

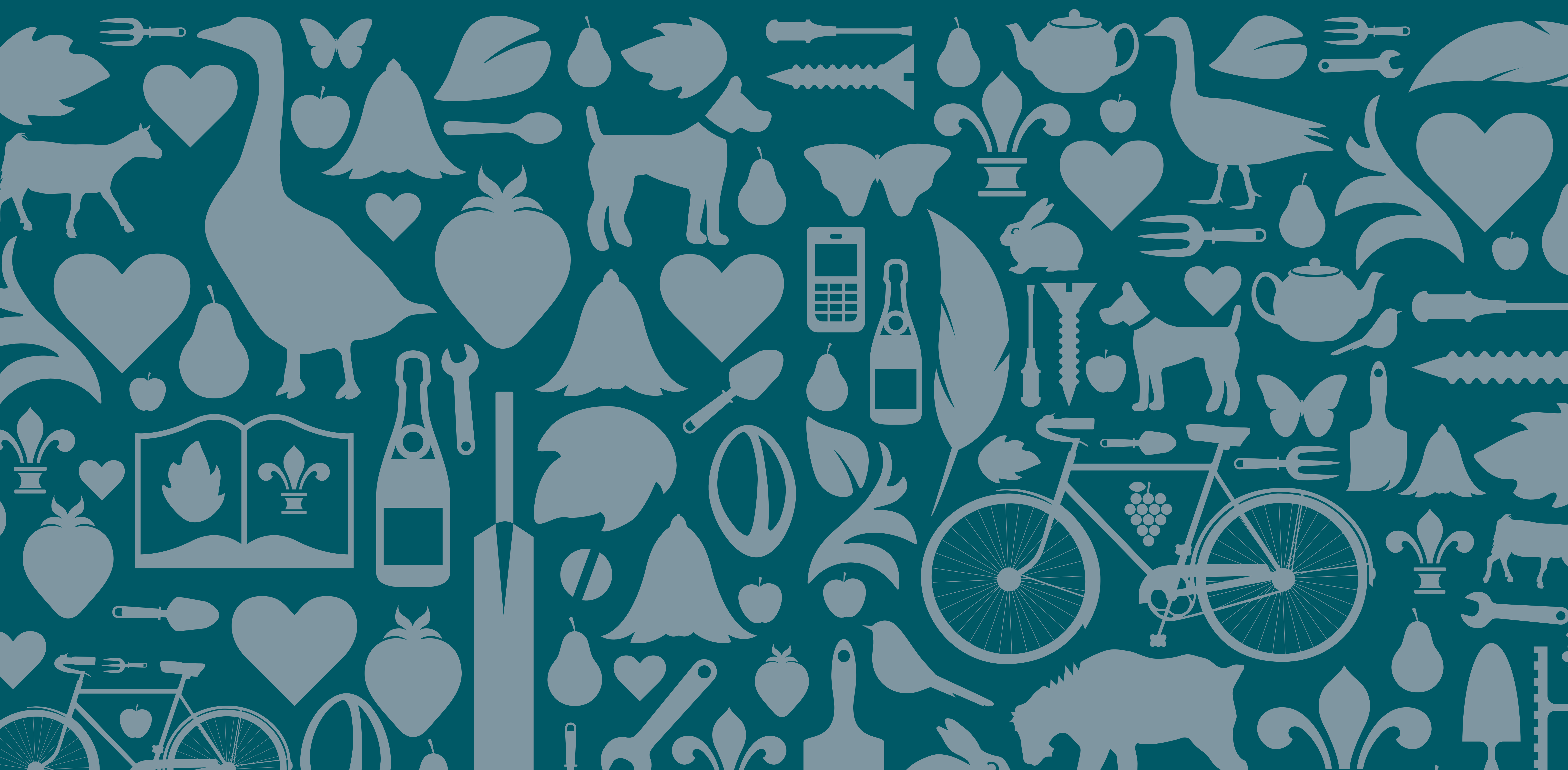


Welcome to our consultation event on the final stage of the wider Darwin Green development.

This planning application is for outline planning consent which establishes the principle of development on the site along with the access arrangement.

Your comments and suggestions will be incorporated into our final planning application wherever possible ahead of a planning application being submitted in early 2020.

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DARWIN GREEN
CAMBRIDGE

BACKGROUND

Darwin Green is an exciting new community located under two miles North West of Cambridge City Centre.

Darwin Green 1 is approved and Phase 1 is currently being built with work now underway on the homes at the local centre which will include residential apartments, health centre and retail units.

The homes at Darwin Green reflect the heritage of Cambridge across the range of the diverse town houses and apartments. This brand-new community will deliver sustainable living across a distinctive selection of modern houses and apartments.



Phase 1 - the story so far...

Construction work on Darwin Green Phase 1 is progressing well. The key infrastructure to service the site, such as roads and sewers through the development are complete.

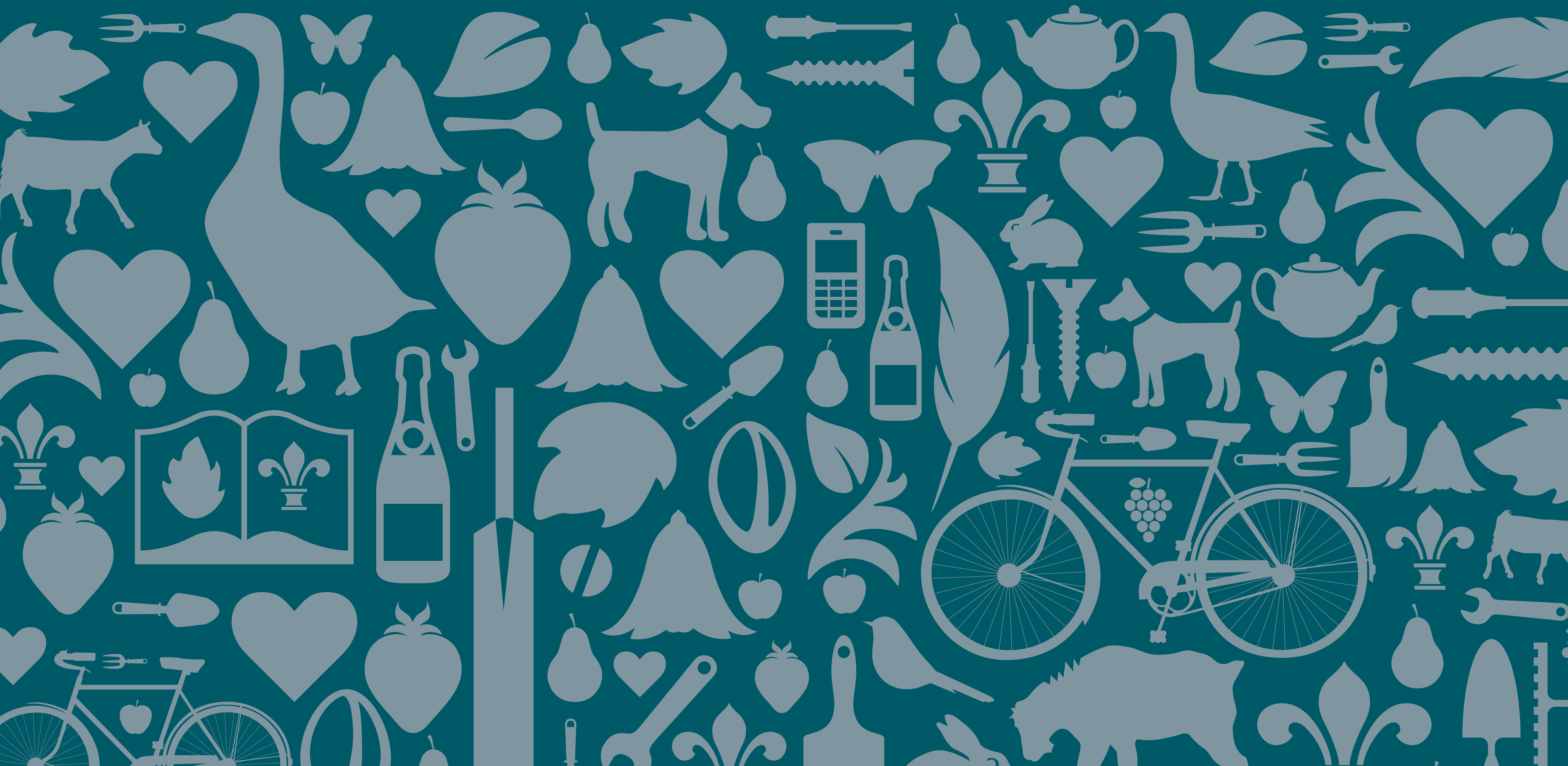
Construction of the first residential phase is well underway, with private drainage and foundations complete. Brickwork is advancing to the first-floor level.

New drainage swales to the northern half of the site and the western boundary have now been constructed. In addition to this, the levels of earth across the site have now been formed, which will reduce the amount of heavy machinery use required from now on.

The key pedestrian routes through the site are also well-underway - the Thornton Close footpath is nearing completion, and the Public Right of Way route is being formed at the Histon Road. The creation of a connection between the main spine road and the Histon Road is also underway.



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Phases 2 & 3



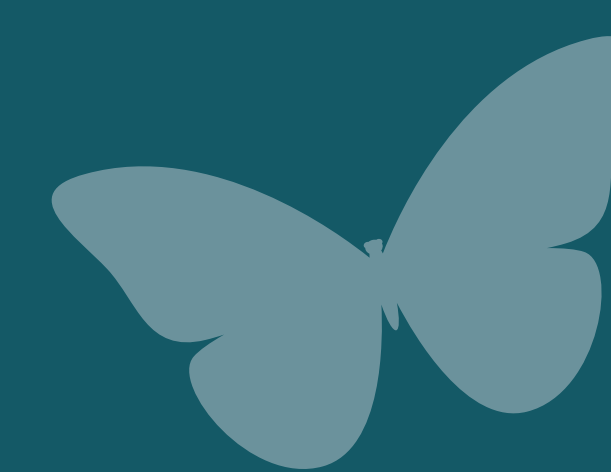
We are bringing forward an outline planning application for Phases 2 & 3. The outline application establishes the principles of development and will be followed by a series of detailed reserved matters applications in due course.

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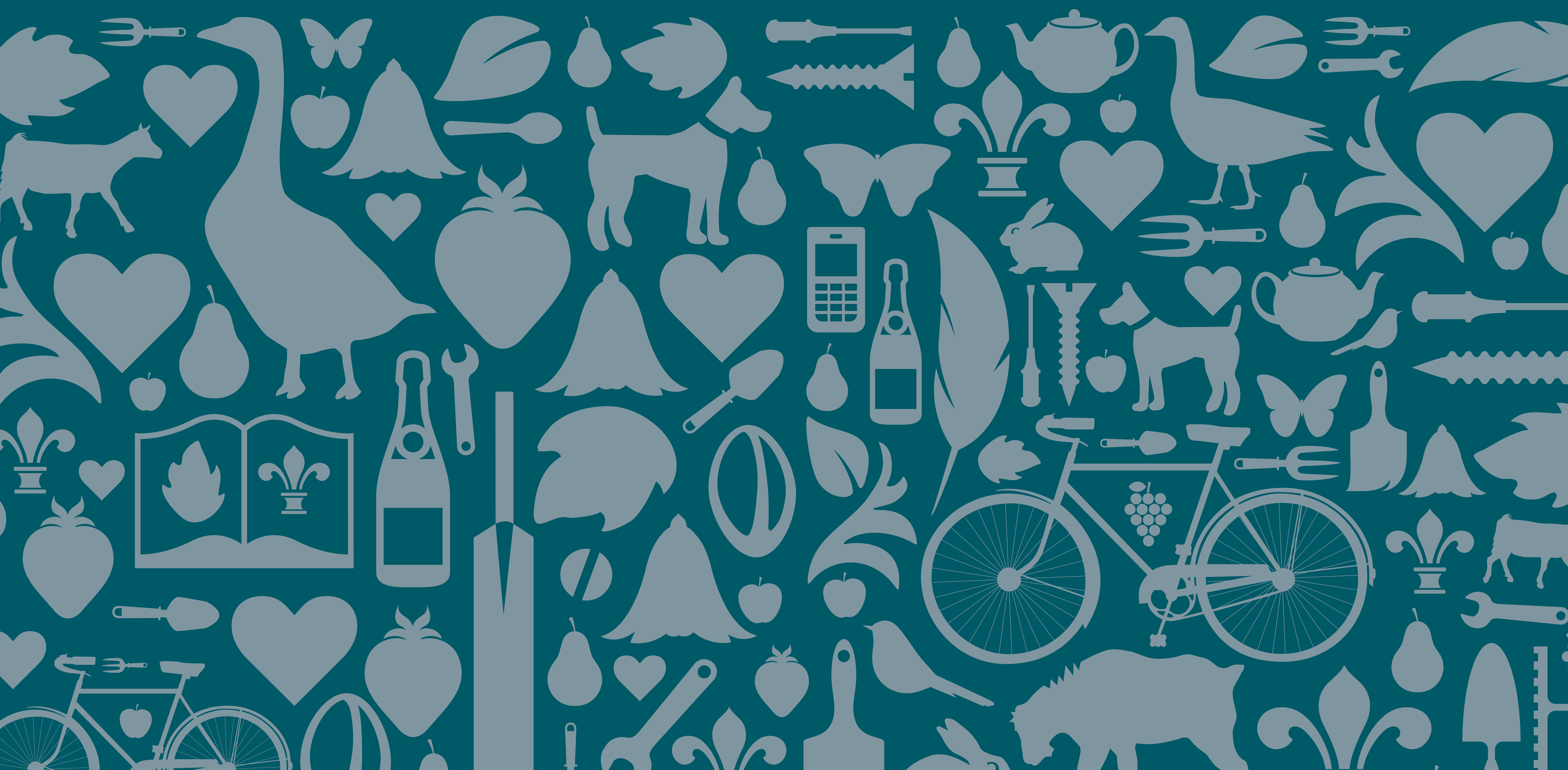
The proposals include:

- Approximately 1,000 new homes achieved with a design-led masterplan
- 40% of housing will be designated as affordable, subject to planning consent
- A country park for all to enjoy
- A community centre
- A secondary school
- Land reserved for a primary school
- Sustainable drainage measures
- New footpaths and cycleways to connect with Darwin Green 1 and the surrounding neighbourhoods
- Extensive landscaping and planting

You will find extra information about these plans on the following boards.



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MASTERPLAN



The emerging masterplan for the site aims to make the most of the Darwin Green's unique position at the edge of Cambridge.

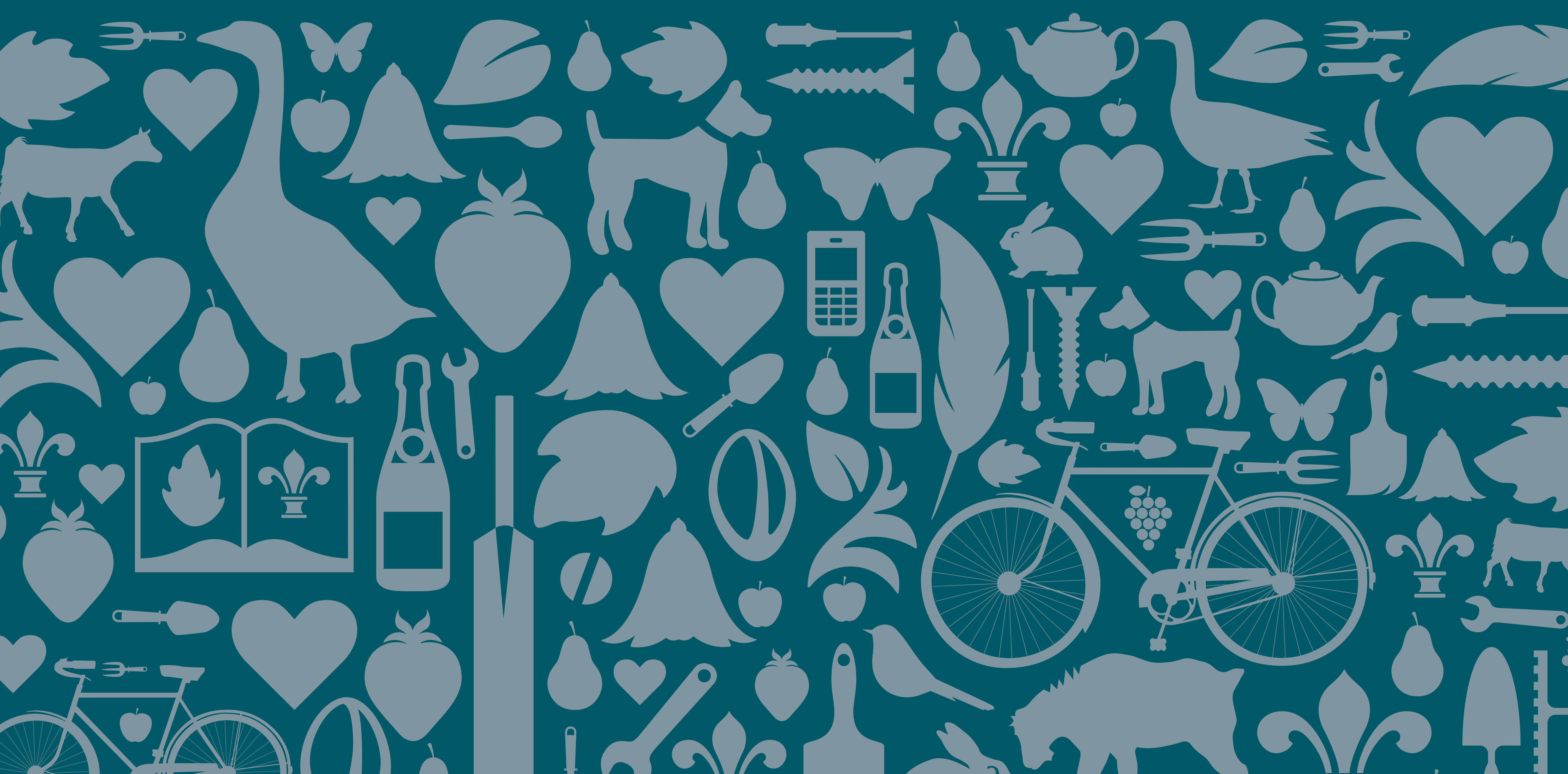
The development will be surrounded by an extensive new country park, extending from the edge of Girton to the west, to Histon Road to the east.

The development is organised between a series of green corridors which connect to the country park, and tie into the green spaces which are already being delivered by Darwin Green Phase 1. The green corridors will give the development a strong landscape character, and provide smaller-scale open space and playspace in close proximity to the new homes. Residents will never be more than one street or

block away from a landscaped open space. The primary road runs one block from the edge of the development, and thereby offers views to the country park which will help to create a particular sense of place.

The western green corridor is proposed as a particular focal point for the new community - being the proposed location for a new community centre and schools. Located at the western edge of the development, the schools can benefit from extensive areas of playing fields within the country park.

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COMMUNITY FACILITIES



Our plans include for the provision of a new standalone community building. The detailed specification of the building will follow at a later stage and in consultation with the local community, but the intention is that it will be a flexible and multi-functional space that will address the needs of as many users as possible.

This could include for a multi-functional hall which will support sporting uses and provide a space for social clubs, a drop-in facility such as a café and meeting room style spaces.

The broad location of the proposed community building is shown on the illustrative masterplan. This location will enable the building to provide an important landmark feature within the site, support opportunities for use of the Country Park, provide facilities for allotment holders and be accessible to the schools as potential overspill space.

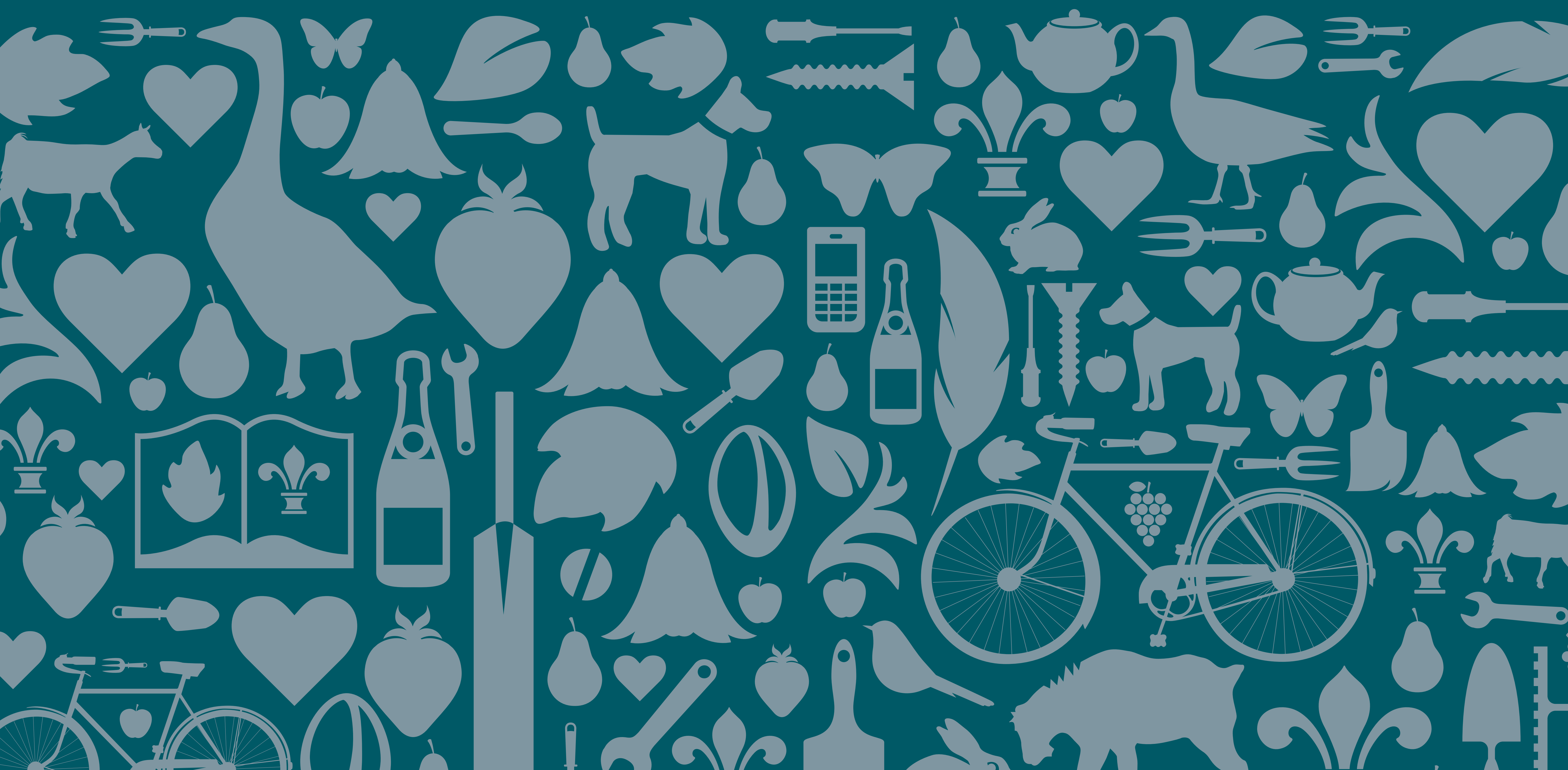
A new Secondary School

Our plans include a new Secondary School for both new residents on Darwin Green and the wider community.

A provider has been appointed to build and operate the school which will have state of the art classrooms and extensive sports facilities.

Land has also been reserved for a new Primary School should this be required.

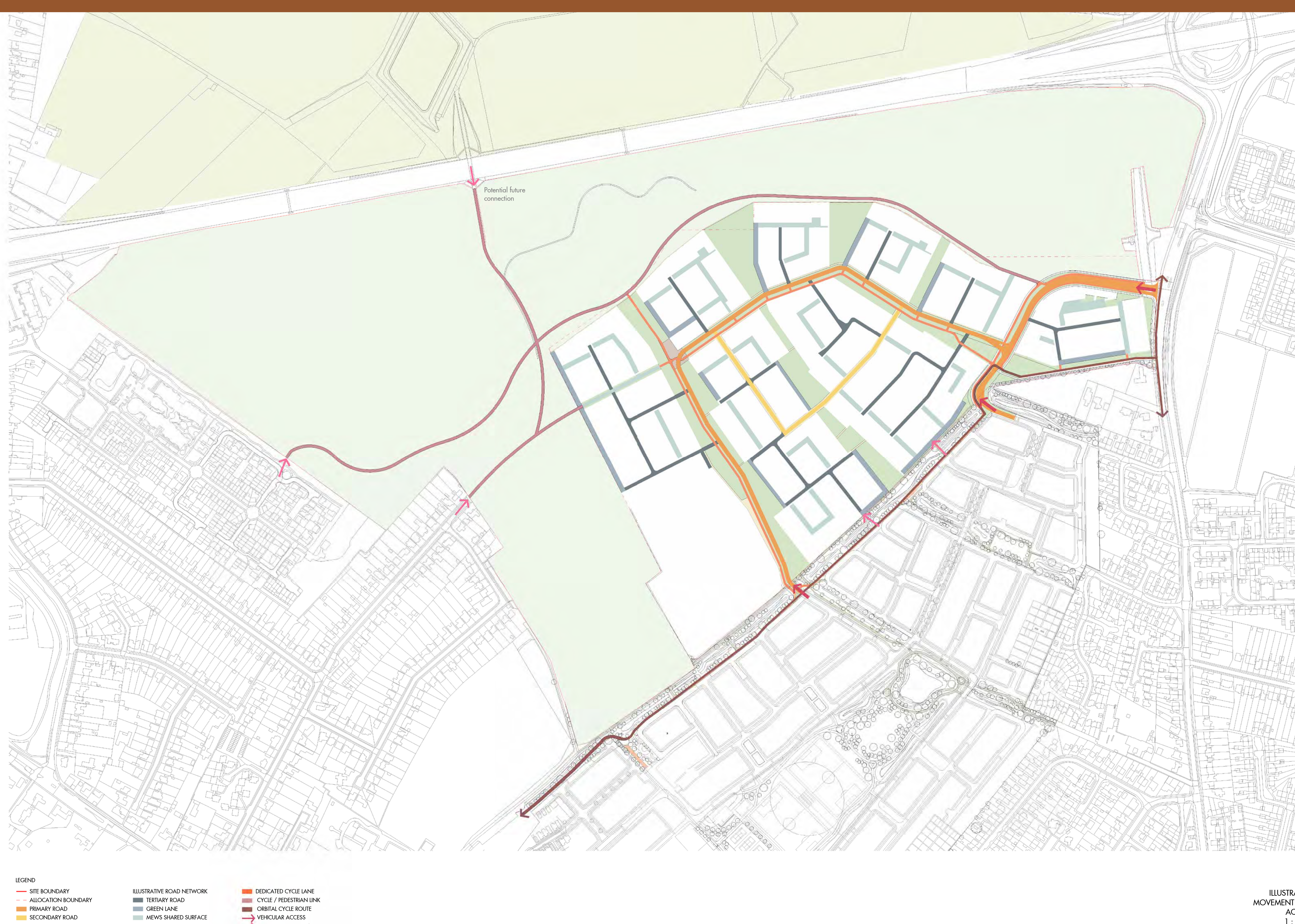
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TRANSPORT



The masterplan has been designed with pedestrian and cyclist safety and ease of movement as the highest priority, building on the cycling culture that already exists in Cambridge.

Extensive purpose-built cycle connections, including an orbital cycle route along the northern edge of the development area, will provide for journeys to all destinations and for cyclists of all abilities.

Public Transport

A dedicated bus service connecting Darwin Green with the City centre will be provided, with bus stops within 400 metres (5-minute walk) of every home. Discussions are currently underway with Stagecoach as to how best to provide this service, which will likely be an extension to the bus route committed for Darwin Green 1. This will provide access to Cambridge Railway Station, and Cambridge North Station will be accessible using the proposed Orbital bus route through Darwin Green 1, by Guided Bus from Kings Hedges Road, or by cycle.

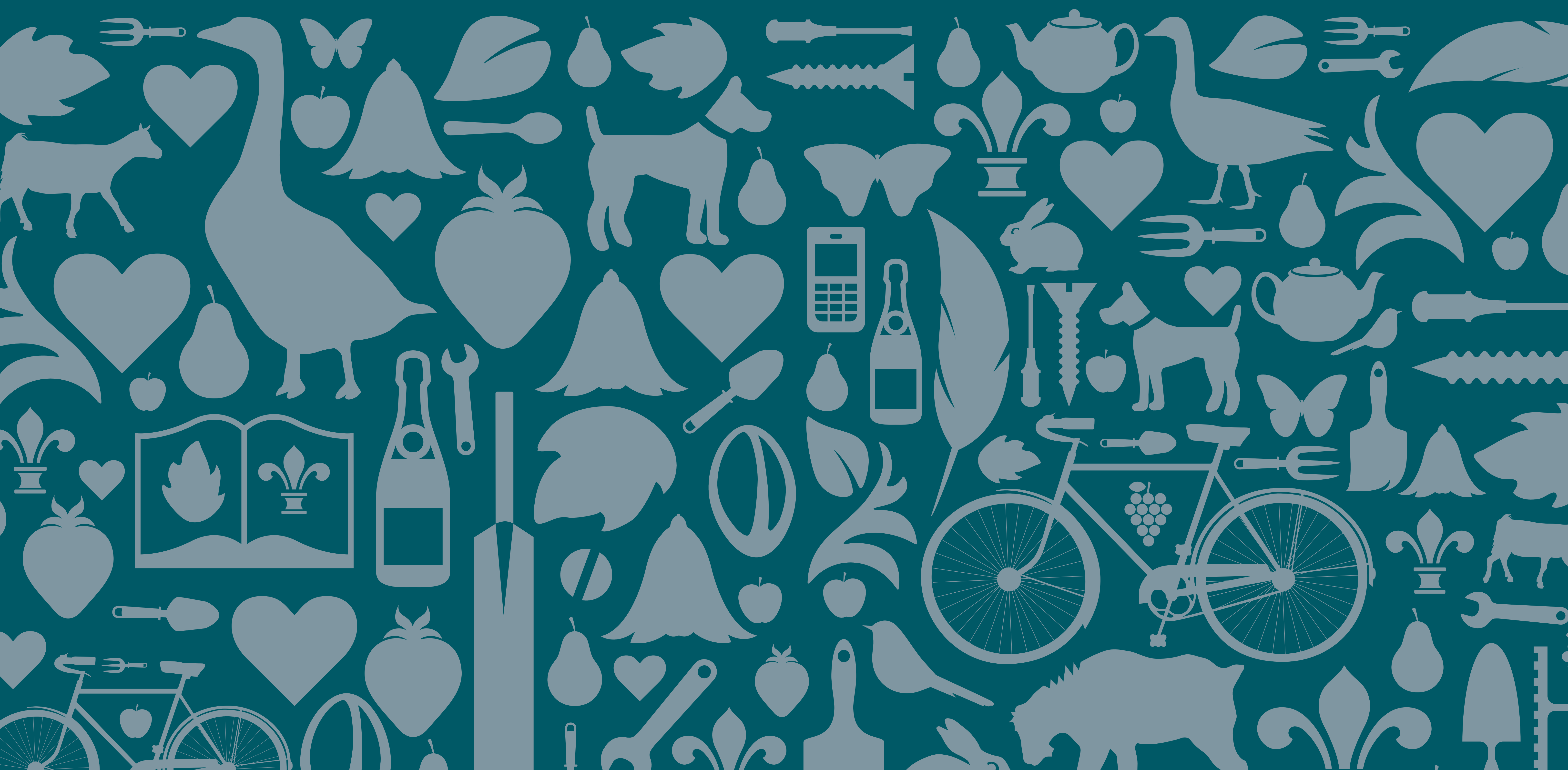
Access

Vehicular access will be provided via a new priority junction on the Darwin Green 1 access road connecting with Histon Road. A primary road will then provide access to all areas of the Site, which has been designed to keep traffic speeds low. The primary road will pass the proposed schools, with pick and drop off possible on street along with bus stops and cycle parking.

Parking

Resident's car parking will be provided within the boundary of each property or in dedicated parking courtyards, whilst visitor parking will be provided on-street. To reflect the extensive sustainable transport opportunities and proposals, the minimum car parking standards will be adopted whereas the cycle parking provided will be maximised.

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DRAINAGE

The scheme proposes a network of sustainable surface water drainage systems designed to provide sufficient provisions for climate change and 1 in 100-year rainfall events.



The drainage system will ensure earth moving and construction traffic on site is kept to a minimum.



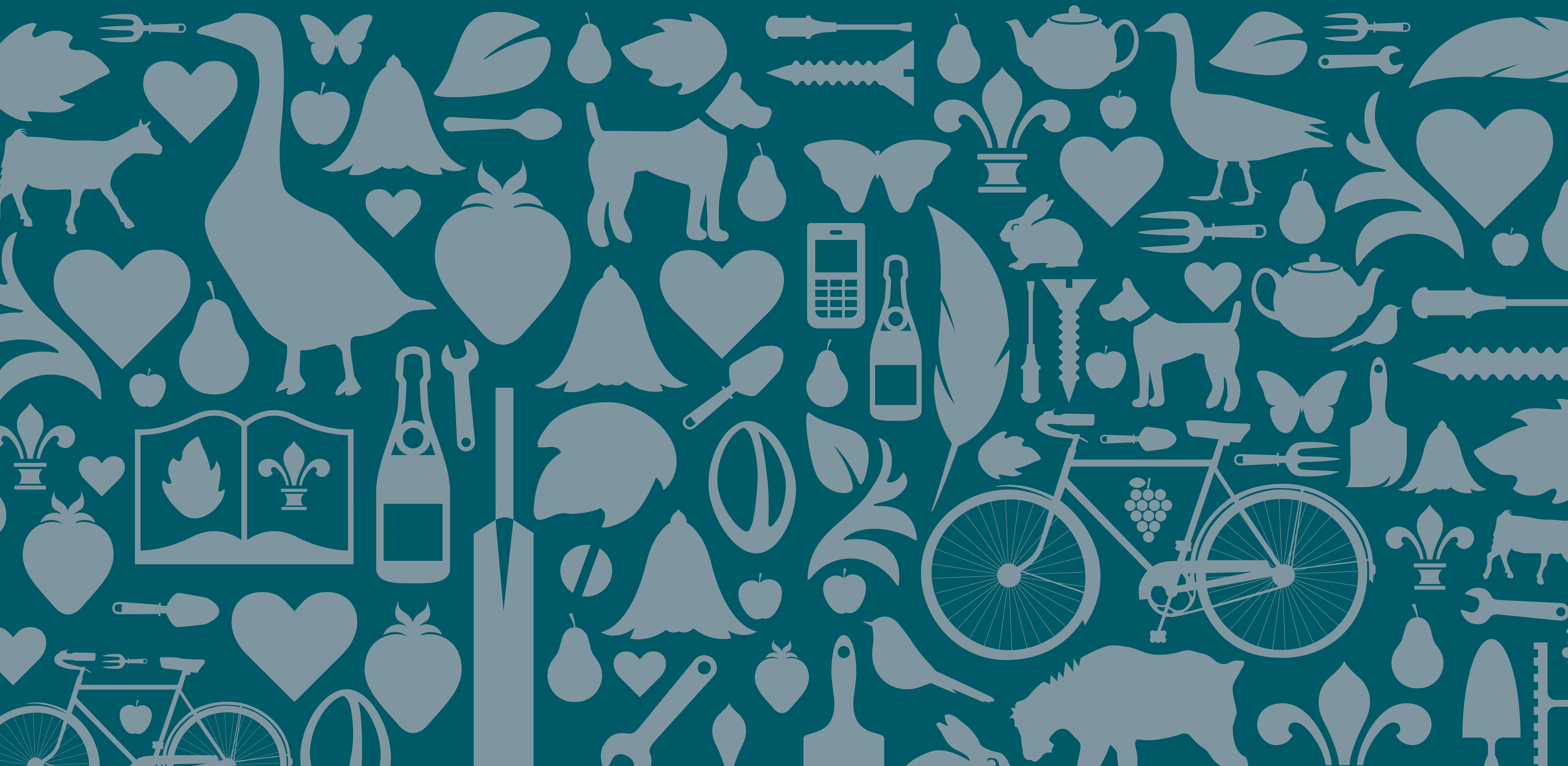
The surface water will be directed to attenuation ponds located along the boundary of the country park area via swale features which are located within the green corridors.

The green corridors are designed to not only to provide key sustainable drainage measures but also to break up the urban area and provide play facilities for all to enjoy.

Additional sustainable drainage features such as permeable paving, rain gardens and filter drains will be incorporated to the design as appropriate as the details are developed.



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LANDSCAPING & OPEN SPACE



The central aspect of the development is the new country park to the north of the site which will be accessible to both new and existing residents

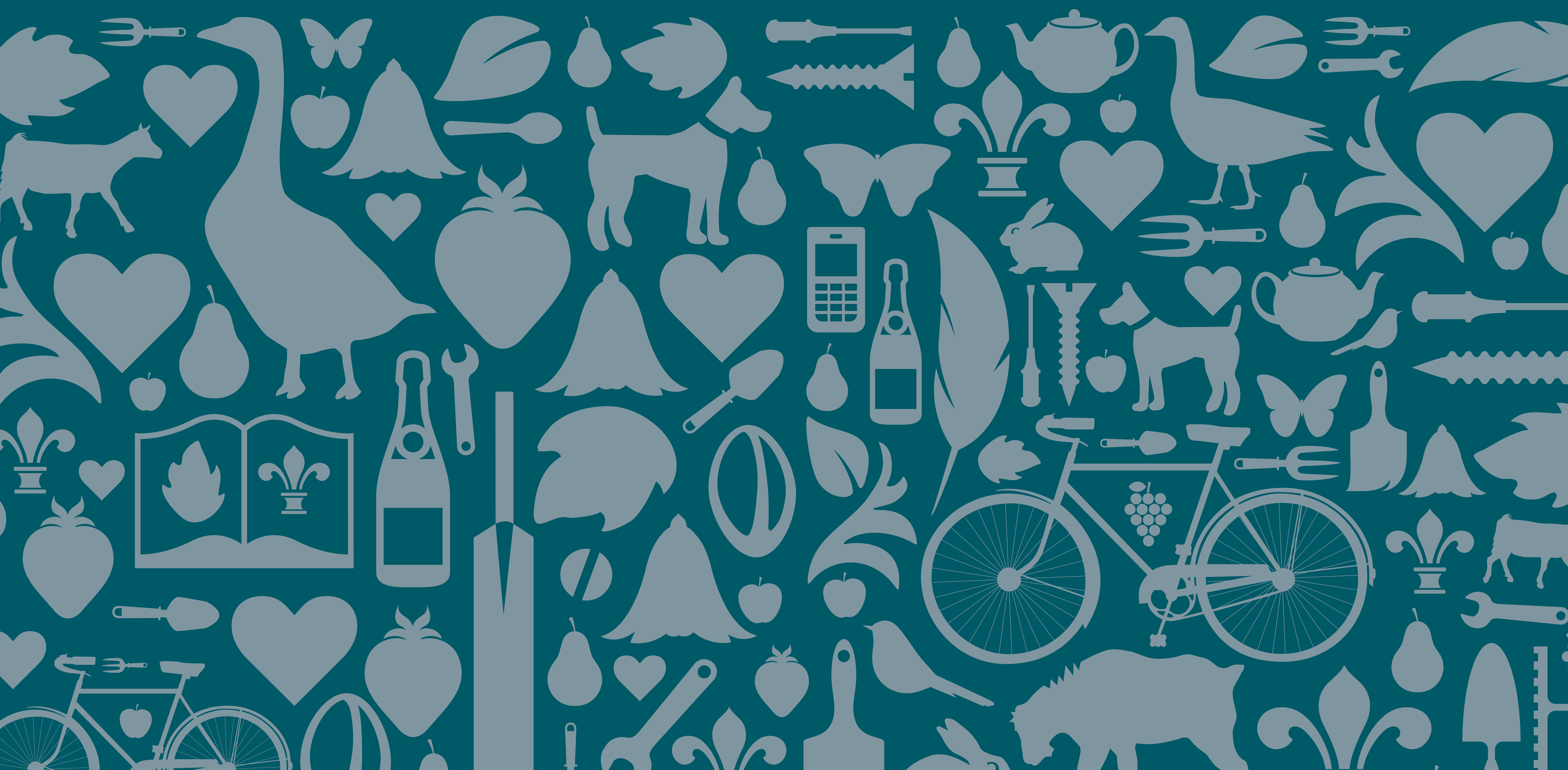
Green corridors will provide access from across the site to the country park, with cycle paths and footpaths running alongside. These routes will also provide links to other transport connections outside the development.

Existing hedgerows and trees will be retained wherever possible and new hedgerows and trees will also be planted.

There will be an extension and enhancement to existing habitats which will help to promote biodiversity across the site.



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HOUSING MIX AND DESIGN



The homes at Darwin Green reflect the heritage of Cambridge across the range of diverse house and apartment types

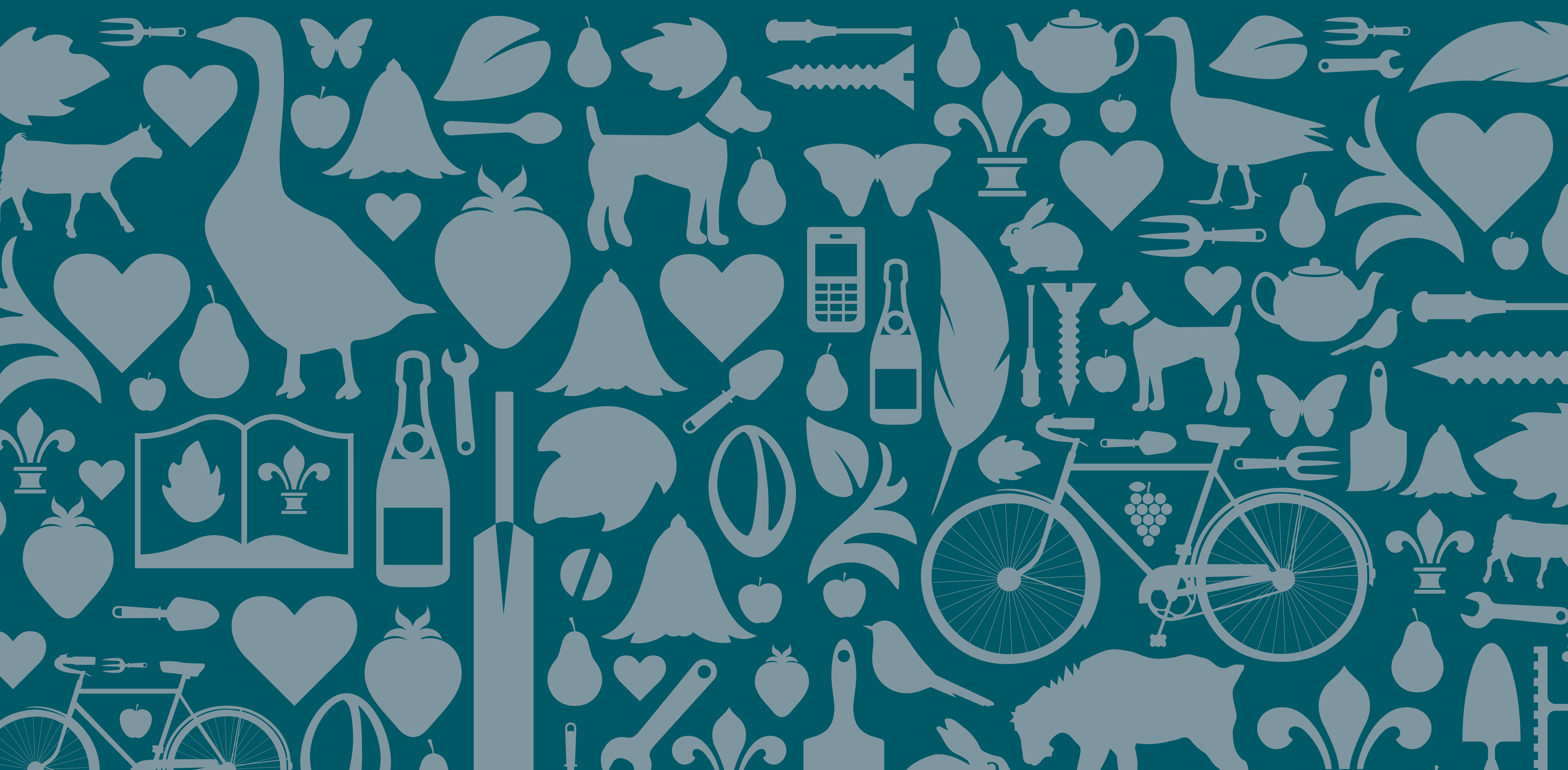
The proposals include a variety of house types, sizes and tenures in order to widen opportunities of home ownership and enable a sustainable, inclusive and mixed community.

House types will comprise a mixture of 2, 2.5 and 3 storey buildings to reflect the local surroundings.

In carefully selected locations, apartment buildings will be 3 or 4 storeys in height to provide focal points to assist in creating a diverse community.



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THANK YOU & NEXT STEPS



Thank you for attending our consultation event.

**These proposals will form the basis
of our planning application, which
will be submitted in early 2020.**

Before this happens, we would like
to hear your views. Please complete
a feedback form at the event today
or feel free to take the form away to
complete and send back to us using
the contact details below.

Next steps

We are committed to community
consultation and will keep the local
community updated as the proposals
progress.

Contact us

**If you have any further comments
or queries, then please do not
hesitate to get in touch.**



Phone us on our
dedicated freephone line
0800 148 8911



Email us at:
feedback@darwingreen-consultation.co.uk



Write to us at
**FREEPOST MPC
CONSULTATION**

For further information please visit:
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