



CLAY FARM, CAMBRIDGE ALLOTMENTS AND COMMUNITY GARDENS PROPOSAL

Outline Planning Permission Ref 07/0620/OUT - Condition 23
October 2010

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1. Clearance Of Condition 23

1. INTRODUCTION

- 1.1 This document has been produced by David Jarvis Associates Limited on behalf of Countryside Properties plc in respect of Condition 23 of the outline planning consent for development at Clay Farm, Cambridge (07/0620/OUT). The Clay Farm development is to comprise up to 2,300 new dwellings, education, strategic open space, sports and recreation provision, community facilities, retail, food and drink uses and all related infrastructure.
- 1.2 Condition 23 of the outline consent requires that prior to submission of the first reserved matters application for residential development, an Allotments and Community Gardens proposal shall be submitted to the Local Planning Authority. The proposals should include the following:
- a) Management guidelines to show how they will be managed and how the provision of plots will potentially adapt following the occupation of the allotments and community gardens to meet the needs of future plot holders and local residents;
 - b) A plan of the allotments and community gardens, principles of plot layout and design providing for a range of plot sizes, raised beds, variable height planters and 'club' plots, designed to allow flexibility to meet the needs of future plot holders and access to areas for communal composting, chipping pile, and communal supplies of, for example, manure and compost.
 - c) Shadow studies to the allotments and community gardens, taking into account proposed landscaping and boundary treatment and buildings both within and adjacent to the site demonstrating adequate levels of sunlight, rainfall and nutrition available to the allotments;
 - d) Provision of good quality soil to British Standard or equivalent, structure and texture to allow free drainage, and suitable for cropping;
 - e) Access and parking arrangements to allow easy and safe access to the allotments and community gardens, including regular access by plot holders and for the occasional delivery of bulk goods. This should include vehicular access and a turning area, access for those with disabilities and cycle parking within the site, and associated parking within the adjacent residential area;
 - f) Permeability of the sites to encourage access to communal areas, enjoyment of biodiversity and natural surveillance whilst maintaining security and integrity of food growing areas and standing crops;
 - g) Location and form of the communal buildings including secure storage for tools, seeds and crops serving allotments and community gardens, provision for administration with toilet provision, possibly including a composting toilet;
 - h) Boundary treatment, including security arrangements for the allotments;
 - i) Location of communal areas;
 - j) The location of any Local Equipped Area for Play to be provided within or adjacent to the community gardens;
 - k) Water supply, including use of stored rainwater and SUDs for watering crops; and
 - l) Timing of the submission of detailed drawings for the design of the individual buildings and other details as appropriate.
- 1.3 Each part of the Condition is addressed by this submission, as explained in Appendix 1. The purpose of this document is to summarise and explain the proposals as set out on drawing 1818/C23/001B which is submitted alongside this report. All other plans are attached to this report. The proposals are consistent with the principles for the

allotments and community gardens contained in the outline application, and set the framework within which detailed reserved matters applications will come forward. This document has been informed by consultation with officers of Cambridge City Council and has been amended in response to the comments received.

2. BACKGROUND

2.1 Under the outline planning application there is a requirement for 2ha of allotment/ community garden provision within the Clay Farm development. In accordance with Condition 25 a 1.5ha allotment area is to be provided in the Green Corridor to the east of Hobson's Brook. The remaining 0.5ha is to be provided as community gardens to the west of Hobson's Brook. These are to meet the City Council's standards for allotments. Refer to 1818/C23/001B Allotment and Community Garden Provision. Specific requirements for the design and delivery of the allotments are made through planning Conditions 23, 24 and 25.

2.2 This document should be read in conjunction with the following documents:

- Clay Farm Green Corridor – Landscape Strategy (December 2007) David Jarvis Associates Limited;
- Design Statement (November 2007) PRP;
- Clay Farm Community Gardens (April 2008) Bidwells; and
- Clay Farm Condition 5 – Phasing (to be submitted by Countryside Properties in the near future).

3. VISION AND DELIVERY

3.1 The allotments and community gardens lie either side of Hobson's Brook in the Clay Farm development. Their functions complement and support each other, and they are centrally located for easy access from all parts of the Clay Farm site, see drawing 1818/C23/014A. The community gardens lie to the west within the developed area, and the allotments to the east in the Green Corridor. They are connected by a vehicular and pedestrian / cycle bridge over the Brook. The precise route has yet to be determined and is shown for illustrative purposes only.

3.2 The precise timing is to be secured through the Strategic Phasing Plan required under Condition 5. However, the approach is that the allotments will be provided first followed by the Community Gardens. The May JDCC Report suggested that the allotments be made available on 500th occupation and the community gardens on the 1000th.

3.3 The full details of the allotments and community gardens will be included in two separate reserved matters applications, the allotments being submitted first as part of the Green Corridor detailed landscape strategy required by Condition 12.

3.4 It is imperative that the community will be involved in determining the design and layout of the community gardens. It is therefore proposed that consultation with local residents, and school children, begins at 200 occupations or once the allotments are delivered, whichever is sooner, to allow a full year prior to the opening of the community gardens. The detail of the Community Gardens will be the subject of a subsequent Reserved Matters application.

4. ALLOTMENTS

Condition 25 of the outline consent requires 1.5ha of allotments to be provided within the Green Corridor.

4.1 Boundary

The ditch and hedge boundary treatment around the perimeter of the allotments is designed to be consistent with Pond 1 to the south, to maintain the open feel of the Green Corridor, to clearly define the boundary and to limit access.

The ditch is 1.5m deep with a minimum 1:3 external slope and a 1:1 internal slope to deter access to the allotment site. The external bank would be planted / sown with a wet grassland mix with the internal slope being left to colonise naturally. There would also be reed planting within the ditch and marginal planting at the base of the ditch. See drawing 1818/C23/002D and 1818/C23/005C for details.

The hedge is proposed to provide an additional physical boundary and as a safety measure to prevent plot holders falling into the ditch. The hedge would be planted with a native mix including thorny species such as Hawthorn (*Crataegus monogyna*) and/or Blackthorn (*Prunus spinosa*). A temporary fence will be provided until the hedge is established.

4.2 Access and Parking

Access from the residential development to the allotments would be via a bridge over Hobson's Brook, in compliance with Condition 24, and then a connection in the SW corner of the allotment area. The bridge would mainly act as a pedestrian/cycle access but the connection would be designed to allow for essential vehicular access including refuse and fire engines, access for disabled users and the occasional bulk goods delivery. The access into the allotments themselves would be provided by a small bridge or culvert over the boundary ditch. Lockable bollards would be provided in the Hobson's Brook edge open space and at the entrance to the allotments to limit access into the wider area of the Green Corridor. These would be included within the appropriate Reserved Matters applications. The access opens up into a reinforced grass service area where there is sufficient room for turning. The grass reinforcement will be provided through the use of a plastic grass grid reinforcement system. Within the service area there is provision for cycle parking and informal disabled parking spaces. The internal route within the allotment is a 3m wide reinforced grass track to allow occasional vehicle and emergency access to each plot.

4.3 Principles of Plot Layout

There are two main sizes of plots used in the layout of the allotments taken from 'The National Society of Allotment and Leisure Gardeners' guidance:

1. A 10 rod plot, which equates to 250m²; and
2. A 5 rod plot which equates to 125m².

There are some plots which vary in area between 125-250m² dependent upon block size and arrangement. Smaller plots of 15-25m² and "club plots" are also provided. It should be noted that not all plots are rectilinear in shape.

There are a number of raised beds near the entrance, refer to drawings 1818/C23/012A and 013. There are 7No raised beds suitable for disabled users. The width of the beds is fixed to 1000mm with 1.5m paths to allow for wheelchair access on all sides. The height of the beds is fixed to 615mm for wheelchair users and the length of the beds is variable.

There are other raised beds situated within the allotment. They would vary in height between 500mm and 1000mm to allow for users sitting or standing. The widths are between 1 and 2.5m, and the lengths of the beds vary.

A central area defined by trellis and fruit trees is proposed to create some structure to the area and to provide some shelter. Consideration would be given to the possibility of beekeeping with the area. This would be coordinated by the operating organisation.

4.4 **Other Services**

Provision is made for a communal composting area. The potential for a composting toilet and associated rain water harvesting is allowed for with space for a small storage building. The management and upkeep of these items will be the responsibility of the operating organisation.

A communal building with storage area, office, meeting room, toilet and mains water and power would be located in the Community Gardens, a short distance to the west of Hobson's Brook. The intention is for this to be used by allotment holders as well as users of the community gardens. A lockable container would be provided to allow storage of materials and equipment within the allotments.

A mains water supply to serve the Allotments is proposed, with regularly spaced standpipes. There is the potential to investigate the use of rainwater collected from the roofs of any structures within the allotments.

5. **COMMUNITY GARDENS**

Amended Condition 25 of the outline consent requires 0.5ha of community gardens within the built-up area of Clay Farm. The community gardens are provided close to the allotments so that both can share services, in particular the communal building, toilets and parking. The new primary school will be close to the community gardens; the opportunity exists for the school to be involved in the Community Gardens in some way.

A gas main crosses the community gardens land and this is to be re-aligned slightly; its presence restricts the location of the building and any tree planting,

5.1 **Boundary**

The boundary to the community gardens will comprise of a hedge around the majority of the perimeter. Where the community garden space meets the 3m cycleway through the centre 1.2m high railings are proposed, refer to drawing 1818/C23/003D. These will provide a physical barrier/boundary, but will also give the area a feel of permeability and openness, whilst allowing for natural surveillance, see drawing 1818/C23/005C Boundary Treatments.

The hedge is proposed to provide a physical barrier/boundary but will be maintained at 1.2m - 1.5m high to allow for light into the site and also to allow natural surveillance

from the surrounding buildings. The hedge will be protected by a temporary fence until established.

5.2 Access and Parking

Access to the community gardens would be through gates located at points along the length of the railings. Four parking spaces have been provided with the communal building; two disabled spaces and two standard spaces with space for cycle parking. The details of the route to the allotment will be determined through a separate Reserved Matters application for the Hobson's Brook edge open space.

5.3 Principles of Layout

The Reserved Matters application for the Community Gardens would be broadly consistent with the site layout and boundary treatment shown in this document and would inform future discussions. The details within the Community Garden itself would be agreed through the Reserved Matters application, subsequent to consultation at that time.

Information contained at the outline application stage stated that:-

'Community Gardens are different from allotments in that the site is more formally laid out, with smaller plots and some communal areas. The example looked at during consideration of this application was Culpepper Community Garden, Islington. Here the total area is approximately 0.4ha, and there are 46 plots, of varying sizes, typically approximately 10sq m. These were well used, planted with a higher proportion of flowers and shrubs than would be expected on allotments. There is a pond, grass area, with trees and wildlife area accessed to all. There is communal composting area, and storage and office for use by paid up members only.'

'It is anticipated that the community gardens will ultimately be controlled by the future residents of Clay Farm . . . It will at that future time fall to the future residents as to how they wish to utilise the community gardens within their community.'

The document produced by Bidwells regarding the community gardens at Clay Farm states: -

'. . . community gardens would be provided and vegetable growing allowed for. However the differences between these and allotments would include:

- They are more flexible in terms of overall use and have more variety of plot size and type
- The community manages or helps to manage them
- They incorporate areas for other forms of more 'ornamental' growing both within plots and in the wider garden, and can incorporate areas of grass for sitting and general relaxation
- They are more easily integrated into the development physically and functionally'

'. . . a framework will be put in place to provide for the needs of the community, however, the final detailed form of the provision will be down to the community to decide. This will provide greater ownership of the space by the community and encourage a collaborative approach to the management and operation of the

community gardens and be an excellent tool to encourage and facilitate community engagement and integration as the community grows and develops.'

'It is envisaged that Countryside Properties would have a key role in the early establishment of the community gardens both through laying out the basic structure on the ground including store, link to services, paths etc (as agreed with residents), and by involvement in the early establishment of a committee. However community involvement is key and Countryside Properties considers it crucially important not to 'impose' a layout or type of management on the community. This follows advice given by the Federation of City Farms and Community Gardens.'

- 5.4 An illustrative layout has been provided at the request of the City Council and can be found at drawing 1818/C23/003D. The design focuses on the variety of uses that are potentially available within the Community Gardens. The uses include fruit and vegetable growing, biodiversity and learning opportunities, and recreational uses. The communal building has been located to the east of the area to allow easy access by allotments holders. A proposed layout is shown on drawing 1818/C23/011A. Further details of the form of the communal building, and for example the inclusion of a green roof, will be provided in the appropriate Reserved Matters application. It must be noted that the layout of the gardens and the building are illustrative only; the final layout and content will be determined by the operating organisation.

5.5 **Shadow Studies**

Drawings 1818/C23/007-010 show shadow studies for the Community Gardens.

Drawing 1818/C23/007 shows the Community Gardens area with the proposed building heights as defined by Parameter Plan 5 Maximum Building Heights and Maximum Building Envelope. This represents the worst case. The varied heights are annotated. The SketchUp model has been georeferenced to Cambridge to ensure accuracy.

Drawings 1818/C23/008-010 show the shading effect of the proposed buildings at 10am, 1pm and 4pm at the Spring and Autumn equinoxes, Midsummer's Day and midwinter. This clearly demonstrates that the majority of the Community Gardens will experience full sun throughout much of the growing season.

The provision of good quality soil is required by part d of the Condition. All topsoil used within the Allotments and Community Gardens will comply with BS 3882:2007. Rainfall levels will be unaffected but there is the potential to investigate the use of rainwater collected from the roofs of any structures within the Community Gardens.

5.6 **Other Services**

The use of rainwater harvesting, including the use of rainwater from the communal building, will be investigated together with the use of rainwater from the adjacent houses. The requirement under part k of the Condition would be considered at the design stage.

6. MANAGEMENT GUIDELINES

- 6.1 Condition C23a requires "management guidelines to show how they will be managed and how the provision of plots will potentially adapt following the occupation of the allotments and community gardens to meet the needs of future plot holders and local residents".
- 6.2 The community gardens are required to meet the Council's standards for allotments; their main purpose is to provide opportunities for fruit and vegetable growing.
- 6.3 A variety of plot sizes is proposed in both the Allotments and the Community Gardens together with special plots for specific groups such as raised plots and planters for the less-able residents. Plots could be provided for community groups and local schools. In this manner the gardens would not directly provide for the number of people equivalent to the number of plots, but far in excess through the links to local groups.
- 6.4 The Allotments are primarily aimed at food production whilst the Community Gardens have a much broader role to play, for example food production, amenity space, and biodiversity enhancements. This would be determined as a result of future consultation. As there is the potential for plots to be used for purposes other than growing vegetables this will encourage a more diverse range of the local population to be involved. The Gardens would offer the potential to enjoy a range of gardening or food growing opportunities rather than restrict the individuals to a certain form of gardening/recreation. The management of the Community Gardens will therefore be dictated by the uses contained within them.
- 6.5 The community will decide how the Community Gardens will be used. A set of fundamental rules/guidelines can be formed within which the future community will have to work but at the basic level the community gardens would be divided into plots and allocated to a number of residents to use within the philosophy/rules/guidelines of the community garden. Therefore if the pressure and demand from the community for vegetable growing is very high then there will be a framework of plots that can be used for the growing of food in a manner very similar to allotments. The management structure would ensure the philosophy of the Gardens is followed by each plot holder.
- 6.6 Culpeper Community Gardens in Islington, London are an example of a very successful community garden. Something similar to the 'Guidelines for Plotholders' document could be created for Clay Farm; this would need to be produced by the community group that manages the Gardens. The Culpeper Community Gardens are just one example and their guidelines for plotholders are bespoke to their gardens arising out of their particular circumstances.
- 6.7 It is anticipated that the community gardens may be managed by the allotment society which will already be in place for the allotments.

7. CONCLUSIONS

7.1 The allotments and community gardens at Clay Farm are an important resource for the development.

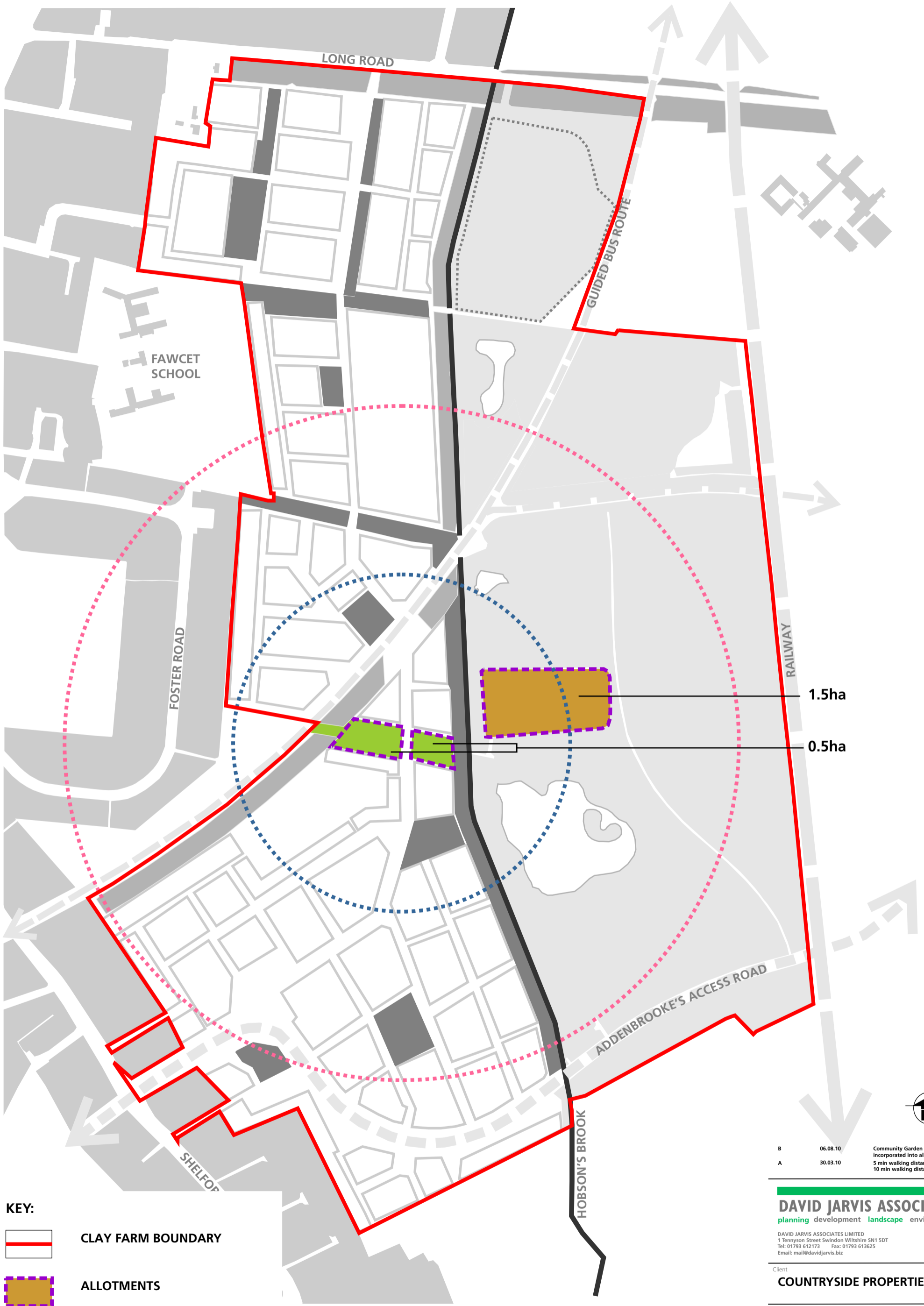
They will have a numbers of functions as follows:

- add to the allotment provision in the area;
- encourage residents to grow their own food, both the allotments and community gardens being very accessible from the housing;
- promote healthy living and exercise;
- help to establish community cohesion
- appeal to a wide cross-section of the community;
- be educational, hopefully acting as a learning resources for the local schools; and
- lead to an increase in biodiversity.

7.2 Once these proposals have been approved, work will begin on preparing the detailed allotment proposals as part of the Green Corridor detailed landscaping scheme required by condition 12 of the outline consent.

APPENDIX 1**CLEARANCE OF CONDITION 23**

- a) Management guidelines – see Section 6.
- b) A plan of the allotments and community gardens – refer to drawings.
- c) Shadow studies – refer to drawings.
- d) Provision of good quality soil. All topsoil used within the Allotments and Community Gardens will comply with BS 3882:2007.
- e) Access and parking arrangements – refer to drawings.
- f) Permeability of the sites to encourage access – refer to drawings.
- g) Location and form of the communal buildings – refer to drawings. The general location and scale (14.5 x 8m) of the communal building has been indicated. A specific design has yet to be developed.
- h) Boundary treatment, including security arrangements for the allotments – refer to drawings.
- i) Location of communal areas – refer to drawings
- j) The location of any Local Equipped Area for Play to be provided within or adjacent to the community gardens – refer to drawings. There is now no LEAP within or adjacent to the community gardens.
- k) Water supply, including use of stored rainwater and SUDs for watering crops – The use of rainwater harvesting will be encouraged and be included as part of the management plan for implementation by the operating organisation; and
- l) Timing of the submission of detailed drawings for the design of the individual buildings and other details as appropriate. See Section 3.



- KEY:**
- CLAY FARM BOUNDARY
 - ALLOTMENTS
 - COMMUNITY GARDENS
 - 5 MIN WALKING DISTANCE
 - 10 MIN WALKING DISTANCE

Total Community Garden Area = 5000m² = 0.5ha
 Total Allotment area = 15,000m² = 1.5ha

B	06.08.10	Community Garden Area north incorporated into allotments.
A	30.03.10	5 min walking distances amended, 10 min walking distances added.

DAVID JARVIS ASSOCIATES
 planning development landscape environment

DAVID JARVIS ASSOCIATES LIMITED
 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz

Client
COUNTRYSIDE PROPERTIES PLC

Project
CLAY FARM, CAMBRIDGE

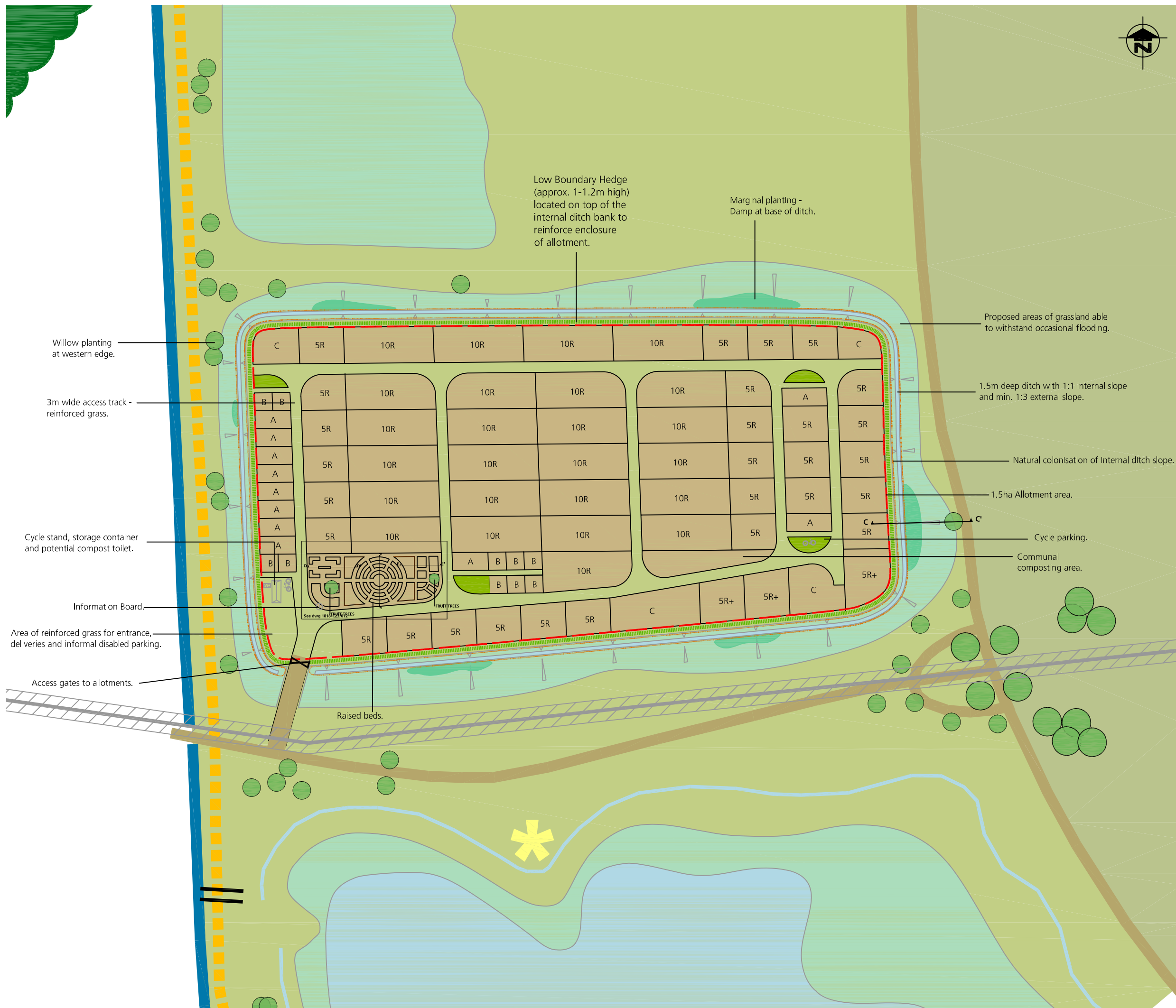
Drawing Title
ALLOTMENT AND COMMUNITY GARDEN PROVISION

Scale
NTS

Date
MARCH 2010

Drawing No.
1818/C23/001B





- KEY**
- BOUNDARY: 1.5ha AREA
 - HOBSON'S BROOK
 - PROPOSED HEDGE
 - PROPOSED TREE PLANTING
 - PROPOSED GRASSLAND (MANAGED FOR AMENITY)
 - PROPOSED GRASSLAND (MANAGED FOR NATURE CONSERVATION)
 - AREA LEFT TO NATURALLY COLONISE
 - PROPOSED AREAS OF GRASSLAND ABLE TO WITHSTAND OCCASIONAL FLOODING
 - PROPOSED MARGINAL PLANTING
 - PROPOSED DITCH
 - REINFORCED GRASS MAINTENANCE AND EMERGENCY ACCESS
 - GAS MAIN AND EASEMENT
 - PROPOSED ALLOTMENT PLOTS

NOTES:

- 10R = 10 Rod plots (250m²)
- 5R = 5 Rod plots (125m²)
- C = Club plots
- A = 50m² plots
- B = 25m² plots

Disabled Friendly Raised Beds
 These are 1000mm wide where possible and 615mm high. The length varies.

Internal Circulation
 Main circulation route is 3m wide.
 Paths around raised beds vary (750mm - 1600mm).
 There is an area for informal parking by disabled users.

Service Area
 There is an area for communal composting, an area by the entrance for delivery, storage, dropping off communal supplies, chipping piles etc. Also located by the entrance are cycle stands, storage container and potentially a composting toilet. By the raised beds there to be an information board/sign.

For sections see dwgs 1818/C23/005C and 1818/C23/013

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Revision		
D	290910	Reinforced Grass area hatched
C	110810	Allotment area and layout amended to suit CCC comments
B	160410	Entrance area amended to suit Cambridge City Council (CCC) comments
A	300310	Entrance area amended to suit CPPLC comments

DAVID JARVIS ASSOCIATES
 planning development landscape environment

DAVID JARVIS ASSOCIATES LIMITED
 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz

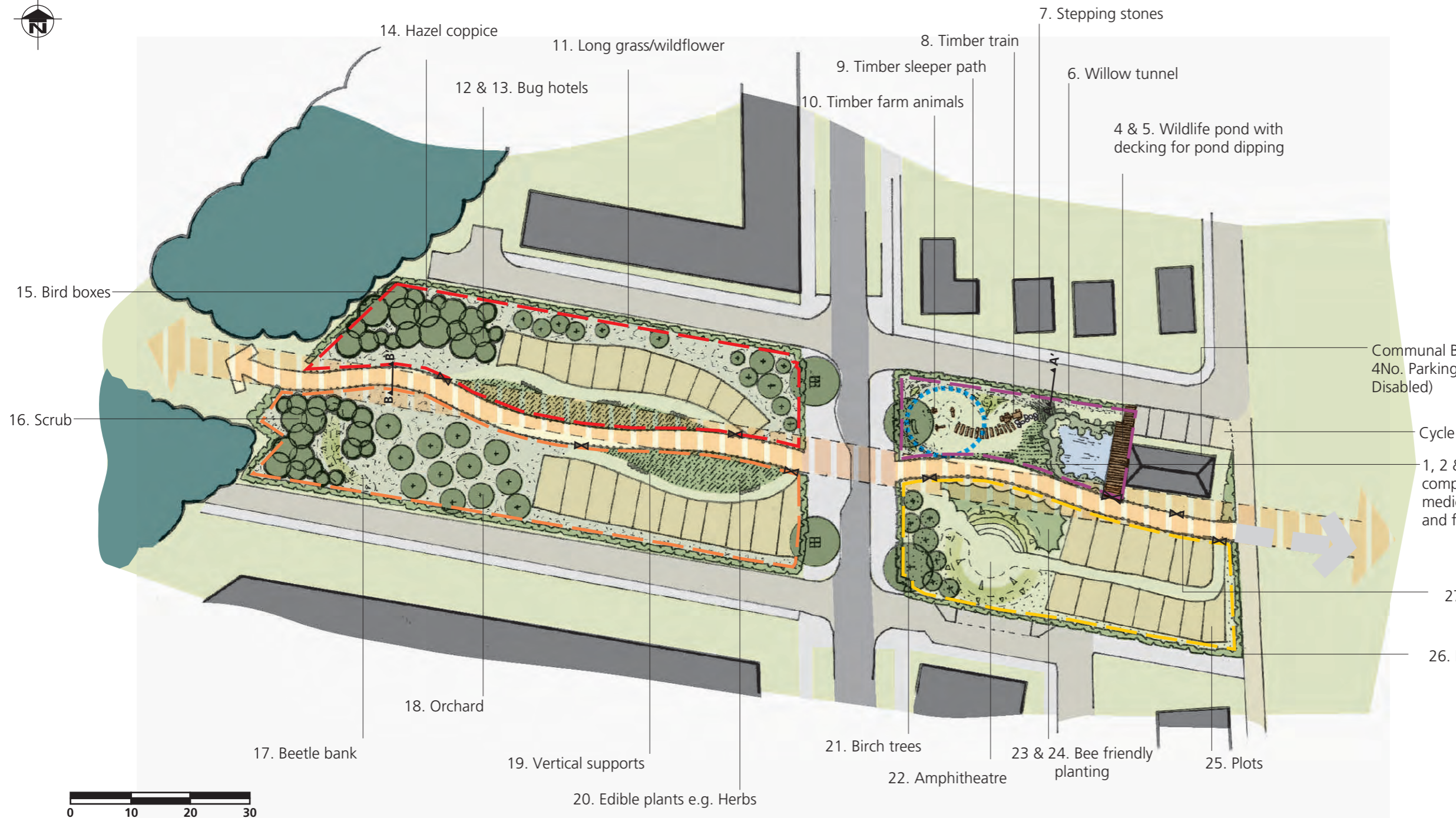
Client
COUNTRYSIDE PROPERTIES PLC

Project
CLAY FARM, CAMBRIDGE

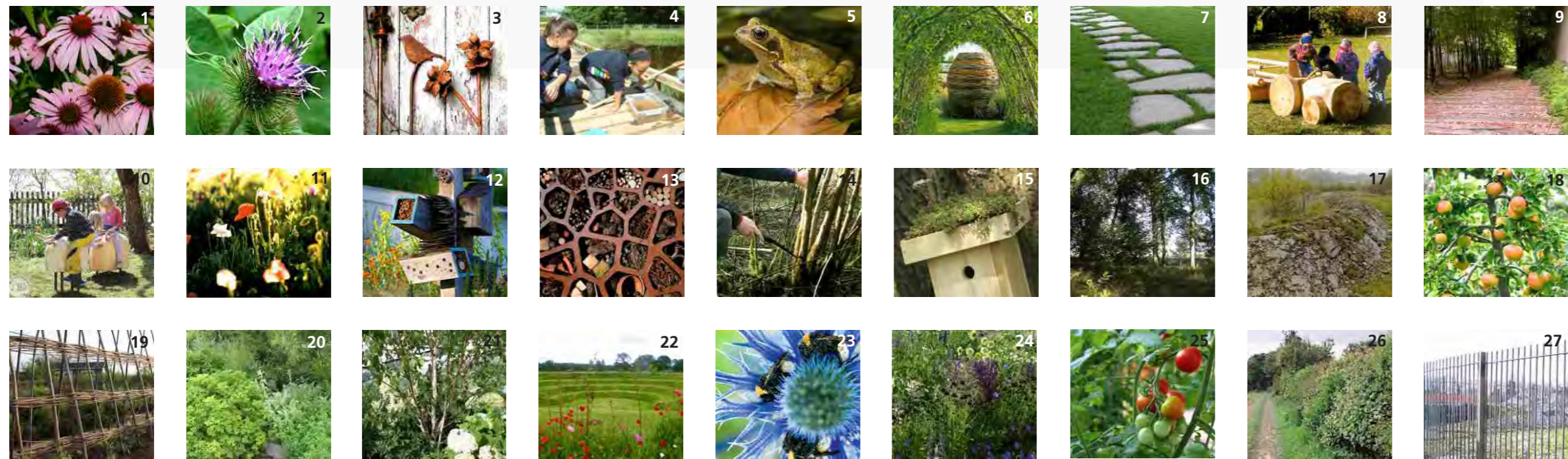
Drawing Title
ALLOTMENTS

Scale
1:1000 at A3 Date
MARCH 2010

Drawing No.
1818/C23/002D



- KEY**
- LAP (Local Area of Play)
 - Gas Main and Easement
 - Functions of Zone: Education, play, wildlife & local land use history.
 - Functions of Zone: Individual Plots, herb bed, community coppice, Wildlife.
 - Functions of Zone: Individual Plots, herb bed, community orchard, Wildlife.
 - Functions of Zone: Individual Plots, space for social events and education, wildlife.
 - Section lines - refer to 1818/C23/005C
 - 3m cycleway with 1.2m high railings to both sides with gated access points.
 - 3m strategic cycleway
 - Link to allotments - exact route to be determined as part of Reserved Matter application for Hobson's Brook edge.



Revision	
D 290910	Design amended to incorporate cycleway
C 110810	Amended to suit Cambridge City Council Comments
B 160410	Amended to suit Cambridge City Council Comments
A 300310	Gas Main amended

DAVID JARVIS ASSOCIATES
 planning development landscape environment

DAVID JARVIS ASSOCIATES LIMITED
 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@devidjarvis.biz

Client
COUNTRYSIDE PROPERTIES PLC

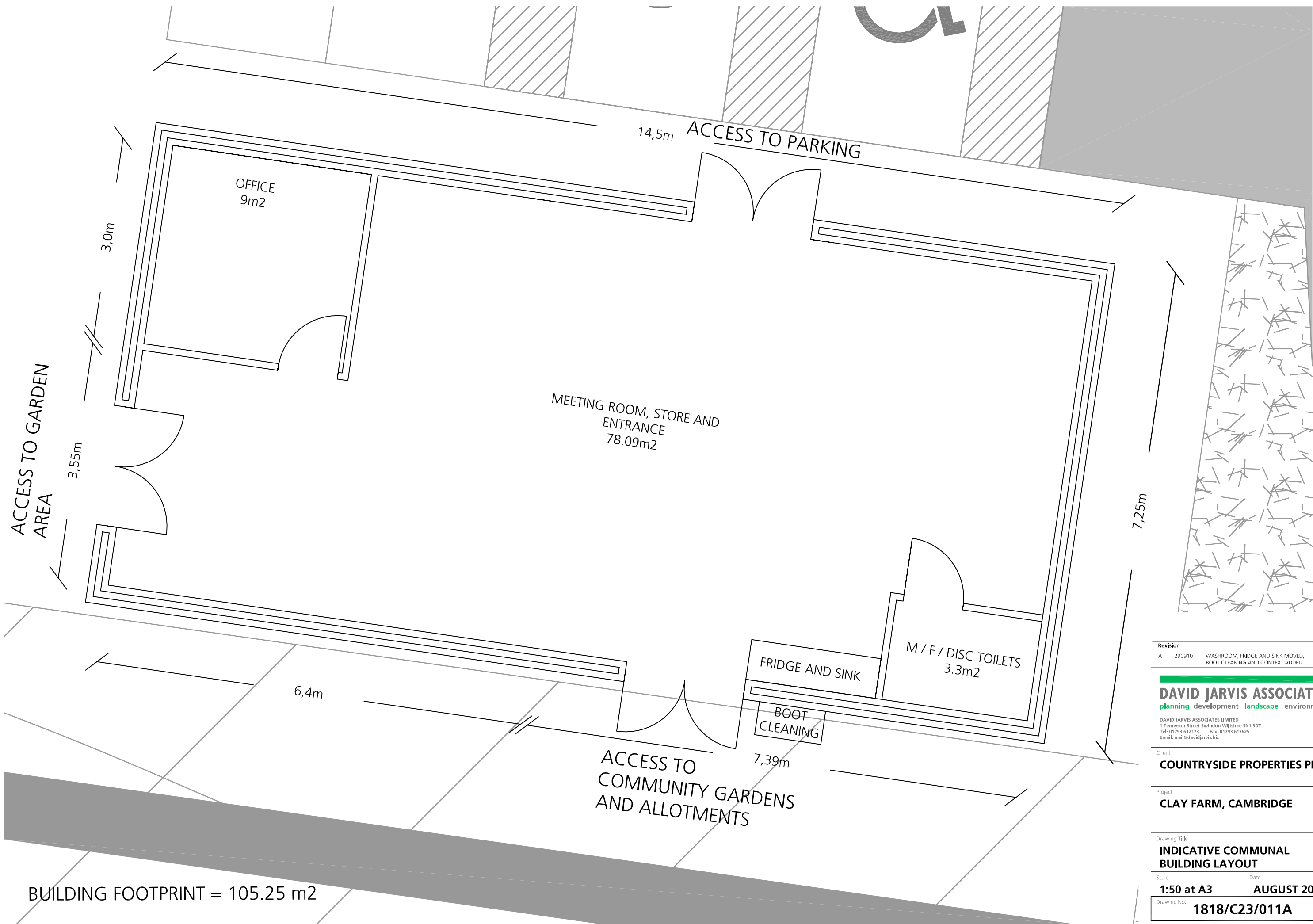
Project
CLAY FARM, CAMBRIDGE

Drawing Title
COMMUNITY GARDENS - ILLUSTRATIVE LAYOUT

Scale
N/A

Date
MARCH 2010

Drawing No.
1818/C23/003D



BUILDING FOOTPRINT = 105.25 m²

BASED ON COUNTRYSIDE PROPERTIES DRAWING CC-001 AUGUST 2010

Revision	
A	290910 WASHROOM, FRIDGE AND SINK MOVED, BOOT CLEANING AND CONTEXT ADDED

DAVID JARVIS ASSOCIATES
 planning development landscape environment

DAVID JARVIS ASSOCIATES LIMITED
 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz

Client
COUNTRYSIDE PROPERTIES PLC

Project
CLAY FARM, CAMBRIDGE

Drawing Title
INDICATIVE COMMUNAL BUILDING LAYOUT

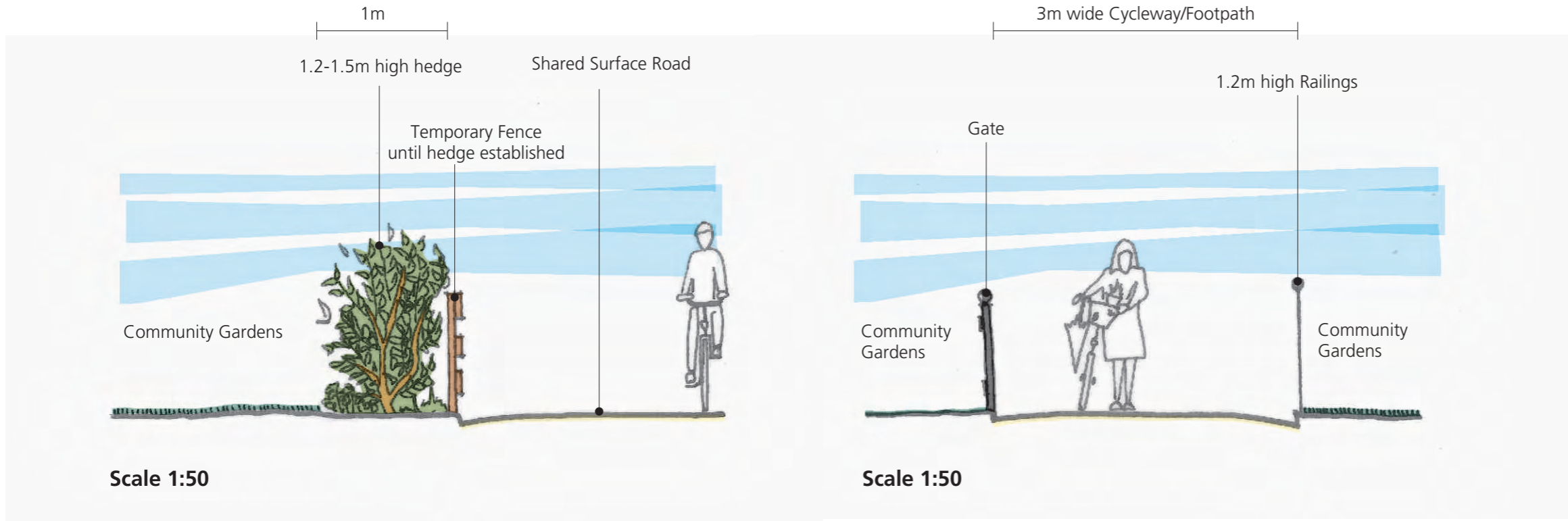
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Date
AUGUST 2010

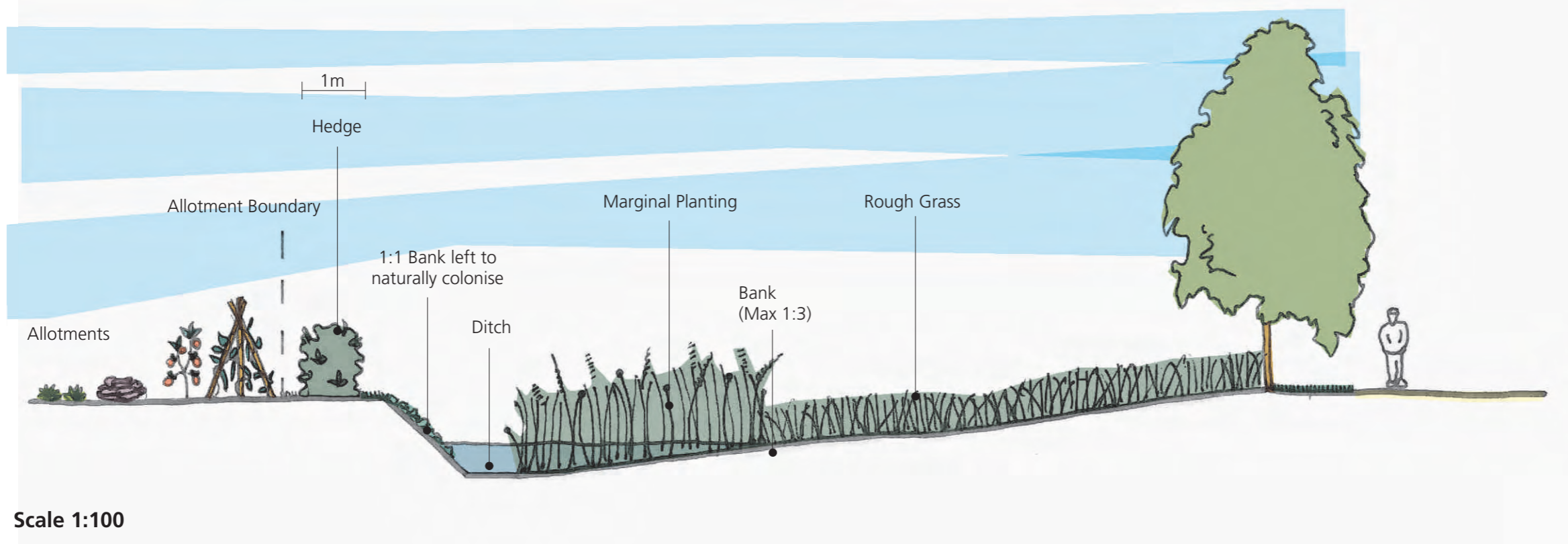
Drawing No.
1818/C23/011A

SECTION A-A' (Community Gardens see DWG No. 1818/C23/003D)

SECTION B-B' (Community Gardens see DWG No. 1818/C23/003D)



SECTION C-C' (Allotments see DWG No. 1818/C23/002D)



Revision		
C	290910	Annotation amended
B	110810	Section D-D' taken off and section C-C' amended
A	190410	Section D-D' Added

DAVID JARVIS ASSOCIATES
 planning development landscape environment

DAVID JARVIS ASSOCIATES LIMITED
 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz

Client
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Project
CLAY FARM, CAMBRIDGE

Drawing Title
BOUNDARY TREATMENTS

Scale	N/A	Date	MARCH 2010
Drawing No.	1818/C23/005C		

What are they?

'They are community-managed projects working with people, animals and plants. They range from tiny wildlife gardens to fruit and vegetable plots on housing estates . . .'

(Taken from Federation of City Farms and Community Gardens website <http://www.farmgarden.org.uk/farms-gardens>)

These projects are created by local people seeking to encourage strong community relationships and awareness of gardening ... They provide a wide variety of valuable, much-needed community facilities and services...

(Taken from The True Value of Community Farms and Gardens by Federation of City Farms & Community Gardens)

Community gardens successfully tackle a few important social issues:

- Increasing awareness of healthy eating and of where the food comes from;
- Providing opportunity for exercise;
- Encouraging social interaction, inclusion and integration by bringing together different ages and social groups, providing interesting activities for young people;
- Increasing environmental awareness of biodiversity and wildlife protection, organic and local produce, sustainability: composting, water management); and
- Educating and developing skills by interesting practical formal and informal training, especially to young people.
- Giving space and time to relax, to achieve, to be useful (aspects of social and therapeutic horticulture).

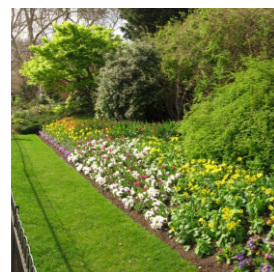
TYPES OF COMMUNITY GARDENS



Food growing

- Plots and raised beds for growing vegetables, herbs, ornamental plants.
- Orchards.
- Facilities to store tools and crops.
- Composting.
- Predominantly for food growing however usually accompanied by amenity uses, community building or a play area.

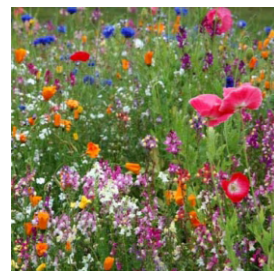
EXAMPLE: [Chiswick House Kitchen Garden](#)



Amenity

- Space for relaxation, opportunity for community interaction and social events, seasonal workshops aimed at range of minorities and age groups.
- Projects / Gardens initiated by residents, built and maintained with input and labour from local community.
- Mostly comprising ornamental planting: flower beds, pergolas, hedges.

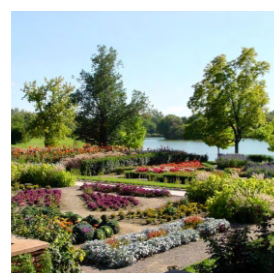
EXAMPLE: [Christ Church Garden, Southwark, London](#)



Wildlife

- Local wildlife protection / retention / enhancement, initiated by residents.
- Built and maintained with input and labour by community / volunteers.
- Often organised educational programme supporting local schools and groups of interest.
- Usually comprises woodland or pond with a fragment of wetland habitat or native wildflower meadow, dependent on site context.
- Often accompanied by small amenity area with seating / picnic space.

EXAMPLE: [Camley Street Natural Park, Camden, London](#)



Hybrid

- Most common, a combination of the uses mentioned above.
- Combines food growing, wildlife protection and general amenity uses, giving wide variety of activities for different ages, groups, e.g.:
Orchard + plots + play area or
Wildlife area + amenity seating space + plots
- Initiated by residents, built and maintained with input from the community / volunteers.

EXAMPLE: [Culpeper Community Garden, Islington, London](#)

Case studies

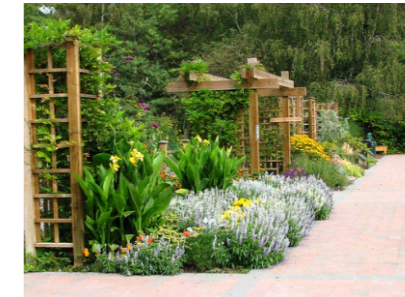
Food growing: [Chiswick House Kitchen Garden](#)

A 17th Century walled garden which had been neglected for decades was restored to its former productivity and beauty and brought back to life by the local community as a part of educational and horticultural project. The totally volunteer- led project was dedicated to restoring / reviving the garden and teaching local community (children and adults) about horticulture, grow your own food, seasonal changes, etc. Features include vegetables plots, fruit orchard and herbal maze



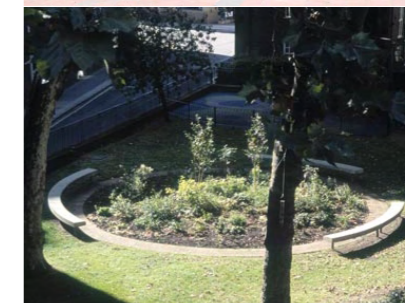
Amenity: [Christ Church Garden, Southwark, London](#)

A former church green converted through local residents initiatives into a community open space comprising of beds of flowers, ornamental shrubs and seating areas. Community volunteers have been involved in construction and planting and are responsible for day to day maintenance.



The design is a result of a competition held in the local school of garden design. It is in part designed as a sensory garden, local craftsman have been involved in design and crafting benches, planters and bird boxes. Recently a wildlife area has been added

It serves as a place of relaxation and provides an opportunity and location for different workshops and events organised for local children and groups (elderly, mentally handicapped, physically impaired).



Wildlife: [Camley Street Natural Park, Camden, London](#)

Formerly a neglected piece of land in a busy and dense location in London converted into local nature reserve, maintained by volunteers, it runs educational programme for schools and organised groups



Hybrid: [Culpeper Community Garden, Islington, London](#)

An open space in the heart of Islington that serves as city park and as an environmental community project. It is managed by and for local people and is open to the public. The community garden has a mix of elements providing a range of uses. It comprises of a lawn, ponds, rose pergolas, ornamental plots, seating, wildlife area and 50 vegetable plots (of which two are raised to serve disabled gardeners). It is tended to by a combination of communal garden members and volunteers. Part-time workers are also employed by the registered charity to develop projects with community groups, support volunteers, work with local children and schools, coordinate communal fund raising events as well as social and gardening activities.



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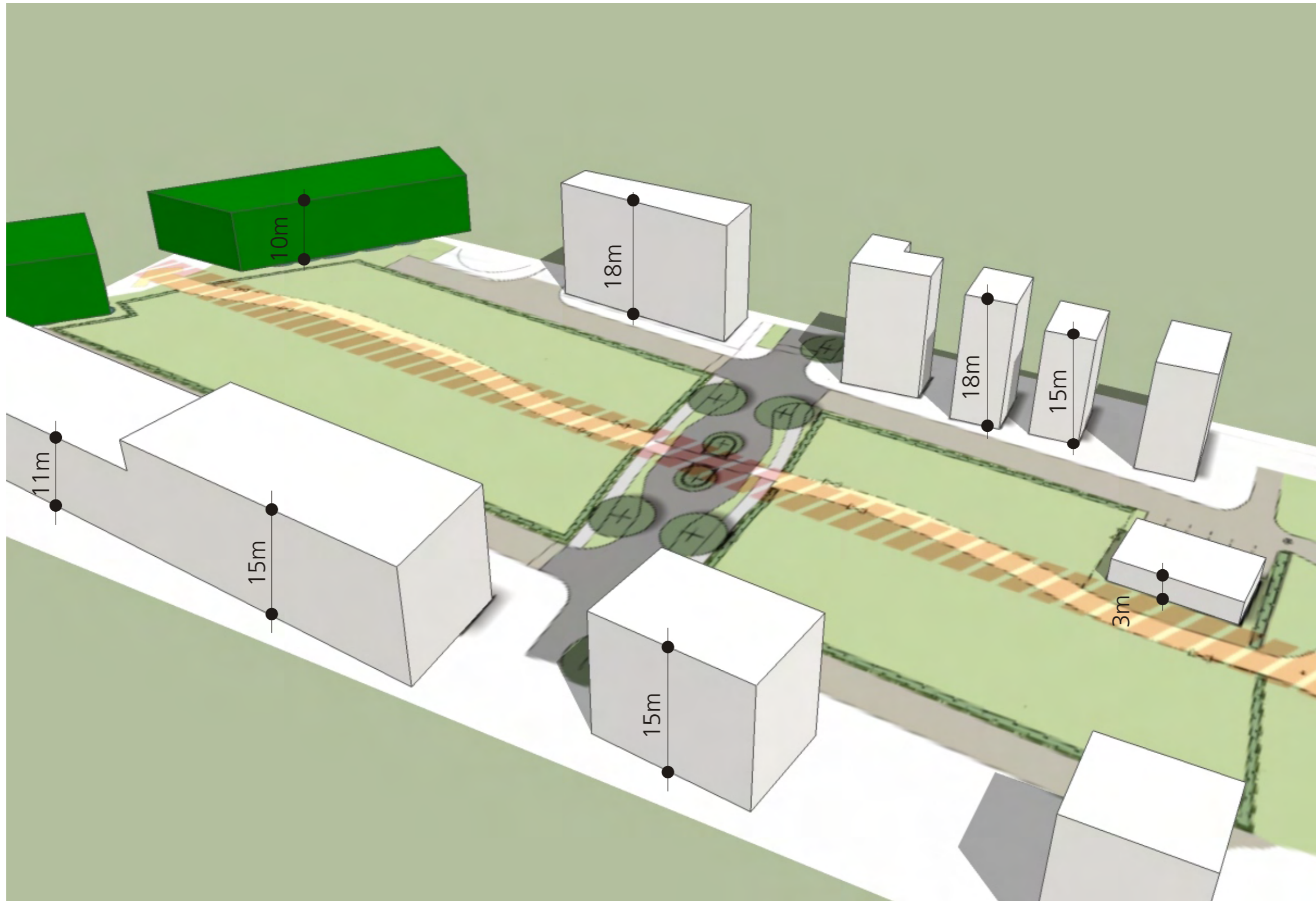
DAVID JARVIS ASSOCIATES LIMITED
1 Tenynson Street Swindon Wiltshire SN1 5DT
Tel: 01793 612173 Fax: 01793 613625
Email: mail@davidjarvis.biz

Client
COUNTRYSIDE PROPERTIES PLC

Project
CLAY FARM, CAMBRIDGE

Drawing Title
**COMMUNITY GARDENS
INFORMATION SHEET**

Scale	Date
N/A	MARCH 2010
Drawing No.	1818/C23/006



Heights taken from PRP drawing PP5 Maximum Building Heights and Maximum Building Envelope

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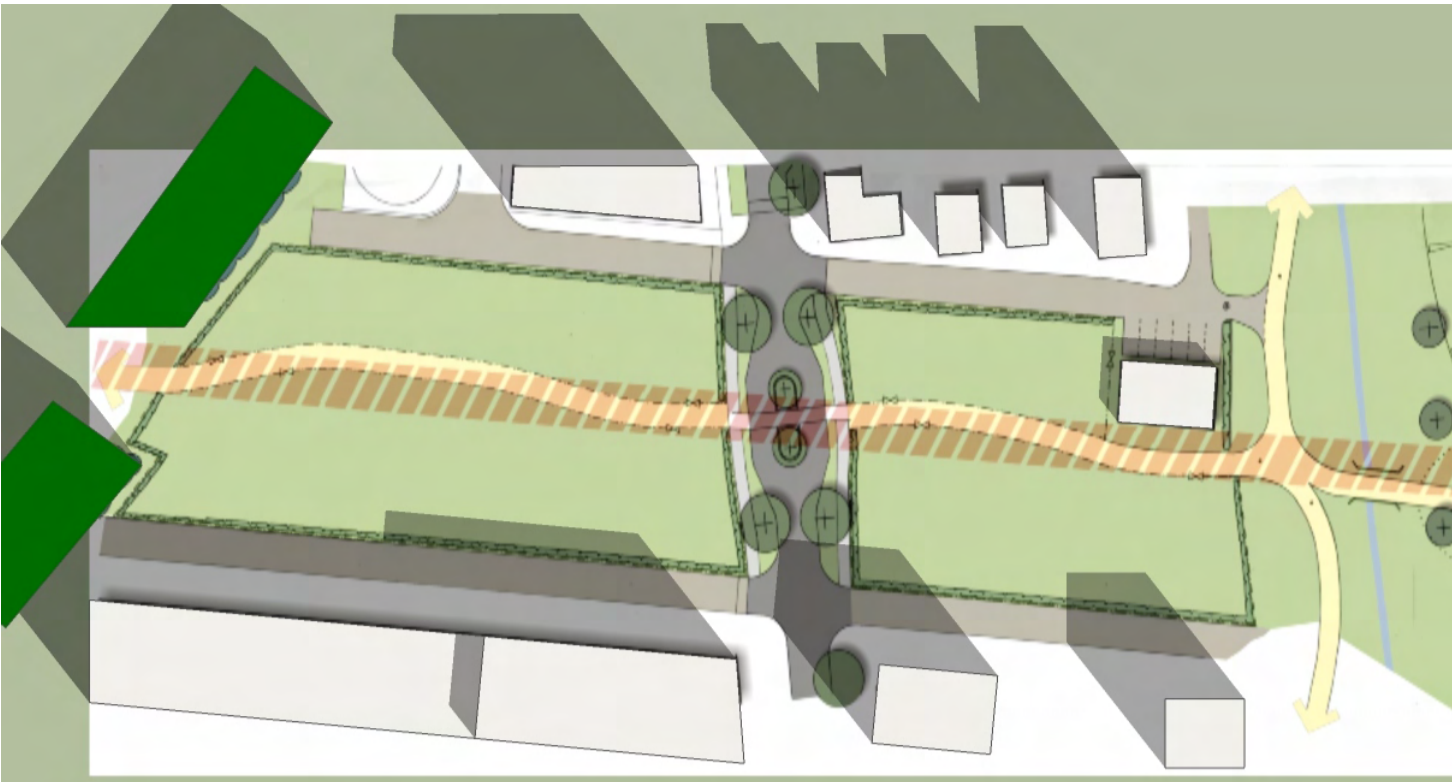
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 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz

Client
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Project
CLAY FARM, CAMBRIDGE

Drawing Title
SHADOW STUDIES - AERIAL VIEW

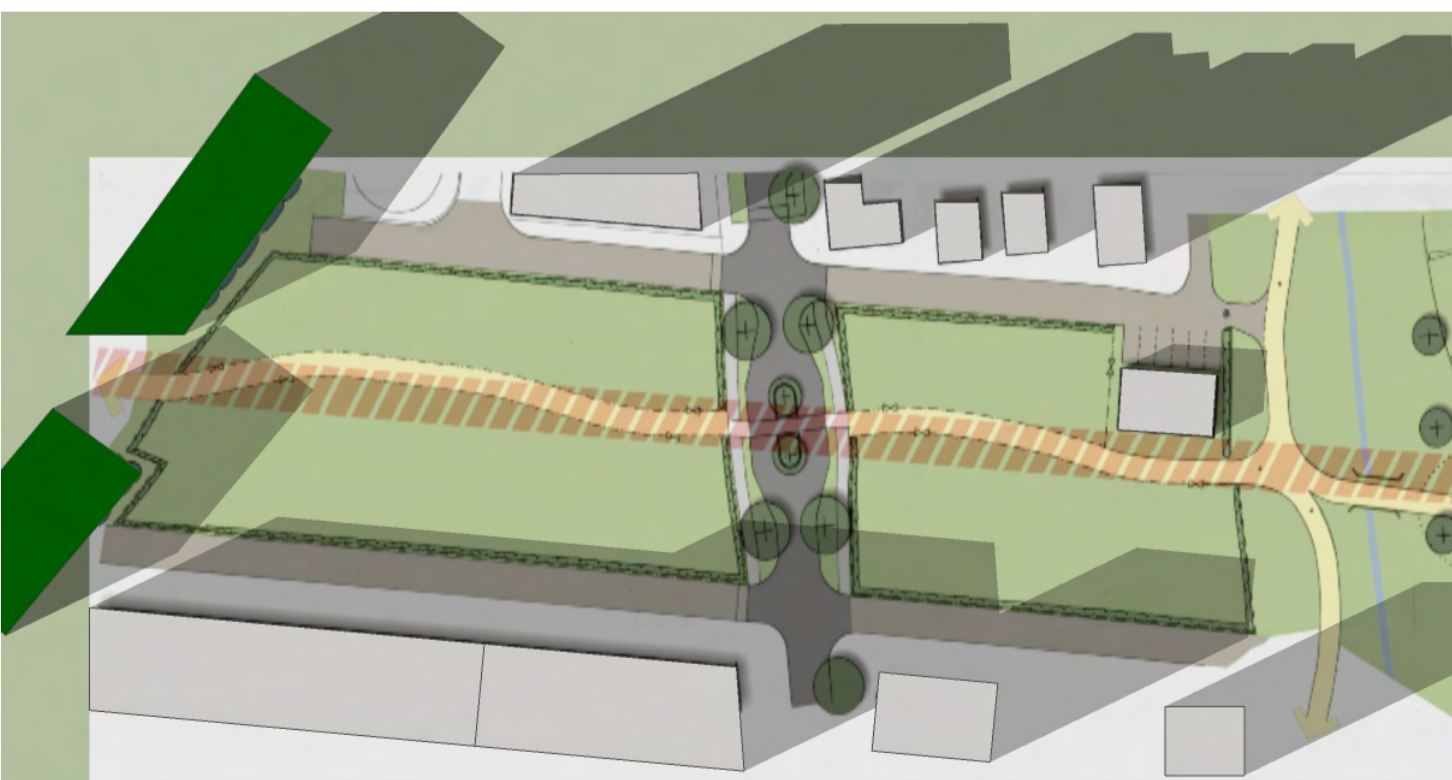
Scale	Date
N/A	APRIL 2010
Drawing No.	1818/C23/007



MARCH / SEPTEMBER 21ST 10AM



MARCH / SEPTEMBER 21ST 1PM



MARCH / SEPTEMBER 21ST 4PM

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 planning development landscape environment

DAVID JARVIS ASSOCIATES LIMITED
 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz

Client
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Project
CLAY FARM, CAMBRIDGE

Drawing Title
**SHADOW STUDIES -
 SPRING / AUTUMN**

Scale N/A	Date APRIL 2010
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Drawing No. 1818/C23/008



JUNE 21ST 10AM



JUNE 21ST 1PM



JUNE 21ST 4PM

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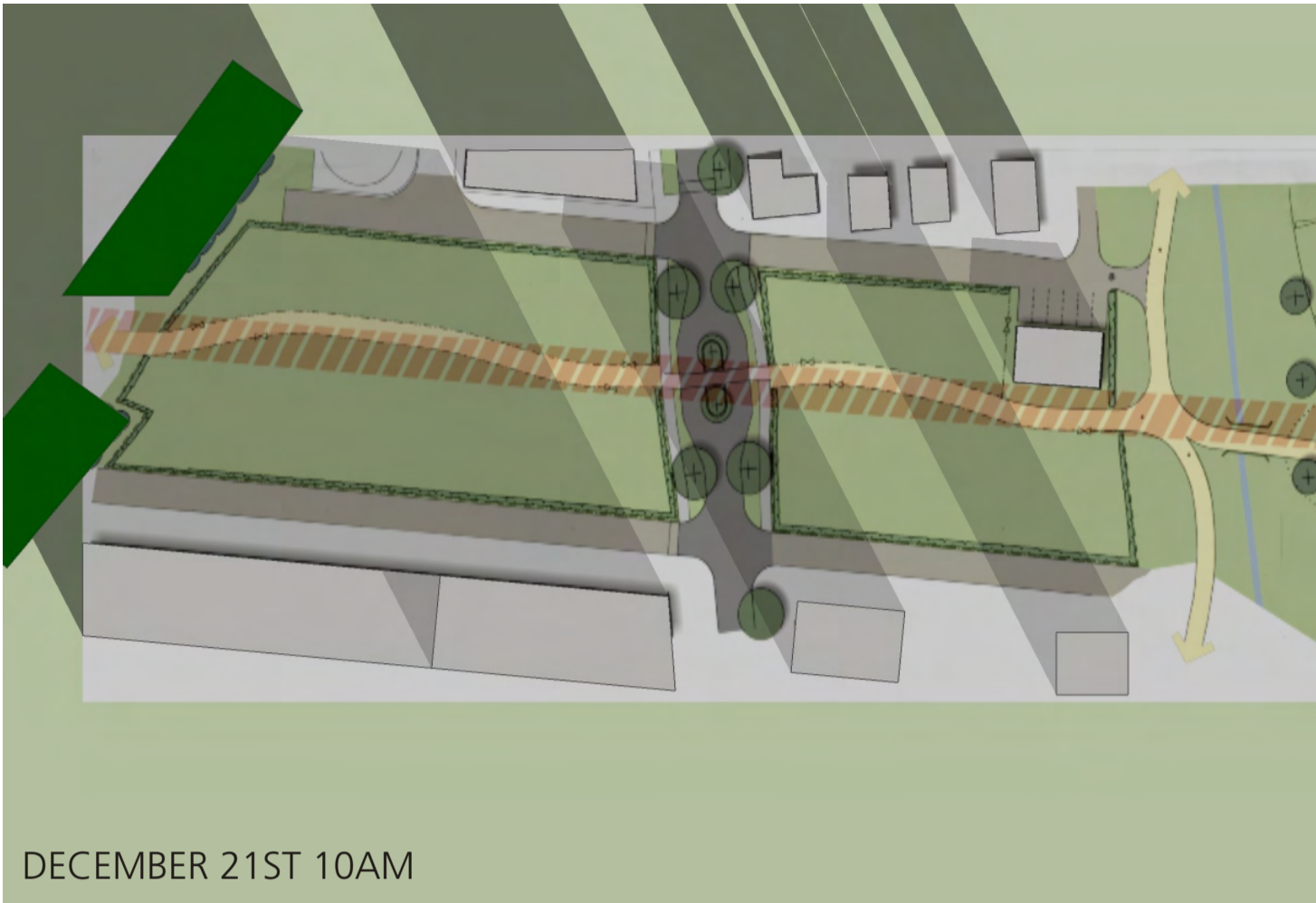
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 1 Tennyson Street Swindon Wiltshire SN1 5DT
 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz

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Project
CLAY FARM, CAMBRIDGE

Drawing Title
SHADOW STUDIES - SUMMER

Scale	Date
N/A	APRIL 2010
Drawing No.	1818/C23/009



DECEMBER 21ST 10AM



DECEMBER 21ST 1PM



DECEMBER 21ST 4PM

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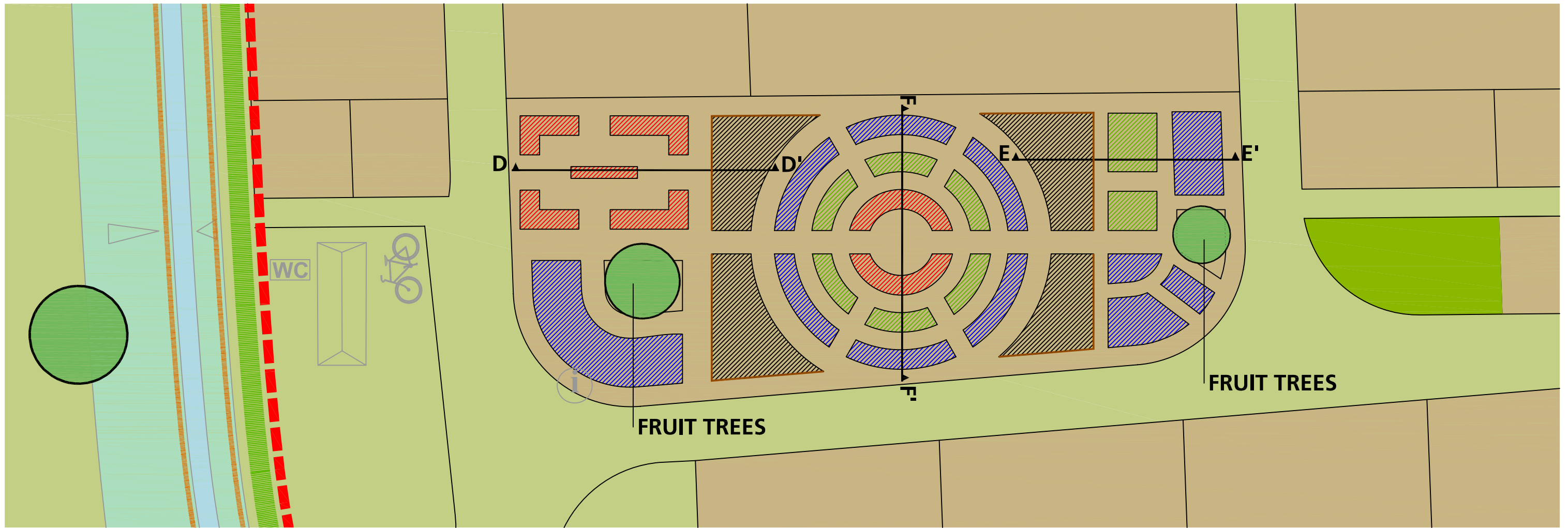
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 Tel: 01793 612173 Fax: 01793 613625
 Email: mail@davidjarvis.biz





Client
COUNTRYSIDE PROPERTIES PLC

Project
CLAY FARM, CAMBRIDGE

Drawing Title
SHADOW STUDIES - WINTER

Scale N/A	Date APRIL 2010
Drawing No. 1818/C23/010	



- KEY**
-  615mm HIGH PLOTS
(Disabled users in wheelchairs)
 -  1000mm HIGH PLOTS
(Standing users)
 -  500-700mm HIGH PLOTS
(Children and sitting users)
 -  200 - 300mm HIGH PLOTS
 -  TRELLIS
 -  INFORMATION BOARD
 -  POTENTIAL COMPOST TOILET
 -  CYCLE STANDS
 -  STORAGE CONTAINER

NOTE:
For sections see drawing 1818/C23/013

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Revision
A 290910 Amendment to show facilities

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1 Tennyson Street Swindon Wiltshire SN1 5DT
Tel: 01793 612173 Fax: 01793 613625
Email: mail@davidjarvis.biz

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Project
CLAY FARM, CAMBRIDGE

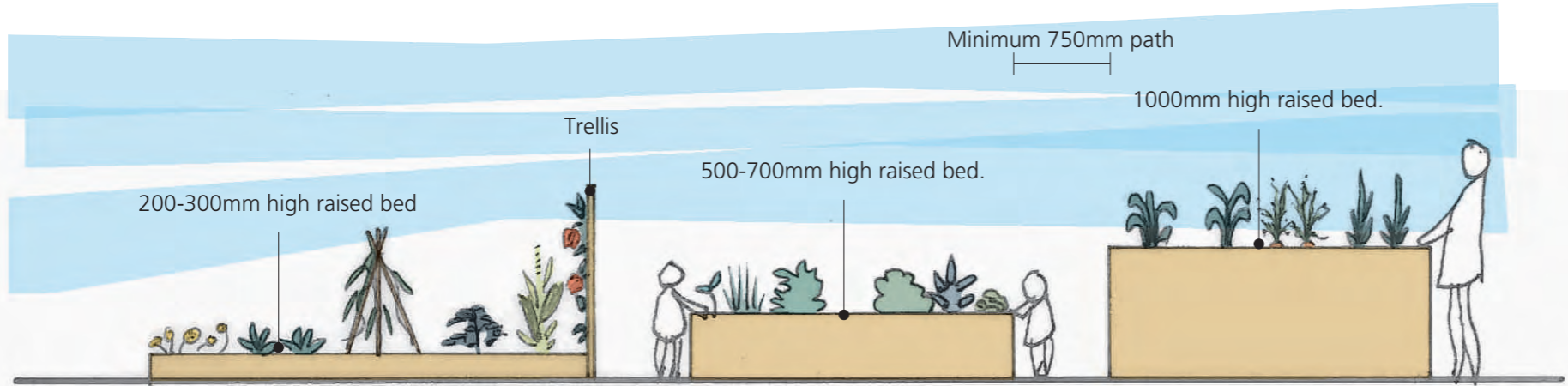
Drawing Title
ALLOTMENTS - RAISED BEDS & FACILITIES

Scale **1:200 at A3** Date **AUGUST 2010**

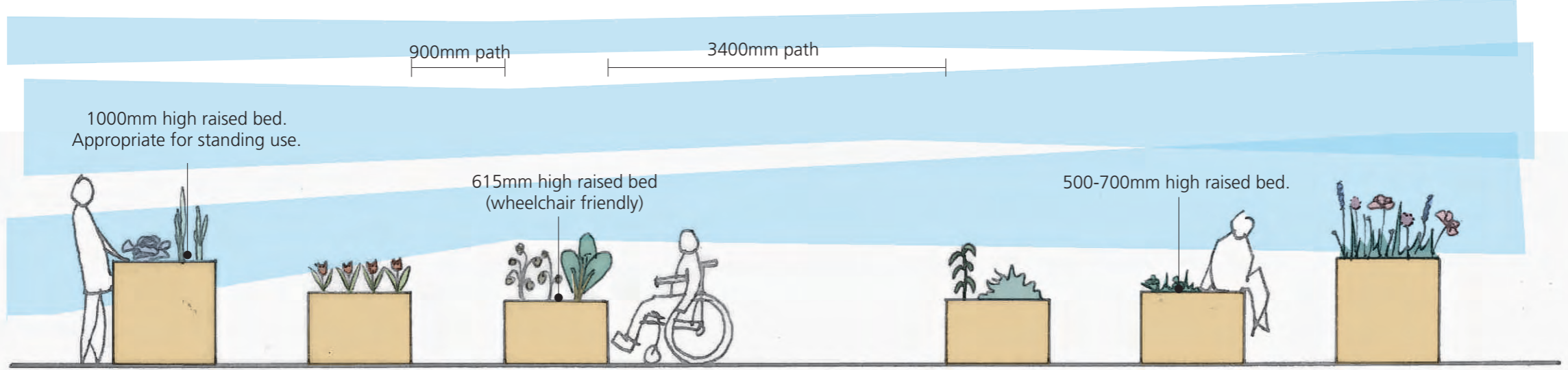
Drawing No. **1818/C23/012A**



SECTION D-D' (Allotments see DWG No. 1818/C23/012)
Scale 1:50



SECTION E-E' (Allotments see DWG No. 1818/C23/012)
Scale 1:50



SECTION F-F' (Allotments see DWG No. 1818/C23/012)
Scale 1:50

DO NOT SCALE FROM THIS DRAWING

Revision

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Tel: 01793 612173 Fax: 01793 613625
Email: mail@davidjarvis.biz

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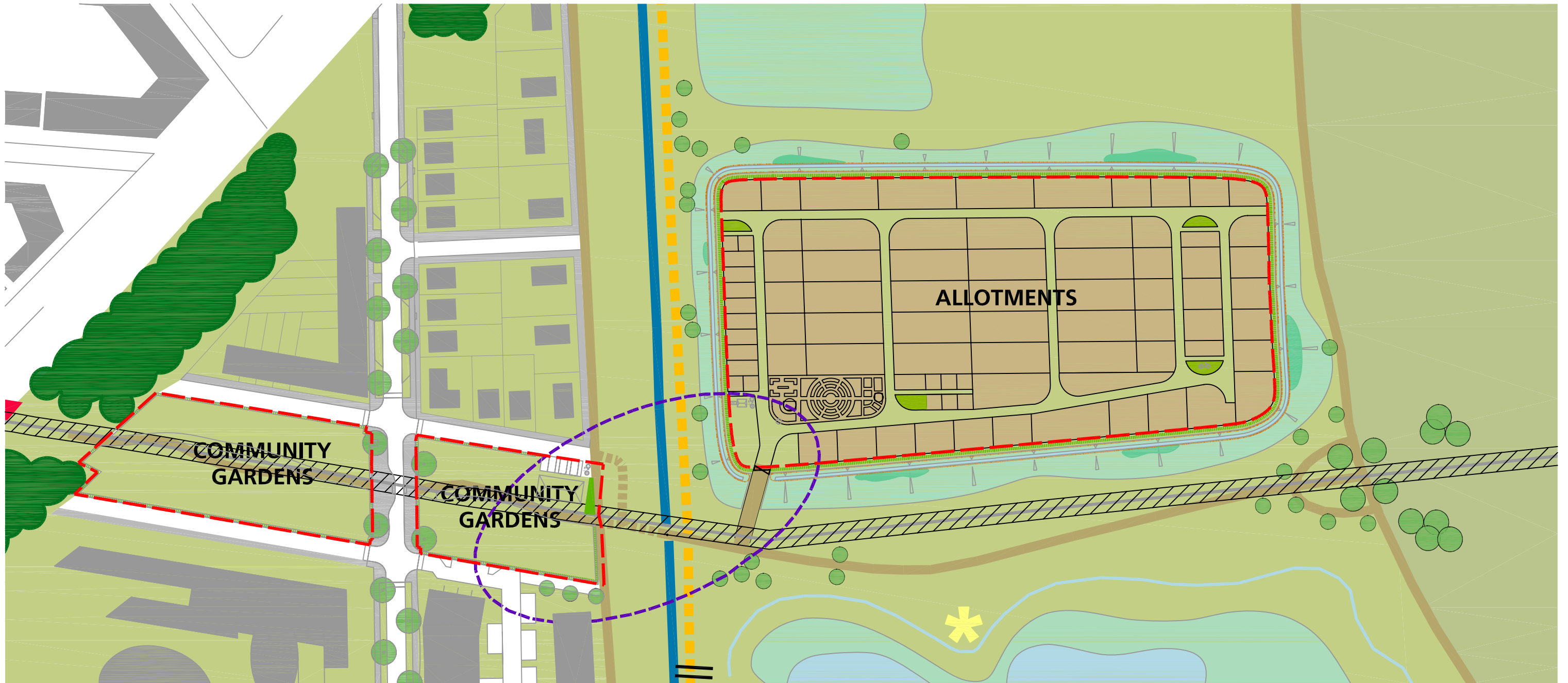
Project
CLAY FARM, CAMBRIDGE

Drawing Title
ALLOTMENTS - RAISED BED SECTIONS


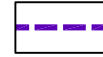

Scale
AS SHOWN

Date
AUGUST 2010

Drawing No.
1818/C23/013



KEY

-  BOUNDARY: 2ha AREA
-  NODAL AREA
-  LINK TO ALLOTMENTS - EXACT ROUTE TO BE DETERMINED AS PART OF RESERVED MATTERS APPLICATION FOR HOBSON'S BROOK EDGE

NOTE:

A central area in the Hobson's Brook buffer zone which extends into the community garden in the west and the Allotments in the east is a nodal point due to the pathway connections, access into the various amenity areas, provision of facilities and opportunities for social interaction.



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Revision

A 290910 Community Garden area amended

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1 Tenneyson Street Swindon Wiltshire SN1 5DT
Tel: 01793 612173 Fax: 01793 613625
Email: mail@davidjarvis.biz

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Project

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Drawing Title

ALLOTMENTS AND COMMUNITY GARDENS - CONTEXT

Scale

1:1250 at A3

Date

AUGUST 2010

Drawing No.

1818/C23/014A