



SECTION

Delivering Quality Development
Newhall, Harlow
Great Kneighton, Cambridge.

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ASSOCIATE DIRECTOR (DEVELOPMENT)

Delivering Quality Development - PLACES PEOPLE LOVE

Great Kneighton, Cambridge Southern Fringe Extension

- Development Largely Complete with last phases under Construction
- Post Construction Issues

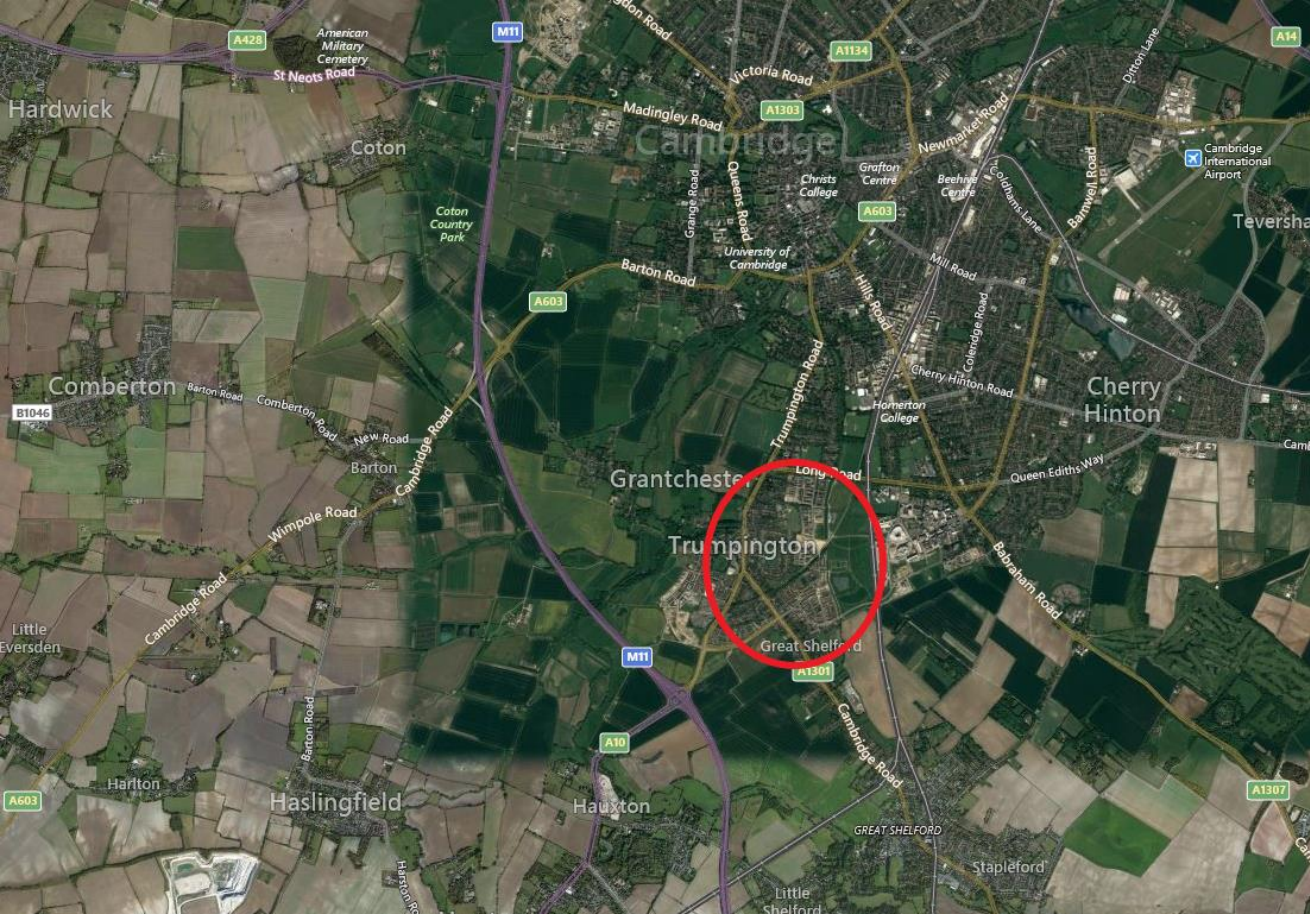
Newhall, Harlow – Phase 2 delivery

- Countryside's first Phase under construction – delivery from Summer 2019
- Total delivery of circa 1,000 units over 7 phases

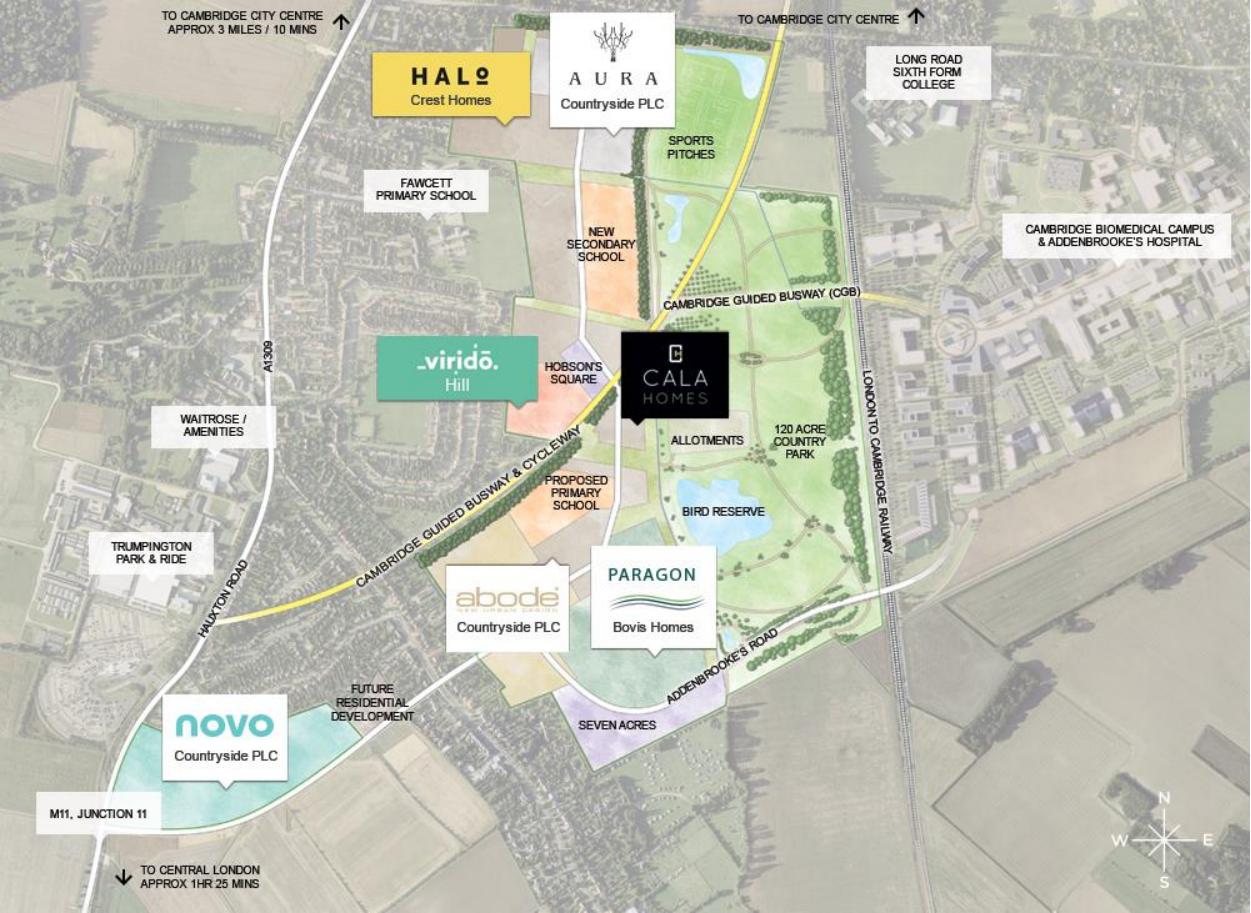
Common Aspects

- Architecturally led design
- Architectural richness achieved by working with a number of Architects and focus on high quality urban design
- Focus on Public Open Space and landscaping
- Facilities to support the community
- Community engagement

Site Location – Great Kneighton



Overall Site Plan



PLACES PEOPLE LOVE – Aura, Cambridge



PLACES PEOPLE LOVE – Aura, Cambridge



PLACES PEOPLE LOVE – Abode, Cambridge



TRYSIDE
Love

PLACES PEOPLE LOVE – Abode, Cambridge



Great Kneighton

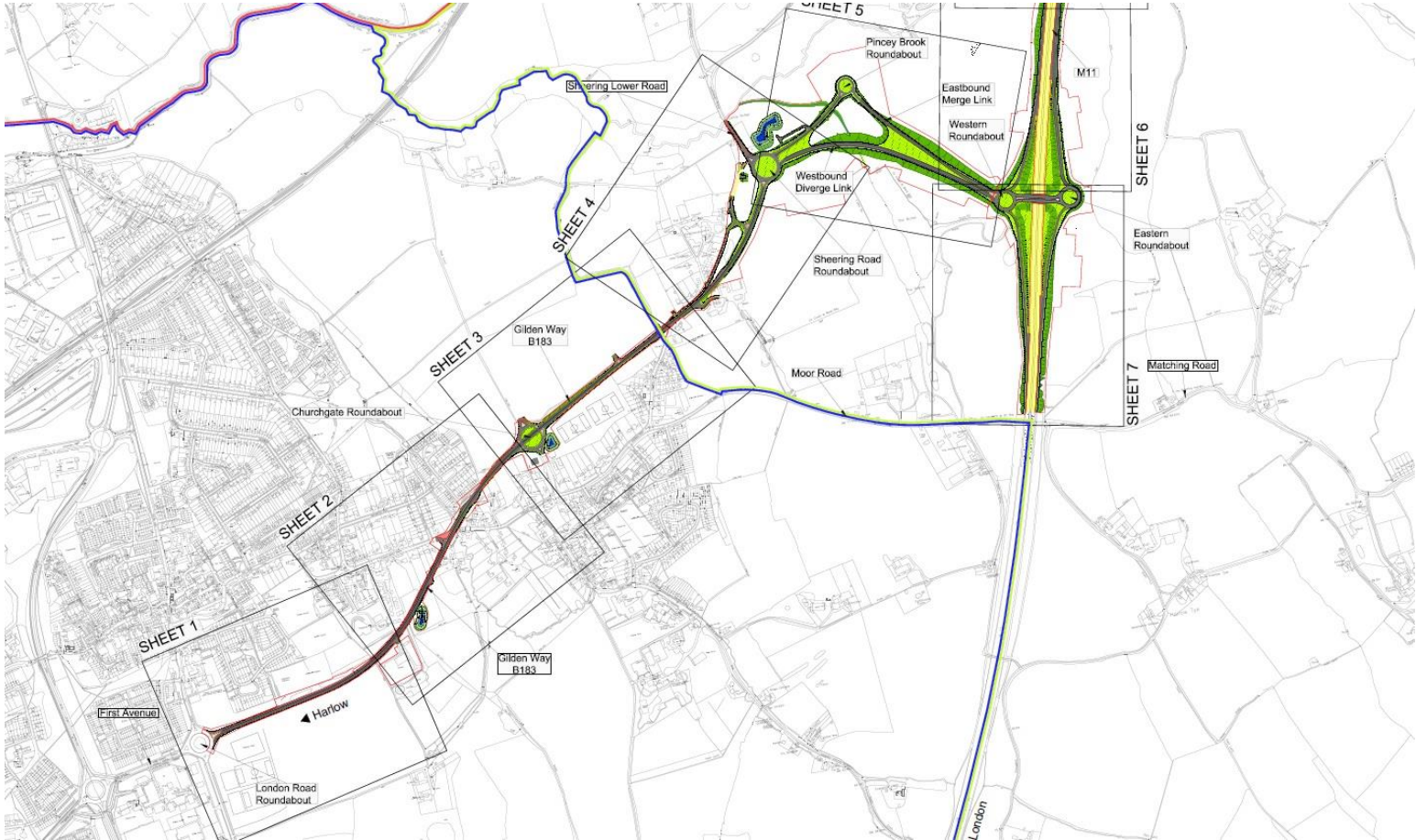
Post Construction Issues

- Parking
- Achieving handover of infrastructure for adoption
 - Roads – difficulty of progressing legal agreements
 - Drainage – section 98 and section 104
 - Public Open Spaces – handover to Cambridge City Council
 - Agreeing Commuted Sums
 - Defects
- Community Engagement – through Southern Fringe Community Forum, Public Art included engagement, and direct contact with residents

Site Location – Phase 2 Newhall, Harlow



Wider Area – Junction 7a has commenced

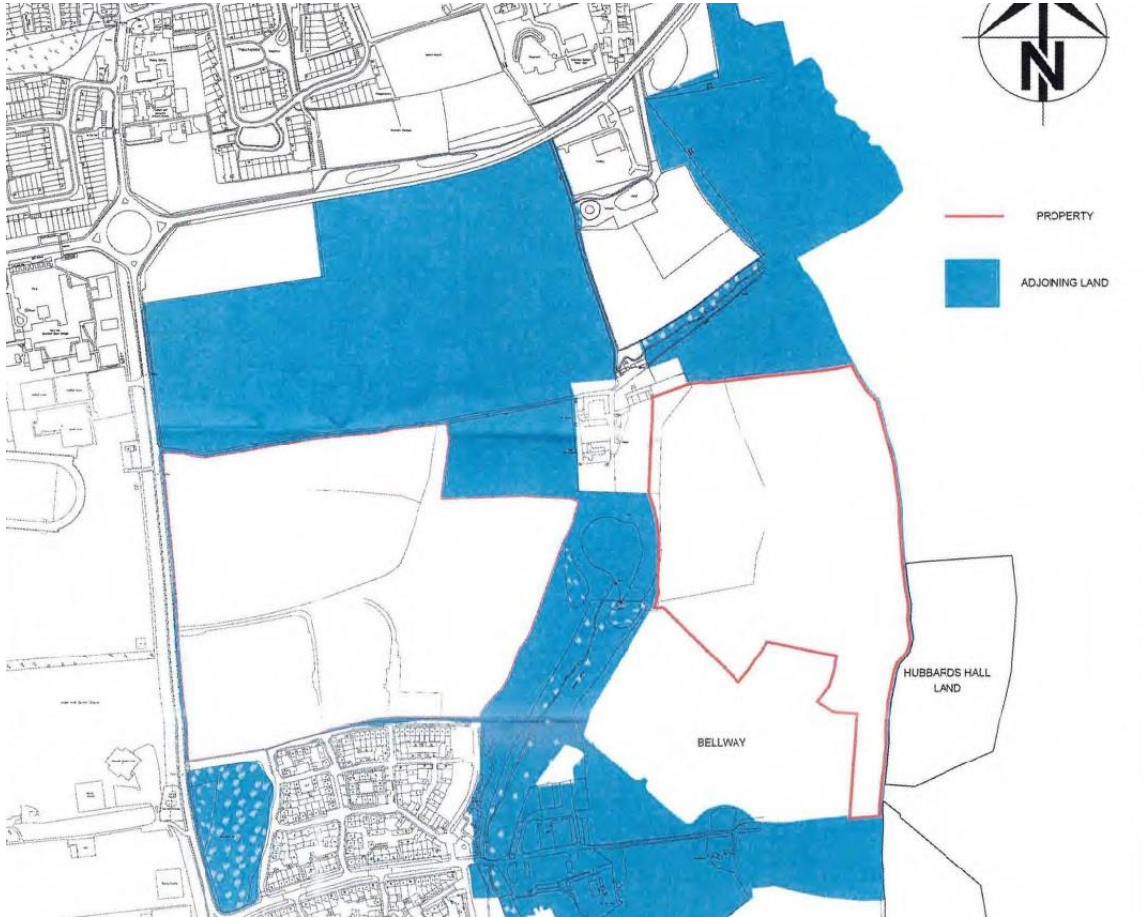


Wider Area – Harlow Enterprise Zone



- Significant site between London and Cambridge,
- 51 Hectares of Development Opportunity,
- Creating thousands of jobs over the coming decades.

Land Owned by Newhall Projects – note Kennels Land



Charge Land - Essex County Council



Newhall Coordinating Brief

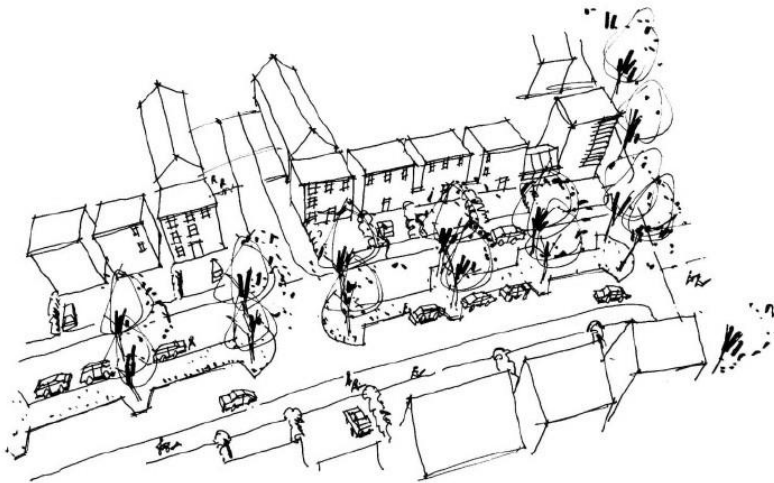


Figure 4.10 View of High Street (east)

4 High Street (east)

The high street widens out travelling east, affording a panorama over New Pond Spring woodlands and the lake. There is a central planting strip with a double avenue of street trees. The street is split into three sections each containing 12 visitor spaces with U-turns possible at the end of each section. This will provide 36 visitor spaces which is about one third of the required visitor parking for Sector 3. A combined footpath / cycleway runs along the southern side of the entire High Street.

Massing	Two to three storeys, linked or detached
Parking solution	Rear or side
Plot depth	Not critical
Plot width	Not critical
'Greening of edge'	Trees planted within a central green area and (low) hedges to screen parking.
Notes	The gap in the central planting strip (as shown in the aerial view) is subject to discussions with Essex County Council Highways Team

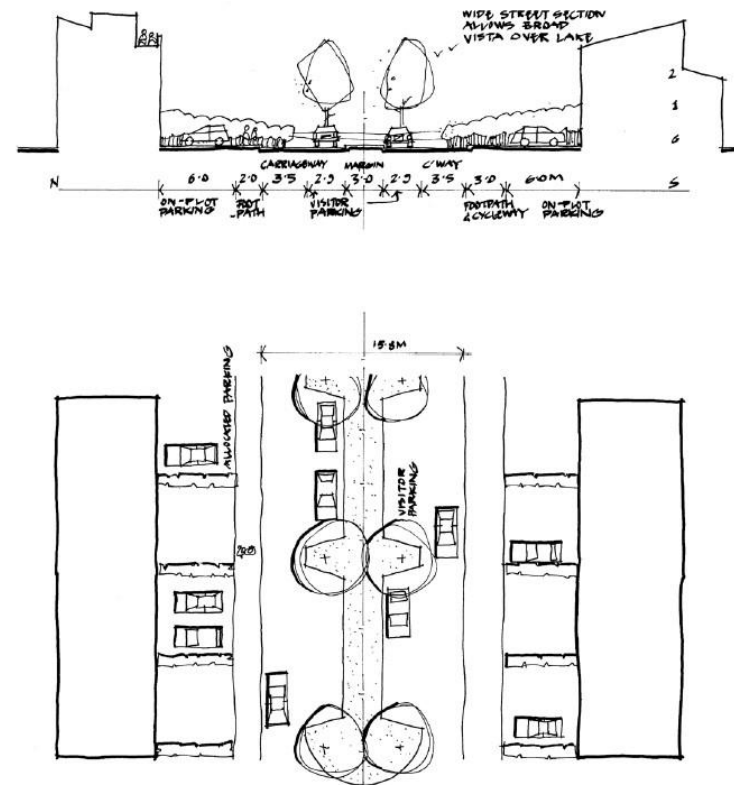
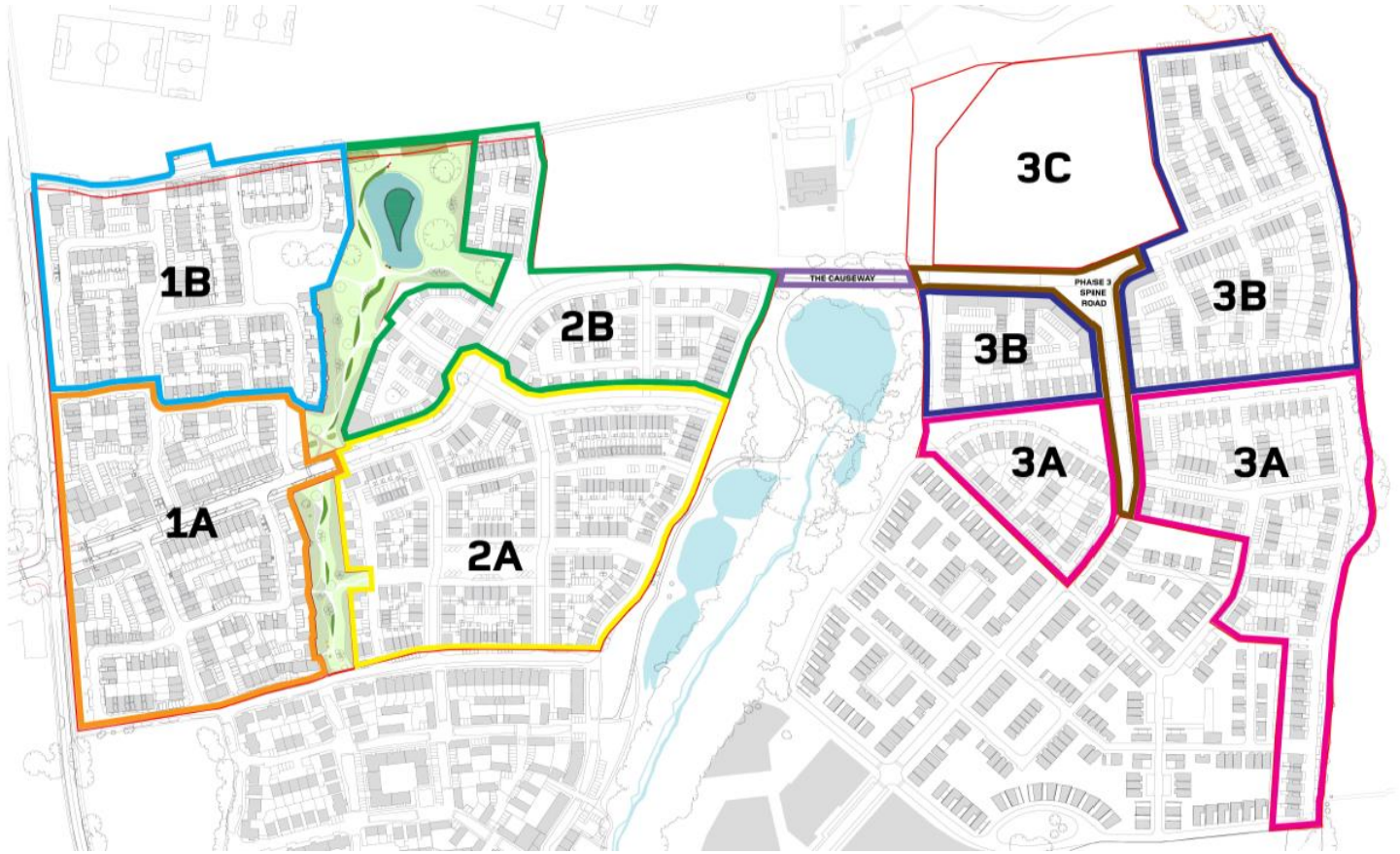


Figure 4.11 Cross section and plan for High Street (east)

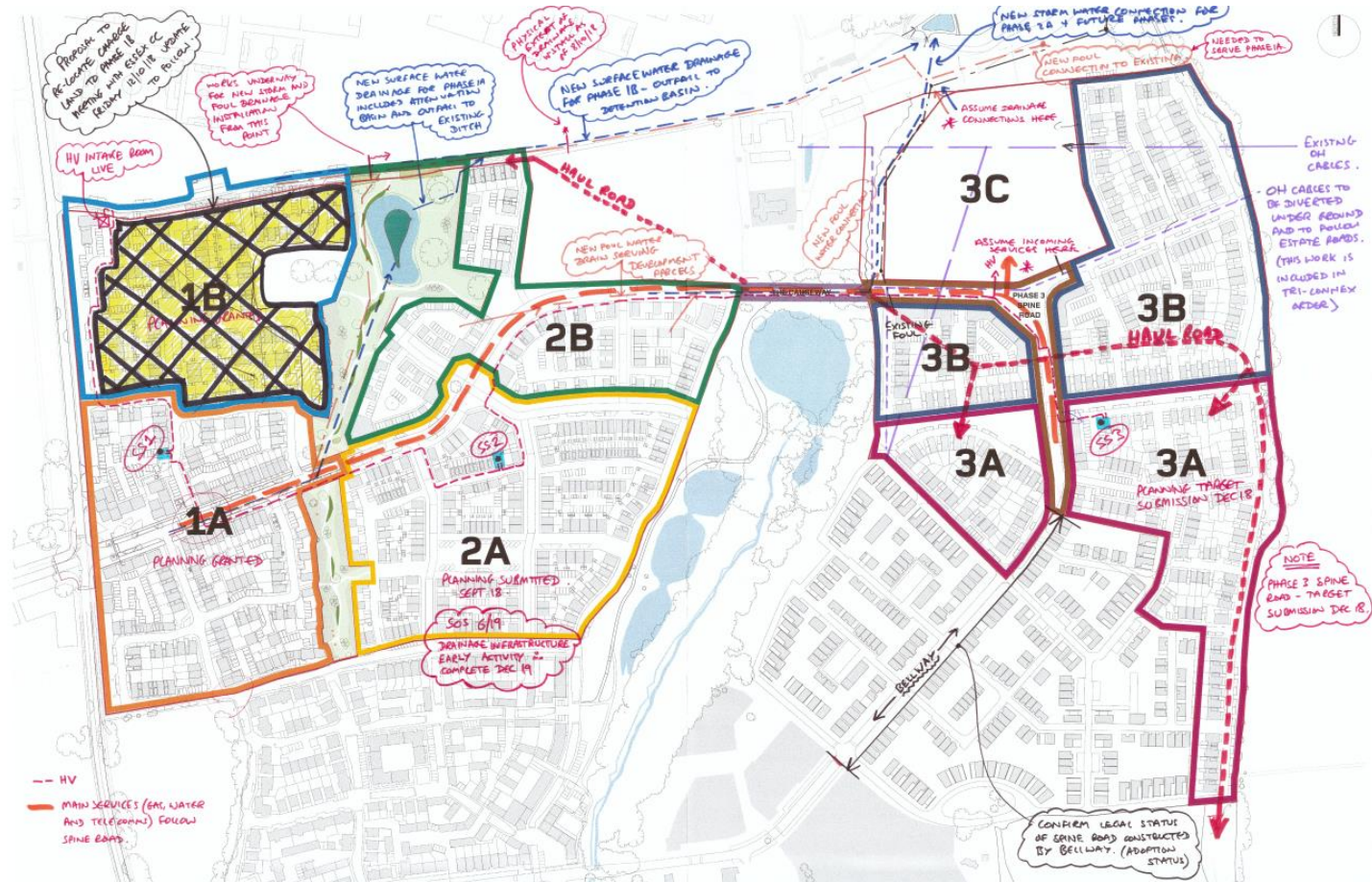
Coordinating our design



Phasing Plan and Planning Update – 1A anticlockwise



Site Constraints Plan – Site Wide



Site Constraints Plan – First Phase



Existing Constraints Legend

- Indicative Redline Boundary Phase 1A
- Scott Brownrigg Coordinated Boundary Phase 1A
- Indicative Boundary Phase 1B
- Public Right of Way
- Approximate route of redundant 2000 Asbestos Pipe
- Approximate location Archaeological investigation trench (backfilling complete)
- Existing lamp column (CSL survey Rev C)
- Surveyed location Street Light main
- Surveyed location LP main
- Surveyed location BT
- Surveyed location Electricity (LV main)
- Surveyed location Electricity (HV main) with clearance zone
- Surveyed location Gas
- Surveyed location surface water drain from industrial estate, temporary connection into ditch
- Surveyed location surface water drain Kennels Lane / Milestone Road
- Approximate surveyed location trench containing 5 No. water services Kennels Lane. NOTE: Polyethylene pipes shown as approximate as only part of the route was detectable. trial holes are advised for verification.
- Surveyed location water
- Surveyed location foul drain
- Proposed HV Electricity Main



UXB Survey

All Phase 1 to have intrusive investigation to proposed piled blocks and footprint of the site (roads etc.) non-intrusive to remainder of site.



Phase Masterplans

Mix of units

Private units

Affordable Housing

Build to Rent

Commercial



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Phase Masterplans



Mix of units

Private units

Affordable Housing

Build to Rent

The Challenges of Delivery

Planning Items

Planning Policy Compliance (parking provision, NDSS & M4 (2&3))

Changing policy requirements emerging policy

Lack of consistency in decision making

Timely decision making

Parking policy

Landowner Consultation

Variation to materials pallet

Challenge of delivery in strict accordance with the design brief

Commercial Considerations

Limiting Capital Expenditure

Control of Work In progress

Achieving return on Capital

Challenging market conditions

Any Questions?

