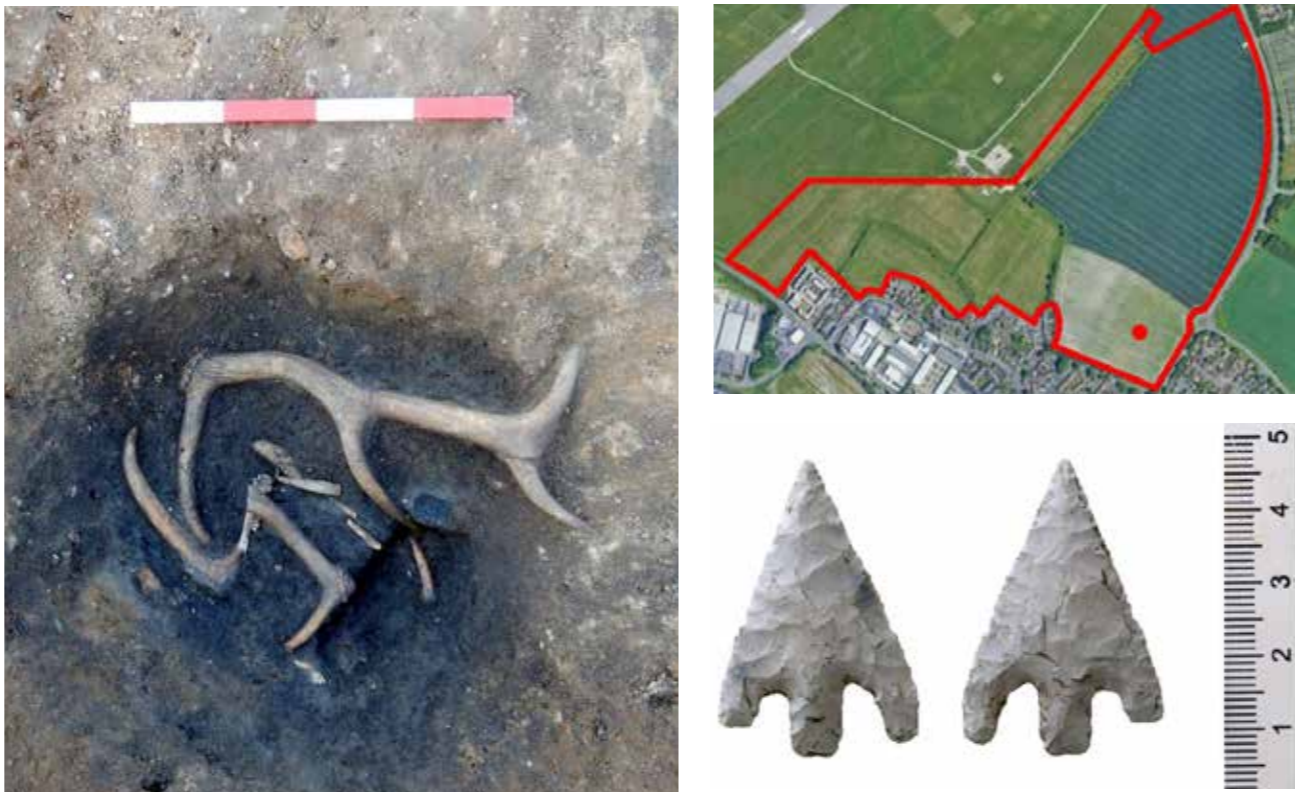


Site works cont'd: Archaeology

Archaeology identified during evaluation



Neolithic 4000- 2500BCE and Early Bronze Age 2500-1500BCE presence



Late Bronze Age to Early Iron Age landscape, 1000-400BCE. Trackway (traced for over 300m) continues into Roman and Medieval periods, to at least 1300- 1500CE(c2000-2500years)



Middle Bronze Age roundhouse in 50m diameter enclosure, 1500-1000BCE



Middle Bronze Age roundhouse in 50m diameter enclosure, 1500-1000BCE



Middle Bronze Age roundhouse and ring headed pin, 1500-1200BCE



Site works cont'd: Archaeology

Changes to the landscape: Late Saxon onwards ploughing, 900CE-present



Early Anglo-Saxon cemetery 575-700 CE



Early Anglo-Saxon cemetery 575-700 CE: burials with knives and buckles



Early Anglo-Saxon cemetery 575-700 CE: ring gully, burial with spear



Early Anglo-Saxon cemetery 575-700 CE: ring gully, burial with lots of grave goods



Late medieval post mill windmill, 1300-1500 CE



Site works cont'd

- Roundabout access to site has largely been complete with just the new street lighting and resurfacing to be undertaking in July during night closures.
- Construction work of Sales and Marketing temporary pavilion building and show homes has commence.
- We will be installing an off-site foul sewer connection along Coldhams Lane from Nuttings Road, passing under the rail bridge and into the roundabout. To minimize disruption, we are coordinating with UKPN to carry out the installation of our sewer at the same time they are installing their new electric network. We have scheduled these works during the school summer holidays, to minimize disruption to the traffic network. Additionally, we are in talks with UKPN to build our new vehicle access on Coldhams Lane while they have that road section closed.



Sales & Marketing Temporary pavilion building
3D Visualisation



Sales & Marketing Temporary pavilion building
under construction

Thank you

We look forward to answering your questions