

DEVELOPMENT MANAGEMENT COMMITTEE 14 April 2025

Case No: 24/80112/COND
Proposal: Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information.
Location: Wintringham Park, Cambridge Road, St Neots
Applicant: Mr Joe Dawson – Urban & Civic plc and Wintringham Partners LLP
Grid Ref: (E) 519875 (N) 259612
Date of Registration: 26th March 2024
Parish: St Neots

RECOMMENDATION –

Delegated powers to APPROVE the Design Code in accordance with condition 8 (part b) and subject to Officer support of all other parts of condition 8.

This application is referred to the Development Management Committee (DMC) at the request of the Chief Planning Officer to seek approval of the Design Code in accordance with condition 8 part (b) of the outline consent and its subsequent use as a material consideration in the determination of reserved matters applications.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This site relates to an area at Wintringham Park, which has outline consent under application reference 17/02308/OUT which was subject to a S106 agreement and various planning conditions, and is allocated within the Development Plan under policy SEL2 (St Neots East). Development at Wintringham is subject to site wide parameter plans (approved as part of the outline consent) that set the overall framework of the development.
- 1.2 The Wintringham development is supported by a sequence of submissions structured into three ‘tiers’, to provide a progressive layering of increasingly detailed information, from the over-arching and site-wide (Tier 1), through substantive key phases (Tier 2) to detailed

Reserved Matters submissions within sub-phases and on individual development sites or 'Reserved Matters areas' (Tier 3).

- 1.3 In respect of Tier 1 (site wide planning) the outline element of the Hybrid Planning Permission approved the broad quantum and disposition of land uses as defined by the Development Specification, Parameter Plan and the design principles within the Design and Access Statement. Site-wide strategies on Surface and Foul Water, Remediation, Archaeology, Construction, Green infrastructure and Biodiversity supplement the parameters set by the outline permission.
- 1.4 In relation to Tier 2 (Key Phase Planning) the Key Phase tier requires an additional level of detail to be submitted to and approved by the Council. Outline Condition 8 requires approval of documentation to set the definition of and provide a framework for each Key Phase. At this tier a greater level of detail is provided; this technical information informs and establishes a base against which Reserved Matters Applications within the Key Phase area can be assessed.
- 1.5 For Tier 3 (Reserved Matters) the hybrid planning permission provides outline planning permission, including means of access, for the development of the site as a whole. Matters relating to layout, scale, appearance and landscaping were reserved for subsequent approval. Accordingly, detailed approval in respect of the Reserved Matters is needed before development can commence.
- 1.6 This submission seeks approval of Key Phase 2 Tier 2 details, pursuant to condition 8 of the hybrid planning permission. Condition 8 reads as:

Key Phases

All applications for a Key Phase, other than Key Phase 1 (as defined by drawing ref: WIN001/011) should be submitted and approved in writing by the Local Planning Authority. Submissions for a Key Phase should be accompanied by the following:

- a) a plan defining the extent of the Key Phase;
 - b) a Design Code covering the full extent of the area defined in (a) and in accordance with the scope set out in APPENDIX 1;
- Each submission for a Key Phase should also be accompanied by a written statement which addresses the following:
- c) a schedule identifying the broad disposition of uses and an indicative quantum of development having regard to the relevant trigger events as set out in the S106 Agreement;
 - d) demonstration of conformity with approved Parameter Plan, Development Specification and the Site Wide Strategies identified in Conditions 5 and 6; and
 - e) a specific statement identifying how foul and surface water will be managed in the Key Phase.

Reason: To ensure the details of the development are acceptable to the Local Planning Authority in view of the nature and scale of the development proposed, and to clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications.

- 1.7 In relation to part a of Condition 8, Key Phase 2 will comprise the central section of the wider Wintringham site, located between Wintringham Brook to the north, Hen Brook to the south, the East Coast Mainline to the west and the existing A428(T) to the east. It encompasses 49.64ha of land, which is approximately 31% of the overall Wintringham site. It is currently vacant and cleared land with areas of retained tree and shrub cover in the areas associated with the former Railway Field in the south west part of the Key Phase, along Wintringham and Hen Brooks and in the central part of the Key Phase. There are four Public Rights of Way (PROWs) that run through the site; footpaths 194/52, 194/53, 194/54 and 194/55. These all run east-west across the site, connecting the town of St Neots to the countryside to the east side of the A428.
- 1.8 Key Phase 2 provides for the ongoing delivery of Wintringham as a committed development and part of the established growth strategy for the area. This application unlocks the next Key Phase comprising circa 900 new homes, a new 2 form entry primary school, new local facilities, circa 22ha of new open space, sport and recreation facilities, and a network of new footways, cycleways and bridleways.
- 1.9 In relation to part c of condition 8, Key Phase 2 (KP2) incorporates the following land uses:

Land Use	Quantum – Area (hectares)/ Dwellings / Floorspace
Residential	Up to 21.78ha, up to 938 dwellings
Formal Open Space	Up to 8.78ha, including 4.9ha Sports Hub
Informal Open Space	Up to 12.90ha
Play Space	4 LAPs, 1 LEAP and 1 NEAP
Education	2.3ha Primary School 2 – 2FE (with 3FE core) 0.7ha Land for Future Consideration / Additional FE Land
Local Facilities comprising Commercial, Business and Service; and/or Local Community Uses)	Up to 500m2

- 1.10 The Key Phase 2 submission comprises the following:
1. KP2 Boundary Plan;
 2. KP2 Design Code, incorporating:
 - Regulatory Plan; and
 - Illustrative Masterplan;
 3. KP2 Foul and Surface Water Management Strategy;
 4. KP2 Ecological Management Plan; and
 5. KP2 Compliance Statement, incorporating:
 - Schedule of Uses providing an indicative quantum of development having regard to S106 trigger events; and
 - A statement of conformity with approved Parameter Plan, Development Specification and the Site Wide Strategies.

- 1.11 The submission of a Design Code is required by condition 8 (b) of the outline permission to be submitted and approved prior to the commencement of each phase of the development. **It is only the Design Code element of the condition discharge submission which is for Members consideration; all other matters for the condition discharge are to be delegated to Officers.** The Design Code is large document containing 204 pages. It is available to view on the Council's Public Access website under reference 24/80112/COND at the link below. Plans attached to this agenda item relate to a limited number of pages within the Design Code, the Boundary Plan and the Regulatory Plan.

Public Access - <https://publicaccess.huntingdonshire.gov.uk/online-applications/>

What is a Design Code?

- 1.12 Design Codes are a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should be proportionate and build upon a design vision, such as a masterplan or other design and development framework for a site or area. Their content should also be informed by the 10 characteristics of good places set out in the National Design Guide. (PPG Paragraph: 001 Reference ID: 26-001-20191001). These 10 characteristics are:-
- Context – enhances the surroundings;
 - Identity – attractive and distinctive;
 - Built form – a coherent pattern of development;
 - Movement – accessible and easy to move around;
 - Nature – enhanced and optimised;
 - Public spaces – safe, social and inclusive;
 - Uses – mixed and integrated;
 - Homes and buildings – functional, healthy and sustainable;
 - Resources – efficient and resilient;
 - Lifespan – made to last.
- 1.13 Paragraph 134 of NPPF 2024 states that “Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code.”
- 1.14 The aim of a Design Code is to provide clarity over what constitutes acceptable design quality for a particular site or area; Design Codes should however not hinder deliverability of the development and must also be flexible enough to ensure that they remain appropriate throughout the construction period of the development, and beyond.
- 1.15 Design Codes are not new to Huntingdonshire, with Alconbury Weald, Brampton Park, Bearscoft, Loves Farm 1, Loves Farm 2 and Ermine Street South all having Design Code(s) for their respective development.
- 1.16 The Design Code has been prepared by master developer Urban & Civic in consultation with the District Council's Urban Design Officer and aims to achieve a high-quality development by setting phase-wide design requirements that each subsequent reserved matters submission should

comply with. These design requirements are derived from the principles set out in the outline planning permission as part of the Design and Access Statement and inform the detailed design of each parcel that will come forward as 'reserved matters' submissions, having regard to the adopted Huntingdonshire Design Guide and current national and local policy. By bridging the 'gap', the Design Code gives certainty as to how this Key Phase will be developed, helping avoid potentially uncoordinated piecemeal and fragmented consideration and delivery of the development which could occur without a Design Code.

- 1.17 It is a requirement of condition 8 of the outline planning permission to submit a Design Code defining the extent of the Key Phase and, as per Appendix 1 on the decision notice of the outline planning permission, to include the following:

a) A regulatory plan that establishes the framework for development within each Key Phase.

The regulatory plan is the key plan associated with the Design Code and the content of the plan and its associated key will inform the structure of the Design Code.

b) The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces;

c) The street hierarchy, including the principles of adopting highway infrastructure, and typical street cross-sections;

d) How the design of the streets and spaces takes into account mobility and visually impaired users;

e) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and perimeter of building definition;

f) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;

g) The conceptual design and approach to the treatment of the public realm

h) Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables required by statutory undertakers as part of building design;

i) Details of the approach to vehicular parking;

j) Details of the approach to cycle parking for all uses and for each building type, 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.

k) Demonstration of conformity to the principles of the site-wide biodiversity strategy.

l) The approach to the character and treatment of landscape features and the structural planting to the development areas;

m) The approach to the treatment of any hedge or footpath corridors and retained trees and woodlands;

n) The conceptual design and approach to sustainable drainage management and how this is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, and planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into ponds and basins;

o) The conceptual design and approach of the public realm to include public art, materials, signage, utilities and any other street furniture.

- p) The conceptual design and 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;
- q) Details of waste and recycling provision for all building types and underground recycling points.
- r) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features;
- s) Details of measures to measures to minimise opportunities for crime;
- t) Details of Design Code review procedure and of circumstances where a review shall be implemented.

- 1.18 The Design Code takes the form of a written document with illustrations, specific mandatory 'Coding Principles' elements and discretionary design guidance on these matters that future development should adhere to.
- 1.19 The Design Code includes all elements of the built environment including:
 - spatial components that take up land, including Green Infrastructure (open spaces and landscaping), Movement and Access (roads, paths and cycle routes) and Residential Built Form (the buildings).
 - non spatial components including elements such as architectural detailing, building materials, surfacing materials, street furniture, boundary treatment, public art and tree planting, and technical guidance on matters including parking provision, bin and cycle storage, water management and ecological enhancement.
- 1.20 A Design Code Compliance Checklist is included within the Design Code. Applicants will be required to submit this alongside each Reserved Matters Applications for the site. Future proposals will be expected to demonstrate full compliance with the Design Code unless an explanatory statement which details the planning and place making benefits associated with the scheme can justify non-compliance.

2. NATIONAL GUIDANCE AND POLICY AND RELEVANT LEGISLATION

- 2.1 The National Planning Policy Framework 2024 (NPPF) sets out the three economic, social and environmental objectives of the planning system to contribute to the achievement of sustainable development. The NPPF confirms that 'So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development...' (para. 10). The NPPF sets out the Government's planning policies for, amongst other things:
 - delivering a sufficient supply of homes;
 - achieving well-designed places;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.

- 2.2 The National Planning Practice Guidance (NPPG) and the National Design Guide 2019 (NDG) are also relevant and a material consideration.
- 2.3 For full details visit the government website [National Guidance](#).
- 2.4 Relevant Legislation;
- Planning and Compulsory Purchase Act 2004
 - Town and Country Planning Act 1990 (as amended)
 - Planning (Listed Buildings and Conservation Areas) Act 1990
 - Ancient Monuments and Archaeological Areas Act 1979

3. LOCAL PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019):

- LP2 Strategy for Development
- LP3 Green Infrastructure
- LP7 Spatial Planning Areas
- LP11 Design Context
- LP12 Design Implementation
- LP12 Design Implementation
- LP13 Placemaking
- LP14 Amenity
- LP17 Parking Provision and Vehicle Movement
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodland, Hedges and Hedgerows
- SEL2 St Neots East

- 3.2 St Neots Neighbourhood Plan (2016)

St Neots Neighbourhood Plan was made on 24 February 2016 and forms part of the development plan. The following policies are relevant to the proposal:

- Policy A2: Development on the edge of St. Neots
- Policy A3: Designed to a high quality
- Policy A4: Landscape Backdrops
- Policy PT1: Sustainable modes of Transport
- Policy PT2: Vehicle Parking
- Policy P2: Open Spaces
- Policy P4: SUDs
- Policy SS3: Community facilities

- 3.3 Supplementary Planning Documents (SPD)

- The St. Neots Urban Design Framework (UDF) (2011)
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire Design Guide – Adopted 2017
- Cambridgeshire Flood and Water SPD – Adopted 2017
- RECAP Waste Management Design Guide (CCC SPD) – Adopted 2012
- Developer Contributions – Adopted 2011 (Costs updated annually)

- 3.4 For full details visit the Council's website [Local policies](#).

4. PLANNING HISTORY

4.1 17/02308/OUT - Hybrid planning application comprising:

1) Application for outline planning permission for development of a mixed use urban extension to include: residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access: and

2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.

Approved 06.11.2018.

4.2 24/01315/NMA - Non-material amendment of 17/02308/OUT comprising update to the approved Parameter Plan in relation to development extents in Key Phase 2 – Consent 02.04.2025.

5. CONSULTATIONS

Officer Note – The following summarised consultations as set out only include those relevant to the Design Code. Matters relating to other requirements under condition 8 are not included.

- 5.1 St Neots Town Council (23.04.2024) (copy attached) – Supports the proposals, noting that the layout and scale are satisfactory.
- 5.2 St Neots Town Council (17.09.2024) (copy attached) – Noted the proposals, stating that the Council does not have the sufficient technical expertise to comment on the application and will be guided by the comments of technical consultees and officers.
- 5.3 St Neots Town Council (14.01.2025) (copy attached) – Supports the proposals, requesting that the developments include temporary pipes as part of managing water run-off from the site into Hen Brok until the attenuation ponds are effective; that consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways and that the developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.
- 5.4 HDC Urban Design – Following receipt of amendments, considers the Design Code to be acceptable.

- 5.5 HDC Landscaping – Following receipt of amendments, considers the Design Code to be acceptable.
- 5.6 HDC Conservation Officer – No objections, noting that the proposals do not impact on any heritage asset.
- 5.7 British Horse Society – Whilst appreciative of the leisure and rights of way provision at Wintringham, concerns are raised regarding the ambiguity that has crept into the wording of the DC. The bridleway should comprise the whole of the path (grassed section and other surface route) and every user should be able to use the whole route. It is noted that tarmac is not a suitable surface for a bridleway. Comments note that the BHS have been advised that the multi-user routes will be available to equestrians; amended wording to the Code is therefore sought to avoid any future ambiguity. *Officer note: an amended Design Code has since been submitted which states that the multi-user active travel route will include a suitable surface including for equestrian use; therefore these comments have been addressed.*
- 5.8 Environmental Health – No comments.
- 5.9 Cambridgeshire County Council – Highways – Following receipt of amendments, considers the Design Code to be acceptable
- 5.10 Cambridgeshire County Council – Highways Transport Assessment Team – Following receipt of amendments, considers the Design Code to be acceptable.
- 5.11 Cambridgeshire County Council – Rights of Way – No objections, but requests amendment to DC on page 105 for the 'Function' to include equestrians as well as pedestrians and cyclists for clarity on who can use the active travel routes. *Officer note: an amended Design Code has since been submitted which now provides this clarity for equestrians.*
- 5.12 Cambridgeshire County Council – Archaeology – No objections.
- 5.13 Environment Agency – No objections.
- 5.14 Huntingdonshire Ramblers Association – No objections.
- 5.15 Cambridgeshire Police – No comments.
- 5.16 Network Rail – No objections.
- 5.17 Sport England – No objections.
- 5.18 Health and Safety Executive – No objections.

6. REPRESENTATIONS

- 6.1 No other representations received.

7. ASSESSMENT

- 7.1 A Design Code has been prepared to set the design principles for Key Phase 2 at Wintringham.
- 7.2 The Design Code is set out in six chapters plus appendices. Officers have approached the assessment below on the basis of those chapters. The Design Code is also accompanied by a Regulatory Plan that establishes the framework for development within Key Phase 2, which includes residential development parcels, a new primary school, new parks and gardens, natural and semi-natural green space and outdoor sports pitches and courts across the KP2 site.
- 7.3 The main issue to consider in the determination of this application is whether the submitted Design Code accords with the broad principles in the Design and Access Statement and the coding matters as required in Appendix 1 of 17/02308/OUT.

Introduction, Context & Site Wide Strategies

- 7.4 The Outline Planning Permission (OPP) established a set of design principles used to support design quality across the development, which will underpin the more detailed designs as the development progresses, and which will support the development of the vision for each phase. Within the introductory sections of the Design Code is the context of the Code itself, providing guidance on how it is to be used and the design vision for this phase of the development. The first two sections also provide context for the development itself, in terms of its local and regional position and surrounding character, having regard to earlier phases and how the site as a whole is progressing.
- 7.5 The Design Code sets out a number of mandatory requirements (identified through use of “must” and/or “must not”), and recommendations (identified through use of “should”) in order to guide and direct built development. All Reserved Matters Applications will be required to set out how they have accorded with these requirements. In the event that it is not possible to accord with a mandatory requirement there is an opportunity for an applicant to demonstrate why that is not possible, and such justification will be considered on its merits.
- 7.6 A number of site wide strategies underpin Wintringham as a whole, setting out the approach to technical matters, as well as management and maintenance of infrastructure within the site. Where addendums are needed to the site wide strategies these are also submitted as part of other conditional requirements, but reference is made within the Design Code as appropriate to ensure any design requirements are integrated. In particular, a number of sustainable building design requirements are necessary, both to meet the requirements of other conditions, and due to changes in building regulations. While these are not before members as part of this agenda item it is highlighted that they have formed part of the consideration of the wider conditional requirements and the design implications are integrated into the Design Code.
- 7.7 The context section of the Design Code also highlights how KP2 fits together with the earlier phase (KP1), and how it is intended to provide connection to future phases, particularly in respect of public open space,

ecological corridors and movement and access arrangements. It also provides indicative delivery areas, noting the nature of the master developer approach within this site, in that Urban & Civic deliver the infrastructure, with housebuilders developing individual parcels.

- 7.8 On the whole, the Introduction and Context & Site Wide Strategy sections of the Design Code are considered to provide a robust contextual setting for the development and clearly identifies how the Design Code should be used.

Key Groupings

- 7.9 This section of the Design Code identifies three areas within KP2 that are distinct nodes where built form, movement and public realm interweave. They are likely to be destination points and prominent areas of the site that will see large amounts of activity and so require a more bespoke approach to ensure these represent the highest design quality.
- 7.10 The first Key Grouping is the Eastern Gateway, which marks the main residential gateway for KP2. Similar to the Western Gateway, the residential marker buildings, SuDS features, pedestrian and cycle routes and increased landscaped verge will together form an integral set piece for the Key Phase creating an attractive and safe arrival space for residents and visitors alike. The convergence of routes at this point will need to come together seamlessly allowing pedestrians to move safely along the brook corridor and beyond.
- 7.11 The second Key Grouping is the Western Gateway, which marks the arrival into KP2 when approached from the western primary route and District Centre established in KP1.
- 7.12 The third Key Grouping is the Civic Green, which is situated at the heart of KP2 and forms an important central destination for the entire Wintringham development. The second primary school is a defining landmark within this location sitting upon the central green space forming part of the east-west community link. The school along with the residential marker buildings will form an important built form set piece and a key destination along the primary street.
- 7.13 This section of the Design Code also highlights a small number of requirements for the future primary school. While these will be matters led by the County Council as education authority, they are highlighted in order to ensure the design approaches do not undermine their position as key destinations and ensure they are developed to be legible and responsive to their surroundings.
- 7.14 Officers consider the Key Grouping chapter of the Design Code suitably identifies the key areas of the phase that require specific design responses, having regard to their position as key destinations and transitional spaces.

Landscape & Public Realm

- 7.15 This chapter sets out the strategy and approach to green infrastructure within KP2, including formal and informal open space, planting,

biodiversity and ecological corridors, and future parks. The overarching strategy is a landscape led, 'nature first' approach to delivering green infrastructure, developing a mosaic of interdependent typologies and uses linking water, woodland and grasslands across the phase and out into the wide landscape.

- 7.16 There are three core design principles which underpin the framework of Green Infrastructure in KP2; embracing the vales (which includes creating a mosaic of wetland habitats comprising wet grasslands, open water and wet woodlands and enriching existing linear watercourses, enhancing their landscape and biodiversity value), interconnected parklands (which includes creating north / south parkland linkages between the 'Green Vales' and the Loves Farm development and creating strong east / west parkland linkages from the Sports Hub and Railway Fields, through to the eastern greenway) and integrated green ways (which includes introducing a perimeter greenway that defines the development edge and provides safe green links from St Neots, through Wintringham, and out to the open countryside and strengthening vegetation cover along the site's edges, particularly along the railway line and A428).
- 7.17 The Code explains that Key Phase 2 will incorporate the following minimum standards of green infrastructure and sports provision (as was defined in the S106 that formed part of the outline planning permission):
- 0.99ha of Parks and Gardens;
 - 0.47ha of Natural and Semi-Natural Green Space;
 - 2.24ha of Amenity Green Space which is to include casual informal play facilities of 1.13ha, and equipped children's play spaces of 0.51ha;
 - 0.66ha of Allotments and Community Gardens (including Orchards); and
 - 8.75ha of Formal Open Space which is to include Outdoor Sports Pitches and Courts.
- 7.18 Within KP2 the Code notes that the sport and recreation strategy must provide both formal outdoor sports facilities and informal open spaces, which will include the following:
- Formal Sports Hub - a multi-sports facility that will include a range of sports pitches, appropriate lighting, pavilion building, parking etc.
 - The Meadows - sports pitches available for community use
 - 'Court Sports' - smaller scale, multi-use facilities for the community. Typically Multi-Use Games Areas (MUGA's), tennis courts etc, but with the potential to accommodate a range of sports and activities.
 - Informal opportunities – parklands that offer opportunities for active recreation - typically running, cycling etc. via the Exercise Trail.
- 7.19 The final layout of the formal sports hub facilities (pitches, buildings, parking etc) will be subject to design development at detailed application stage.
- 7.20 The Code also includes details of wayfinding, which aims to help people to discover their surroundings and create meaningful connections.
- 7.21 The Code explains that the provision of orchards, community gardens and the integration of edible environments into public spaces offers ways

to engage the community, encourage people to be active outdoors, and provide access to fresh and sustainable food.

- 7.22 In relation to play provision the Code explains that the KP2 Regulatory Plan includes one combined Neighbourhood Equipped Area for Play (NEAP) / Local Equipment Area for Play (LEAP) located within The Green to provide a 'destination' play area at the heart of the site, which is supported by four Local Areas of Plan (LAPs), three located in pocket parks within residential development parcels and one to the perimeter of parcel 2. The pocket parks will be a focal point for the immediate neighbourhood with good natural surveillance from surrounding properties. Additionally, an informal play on the way space is to be implemented within the north-south green link corridor through Parcel 2 to connect the LAP play space with the NEAP-LEAP within The Green. The Code explains that inspiration for the play space theme will be influenced by archaeological findings discovered on site, particularly focused on findings within The Green area.
- 7.23 The Code explains that the Community Gardens Greenway forms a key component of the productive landscape provision within KP2 helping to promote doorstep community growing (seeding, foraging and harvesting); it will provide a key east-west pedestrian connection from the Sports Hub to the School through to the Eastern Greenway.
- 7.24 There will also be Primary Greenway Corridors, which will provide a continuation of the 'Green Spine' that runs north to south through the development, providing a key movement corridor for people, wildlife and water. The Greenway alignment, width and arrangement varies throughout as it responds to site conditions with a focus on creating 'rooms' along its length at intervals, which will incorporate play-on-the-way, activity and 'rest' opportunities.
- 7.25 The Eastern Greenway runs along the eastern boundary of KP2. This is proposed as a continuation in character and function of the A428 eastern green corridor implemented through KP1; the Eastern Greenway will provide amenity buffering, as well as providing a leisure route and habitat connections to the Brook corridors.
- 7.26 Hen Brook Corridor defines the southern edge of KP2; this will be a focus for a diverse range of flora and fauna and will be retained and managed with a focus on ecology and biodiversity. The corridor is classed as floodplain with restrictions on development, but will be compatible with a range of complementary initiatives as part of an informal 'park' and recreation resource.
- 7.27 Wintringham Brook corridor defines the northern edge of KP2; this corridor will also be a focus for a diverse range of flora and fauna and will be retained and managed with a focus on biodiversity. A proportion of the corridor is classified as floodplain with restrictions on development, but will be compatible with a range of complementary initiatives as part of an informal 'park' resource.
- 7.28 Butterfly Meadows at the southern end of KP2 is proposed to act as a transition point between housing to the north and the wider Hen Brook corridor which will form a key strategic area of open space. Butterfly Meadows and its parkland will establish principles for additional open space opportunities to be taken forward beyond KP2; this will be a

grassland meadow parkland with a strong focus on ecology and biodiversity.

- 7.29 Railway Fields (along the west boundary) is to be retained and enhanced as a nature-rich, ecology-focused area to support a range of birds, mammals, reptiles and invertebrates. Existing grassland and tree planting are to be retained where appropriate and enhanced to create an ecologically focused landscape that also functions as an important amenity for residents and visitors.
- 7.30 This chapter also provides details of landscape proposals within parcels and appropriate planting species, promoting integrated planting designs utilising primarily native species. It is acknowledged that any species will need to have regard to climate change and the threat of disease, such that single species or water demanding species will be generally avoided to promote longevity of planting.
- 7.31 Principles of street furniture and hardstanding are set out within this chapter of the Design Code. While the final specification of these elements will fall to detailed assessment stages, the general principles seek to establish a consistent and reliable source that will be readily capable of being maintained and will not undermine design quality through clutter or inappropriate designs that do not reflect the position within the site, intended users or the intensity of likely use.
- 7.32 On the whole, it is considered the chapter on Landscape and Public Realm suitably provides for the significant variation in typologies of landscape within the site, accommodating the substantial number of uses that such spaces will need to fill without being prescriptive.

Movement & Access

- 7.33 This chapter sets out the site wide approach to movement across all modes, including how utilities and infrastructure will be utilised to support the movement network, and the tiering of different movement corridors to promote their purpose and role in the overall network. Details are provided which cover themes including active travel routes, access for all, public transport, electric vehicles and alternative sustainable modes of transport. This chapter also contains specific technical standards, having regard to County adoptable road requirements, to support long term maintenance proposals.
- 7.34 In respect of roads, there are four types, ranging from the primary street that acts as the principle through route for the entire Wintringham site to tertiary streets which are the smallest cross parcel routes that are primarily to provide access for residents through the site.
- 7.35 A lighting strategy is also detailed within the Code, which covers pedestrian and cycle networks, commercial areas, residential development parcels, open spaces, formal sports areas and ecologically sensitive areas. The Code also provides details of site-wide infrastructure including substations, gas governors and utility boxes.
- 7.36 Much of the road design is driven by the technical requirements led by the County Council adoptable road specifications in terms of dimensions, visibility requirements, radii, speeds and associated

footway/cycleway provisions. Given the variation in the road requirements, each street type is accompanied by a range of illustrative sections and plan views that set out how the roads will function and relate to their adjacent areas. The details of each road type also set out how street landscaping will be accommodated, including verge details and planting. These will be appropriate to the nature and scale of the roads but are considered to be suitably shown to support the design principles.

Built Form

- 7.37 This chapter sets out the parameters for built form for the residential element of KP2, ranging from details of the density and heights to the layout and architectural approaches to individual plots and details of the elements that will make up those plots. The chapter also includes overarching comments around terminology and accompanying descriptions and illustrations to explain and support use of the Code.
- 7.38 The approach taken reflects the previous Key Phase 1 Design Code, making use of character areas (for KP2 there are two; the western village character area and the eastern village character area) that set different parameters across the site in response to surrounding features. The character areas comprise parcel edge frontage characters, which relate to the boundaries of each parcel as the more prominent, visually dominant areas of built form, and the parcel interiors, where there is generally more flexibility on approach to enable a responsive design while acknowledging the lesser level of visual prominence and likely public access.
- 7.39 The character areas are broken down into a number of detailed design arrangements, setting out the approaches to details in respect of the building line alignment, spacing between buildings, orientation and position of the buildings, landscaping / planting, boundary treatments, dwelling typologies, parking arrangements and materials. Each of these are accompanied by illustrations that set out an indication of how these parcel frontages might be development into a detailed design stage.
- 7.40 In respect to the frontage characters, these consist of five areas; these frontages have been grouped into three categories in terms of their formality. Some examples of each of the codes requirements for these have been appended, but the following provides an overview of the intended form of each of these areas:
- Primary Street – Semi-detached and link-detached houses with a consistent, nearly continuous formal building line, with a limited range of typologies to create a sense of rhythm along a tree-lined street.
 - Central Green – A stepped but strong building line characterised by a range of (limited) terraces and narrow gable-fronted detached and semi-detached dwellings arranged in clear groupings.
 - Village Street – A stepped but strong building line characterised by a range of (limited) terraces and narrow gable-fronted detached and semi-detached dwelling arranged in clear groupings.
 - Green Streets – A constant building line with a consistent frontage, characterised by a high degree of enclosure.
 - Landscape Edge - Low density frontages with staggered groupings of large detached family homes along generous plots which face outward onto the key landscaped brook corridors.

Frontages to have large setbacks and gaps between dwellings to create visual breaks in the building line and to allow views of the surrounding landscape to permeate between homes. Parcel edges to be planted with a species of varying height and depth to reinforce the landscape character of the streets.

- 7.41 In respect of parcel interiors, the approach adopted is less prescriptive as these areas are less utilised by anyone not directly occupying the dwellings within the parcel. They generally seek to reinforce and reflect the styles of the parcel edge characters, combining these where there are multiple such frontages. The following sets out a brief summary of each of the character areas:
- Eastern village – Lower density village setting with more informal setbacks and larger private amenity spaces with parking typically provided on-plot.
 - Western village – Groups of houses which form a denser (mid density) urban grain.
- 7.42 In addition to the areas at 7.40 above, two additional residential interfaces are also identified in the Code; the western interface with the sports hub and the interface with the southern boundary of the primary school.
- 7.43 Following the details on how to approach the design of each area there are a number of illustrations and descriptions that show Urban Design Principles across all parcels and how these should be accommodated. These must be adhered to and all reserved matters applications will be required to demonstrate how they have accorded with these Principles as well as other requirements of the Code. Similarly, the Code also sets out specific architectural requirements, including detailing the location of rainwater goods, the architectural approach to balconies and chimneys, fenestration, porches and eaves and verges, amongst other requirements.
- 7.44 This section of the Design Code also details technical space requirements, including garden sizes for residential units, and space requirement for cycle and bin stores. Technical standards also set approaches to renewable energy sources, such as solar panels, and how these are to be integrated into dwellings to prevent them detracting from the overall appearance of dwellings. These standards have had regard to the future homes standard and updated building regulations to try and ensure they are fit for long term use across the phase.
- 7.45 Noting the significant amount of residential development within this phase and balancing the need to control the design process without being proscriptive such that it would make the development unable to attract housebuilders, officers consider the Design Code has provided a suitable framework to promote a high quality of design.

Other Matters

- 7.46 A copy of the Design Code Compliance Checklist is provided within the Appendices to the Code. This follows the standard approach adopted in KP1 and is an informative list to be submitted with all Reserved Matters applications to ensure the requirements of the Code are adhered to, or that justification is submitted where there are proposals that do not meet the Code. A copy of the Sustainability Checklist is similarly set out, detailing the specific requirements that proposals will need to accord with.

8. Planning Balance and Conclusions

- 8.1 Taken as a whole, the Design Code shows the key components of creating a high-quality development that supports the Key Phase 2 element of the wider Wintringham development. It is considered to provide a suitable framework to create a sense of place through the appropriate balance of mandatory Coding Principles and discretionary design elements, based on an understanding of the context of the site and its surroundings, and how this phase of the site will relate to and support a cohesive development within the wider site.
- 8.2 Coding and design guidance is provided on all the relevant matters within Appendix 1 of the decision notice and the broad principles of the Design and Access Statement of the Outline Planning Permission (17/02308/OUT), and has had appropriate regard to current guidance and policy. It is considered the Design Code is compliant with these elements, and in broad general accordance with the Parameter Plan that accompanies the Outline Planning Permission.
- 8.3 Officers are satisfied the Design Code will contribute to simplifying the process of achieving a high-quality development in support of Key Phase 2 at Wintringham. It will give more certainty and avoid piecemeal or fragmented delivery, and aid in the efficient determination of Reserved Matters applications by the Local Planning Authority.

9. RECOMMENDATION - Delegated powers to APPROVE the Design Code in accordance with condition 8 (part b) and subject to Officer support of all other parts of condition 8.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Laura Fisher, Senior Development Management Officer** laura.fisher@huntingdonshire.gov.uk

Planning application documents and comments can be viewed by visiting Huntingdonshire District Council's Public Access Planning Portal.
<https://publicaccess.huntingdonshire.gov.uk/online-applications> Page 1 of 2

No.	Reference	Development	SNTC Decision	Notes
All other applications				
S6	24/80112/COND	[REDACTED] - Urban& Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information.	SUPPORT	Satisfactory proposal in terms of layout and scale.
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

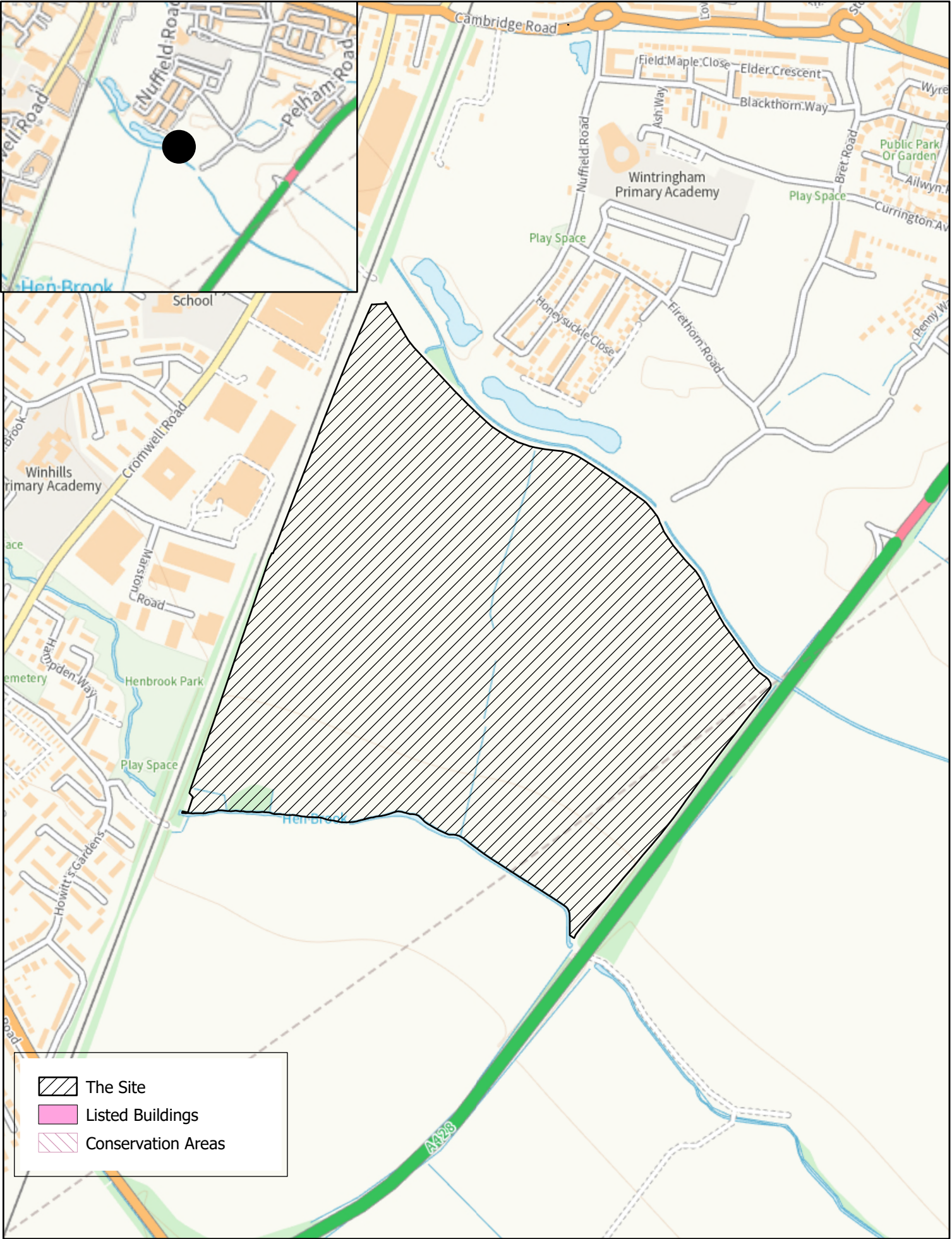
Chairperson

Schedule of Planning Applications – 17th September 2024

No.	Reference	Development	SNTC Decision	Notes
S8	24/80112/COND	Joe Dawson - Urban & Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information.	Noted	The Council does not have the sufficient technical expertise to comment on the application and will be guided by the comments of technical consultees and officers.
S9	23/00652/REM	Urban and Civic on behalf of Wintringham Partnership LLP Wintringham Park Cambridge Road St Neots Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary.	Noted	

Schedule of Planning Applications –14th January 2025

No.	Reference	Development	SNTC Decision	Notes
S10	24/80112/COND	Urban& Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information.	SUPPORT	<p>The Town Council support the application but make the following comments;</p> <p>That the developers include temporary gripes as part of managing and water run-off from the site into Henbrook until the attenuation ponds are effective.</p> <p>That consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways.</p> <p>That developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.</p>





Wintringham Key Phase 2 Boundary

Wintringham Site Boundary

Rev	Description	Date
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Client:		

Wintringham

Key Phase 2 Boundary Plan

Scale@A3:
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Drawn:
CE

Designed:
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Approved:
AD

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300 m

Drawing Number:
WIN012-001

Revision:
A

Date:
07/03/2022

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DAVID LOCK ASSOCIATES



Notes

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All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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- 2. CONTEXT & SITE WIDE STRATEGIES**
- Wintringham Outline Planning Application Boundary
 - Key Phase 2 Planning Application Boundary
 - Current Alignment of Overhead Powerline Pylons
 - Land Development Subject to Pylon Diversion
- Land Uses**
- Residential
 - Land for Future Consideration
 - Primary School
- 3. KEY GROUPINGS**
- Key Groupings
 - Indicative Location of Local Facilities
 - Local Facilities Blue Badge Parking
- 4. LANDSCAPE & PUBLIC REALM DESIGN**
- SuDS Features (Indicative)
 - Informal Space: Allotments and Community Gardens, including Orchards
 - Formal Open Space: Outdoor Sports Pitch and Courts
 - Informal Space: Amenity Green Space
 - Informal Space: Natural/Semi Natural Green Space
 - Informal Space: Parks and Gardens
 - Pocket Parks: minimum of 1200sqm
 - Central Civic Space
 - Pumping Station
 - Indicative Location of Sports/Toilet Facilities & Associated Infrastructure & Parking
 - Sports Pavilion - Indicative Location
 - NEAP (Neighbourhood Equipped Area for Play)
 - LEAP (Local Equipped Area for Play)
 - Green Link
- 5. MOVEMENT & ACCESS**
- Primary Site Access Points
 - Indicative Pedestrian/Cycle Site Access Points
 - Proposed Public Bridleway
 - Indicative Multi User Active Travel Route
 - Indicative Bus Stop Location
 - Indicative Parcel Access Point
 - Traffic Calming Intervention
 - Indicative Car Parking Location
- Street Hierarchy**
- Primary Road - Type A1
 - Primary Road - Type A2
 - Primary Road - Village Street - Type A3
 - Secondary Street - Civic
 - Indicative Cross-parcel Permeability
- 6. BUILT FORM**
- Important Views/Vistas
 - Marker Buildings
 - Indicative School Building Location
 - Indicative Location of School Plaza/Main Entrance
- Frontage Characters**
- Primary Street
 - Central Green
 - Village Street
 - Green Street
 - Landscape Edge
 - Landscape Edge (Subject to Pylon Diversion)
 - Sports Hub Interface
 - School Interface

P4 28.02.25 Post Consultation Revision MG EA

Rev	Date	Description	Drawn	Chkd

Drawing Status

Planning

Client
Urban&Civic



Project
Wintringham Key Phase 2

Drawing Title
Regulatory Plan

Scale @A1 As indicated Job Ref. 01372F

Drawing No. MP_RP_01 Revision P4

Scale Bar
0 20 40 60 80 100 m

Sheet Code
01372F_JTP_MP_RP_01_Regulatory Plan_P4

Regulatory Plan 1:2500

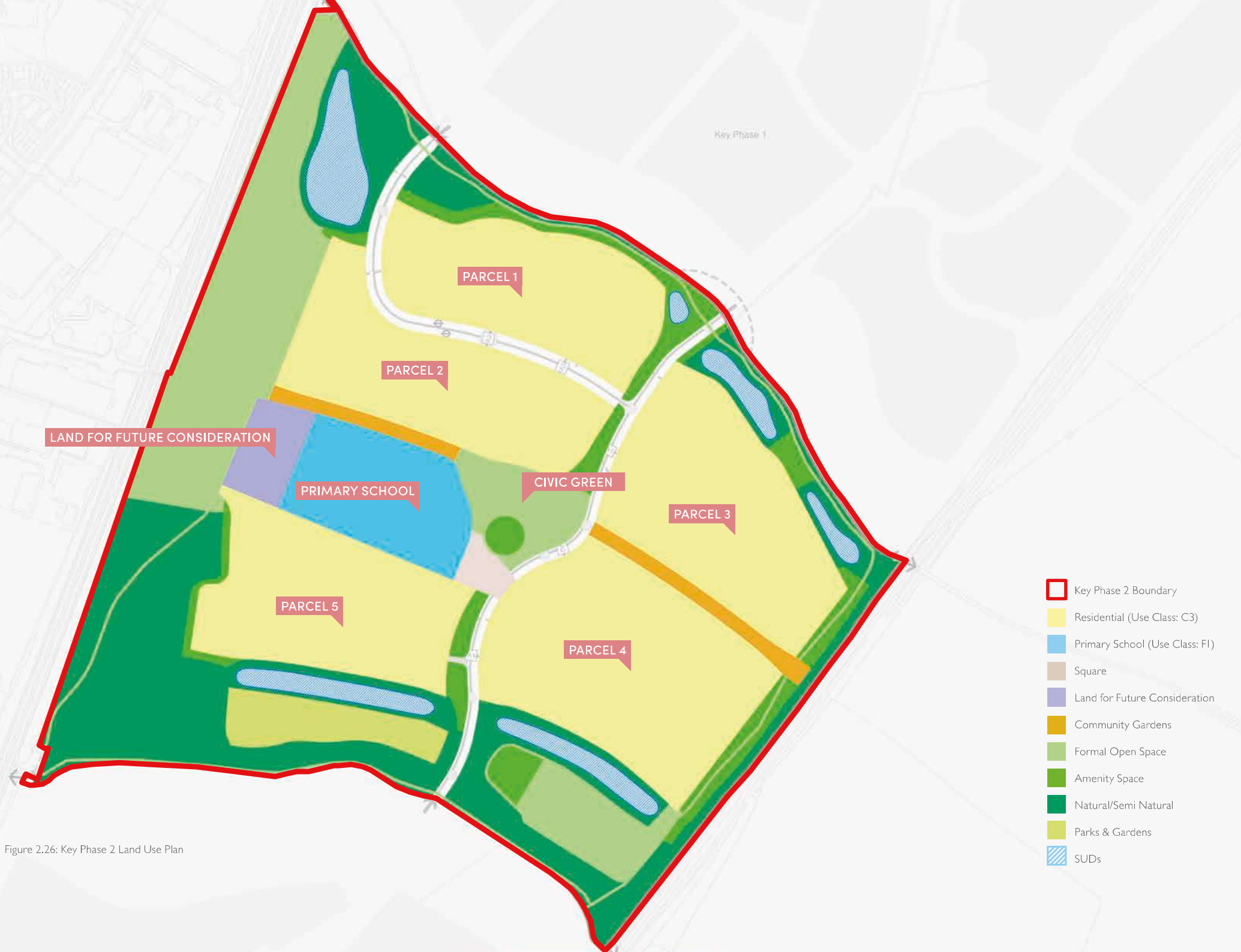


Figure 2.26: Key Phase 2 Land Use Plan

2. Context & Site Wide Strategies

2.5 Green Infrastructure

A connected Green Infrastructure network **must** be provided across the Wintringham development and **must** be composed of a range of complementary open space typologies.

The Regulatory Plan identifies important structural components of existing Green Infrastructure that **must** be incorporated into the development. These include, Hen Brook, Wintringham Brook, existing vegetation within Railway Fields and significant vegetation to the perimeter of the Site.

Hen Brook and Wintringham Brook are existing assets of significance. These key corridors **must** be celebrated and enhanced and **must** be connected via green links which extend into the proposed development providing continuous movement routes throughout the site.

Public squares and open spaces linked by key green routes **must** provide new points of community focus and activity and create a distinct impression of the high quality, pedestrian focused, vibrant place that the Wintringham development will be.

Existing trees and hedgerows **must** be retained where appropriate, especially where there is significant contribution to the Green Infrastructure network.

New parklands and green corridors **must** have a focus on wildlife through the creation of a various landscape and habitat types.

Refer to the Wintringham Site Wide Green Infrastructure Strategy for a detailed summary of proposed measures that **must** be reflected and accommodated within proposals.

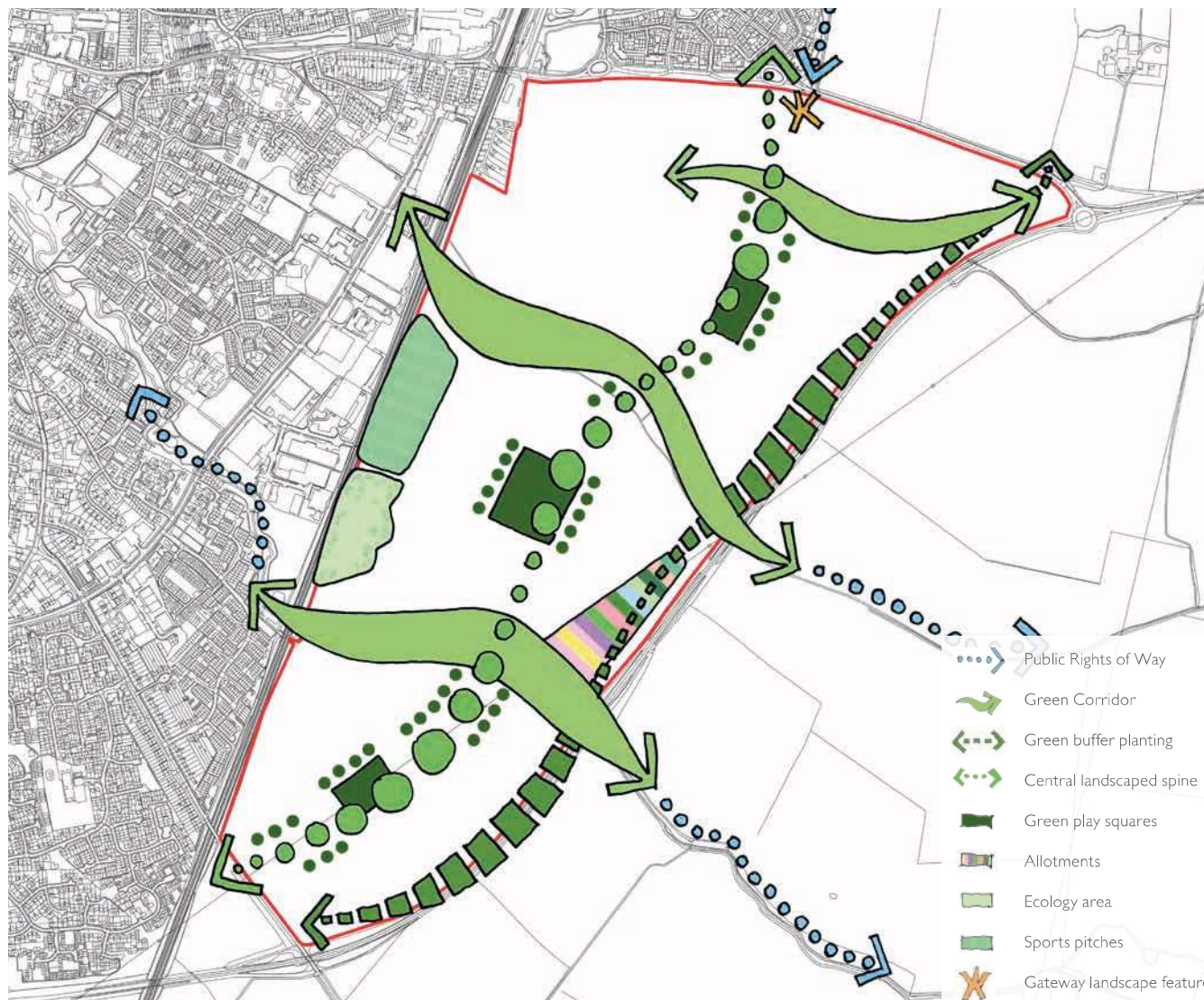


Figure 2.31: Wintringham Site Wide Green Infrastructure Opportunities

2. Context & Site Wide Strategies

2.7 Movement & Access

The overarching objective of the movement strategy is to promote the use of sustainable modes of transport, reducing the use of cars. Fundamental to this is ensuring the site is easy to navigate and well connected through a network of pedestrian and cycle routes and a public transport spine that will run through the centre of the site providing a strategic connection to St Neots and the wider context.

For KP2, the opportunities and connections of key cycle and walking routes is a defining factor; providing safe and direct, off-road connections to on site facilities, key leisure amenities, as well as the wider context.

2.7.1 WIDER CONNECTIONS

The main vehicular entrance to the site will be through KPI, via two vehicular and pedestrian/cycle crossing points across Wintringham Brook. A future phase of development will deliver a road connection from KP2 southwards linking to Potton Road.

2.7.2 BUS PROVISION

The overall bus strategy envisages the introduction of new routes through the site connecting Wintringham to St Neots and beyond and to future phases of the development. The bus routes will be provided along primary routes through the site, serving both KPI and KP2.

The routing and frequency of the bus route through the site, along with the size of buses, will be reviewed on an ongoing basis throughout the build programme with the aim of ensuring that the bus service provision meets the needs of the development.

Bus stops will be located at key locations throughout Wintringham with the objective that no home **should** be more than around 400m from a bus stop as stated within the Development Specification and Spatial Principles. The bus stops will be constructed to be accessible and will include shelters to the appropriate standard.

The bus service will serve the school and local facilities. An appropriate temporary bus turnaround facility will be provided within the local facilities public realm, to allow services to terminate at the local facilities prior to extension of the service into KP3.

2.7.3 ACTIVE TRAVEL ROUTES

Active Travel Routes or Non-motorised User (NMU) Routes are a fundamental part of this phase. They provide ample space for cyclists and walkers, and some will include provision for horse riders to pass safely with a 3m hard surface and 2m grass surface running alongside. The routes also support wheelchair users and buggies.

A circular active travel route runs around the perimeter of KP2 connecting into KPI. A network of routes connect north-south and east-west across the centre of the development allowing the on-site amenities to be easily accessed.

U&C will continue to work to support residents in making active travel choices including:

- Bike hire
- Bike confidence classes
- Bike repair shop
- E Scooters / E Transport
- Car share schemes
- Bespoke travel advice

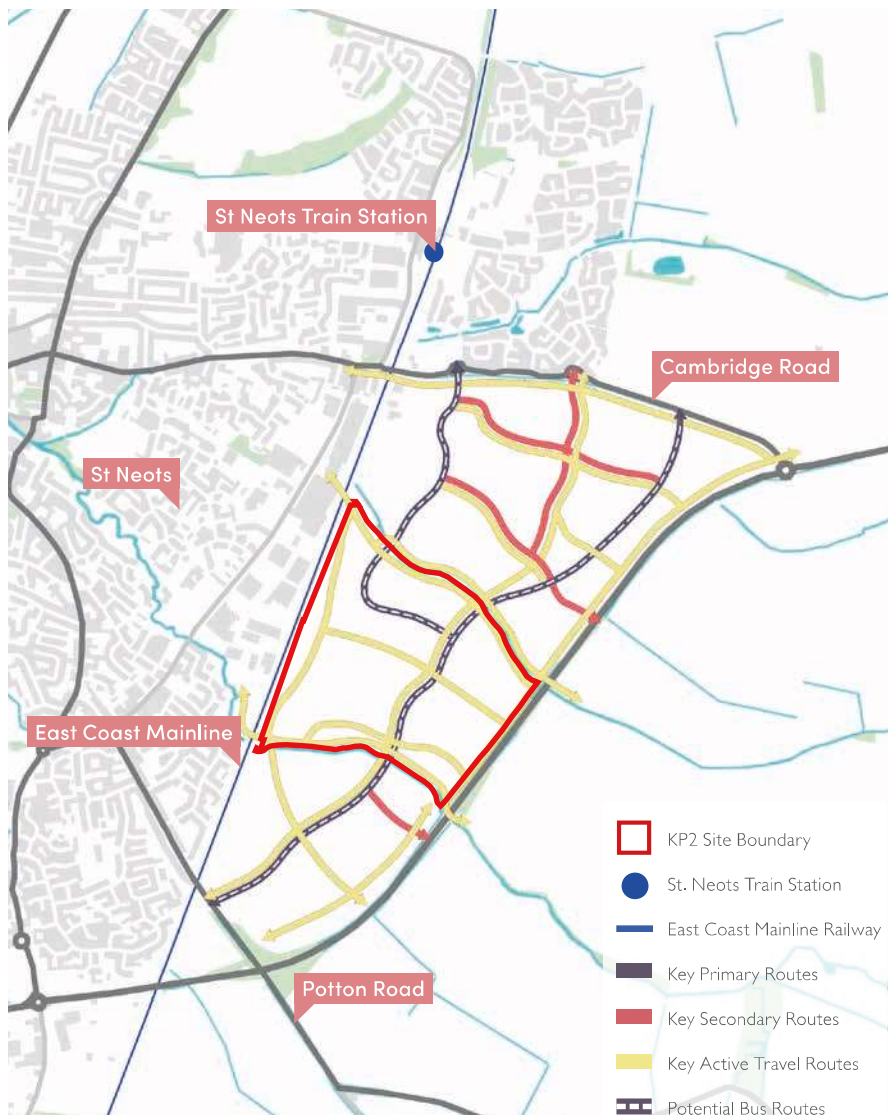


Figure 2.33: Wintringham Wider Movement Strategy

2. Context & Site Wide Strategies

2.8 Key Groupings

As further explored in the Key Grouping Chapters in Part 3, the following key destinations are highlighted across KP2 and the wider Wintringham site:

- District Centre
- Northern Gateway
- Eastern Gateway
- East-West Junction
- A428 Junction
- Western Gateway (KP2)
- Eastern Gateway (KP2)
- Civic Green

The Civic Green is the amalgamation of the Primary School, local amenities, key active travel routes and central green space therefore is a distinctive feature within KP2 around which views, destinations and vistas have been framed. The school has been located at the heart so there is the opportunity for the school building to be celebrated as a focal point at the heart of the community.

The two northern vehicular entrances to KP2 form key gateway locations into the development, as they mark the crossing of Wintringham Brook and connect the two key phases. The gateways will have distinctive landscape features to mark the arrival into KP2 and reflect the character of Wintringham Brook.

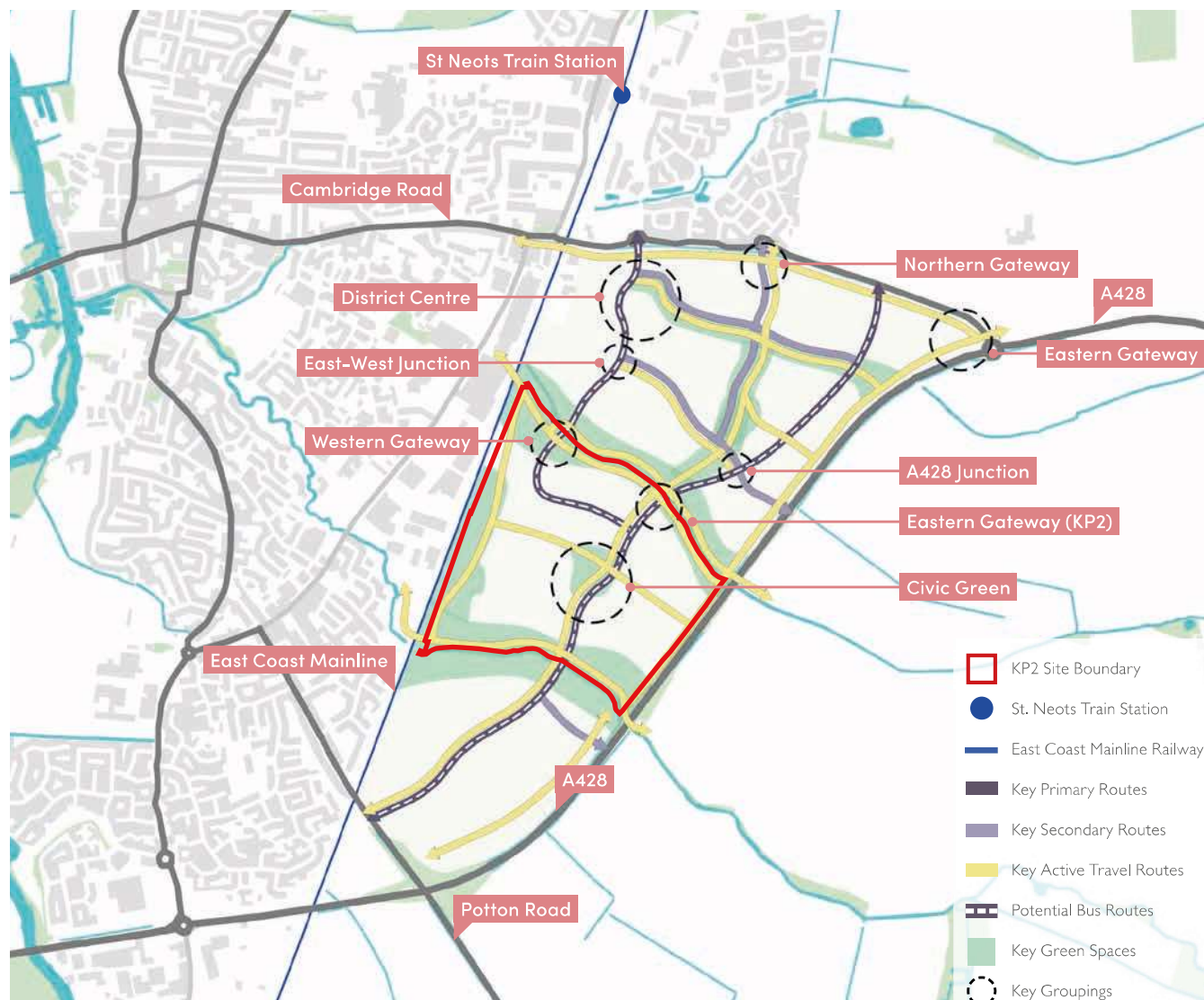


Figure 2.34: Wintringham Key Groupings

3. Key Groupings

3.1 KP2 Key Groupings

3.1.1 INTRODUCTION

KP2 marks the next chapter in the continued development of Wintringham, bringing communities in St Neots and in Key Phase 1 new landmarks and spaces to enjoy.

The Key Groupings represent some of these principal destinations and reflect distinct nodes within the site where the built form, movement and public realm interweave and assimilate to forge a distinct urban set piece for people and activity to congregate in one place.

Enhanced design guidance is therefore provided for these Key Groupings to ensure future proposals deliver the level of design quality that is expected in these placemaking anchors of the site.

Three Key Groupings have been identified and proposals **must** adhere to the design principles set out in this chapter, using the illustrations as guidance for detailed design. The locations of these key groupings are shown on the adjacent plan.

Key Groupings

- Eastern Gateway
- Western Gateway
- Civic Green



Figure 3.1: Illustrative plan extract showing location of identified Key Groupings

4. Landscape & Public Realm Design

4.1 Strategy

4.1.3 GREEN INFRASTRUCTURE

The provision of open space and recreation **should** be in accordance with Huntingdonshire's 'Developer Contributions Supplementary Planning Document (2011)'.

With regards to Green Space, the document clearly explains that contributions will be required in a number of forms such as Informal Green Space, Formal Green Space, Children's Play, Allotments and Community Gardens, and Outdoor Sports Provision. Specifically, the document also sets out how the provision of each form is calculated and **should** be achieved.

Based on the Huntingdonshire District Council's Developer Contributions Supplementary Planning Document (SPD) - the minimum provision that **must** be incorporated cumulatively within Key Phase 2 is set out below.

Proposals **must** reflect the quantum and disposition of these typologies and if deviations are proposed they **must** clearly demonstrate how and where the provision will be maintained at the requisite level of quality to meet the needs of the community.

Key Phase 2 **must** incorporate the following minimum standards of provision:

- 0.99ha of Parks and Gardens.
- 0.47ha of Natural and Semi-Natural Green Space.
- 2.24ha of Amenity Green Space which is to include casual informal play facilities of 1.13ha, and equipped childrens play spaces of 0.51ha.
- 0.66ha of Allotments and Community Gardens (including Orchards).
- 8.75ha of Formal Open Space which is to include Outdoor Sports Pitches and Courts.

Tree planting adjacent to highway (including PROW) **should** consider tree pits & sub-surface construction. Detail design **must** respond to Housing Estate Road Construction Specification; Appendix 25 and 26.



4. Landscape & Public Realm Design

4.1 Strategy

4.1.6 SPORTS PROVISION

The sport and recreation strategy **must** provide both formal outdoor sports facilities and informal open spaces to deliver a range of multi-generational experiences that accommodate all abilities whilst promoting social interaction and healthier communities. A mix of formal and community pitches **must** be provided to meet the varied needs of the community.

Sport falls under the Land Budget Category 'Formal Open Space'. Key Phase 2 **must** provide 8.75ha of Formal Open Space, distributed as shown on the Regulatory Plan.



5. Movement & Access

5.2 Active Travel Routes

5.2.1 FOOTPATH, CYCLEWAY & BRIDLEWAY HIERARCHY

A comprehensive network of sustainable routes for pedestrians and cyclists **must** be provided to facilitate ease of movement by walking and cycling. Active travel is therefore expected to be the primary mode of transport at KP2. Active travel routes **should** be designed within a green setting and relate to open space areas.

The Regulatory Plan is informed and structured by strategic links that **must** be incorporated into detailed proposals. The indicative connections on the Regulatory Plan identify key desire lines and leisure routes. Whilst their alignment, width and surface materials are subject to detail design the points of connection identified on the Regulatory Plan **should** be adhered to.

Where a route is proposed to be a formal bridleway - catering for walkers, cyclists and horse riders - it **must** follow the relevant specification on the adjacent page.

Existing PROW Nos. 52, 53, 54 and 55 are exiting within the KP2 site area. Central PROWs (53&54) will be extinguished in combination with creation of a new circular bridleway to include retained and improved PROW routes along Wintringham Brook and Hen Brook. This will be subject to separate consultation and formal PROW processes and detailed approvals.

The following sections of bridleway will be adopted and therefore required to have a minimum 4m grassed route adjacent to a minimum 3m footway/cycleway.

- Between the Village Street and the northern railway underpass; and
- Equestrian road crossings across the Primary Street.

Where a route is proposed to be a Multi-User Active Travel route it **should** be developed with due reference to current best practice advice, including the British Horse Society (BHS) document 'Advice on Non-motorised user routes in England and Wales'. These off-road leisure routes **must** connect with the comprehensive network

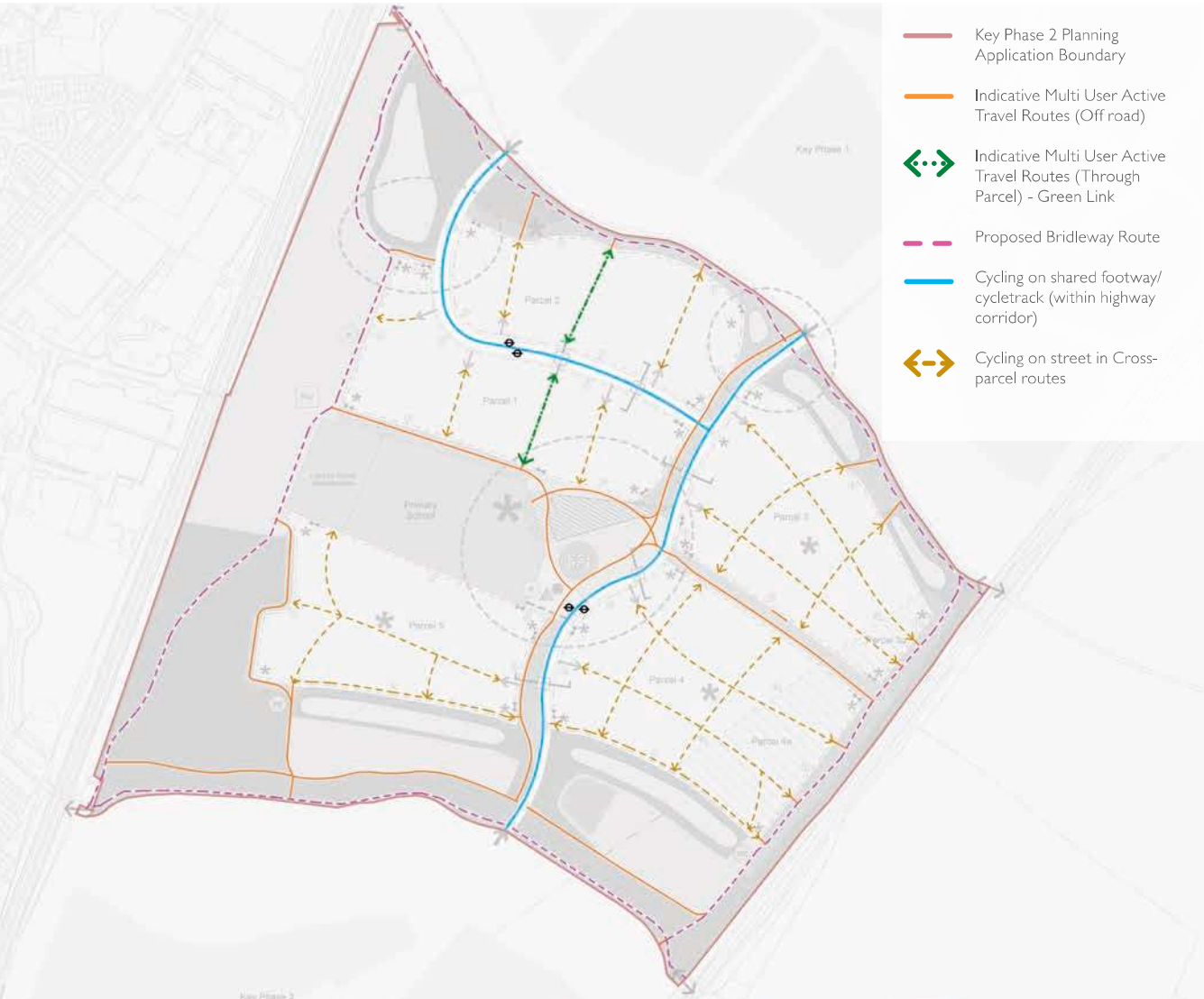


Figure 5.2: Cycleways, Footpaths & Bridleway Hierarchy Plan

4. Landscape & Public Realm Design

4.1 Strategy

4.1.10 PLAY PROVISION

Overview

The Key Phase 2 Regulatory Plan includes one combined NEAP-LEAP located within The Well to provide a 'destination' play area at the heart of the Site.

This is supported by four LAPs, three located in pocket parks within residential development parcels and one to the perimeter of a parcel. Additionally, an informal play on the way space **must** be implemented within the north-south green link corridor through Parcel 2 to connect the LAP play space with the NEAP-LEAP within The Green.

Beyond formal provision, landscape proposals **must** approach the Site as a 'playable' environment, with opportunities for use of landform, planting and other features provided throughout the public realm.

Play **must** be provided in a creative way that interacts with existing and proposed landscape elements whilst offering a mix of designated play spaces and informal play opportunities.

Play areas **must** be designed to have a distinct character - with the potential to draw from the surrounding context or derived from a particular heritage theme - to ensure distinctiveness and a sense of place is built into the proposals.

Design proposals for the play spaces **should** consider themes that take inspiration from archaeological findings discovered on-site, particularly the 'destination' LEAP-NEAP play space. Design proposals **should** consider ways in which children can explore and use their imagination, with opportunity to incorporate archaeological material components as material within the play space.



- Key Phase Boundaries
- LAP & 100m walking distance
- LEAP & 400m walking distance
- NEAP & 1000m walking distance (Walking distance covers KP2 Site)
- Informal play on the way (Indicative location)
- Informal imaginative play (Indicative location)
- Key Leisure Route (Indicative location)



5. Movement & Access

5.7 Streets & Junctions

5.7.1 STREET HIERARCHY

Streets in combination with green infrastructure, provide the framework for development parcels within the KP2 Design Code area. The streets are arranged to facilitate ease of movement and access into development plots and parcels and these streets are ordered in the following street hierarchy, as illustrated in Figure 5.12. The Street Hierarchy Plan.

Design guidance for each street type is provided with tables that provide design details and technical requirements, and accompanying street section drawings that illustrate the form of the street.



Figure 5.12: Streets and Junctions Hierarchy Plan

6. Built Form

6.1 Building Heights

The adjacent plan overlays the Building Heights Parameter Plan onto KP2. It illustrates the gradual decrease in heights as the development moves east towards the A428 with the principle of allowing additional height on the western edge along the landscape buffer and railway line.

- 2-4 Storeys, Maximum Height of 15m above Ground Level, 4 storeys should only be used in key locations where appropriate
- 2-3 Storeys, Maximum Height of 12m, with Occasional 4 Storeys to 15m, above Ground Level
- 2 Storey, Maximum Heights of 9m, with Occasional 2.5 & 3 Storey to 12m, above Ground Level

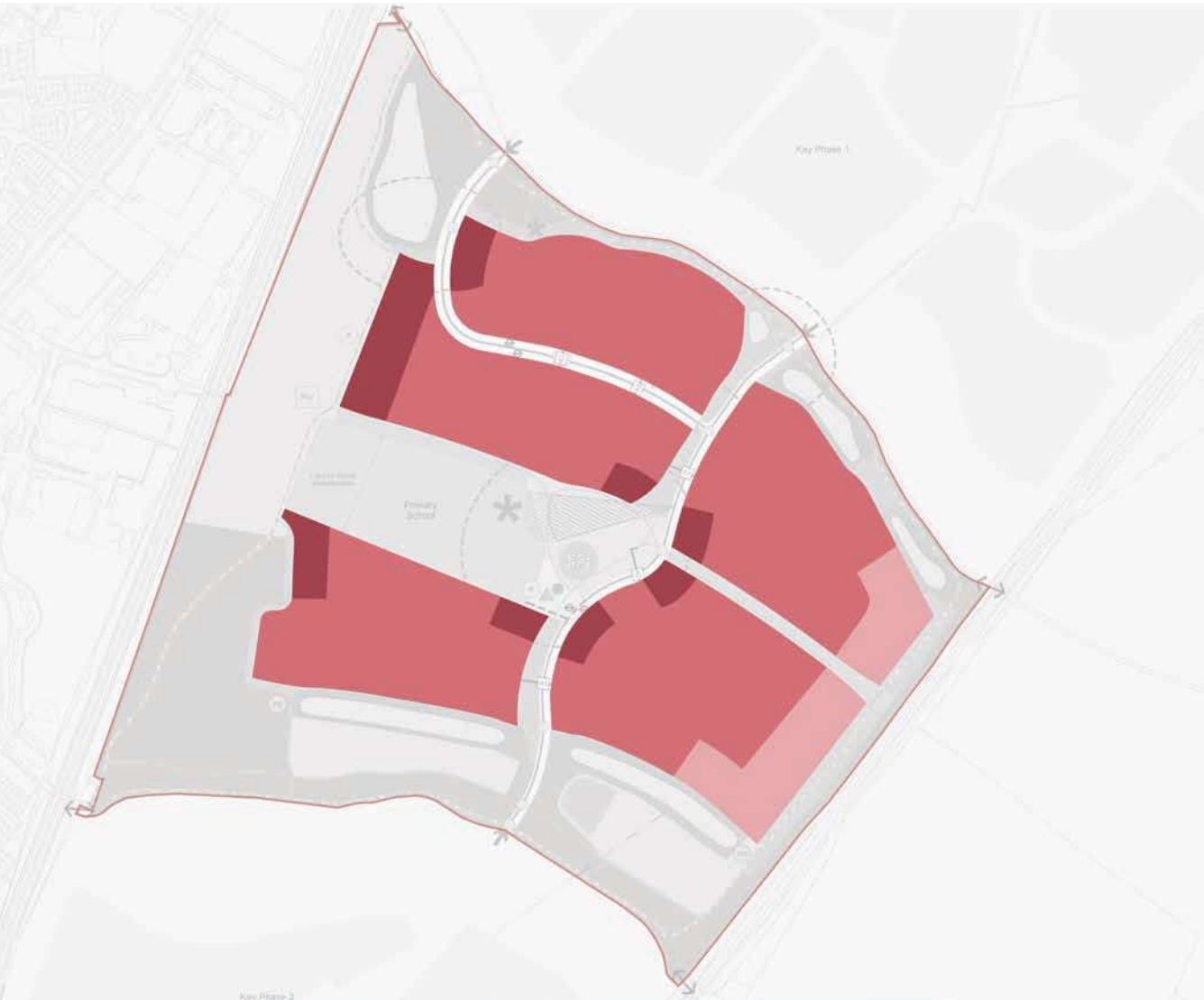


Figure 6.1: Building Heights

6. Built Form

6.2 Density

Building upon the heights plan, the density plan shows an increase in density in the north west and surrounding the central green space. Parcels to the east and along with southern brook corridor will have the lowest density.

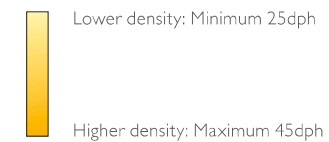
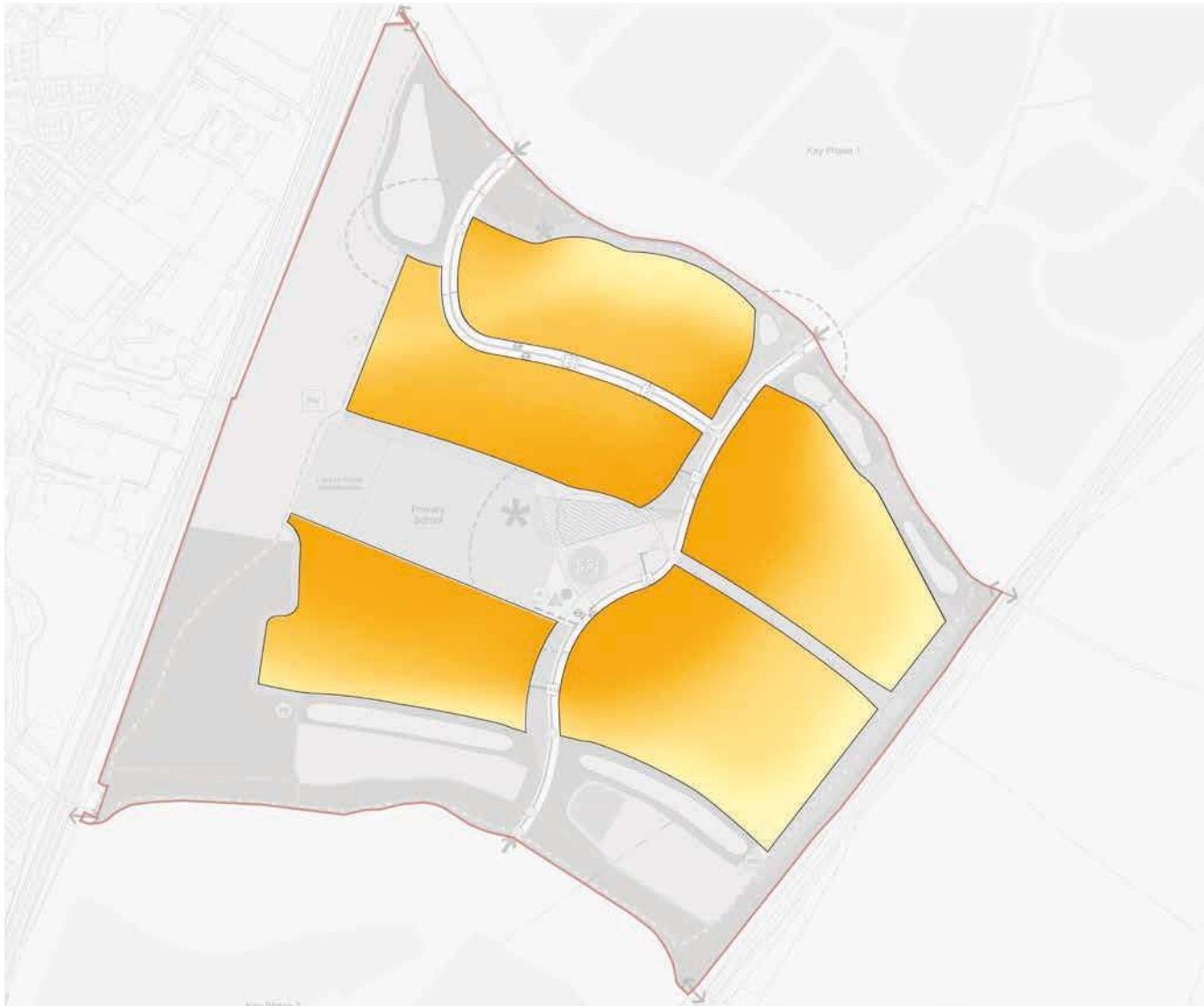


Figure 6.2: Density

6. Built Form

6.3 Character Areas

6.3.1 USE OF CHARACTER AREAS

Wintringham KP2 consists of two distinct character areas, each defined by their contextual setting within the neighbourhood. The look and feel of these areas will be characterised by subtle urban design changes within the interior of each parcel and are reflected in changes in: building typology and density; parking arrangements; boundary treatments; building setbacks; materiality and differing urban arrangements along tertiary streets.

Whilst emphasis is placed on the frontage characters of each parcel applicants **must** demonstrate a rationale regarding how the internal areas of parcels relate to their respective character area.

This section of the code sets out the design principles pertaining to each internal parcel character area over a two page spread including an annotated illustration and a table containing guidance on the prevailing features for the character area described.

The character areas are covered in the respective key groupings sections of the code.

A clear design rationale demonstrating the relationship between the internal areas and the edges of each parcel **must** be provided by applicants which **should** cover house types, boundary treatments and material application.

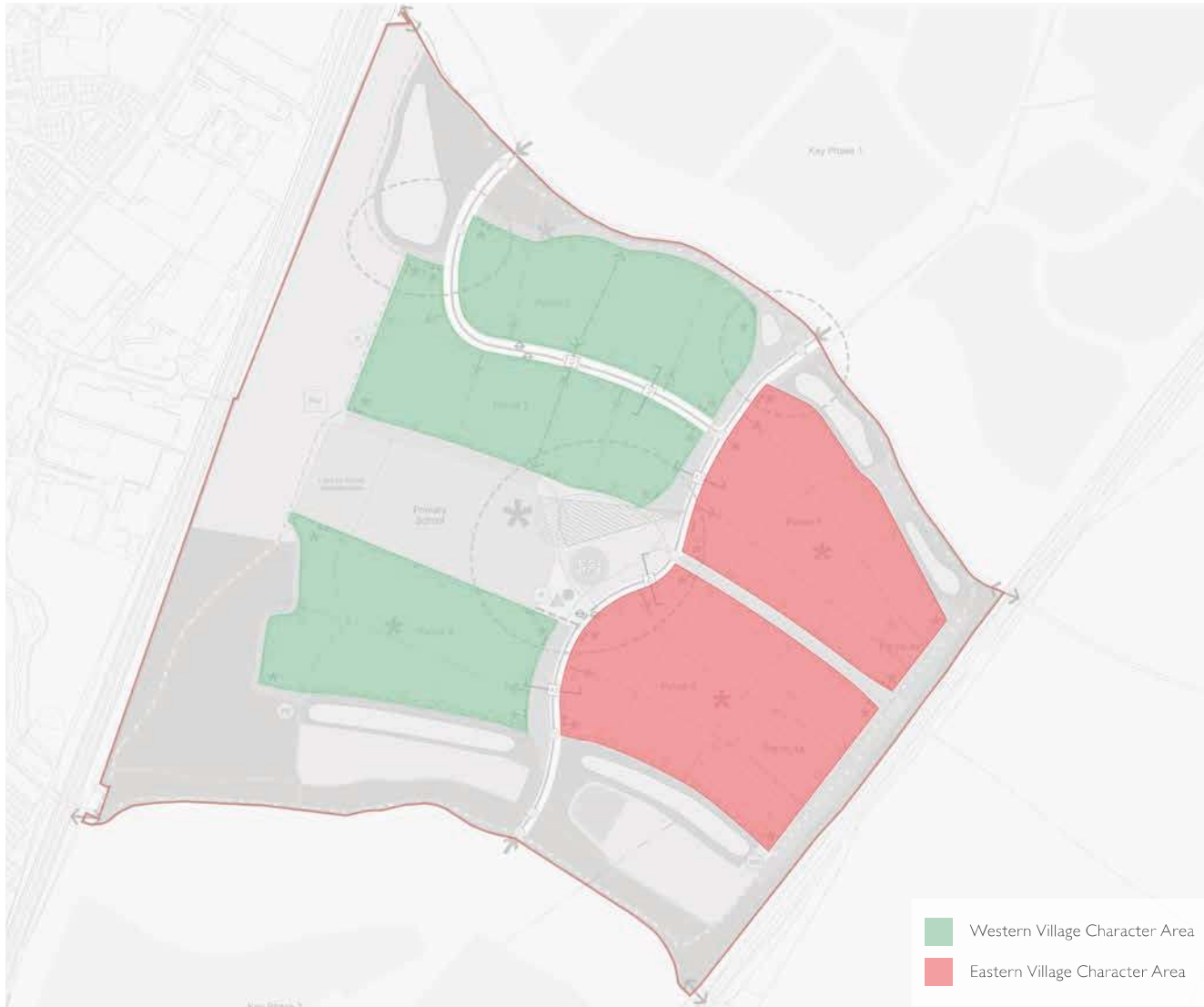


Figure 6.4: Character Area Plan

6. Built Form

6.3 Character Areas

6.3.2 WESTERN VILLAGE

Key Principles

- > Parcels within the Western Village character area will be of mid-density, typically characterised by a mix of detached, semi-detached and terraced dwellings.
- > Parcels within this character area **should** be more orthogonal in nature with formally arranged internal streets and residential courtyard spaces.
- > The parcel interiors **should** comprise of groups of houses which form a denser urban grain.
- > Apartments and key buildings **should** address the gateways and key landscaped spaces giving order and regularity to the street scene.
- > The Western Village **must** include an eclectic palette of contextual materials; responding to the adjacent KPI parcels, context of St Neots and proposed frontage characters. The character area **should** include housing built from red and multi-brick combinations as well as the use of dark timber cladding.
- > A range of boundary treatments can be used throughout the interior of the parcel however these **must** be consistent along the frontage. For parcel edge boundary treatments please refer to the relevant Frontage Character section of the Design Code.
- > Where character areas meet at the southern gateway to KP2, marker buildings **must** have a consistent architectural character and respond each other.



Figure 6.5: Location of Western Village Character Area

Design Feature	Character Area Approach
Density	Up to 45dph
Uses	Residential
Height	Typically 2-3 storeys with occasional 4 storeys
Urban Grain	Formal
Building Typology	Apartments, terraced, semi-detached, detached
Building Set Back	1.5 - 2m* *Setbacks which are less than 1.5m are not permitted except for shared surface streets where the B7 Planted Zone boundary treatment is proposed.
Roof Form	Pitched, a mix of gable & eaves frontage
Parking	On-plot, rear parking courts, mews
Materials	Materials must respond to adjacent frontage characters

This table presents guidance on the design approach for the character area described. Whilst there is expected to be a predominance of the items outlined in the table, it is not exhaustive and therefore there is allowance for design flexibility and well considered design variety. However where an alternative approach is proposed there **must** be strong justification and design rationale.



Figure 6.6: Goldsmith Street, Norwich. Representative Example of Approach to Materiality



Figure 6.7: Abode, Great Kneighton, Cambridge. Representative Example of the intended Approach to Density, Built Form & Street Grain

6. Built Form

6.3 Character Areas

6.3.3 EASTERN VILLAGE

- > Parcels within the Eastern Village character area will be of low density, typically characterised by a mix of detached and semi-detached dwellings lining more sinuous streets and incidental residential courtyard spaces.
- > Internal parcel layouts in these areas **should** exhibit characteristics of a low density village setting with more informal setbacks and larger private amenity spaces with parking typically provided on-plot.
- > The Eastern Village **must** encompass an informal street pattern, including sinuous and meandering streets. Key buildings **should** terminate views along the street or mark the frontage onto green spaces.
- > There **should** be clear vistas to the brook corridors allowing the countryside to permeate through the character area.
- > The Eastern Village **must** include an eclectic palette of contextual materials; responding to the adjacent KPI Parcels and proposed frontage characters. Red and white brick combinations with dark timber cladding **should** be incorporated in streets along with buff brick.
- > A range of boundary treatments can be used throughout the interior of the parcel however these **must** be consistent along the frontage. For parcel edge boundary treatments please refer to the relevant Frontage Character section of the Design Code.
- > Where character areas meet at the southern gateway to KP2, marker buildings **must** have a consistent architectural character and respond each other.



Eastern Village

Figure 6.8: Location of Eastern Village Character Area

Design Feature	Character Area Approach
Density	Up to 40dph
Uses	Residential
Height	Typically 2 storeys with occasional 2.5/3
Urban Grain	Sinuous / Informal
Building Typology	Apartments, terraced, coach houses, semi-detached, detached, linked detached
Building Set Back	1.5 - 2m* *Setbacks which are less than 1.5m are not permitted except for shared surface streets where the B7 Planted Zone boundary treatment is proposed.
Roof Form	Pitched, a mix of gable & eaves frontage
Parking	On-plot, rear parking courts only serving apartments
Materials	Materials must respond to adjacent frontage characters

This table presents guidance on the design approach for the character area described. Whilst there is expected to be a predominance of the items outlined in the table, it is not exhaustive and therefore there is allowance for design flexibility and well considered design variety. However where an alternative approach is proposed there **must** be strong justification and design rationale.



Figure 6.9: Alconbury Weald, Huntingdon. Representative Example of the intended Approach to Density, Built Form & Street Grain



Figure 6.10: Channels, Chelmsford. Representative Example of Approach to Materiality



Figure 6.11: Frontage Characters Plan

6. Built Form

6.4 Parcel Edge Frontage Characters

6.4.4 PRIMARY STREET

Street frontages along the main movement corridor **should** be characterised by largely semi-detached and link-detached houses with a consistent, nearly continuous formal building line. A limited range of typologies **should** be used to create a sense of rhythm along a tree-lined street. Stepped frontages used in limited instances where access is via a shared driveway.

Key Principles

- > Built frontages **must** provide a high degree of enclosure along the Primary Street with short setbacks. Frontages **should** largely be consistent with limited steps permitted where vehicular access is via a shared driveway.
- > Buildings **must** be arranged to act as vista stoppers at the end of access routes.
- > Landscaped verges along the eastern edge of the Primary Street **should** be consistent.
- > Shared driveway access **must** not occur on both sides of the street at any one time to minimise the frontage to frontage distance between buildings and create enclosure.
- > Shared driveways on the western side **should** be accessed from the tertiary road within the development parcel so the landscaped verge and north-south green link is not interrupted.
- > Direct plot access **must** only occur on the eastern side of the street.

Primary Street Frontages



Figure 6.13: Location of Primary Street Frontages

ILLUSTRATIVE VIEW OF PRIMARY STREET FRONTAGE



6. Built Form

6.4 Parcel Edge Frontage Characters

6.4.5 CENTRAL GREEN

The Central Green interface **should** have a stepped but strong building line characterised by a range of (limited) terraces and narrow gable-fronted detached and semi-detached dwellings arranged in clear groupings to create a cohesive sense of order and formality in the street scene.

Key Principles

- > Built frontages along the Central Green **must** be typically characterised by semi-detached dwellings with occasional runs of short terraces (no more than 4 units per terrace grouping).
- > Detached corner turning dwellings **must** address key corners that interface with green corridors.
- > Built frontages **should** provide a high degree of enclosure along with short setbacks.
- > Access routes to shared private drives from the Village Street **must** be centred on built form to terminate the view.
- > Building frontages **must** run parallel to the road following the road alignment.
- > Dwellings located along the northern edge of the Central Green **must** be accessed from the rear due to its location to the school.
- > Additional height **should** be located at prominent corners addressing the public realm.

Central Green Frontages

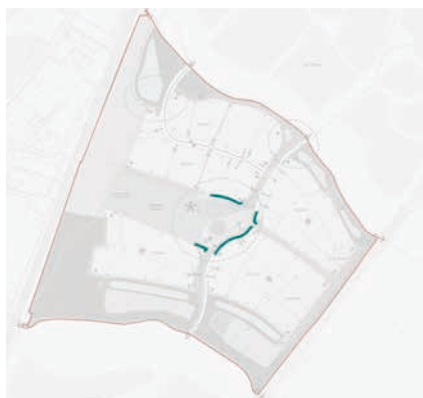


Figure 6.14: Location of Village Street Frontages

ILLUSTRATIVE VIEW OF CENTRAL GREEN FRONTAGE



6. Built Form

6.4 Parcel Edge Frontage Characters

6.4.6 VILLAGE STREET

Village Street frontages **should** have a stepped but strong building line characterised by a range of (limited) terraces and narrow gable-fronted detached and semi-detached dwelling arranged in clear groupings to create a clear sense of order and formality in the street scene.

Key Principles

- > Built frontages along the Village Street **must** be typically characterised by semi-detached dwellings with occasional runs of short terraces (no more than 4 units per terrace grouping).
- > Detached corner turning dwellings **must** address key corners that interface with green corridors.
- > Built frontages **should** provide a high degree of enclosure along the Village Street with short setbacks. Frontages **should** largely be consistent with limited steps permitted where access is via a shared driveway.
- > Access routes to shared, private drive from the Village Street **must** be centred on built form to terminate the view.
- > Direct plot access is only permitted on one side of the street at any one instance.
- > A range of parking typologies **should** also be considered to minimise the number of interruptions along the landscaped verge. (eg grouped private drives, shared rear parking courts, mews etc.)
- > Building frontages **must** run parallel to the road following the road alignment.

Village Street Frontages

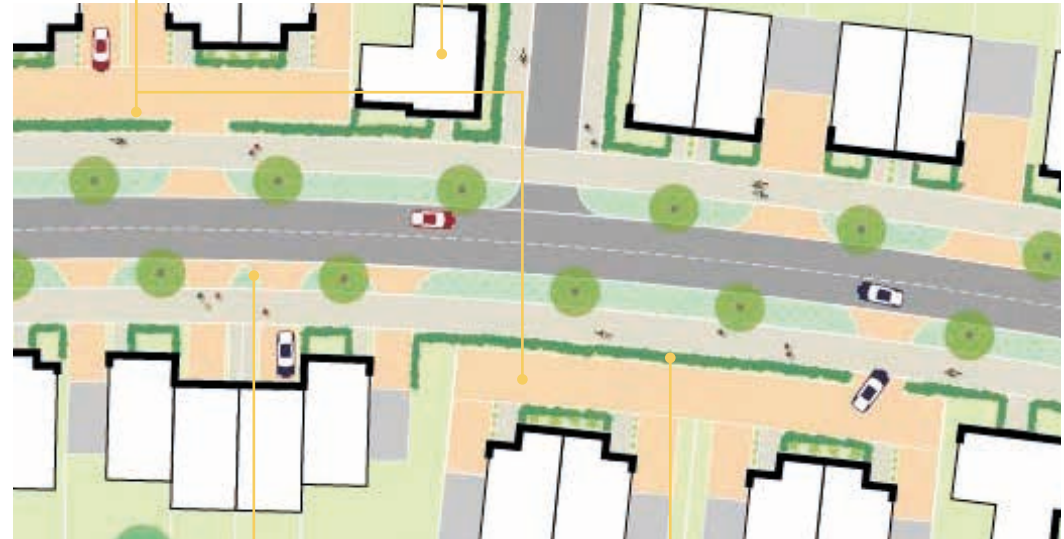


Figure 6.15: Location of Village Street Frontages

ILLUSTRATIVE VIEW OF VILLAGE STREET FRONTAGE

Shared driveways parallel to the Village Street **must** only occur on one side of the corridor at any one instance to maintain a sense of enclosure.

Corner-turning dwellings to be handed at junctions.



Direct Access **must** only occur on one side of the street at any one instance.

1.5m minimum verge with hedge to separate shared driveway and back of footpath/cycleway. Minimum 0.5m to be delivered within development parcel.

6. Built Form

6.4 Parcel Edge Frontage Characters

6.4.7 GREEN STREETS

The Green Streets frontage overlooks the Community Gardens located within the east-west green link. These frontages **should** have a constant building lines with a consistent frontage, characterised by a high degree of enclosure. Pedestrian and cyclist movement is prioritised within the Community Gardens therefore vehicles are only permitted on shared private drives.

Key Principles

- > Large detached dwellings **should** define corner plots.
- > All other non-corner dwellings **must** have a consistent setback and include some symmetrical groupings.
- > A maximum of three house types **must** be used in each grouping.
- > Building spacing and setbacks **must** be consistent and set out so as to achieve enclosure and rhythm, along the frontage. Stepped building line **should** be achieved through the use of link-detached typologies.
- > Windows or bays at ground and first floor level **must** be included on flank walls alongside driveways.
- > Access roads **must** be designed to minimise their impact along the Community Gardens edge, with private driveways used where appropriate.
- > A strong, consistent building line **must** be achieved with a high degree of enclosure to respond to the Community Gardens.

Green Street Frontages



Figure 6.16: Location of Green Street Frontages

ILLUSTRATIVE VIEW OF GREEN STREETS FRONTAGE



6. Built Form

6.4 Parcel Edge Frontage Characters

6.4.8 LANDSCAPE EDGE

The Landscaped Edges are low density frontages that are characterised by informally staggered groupings of large detached family homes along generous plots which face outward onto the key landscaped brook corridors to the north and south of the development. These frontages **should** have large setbacks and gaps between dwellings to create frequent visual breaks in the building line, and to allow views of the surrounding landscape to permeate between homes. Parcel edges along these Landscape Edges **should** be planted with a species of varying height and depth to reinforce the landscape character of the brooks. Frontages facing east and west will have a staggered frontage however these edges should still have a clear building line.

- Landscape Edge Frontages
- Landscape Edge (Option B) Frontages



Figure 6.17: Location of Landscape Edge Frontages

Key Principles

- > Dwellings **must** create an informal building line using subtle angle deviations in orientation.
- > High-quality surface finishes **must** be applied to shared private drives that abut the public realm.
- > Cycle/pedestrian access to the wider active travel network **must** be provided from the end of turning heads.
- > Key buildings and frontages that positively address the public realm **must** be utilised on all corners where the roads connect to the parcel edge.
- > Windows or bays at ground and first floor **must** be included on flank walls alongside driveways.
- > Dwellings **must** consist of a range of predominantly detached homes. Both wide and narrow detached dwellings are permitted but the arrangement of dwellings **must** form identifiable groupings to establish a rhythm along the street.
- > Access roads **must** be designed to minimise their visual impact along the landscape edge, with private driveways used where appropriate.
- > Clusters of planting/trees to be positioned at intervals along the parcel edge within the parcel boundary - with perimeter roads and driveways following sinuous alignments to accommodate these clusters, thereby not tracking the parcel boundary directly
- > Marker buildings adjacent to the Primary Street at the southern gateway **must** have a consistent architectural character and respond each other.

ILLUSTRATIVE VIEW OF LANDSCAPE EDGE FRONTAGE



6. Built Form

6.5 Additional Residential Interfaces

6.5.1 SPORTS HUB INTERFACE

The Sports Hub interface is located on the western edge of Parcel 2 overlooking the Formal Open Space and Sports Pavilion.

The location of the Sports Pavilion is indicative and will be resolved at detailed design stage to relate to the uses within the Formal Open Space and the underground utilities.

Due to the close proximity of the Formal Open Space there are a number of requirements as set out in the adjacent diagram.

All other elements of the frontage **should** follow the principles set out in section 6.3.8 Landscape Edge.

— Sports Hub Interface



Figure 6.18: Location of Sports Hub Interface

Key Principles

- > Dwellings **must** be located a minimum of 30m from sports pitch provision in accordance with Sport England guidance.
- > Parking provision for the sports pavilion **must** be located a minimum of 5m from the sports pitch.
- > A landscape buffer **must** be included along the edge of the interface to soften and obscure the parking.
- > All other aspects of the frontage **must** follow the principles set out in section 6.3.8 Landscape Edge.
- > If the sports pavilion comes forward ahead of Parcel 1 a temporary road **must** be implemented to access the sports hub.

ILLUSTRATIVE VIEW OF SPORTS HUB INTERFACE



6. Built Form

6.5 Additional Residential Interfaces

6.5.2 SCHOOL INTERFACE

The southern boundary of the school abuts the residential parcel. Therefore the adjacent diagram details the key principles that **should** be adhered to.

Key Principles

- > Boundary treatments separating school grounds and residential property **should** ensure privacy through the design of the fence or wall and/or through structural planting.
- > Homes **should** back or side onto the school boundary so the primary aspect is away from the Primary School.
- > Dwellings that side onto the school boundary **must** have a minimum distance of 6m.
- > Dwellings that back onto the school boundary **must** have a minimum distance of 10m.
- > Courtyard typologies as shown adjacent **should** be included with dwelling arranged to terminate views from the tertiary streets and focusing vistas south to the brook.
- > Windows **must** not be located directly opposite in adjacent dwellings closer than 18m.
- > No frontage access along this boundary.

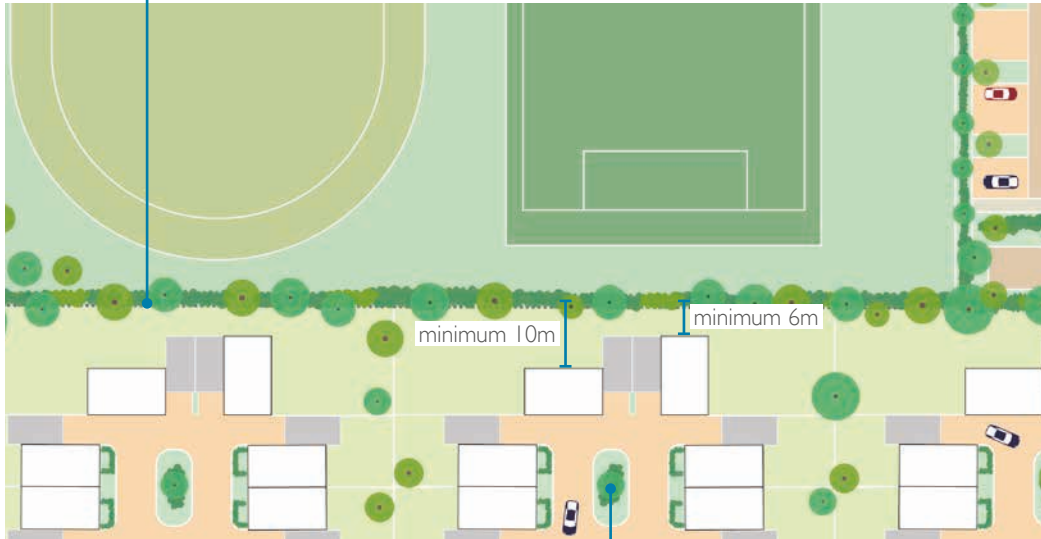
School Interface



Figure 6.19: Location of School Interface

ILLUSTRATIVE VIEW OF SCHOOL BOUNDARY

Structural planting **should** soften and obscure boundary.



Courtyards **must** be softened with landscape and planting.