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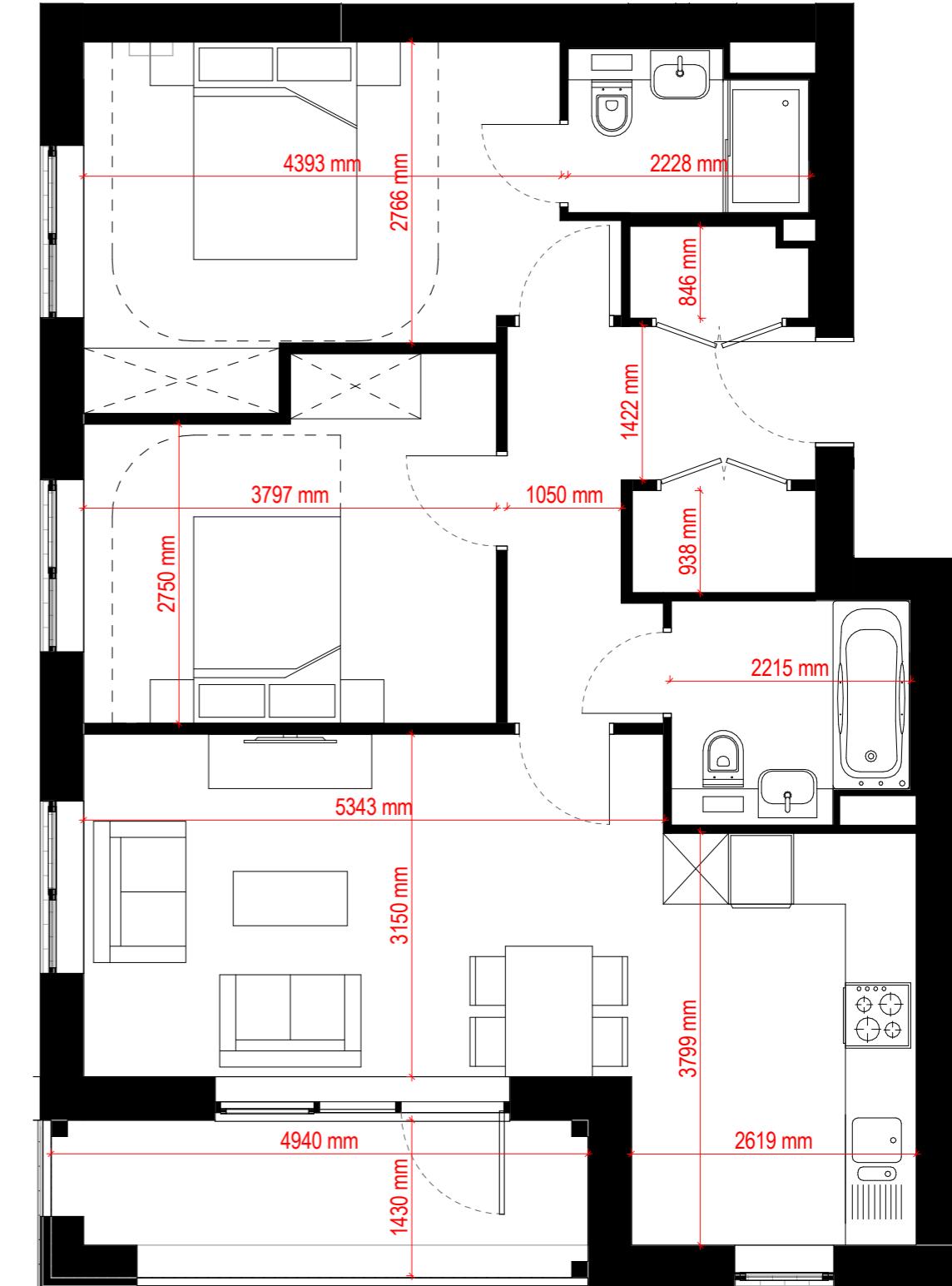
Access

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.

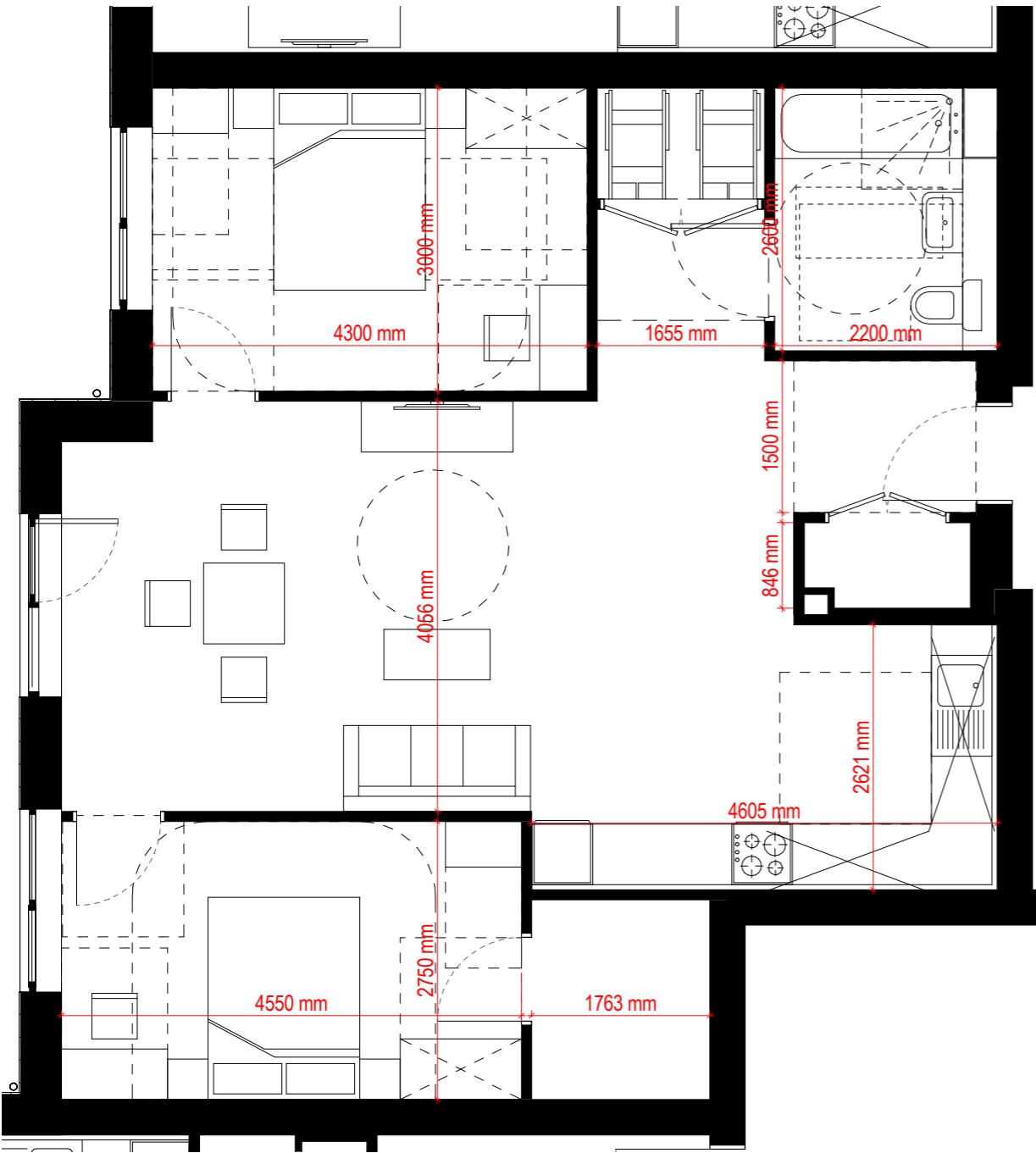


Key Plan - Apartment Block B



M4(2) Compliant 2 Bed Apartment

Part M4(3) Compliant Homes



M4(3) Compliant 2 Bed Apartment

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.



Key Plan - Extra Care Home

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.

Sustainability Objectives



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



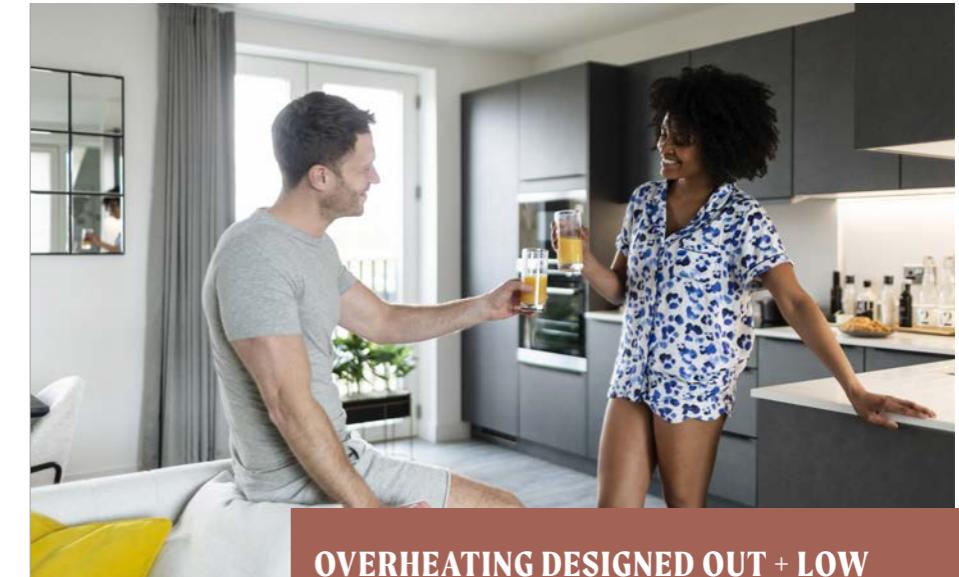
BREEAM

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

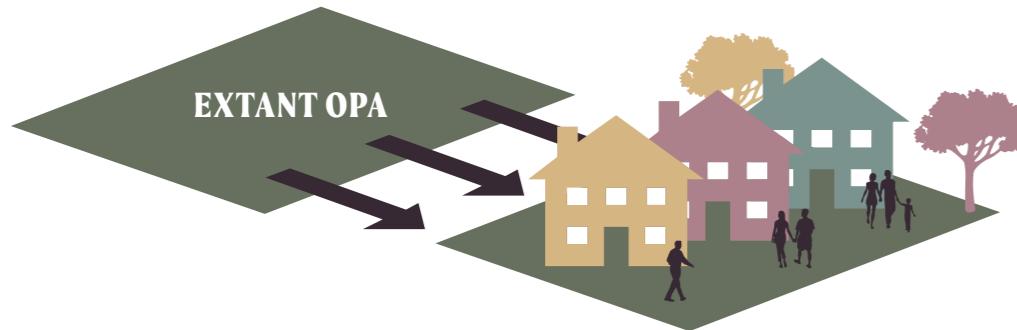




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Summary

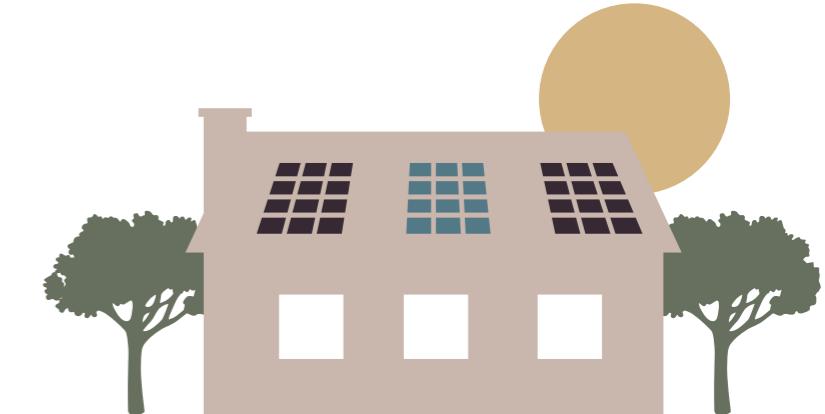
Benefits



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