

# Philip Barnes

## Barratt Developments Plc

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# Trumpington Meadows: A sub-regional scheme



HBF Planning Conference 2013

# Trumpington Meadows

- Where we started – strategic objectives
- From regional to local policy
- Design principles and certainty
- Phase 1 – planning, landscape and character
- Lessons



# Cambridge growth

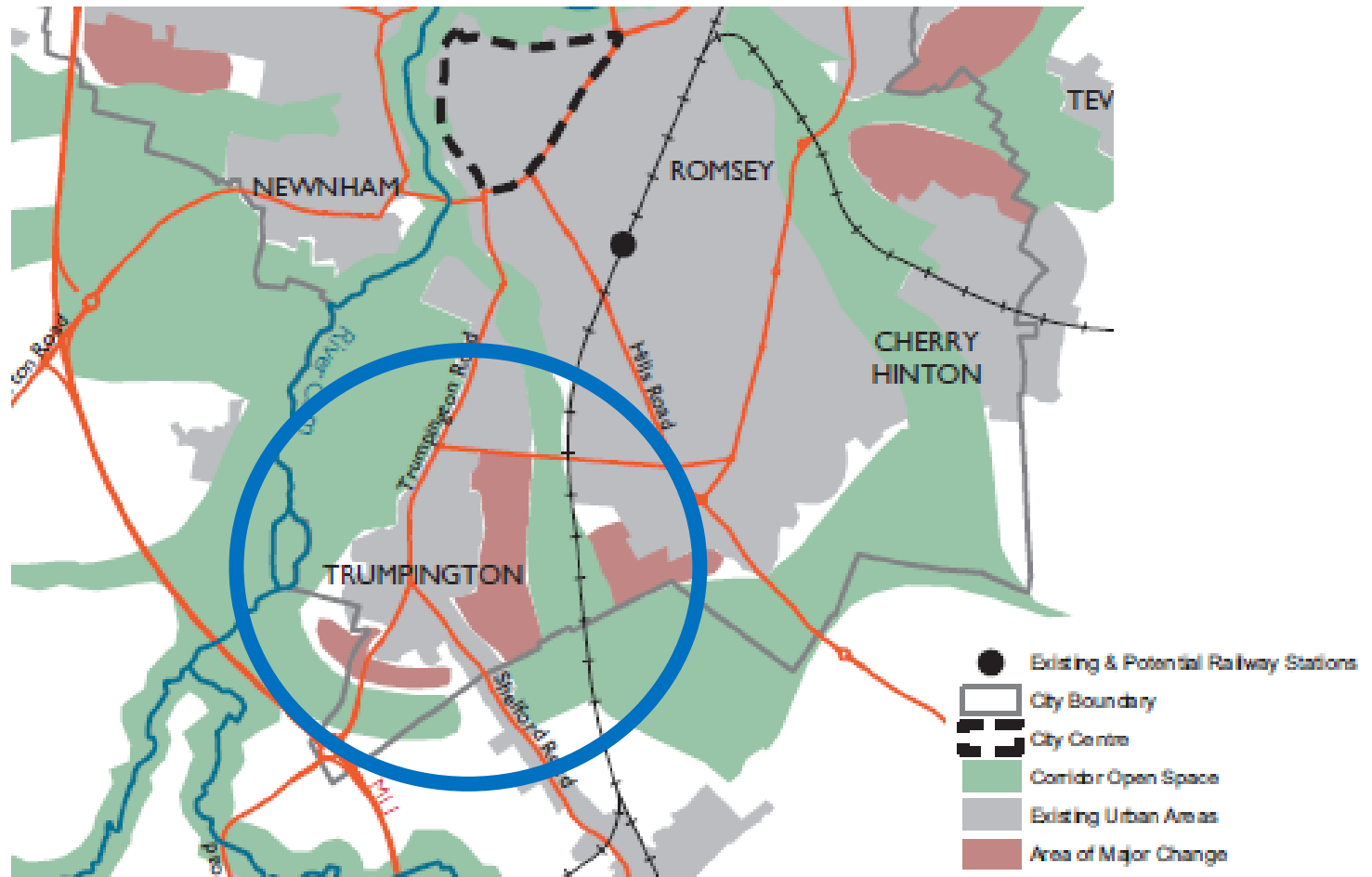
**7,400** homes to be built in next 5 years (2012-2017).

City-wide challenges to delivering growth.

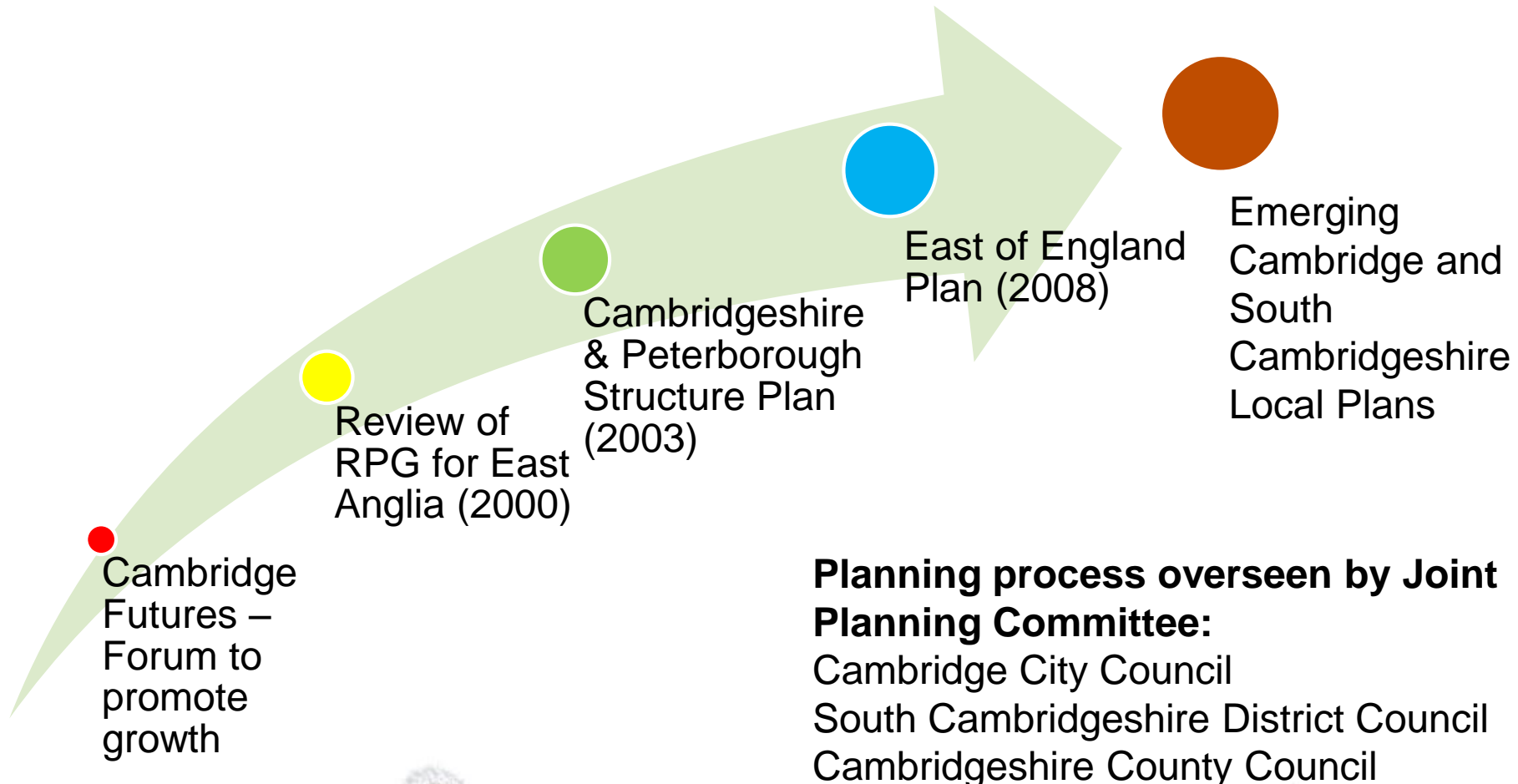
Trumpington Meadows is part of Cambridge Southern Fringe major growth area.



# Cambridge Southern Fringe



# Planning Evolution





# Barratt's Planning Journey

- Outline planning permissions 1200 dwellings – October 2009.
- Approved Design Code.
- Reserved matters granted for 353 dwellings – July 2011.
- Future phases – 870 dwellings.
- Planning condition and S106 planning obligation requirements.



# The Opportunity

3 miles from  
Cambridge City  
Centre, adjacent to  
Trumpington Park  
and Ride.

Site was a former  
Plant Breeding  
Institute.

Site acquired by  
Grosvenor and USS  
in 2004.





# Outline Planning Permission



- 4 quarters
- 60 hectare country park
- mix of uses (homes, sports, school, jobs)

# Landscape led



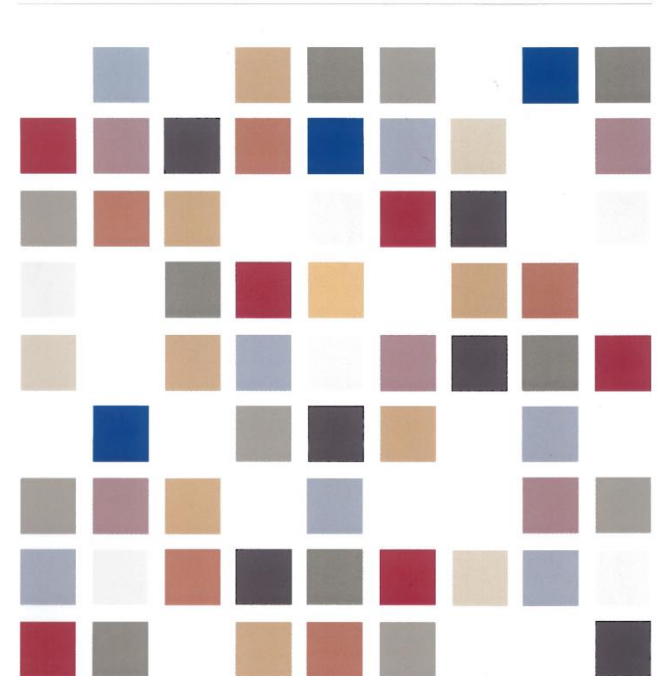
# Design Code Approach

- Approved June 2010.
- Distinct character areas – not homogenous.
- Design Code tested by panel of architects.
- Proposed design achieved Building for Life Gold standard.



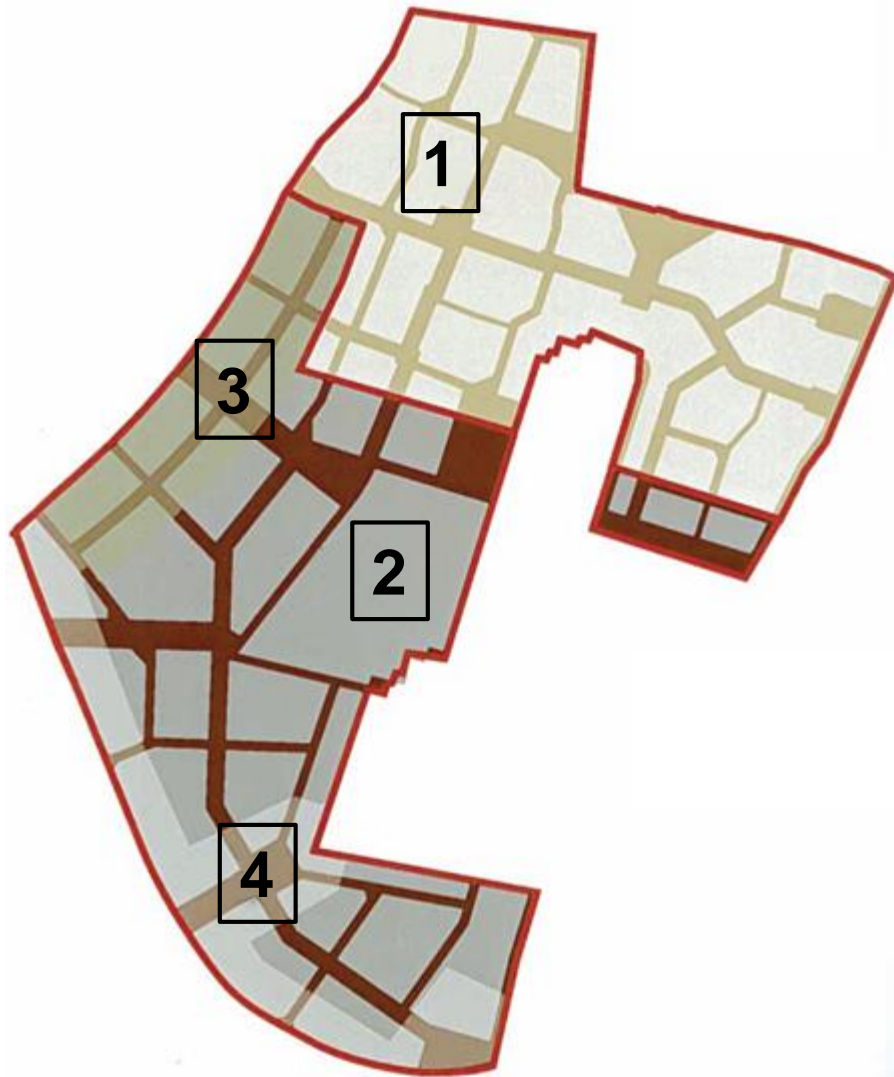
## Trumpington Meadows Design code

TMDC  
December 2010





# Separate Character Zones



1. Village Quarter
2. Urban Quarter
3. Riverside Quarter
4. Gateway Quarter

# Phase 1 – 353 units





# Phase 1 – informal village character (terraces/spaces)



early sketch of site plan – linear terraces



development of informal street



informal street

# Phase 1 – creating value and perceptions





# Phase 1 – traditional but modern



# Phase 1 – social and environmental

## Affordable Housing

- 40%
- Partnership with Bedford Pilgrims Housing Association.
- Code Level 4, Lifetime Homes compliant and Secure by Design.
- Very high tenant satisfaction.

## Sustainability

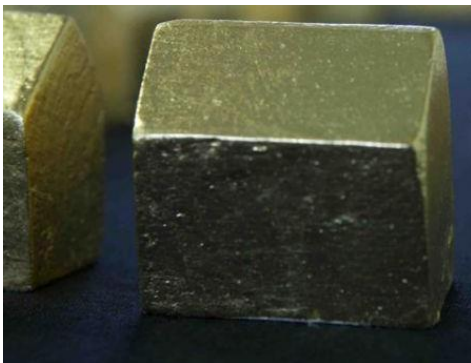
- Private Housing - Code Level 3 required by planning.
- Enhanced Sustainability Show Home Scheme – Uplift to equivalent Code 5.



# Public Art



- Site-wide public art strategy.
- Resident artist employed.
- Collaborative approach with local authorities and residents.
- 88 Golden Bricks mark intersection of old and new.





# Key planning discussions

- How to create the village character.
- Affordable housing – clustering.
- Amount of parking.
- Bins and storage.
- Handling noise sensitive areas.



# Lessons

- Policy framework = starting point
- Joint Planning Committee structure = planning certainty
- Quality Panel review = design certainty
- Positive working with LAs = delivery certainty
- Certainty = manageable risk = major investment in infrastructure – green/physical/social