

**Condition 9 of S/2011/14/OL**

9. Design Code Condition

Prior to or concurrent with the submission of the first of the reserved matters applications for the development, but excluding enabling works and earthworks for the Campus Site (as described in the S106), a Phase 2 Design Code shall be submitted to and approved in writing by the Local Planning Authority.

The Design Code shall include 'Detailed Design Elements', generally in accordance with the approved Town Wide Design Code. The Design Code shall address all pertinent matters associated with the following subject areas:

- a. The overall vision and character of the development and its setting;
- b. The creation of character areas and neighbourhoods addressing the principles of the mix of uses;
- c. The conceptual design and approach to all public realm areas, including enclosure, natural surveillance, public art, materials, street furniture and signage, sustainable drainage, the incorporation of utilities and landscaping for all public spaces;
- d. The principles of the street and public spaces hierarchy to address movement and permeability mobility and visually impaired users and traffic calming measures and making reference to the phasing of land parcels;
- e. The establishment of an approach to development parcel boundaries that ensures consistency of design on either side of primary streets and the dedicated busway, or around other primary public realm areas, is provided. This shall include an approach to making land parcels available for self-build and custom build developments;
- f. The design of the transport network hierarchy, streets, cycle routes, footpaths and public spaces, providing typical street cross-sections, which shall establish approaches to tree planting and tree species, underground utility/service trench routes type and specification, and on street parking, all including typical construction design details in accordance with Cambridgeshire County Council Highways requirements for the adoption of highways;
- g. The principles and structure of the blocks addressing key groupings or individual buildings, building form, massing, heights, scale and legibility, building typologies, density and use. This shall include the design principles addressing primary frontages, fronts and backs, pedestrian and vehicular access points, on plot car and cycle parking, threshold definition and surveillance of public realm areas, building materials and performance standards and design features;
- h. Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, waste and recycling provision for all building types. Approach to the provision of electric vehicle charging points/infrastructure, pipes, flues, vents, meter boxes, external letterboxes, fibres, wires and cables required by statutory undertakers as part of building design;
- i. Details of the approach to vehicular parking across the primary development site including the amount of parking, location and layout of parking, and parking for people with disabilities;
- j. Details of the approach to cycle parking for all uses, 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, and allowing for 1 cycle space per bedroom;

k. A landscape strategy describing the design principles, character, treatment and organization of strategic green spaces including play spaces and the public realm. It will show how the landscape will function and how the various open spaces and landscape elements will be coordinated. The strategy shall also include examples of landscape typologies and a palate of materials showing typical hard and soft landscaping details for the strategic greenspaces and the public realm.

l. The 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;

m. Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscaping, orientation, massing, and external building features;

n. Details of measures to minimise opportunities for crime;

o. Measures to preserve and enhance the Longstanton Conservation Area;

p. Details of the Design Code review procedure and of circumstances where a review shall be implemented

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who shall use the Design code, and how to use the Design Code. All subsequent reserved matter applications shall accord with the details of the approved design code, and be accompanied by a statement which demonstrates compliance with the code.

REASON: To ensure high quality design and coordinated development in accordance with Policy NS/1 the Vision for Northstowe, NS/2 Development Principles, NS/12 Landscape Principles, NS/14 Landscaping within Northstowe of the Northstowe Area Action Plan, 2007 and to facilitate continuity through cumulative phases of development in accordance with Policy DP/5 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.