



DESIGN & PLANNING STATEMENT

Parcel H4

Land at Northstowe (Phase 1)
Near Longstanton, Cambridgeshire, CB24 3DS



Proposed Bovis parcels (H4, H5 & H6) as edged red

November 2016

1. Northstowe is designed as a 21st century town in Cambridgeshire with up to 10,000 residential units that will take shape over a period of 15-20 years. It aims to achieve the highest quality of community living, conserving precious resources, and will contribute to the local identity of the area.
2. The application site forms part (known as Parcel H4) of the first phase of the Northstowe new town, allocated by SCDC within its adopted Core Strategy (2007) and brought forward in accordance with the Northstowe Area Action Plan (adopted by SCDC in July 2007) and Development Framework Document (DFD), which was endorsed by the Northstowe Joint Development Control Committee in July 2012.
3. An outline planning permission was granted for the entirety of Phase 1 of the town in April 2014, and the applicant has begun to implement the infrastructure covered by that permission.

“Outline planning permission for phase 1 of Northstowe comprising of up to 1500 dwellings; a primary school; a mixed-use local centre (including a community building and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments and hot food takeaways); leisure, community, residential institutions, cultural, health and employment provision (business, general industry and storage and distribution) including a household recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hatton’s Road; and associated works including the demolition of existing buildings and structures.”

4. Parcel H4 falls centrally within the north character district to the east of the northern local centre.
5. Bovis Homes are to deliver S106 obligations on H4 relating to provision of Local Areas of Play and Affordable Housing.
6. The layout of the site has been informed by the opportunities and constraints which affect the site as well as the approved Development Framework and Design Code which cover this parcel. The layout has taken into account the amenity of residential properties and seeks to protect their private amenity. The layout has evolved following an appraisal of the site and surrounding areas and formal pre application advice received from the council in a number of pre application meetings which included follow up discussions and exchanges of emails. It also includes feedback received from the Cambridgeshire Quality Panel on 29 September 2016. The layout follows the guidance in the adopted policies and SPDs as well as the principle of residential development established by the Outline Planning Permission. It also follows the Development Framework and Design Code except for those areas where it has been agreed with officers that the layout could move away from the Framework and Code in order to improve the overall design.
7. The proposed scheme on H4 accommodates 84 dwellings inclusive of affordable, giving a density of 40 dwellings per hectare. H4 will have 19 affordable dwellings as agreed with the LPA.
8. An integrated cycle route is incorporated running from east to west as well as an additional link running north and through the proposed adjacent ‘commercial parcel’.

9. A mix of house types and sizes catering for a wide range of household requirements. The dwelling types will range from 1 and 2 bedroom apartments through to 3 and 4 bedroom houses. The proposed mix allows for future residents to move home, without necessarily moving neighbourhood, whether it is 'upsizing' or 'downsizing' as the demographic of the areas change.

H4 OPEN MARKET MIX

5 No – 1 bed apartments
23 No – 2 bed apartments (includes coach houses)
27 No – 3 bed houses
10 No – 4 bed houses

H4 AFFORDABLE SHARED OWNERSHIP MIX

3 No – 2 bed apartments
4 No – 2 bed houses

H4 AFFORDABLE RENTED MIX

3 No – 1 bed apartments
3 No – 2 bed apartments
6 No – 3 bed houses

PROJECTED MIX FOR H5 & H6 OVERALL (FOR GUIDANCE ONLY)

H5 & H6 OPEN MARKET MIX

33 No – 2 bed houses
84 No – 3 bed houses
44 No – 4 bed houses
17 No – 5 bed houses

H5 & H6 AFFORDABLE MIX

3 No – 1 bed apartments
6 No – 2 bed apartments
15 No – 2 bed houses
15 No – 3 bed houses
5 No – 4 bed houses

10. Bovis have created a distinctive contemporary yet traditional character zone with a 'family' style throughout H4. The internal streets, whilst a simplistic approach to elevations is suggested, they retain a contemporary urban aesthetic.
11. The development provides both a strong primary frontage but also reduces the amount of rear parking courts required. Contemporary designs are used all the way around the perimeter of the site as well as internally. The use of contemporary designs to provide for simple, elegant buildings which due to the size would be viewed as being traditional. The use

of gable features throughout the site acts as a strong connection and continuity for a 'family' design throughout.

12. The perimeter of H4 is defined by a different scale to the core of H4 with a prominence of 3 storey gable ended townhouses with a distinct formal rhythm set by repeated use of semi detached groupings and with apartment blocks as marker buildings to the south east and western corners. The inner core being solely made up of 2 storey detached and semi detached properties with a less formal approach to layout but at the same time maintains street frontage and continuity.

Whilst local materials are respected the dwellings make use of articulated frontages with recessed windows, projecting brickwork and short canopies, allowing the use of shadow lines that change during the day to enhance their character.

The southeast and southwest corners of the site visibility is enhanced by the use of landmark buildings in the way of apartment blocks. These apartments are of a contemporary design with a duo pitch roof with a repeat use of gable ends repeating and complementing the design of the townhouses along the same frontage.

The contemporary townhouses along the western, southern and eastern boundaries have repeated gabled roof forms with variation for marker buildings to the proposed cycle route access into H4. Vertical emphasis is a main feature in the fenestration.

The coach houses are designed with vertical cladding to first floor and open parking bays below giving a 'barn' type of appearance.

13. The 'Landscape Zone' running the full length of the northern edge not only acts as a buffer to the proposed commercial use to the north but as an area of ecological corridor including the provision of a LAP and public open space to its centre.
14. The east-west cycle route with the proposed green space/play area creates a focus and gathering space for both the residents and wider community.
15. The affordable housing is pepper-potted throughout the scheme and ensuring that the properties were tenure blind.
16. The vehicular access points into the site have been determined by the approved infrastructure. A proposed cycle route within the site connects with the cycle routes running south to north on the eastern and western boundaries. An additional cycle route extension connects into the northern area set aside for commercial use and in turn will provide a direct access to the 'park and ride' bus station. Connectivity to Parcel H5 to the east of H4 is assured as this Parcel is within Bovis Homes control.
17. The infrastructure around the site allows for limited vehicular access off the surrounding road – no access being allowed along the full eastern boundary due to the restriction on traffic using the bus route. In addition the Design Code calls for a 'continuous' frontage along the perimeters of the site adding to the constraint of access of the surrounding streets restricting 'on plot' parking to those dwellings facing onto the surrounding infrastructure. Parking is in the main either on plot or below 'coach houses' with access to the dwelling the spaces serve.

18. Gallagher are providing serviced land parcels where they are re-profiling the site to defined site levels, establishing all surface and foul water drainage facilities, installing services to parcel bell mouths and delivering all primary infrastructure. The earthworks modelling have been completed on H4. There are no existing trees or hedges within H4.
19. Intensive archaeological investigation and mitigation works have been carried out (2015) and signed off by the County Archaeologist. No further archaeology works are required on the individual parcels.
20. All mitigation works relating to ecology have been completed for H4 as well as H5 and H6. As part of the proposed Bovis scheme it is the intention to provide swift boxes on northern elevations of 8 dwellings as well as 'sparrow terraces' on 8 dwellings.
21. A Flood Risk Assessment was approved under the Outline Planning Permission. The land including H4, falls within a flood zone 1 category (low risk).
22. All the proposed dwellings will comply with the Building Regulations 2015.

In addition a minimum 10 % of the overall scheme's expected energy requirements to be met or exceeded using the following hierarchy of methods starting with and then working through the list of methods until an average of 10 % or greater is achieved for the whole scheme;

1. Fabric improvements to the dwelling.
 2. Recovery of heat from wastewater within the dwelling with the installation of proprietary passive helical contra flow heat exchangers.
 3. Recovery of heat from waste ventilation with the installation of proprietary mechanical ventilation heat recovery.
 4. Finally the installation of PV (Photo Voltaic) or if orientation is not suitable for PV then the alternative installation of proprietary air source heat pumps.
23. All the dwellings with garages on H4 will be provided with a 3-pin socket to facilitate external off-street charging at home
 24. Additional SUDS measures within the land parcels will comprise of;
 - Water butts to all properties.
 - Permeable paving to all common private parking areas and shared drives with unrestricted outlets into the piped drainage system.
 - Landscape buffer zone and the planting of trees.
 25. All the affordable dwellings will be to Lifetime Homes standards.

26. Conclusion

Northstowe has been a much talked about development within Cambridgeshire itself and across the UK and with the already established Guided Bus Links and with the anticipated A14 improvements, it is expected that this will be a popular and desirable location to live and Bovis Homes are delighted to have the opportunity to be one of the first developers on the site, developing out some of the more prominent parcels on Phase 1.