





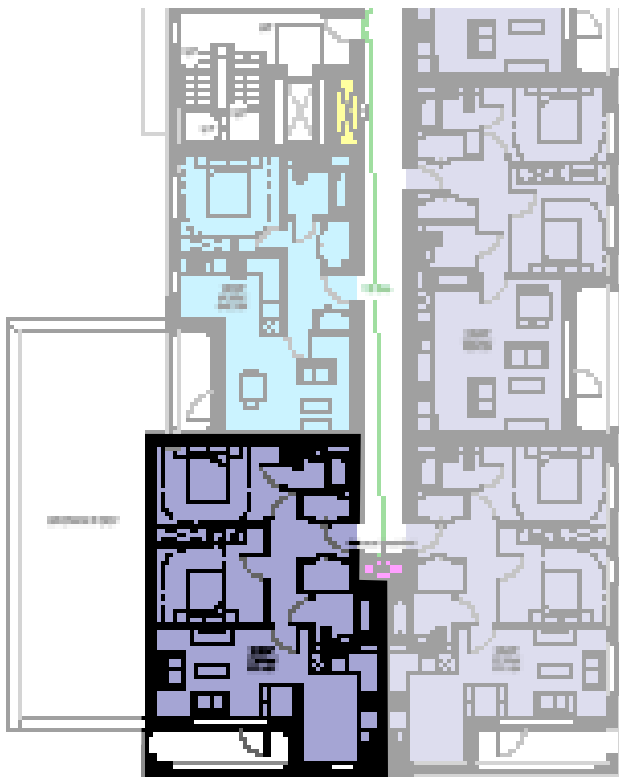
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Access

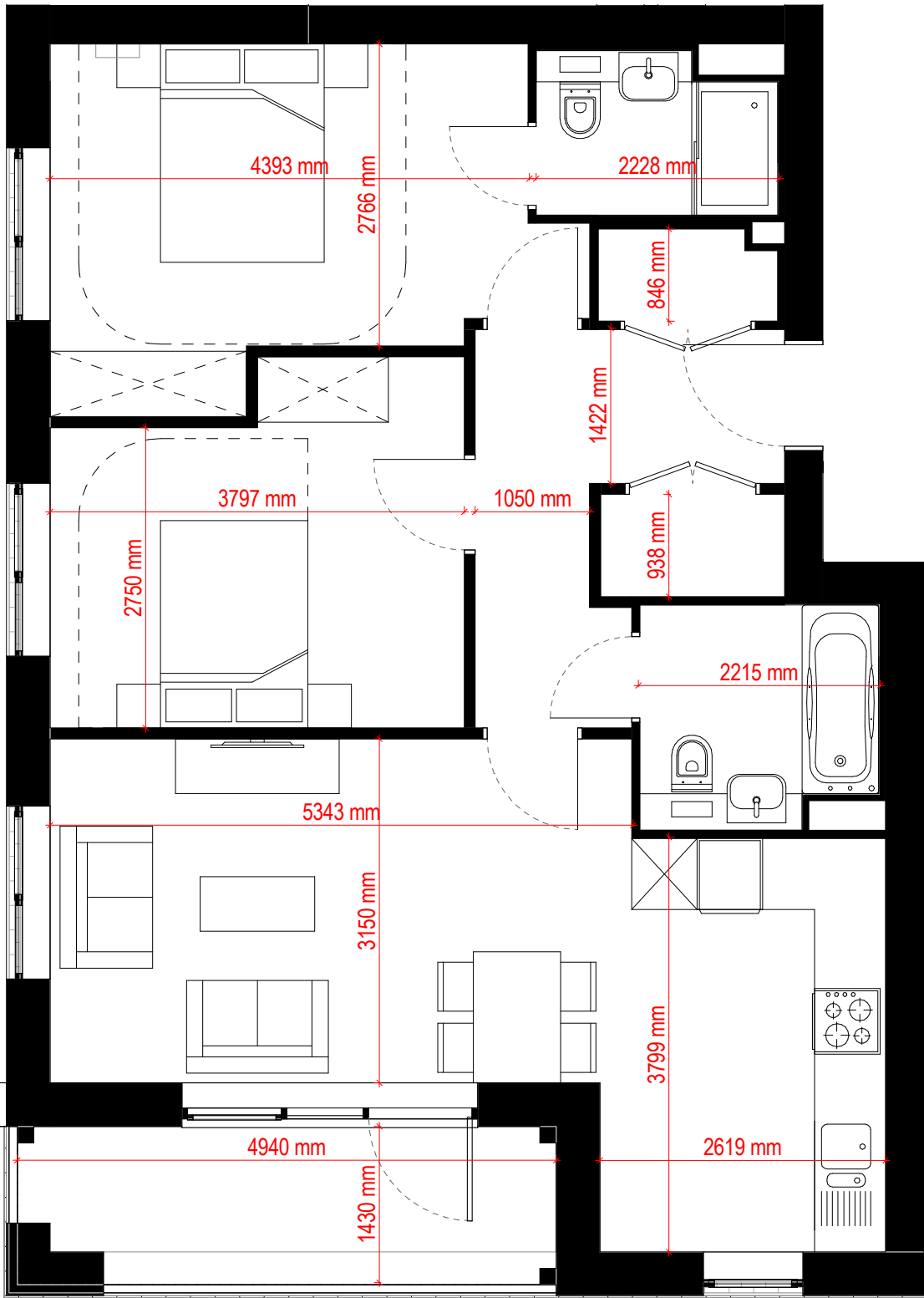


Part M4(2) Compliant Homes

In line with the requirements of Condition 46 on the Outline Permission 55 no. units (20%) have been designed to achieve compliance with Part M42 and as such the scheme is compliant with the requirements of the outline permission.



Key Plan - Apartment Block B

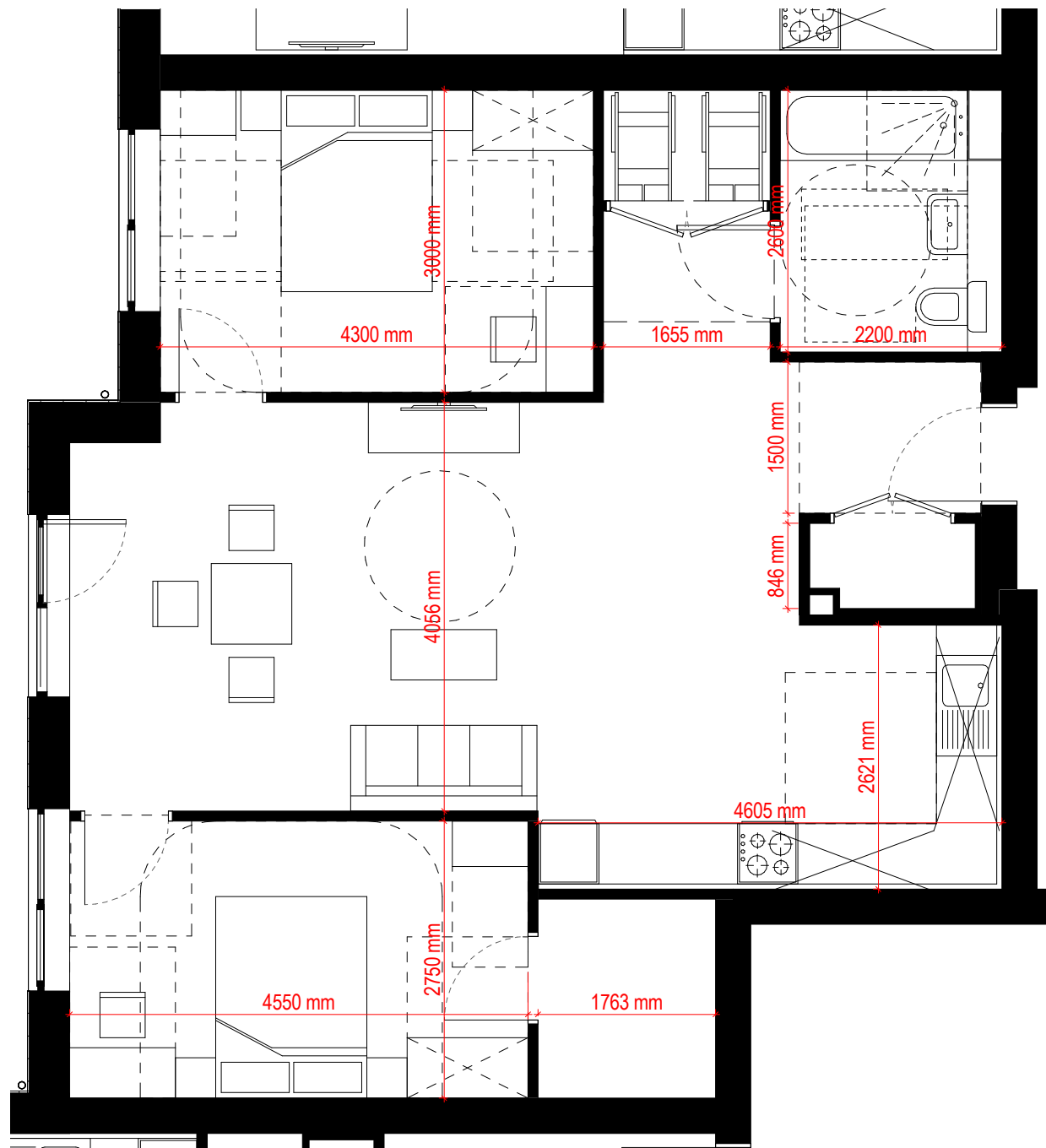


M4(2) Compliant 2 Bed Apartment

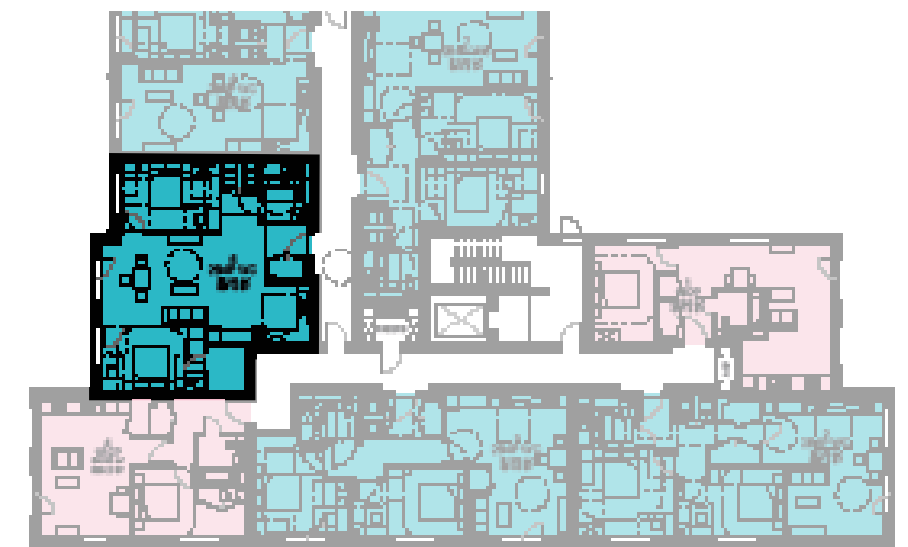
Part M4(3) Compliant Homes

Under Schedule 7, Part 1, Para 1.1 outlines that within the affordable housing element sub-phase not less than four per cent (4%) of the affordable housing units within the sub-phase shall be provided as Wheelchair user dwellings.

56 no. Extra Care units have been designed to be compliant with Part M4(2), with a further 4 no. units achieving compliance with Part M4(3) which represents 6% provision across the wider offering onsite and achieves compliance with the requirements under the legal agreement.



M4(3) Compliant 2 Bed Apartment



Key Plan - Extra Care Home



ACCESS Parking




KEY

- Allocated Parking (on-plot)
- Garages/Cycle Storage (Calculated at 50% of provision)
- Allocated Parking (apartment residents)
- Visitor Parking
- Retail/School Drop Off
- Community Centre
- Extra Care
- Car Club
- Substation Parking
- Communal Cycle Storage





KEY

-  Lorry Path
-  Resident Carry Distances
-  Refuse Carry Distance





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Sustainability



Hill Sustainability Ethos

COMMITTED TO CREATING SUSTAINABLE HOMES AND COMMUNITIES BY FOLLOWING A NET ZERO PATHWAY

- Timely progress in meeting the emerging expectations of the Future Homes Standard
- Reduced scope 1 and 2 greenhouse gas emissions by 40.4%
- Increasing the use of onsite renewables and embracing sustainable modern methods of construction.



KNIGHTS PARK, CAMBRIDGE

- Built to achieve Code for Sustainable Homes Level 5
- Sustainable drainage system recognised by the Housing Design Award, Building with Nature.
- Excellent cycling infrastructure and well-connected public transport links to reduce car use and promote sustainable transport.
- Exemplar, multi-award-winning sustainable housing development, which offers new levels of sustainable living.



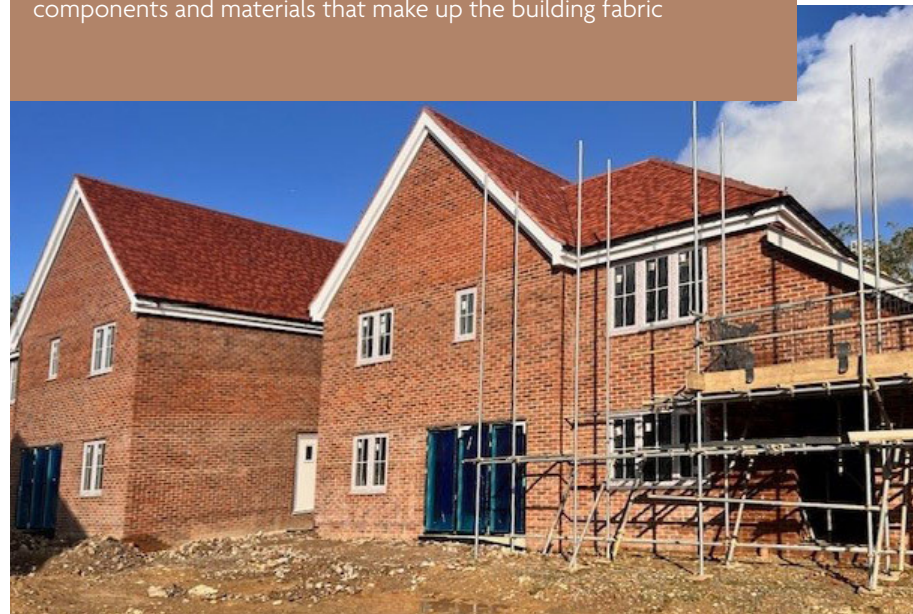
100% AIR SOURCE HEAT PUMP SCHEME

[Low Carbon Energy Technology]

Flats will be fitted with ASHP + Hot Water Cylinder – maximising energy efficiency

FABRIC FIRST APPROACH

Improved energy efficiency by maximising the performance of the components and materials that make up the building fabric



EV CHARGING

In line with national guidance, 1 to 1 ratio of EV charging proposed



BREEAM

Will be targeting BREEAM Excellent for the retail units on the project, built to shell & core specification

ENERGY EFFICIENT COMMUNITY CENTRE

Use of centralised plant to maximise energy efficiency and ensures low running costs in long-term



OVERHEATING DESIGNED OUT + LOW ENERGY LIGHT FITTINGS

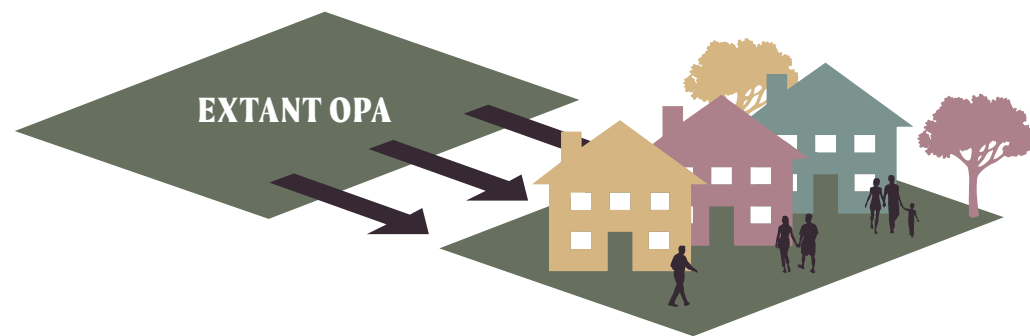
Relevant technical surveys will take place to inform the overheating analysis to ensure proper mitigation solutions are implemented





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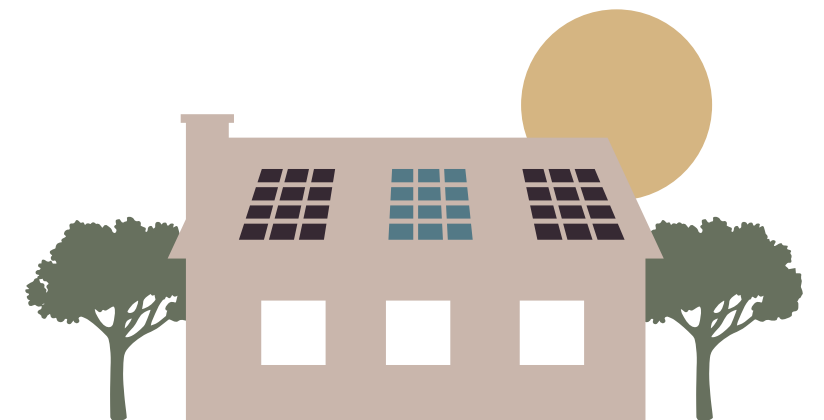
Summary



SIGNIFICANT AMOUNT OF **HIGH QUALITY NEW HOMES** ON A SITE WITH EXTANT **OUTLINE PLANNING PERMISSION**



DELIVERY OF THE **NEIGHBOURHOOD CENTRE** AND **COMMUNITY FACILITY**



SUSTAINABLE DESIGN AND CONSTRUCTION MEASURES WILL BE UTILIZED TO **REDUCE CARBON EMISSIONS** ACCORDING WITH BUILDING REGULATIONS PART L 2022.



PROVISION OF **PUBLIC OPEN SPACE** ACROSS THE SITE, INCLUDING **COMMUNAL AMENITIES** AND **PLAY** PROVISION FOR USE BY NEW AND EXISTING RESIDENTS

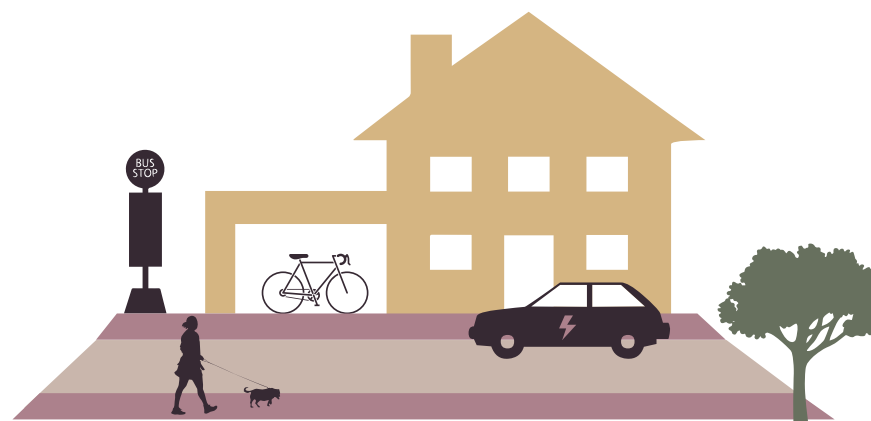


PROVISION OF A **RANGE OF DWELLING TYPES AND SIZES** TO SATISFY LOCAL HOUSING DEMAND.

Proposal Benefits



A POLICY COMPLIANT **30% ON-SITE AFFORDABLE HOMES**



THE DEVELOPMENT WILL **ENCOURAGE SUSTAINABLE MODES OF TRANSPORT** WITH THE PROVISION OF SECURE CYCLE PARKING FOR ALL RESIDENTS



PROVISION OF **M4(2) DWELLINGS EXCEEDING THE REQUIREMENT** SET OUT IN THE OUTLINE PLANNING PERMISSION.



EACH HOUSE WILL INCLUDE **PRIVATE AMENITY SPACE** AS WELL AS ACCESS TO **HIGH QUALITY LANDSCAPED COMMUNAL AMENITY SPACE**



ENHANCE RIVER ADUR CORRIDOR TO DELIVER **BIODIVERSITY NET GAIN**