

## Sustainability

All homes a minimum of Code For Sustainable Homes level 3 (private) and code 4 (affordable). Later phases for all tenures Code level 4 with some homes code level 5

Minimum of BREEAM Very Good

10% renewables

Mixed and balanced community - 42% affordable housing

Retention of the majority of existing landscape features - plantations, hedgerows and ditches.

New open spaces inc play areas for all ages

Active travel connectivity - dedicated cycling and walking routes and design in cycle parking

Suds systems including permeable surfaces, ponds, rills, swales, rain gardens and blue roofs

Intensive and extensive green roofs

Community allotments and Community garden

Reuse of excavated aggregate within infrastructure works

Community facilities inc library, rooms for hire, healthcare and access to local public services.

Enhanced biodiversity through new hedges, trees, planting and other landscape features

Lifetime Homes standards adopted across the site

Building for Life Assessments adopted

Cross Laminated Timber (CLT) used within the primary school construction.

## Programme

Local Plan - July 2006

Area Development Framework - 2006

Outline Planning Application - 2007 to 2010

Infrastructure Planning Application - 2009

Development Infrastructure/Enabling works commenced - 2010

Busway/Addenbrookes Access Rd Completion - 2010

Phase Reserved Matters Applications - See over

Quality Panel reviews - See over

Design Code approved - 2011

Housebuilding start - 2012

First Home completions - 2013

Secondary School Completion - 2016

Primary School Completion - 2017

Community Centre Completion - 2018

Completion of construction - 2022

Opening of Cambridge South Station - 2025

## Selected Awards

Abode (1) - Housing Design Award project winner - 2012

Abode (1) - Housing Design Award (built) - 2014

Abode (1) - Housing Design Award - Supreme winner - 2014

Abode (1) - RIBA East Building of the year - 2015

Abode (1) - RIBA National Award - 2015

Abode (1) - National Panel Special Award - Civic Trust Awards 2015

RTPI Award for Planning Excellence, 2021

Brick Awards, Best Housing Development, 2014

The Sunday Times British Home Awards, Development of the Year, 2014

Abode (2) - Housing Design Award (Built) - 2019

Abode (2) - RIBA East Award - 2019

Abode - Architecture Today awards 2022  
Buildings that stand the test of time

Aura - Project winner - 2013

Aura - RIBA East Award winner - 2018

Aura - Civic Trust award - 2019

Aura (3) - Housing Design Awards Shortlist - 2023

2020 Building Awards - Housing Project of the year

# Clay Farm, Cambridge

## Development Guide



The Clay Farm development masterplanned by developer Countryside Properties together with Cambridge City Council and PRP Architects is located to the east of the village of Trumpington within walking distance of Cambridge City Centre.

Now fully complete, a variety of developers have delivered a total of 2,188 private and affordable homes set within three design coded character areas. A new 49ha Hobsons Park has also been provided together with new commercial and community facilities including two new schools, a community hub and community garden.

Set around a variety of mature existing and new landscape spaces the contemporary style homes range in size from studio, 1, 2 and 3 Bedroom Apartments through to 2,3,4 and 5 Bedroom Houses with 42% of the total number of homes being tenure blind affordable housing.

All homes achieve a minimum of Code for Sustainable Homes Level 3 and a variety of other sustainability measures have been incorporated.

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# Development Overview

Phase Name	Developer	Architect	Planning / QP Year	Total Units	Other sq m	Affordable %	Density DpH
Seven Acres	Skanska RD UK	Formation Architects	2011	128		40%	46
Abode (1)	Countryside	Proctor and Matthews	2011	308		40%	48
Paragon	Bovis Homes	Levitt Bernstein	2011 / 2013	397		40%	45
Halo	Crest Nicholson	CF Moller / PRP	2012	274		40%	53
Aura (1)	Countryside	Tate Hindle	2012	229		40%	44
Hobsons Square	Countryside / Cambridge City	Place DP	2013				
Community College	Cambridgeshire CC	Avanti Architects	2013				
Aura (2)	Countryside	Tate Hindle	2014	165		40%	50
Virido	Cambridge City /Hill	Pollard Thomas Edwards	2014	208	540	50%	77
Abode (2)	Countryside	Proctor and Matthews	2014	140		40%	40
Clay Farm Centre	Cambridge City	ADP Architects	2014	20		100%	
Aura (3)	Countryside	Tate Hindle	2015	270	961	40%	105
Cala	Cala Homes	PRP	2015	49		40%	51
Primary School	Cambridgeshire CC	Frank Shaw and Associates	2016				
				2,188	1,501		



**Long Road Plantation Character Area**  
Formal terraces, Mansion blocks and Villas. Living courtyards, Lanes

**Hobson Square Character Area**  
Community Heart/Hub, Apartments, Shopping, Perimeter blocks Podium gardens

**Royal Showground Character Area**  
Long houses, Mews and Terraces, Vistas and Views

## Public artwork

**1 - Bronze House**  
Heather and Ivan Morrison  
Hobsons Square

**2 - Cornwell and Son Mural 'Dust'**  
Sean Edwards  
Aura (1)

**3 - Bridges and Birdscreens - An edible park**  
Nils Norman  
Hobsons Park

**4 - Art and Play**  
Simon and Tom Bloor  
Play Areas