

Appendix 1: Revisiting Recommendations from Orchard Park Task Group and their Relevance to Other Growth sites 2008-2011

Original 2008 Recommendations	Progress on growth sites since 2008. Position at March 2011
<p>1.Improved Design Guidance including monitoring and enforcing design standards</p>	<p>The importance of strong design guidance which is developed with key stakeholders and has been formally approved has been recognised across all growth sites:</p> <ul style="list-style-type: none"> • An Approved Design code is now in place for Trumpington Meadows and is currently being used to assess the first reserved matter applications for 353 homes. • Supplementary Design Guidance has been approved (PFH meeting 08.03.) for the remaining parcels at Orchard Park. • The outline application for Cambourne 950 application incorporated a detailed Design and Access statement; Design briefing documents will be required by condition prior any reserved matter application. • A design review day was held at Cambourne on 15.03.11 involving key stakeholders including the Parish Council to assess the existing development on site. The findings will be used to inform the future design guidance for the Cambourne 950 in Upper Cambourne. • Extensive pre-application discussions are underway for the university site at NW Cambridge including on the Master Plan and Design and Access statement. • The Cambridgeshire Quality Panel was established in 2009 to consider all major schemes for the growth sites, against the four core principles of the Cambridgeshire Quality Charter for Growth: connectivity, climate and character. To date this has provided advice on a number of schemes including: the first housing phase and primary school at Trumpington Meadows. • Last year all completed housing schemes over 10 homes in the district were assessed using Building for Life assessment criteria. <p>The role of the Joint Urban Design team is transforming our approach to producing and assessing design guidance and assessing applications particularly large housing schemes.</p> <p><u>Areas for further action:</u></p> <p>Ensuring roads are adopted in a timely manner remains a challenge.</p> <p>A practical day workshop looking at key issues and processes associated with the adoption and maintenance is being held on 22.03.11.</p>
<p>2 Improving standard of applications</p>	<ul style="list-style-type: none"> ▪ Strong project management arrangements in place with regular liaison meetings across all growth sites

	<ul style="list-style-type: none"> ▪ Pre-application meetings are held for all applications involving appropriate consultees. ▪ At Cambourne the Pre-application Forum has recently been re-established which brings together all key stakeholders including landscape, police architectural liaison, highways etc. ▪ Developers are also encouraged to discuss their schemes with local Parish Councils before submission.
3.S106 Agreement	<ul style="list-style-type: none"> ▪ The appointment of two S106 officers at SCDC have been an invaluable, one negotiates and provides advice, the other monitors. ▪ All S106 agreements including trigger points are now monitored ▪ Advice is provided to Applicants and Parish Councils across the district and there is specific guidance on the Council's website. ▪ The s106 Officer has experience and strong skills in viability. Having this resource in-house puts SCDC in a stronger position, and over time will prove cost effective. ▪ Contributions have been secured for monitoring in s106 agreements for all Southern fringe sites and the Cambourne 950.
4.Phasing	<ul style="list-style-type: none"> ▪ Phasing follows a logical order, ensuring housing parcels adjacent to each other across schemes are developed before the next phase. In Trumpington this follows the Crescent shaped nature of site from NE to SE. This has been secured by way of planning condition. ▪ Similar discussions are underway for the University site at NW Cambridge and Cambourne 950. ▪ A further lesson learnt from the Southern Fringe sites is to ensure that each housing parcel is not too large. Ensuring the submitted schemes are of a manageable size to allow all aspects of detailed design e.g. street scenes, elevations, materials, overlooking, parking and bin locations are carefully considered within a reasonable has proved very challenging. As such it is recommended in future that reserved matter applications for housing schemes do not exceed approximately 100 houses.
5. Community Development	<ul style="list-style-type: none"> ▪ Community Development Officers (CDO) together with Parish/Community Councils continue to plan a crucial role in supporting residents and facilitating local events and community activities at Orchard Park and Cambourne.

	<ul style="list-style-type: none"> ▪ Funding to continue these CDO roles has been secured at Trumpington Meadows, which will be managed by Cambridge City. ▪ There is a clear plan for community engagement and development work for the southern fringe. A number of task groups have been established to look at specific aspects including health and wellbeing, children and young people, which in turn report to the project group and up to the Community Forum. ▪ A workshop lead by Marilyn Taylor Associates was held in February focussing on the community infrastructure on Southern fringe share learning from Orchard Park and Cambourne ▪ The welcome packs have been recently revised at Cambourne and Orchard Park and are currently being drafted for Trumpington Meadows in good time for first residents expected in 2012. ▪ A project using social media and online portals for community engagement is being piloted on the fringe sites, targeted at young people. ▪ Orchard Park Community Council and Cambourne Parish Council have both developed websites providing local information and useful links.
6.Environmental concerns	<p>Environmental Health officers are involved in all the sites providing advice:</p> <ul style="list-style-type: none"> ▪ Trumpington Meadows (noise from M11 and John Lewis depot) ▪ University site at NW Cambridge (noise from M11). ▪ Orchard Park Design SPD. ▪ Pre-application discussions for the remaining parcels at Orchard park.
7.Governance	<ul style="list-style-type: none"> ▪ Having a clear plan for governance arrangements from an early stage is recognised as important. Local Members and Parish Councils play a crucial role. ▪ A Community Forum has been established for the southern fringe sites with representatives from District Council and Parish Councils. ▪ The increased cost of clerking incurred by associated Parish Council is recognised. Cambridgeshire Horizons assisted Haslingfield Parish Council with some additional funds,

	<p>pending parish precept from future residents. It will be important to ensure this issue is addressed for the University site at NW Cambridge.</p>
<p>8 Communication and Engagement.</p>	<ul style="list-style-type: none"> ▪ The need for a regular forum for all stakeholders to raise and resolve concerns was recognised as particularly important at Orchard Park together with having a key point of contact. ▪ All sites have lead planning officers. ▪ Forums have been established for the Cambridge Fringe sites: ▪ The Forum for NW Cambridge includes a combination of themed public meetings and more informal 'drop in' sessions. It next meets on 26th March 2011. ▪ A Community Forum has been established for Trumpington Meadows with a panel of local representatives. It first met on 1st March 2011. When it next meets it will focus on Construction strategy and City-owned Land at Clay F arm. The Forum is likely to meet quarterly. ▪ At Cambourne, Officers meet monthly with Cambourne Parish Council and attend Orchard Park Community Council meetings when requested which is usually every few months. ▪ A Community Services and Infrastructure group (CSIG) was established in 2010, to oversee all growth sites and ensure planning and discussion and cross agency review at a strategic level. This Group is chaired by SCDC. ▪ CSIG oversees is overseeing a number of projects including e-engagement, targeted at young people.
<p>9 Affordable housing</p>	<p>The southern fringe sites continue the good practice of involving Housing Associations/Registered Social landlords (RSLs) from an early start (via the Cambridge Challenge process).</p>
<p>10 Living with construction</p>	<ul style="list-style-type: none"> ▪ Poor site conditions, particularly mud on the road, has been an issue at Orchard Park. This has been significantly compounded by the constrained nature of the site and approach to phasing. ▪ Construction Environmental Management Plan have been submitted at Trumpington Meadwos to address matters such as compounds, hours of working, site conditions e.g. noise, road cleaning etc. A similar approach will be used for Cambourne 950 and University site at NW Cambridge.

	<ul style="list-style-type: none"> ▪ Ensuring these terms are monitored and enforced will be crucial going forward. ▪ The City Council also operates a considerate contractors scheme.
<p>11 Community facilities including primary schools and street names</p>	<ul style="list-style-type: none"> ▪ A Community Services and Infrastructure group (CSIG) was established in 2010, to oversee all growth sites and ensure planning and discussion and cross agency review at a strategic level. This Group is chaired by SCDC. ▪ CSIG is overseeing a project for joint procurement of the community building at Clay Far. There is commitment from all parties to achieve the highest possible environmental standards in design, construction and management. ▪ Ensuring early provision of community facilities including schools remains a guiding principle. ▪ Learning from Orchard Park, the primary school at Trumpington Meadows will be located centrally within the site; and is aiming to opening in 2012 when the first residents move in. Its design has proved challenging and is still under discussion. ▪ A lesson arising from the school at Trumpington Meadows is to ensure all parties are involved from an early in design discussions. ▪ Discussions have also started to ensure a joint and timely approach to street naming and numbering at Trumpington Meadows.
<p>12. Utilities & drainage</p>	<ul style="list-style-type: none"> ▪ Ensuring consultation with utility companies early when planning policy and strategies are being formulated to understand costs, feasibility and timescales remains important. ▪ Surface water and foul drainage are key considerations at all stages from policy formation, through to detailed scheme consideration with the planning application consideration through to implementation. ▪ As with roads ensuring timely adoption needs discussion. ▪ The need for appropriate inspection regimes to ensure compliance will be important, as has been highlight by experience at Cambourne over the last year.