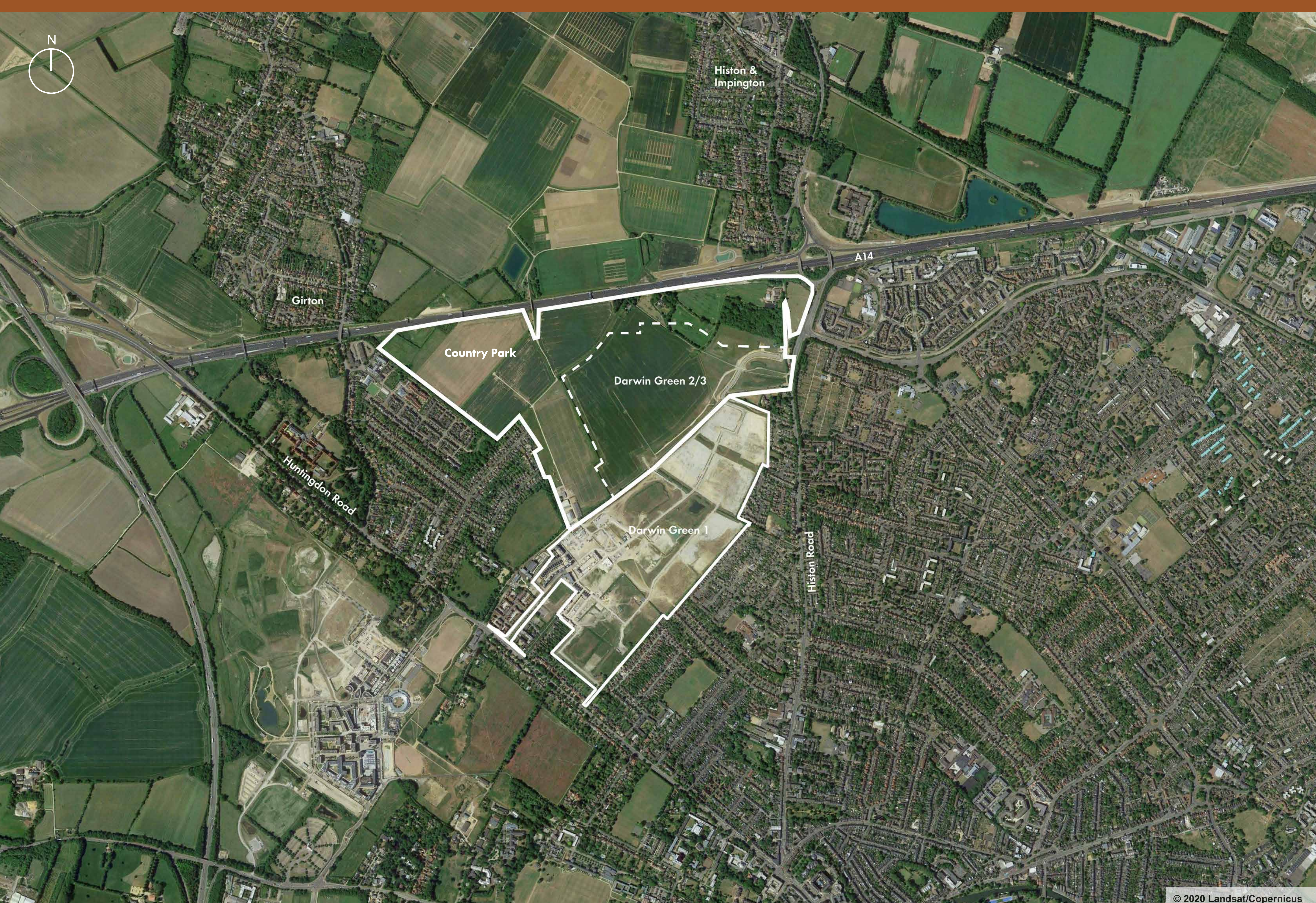




DARWIN GREEN  
CAMBRIDGE

# Welcome



## Welcome to our consultation event on Darwin Green Phases 2 and 3

**The Darwin Green Phase 2 and 3 site is allocated in the adopted South Cambridgeshire Local Plan (2018) for approximately 1,000 homes, together with associated facilities and infrastructure.**

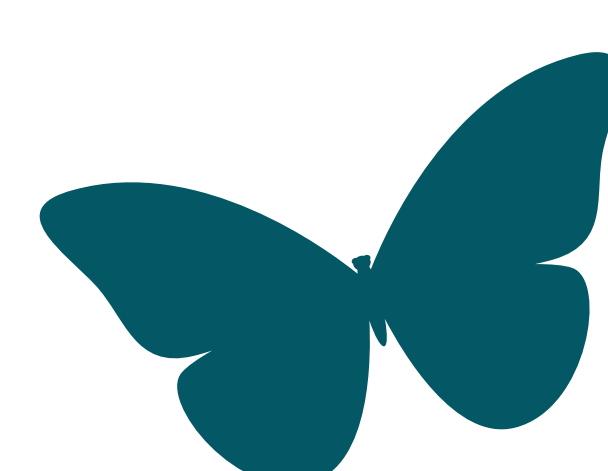
**We are here to gather your thoughts on the proposed outline planning application for the site. The application will establish the general principles of how the site will be developed.**

We initially consulted on the plans for Phases 2 and 3 in 2019, but the submission of a planning application was delayed as a result of the Covid-19 pandemic.

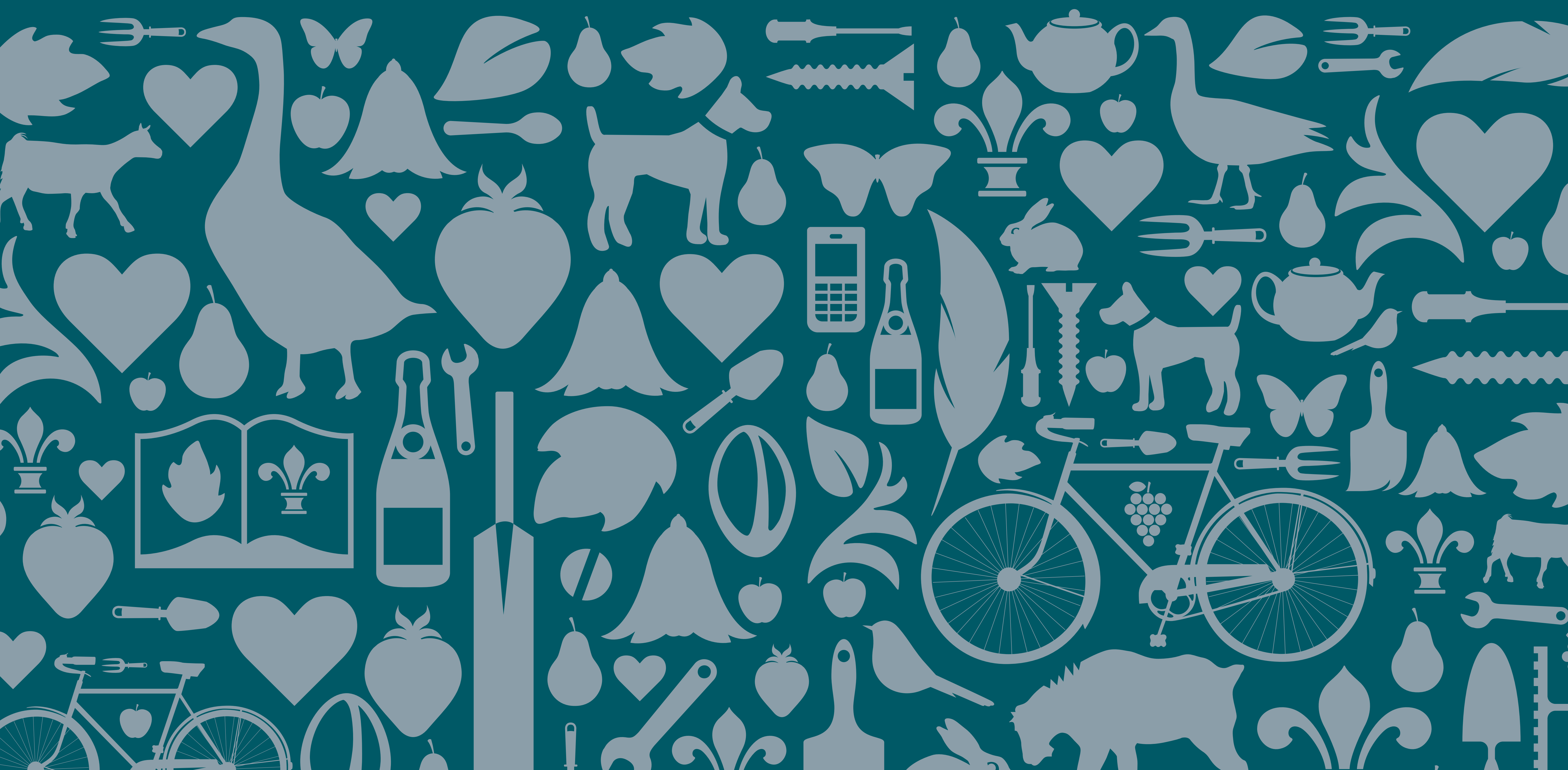
The exhibition will provide an overview of the latest proposals and provide another opportunity for you to provide feedback.

Your feedback is important to us. After looking at the materials on display, please fill in a feedback form and leave it with us. Members of the project team are on hand to discuss the proposals with you and answer any questions.

Your comments and suggestions will be incorporated into our final plans wherever possible ahead of the submission of a planning application.



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# Background

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

Phase 1 of Darwin Green received outline planning permission in 2013 and is currently being built out. This will deliver approximately 1,593 new homes, as well as a health centre, retail units, Primary School and a new central park.

The diverse range of houses and apartments at Darwin Green will provide a modern and sustainable new community.



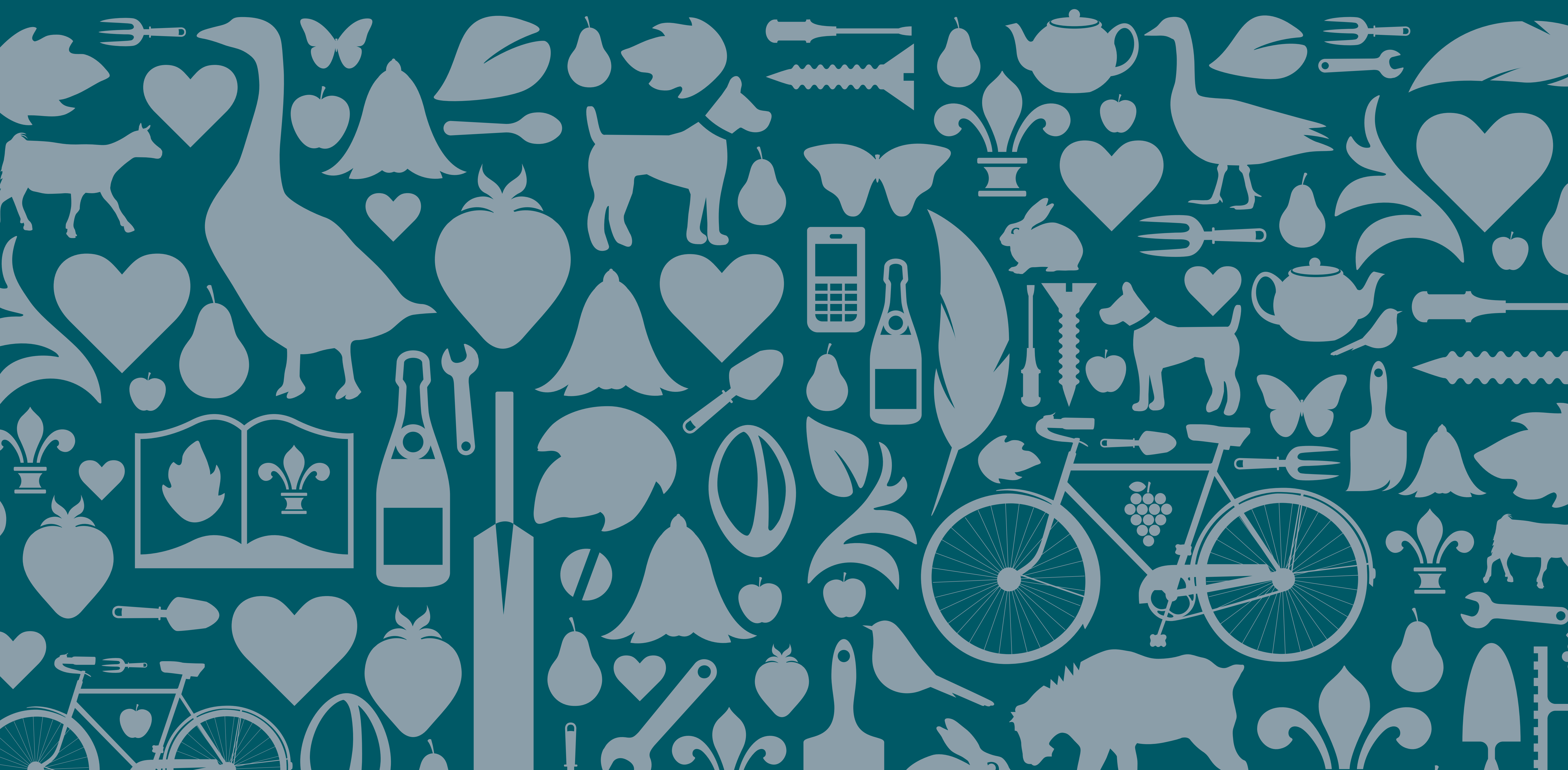
## Phase 1 - the story so far...

If you have visited the first phase of Darwin Green recently, you will see that the development is progressing at a pace.

The construction of the new residential properties is continuing, with the detail of the last few parcels of development being considered by the Local Planning Authority for approval.

The community facilities are being delivered alongside the construction of the residential properties, so that their use can match the growing population of new residents.

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# Phases 2 and 3

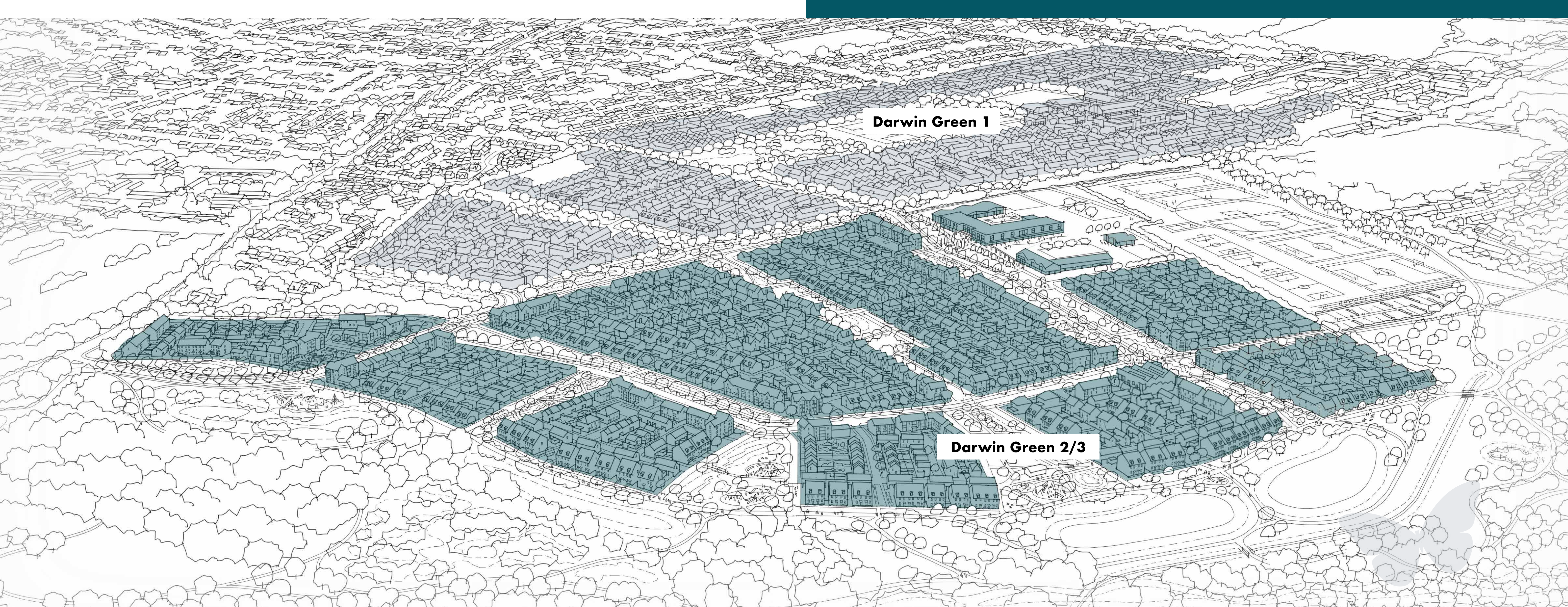


We are bringing forward an outline planning application for Phases 2 and 3. The outline application will establish the general principles how the site can be developed. Further planning applications (known as 'reserved matters applications') will come forward in due course to include final details on layout, scale, landscaping and the appearance of the buildings.

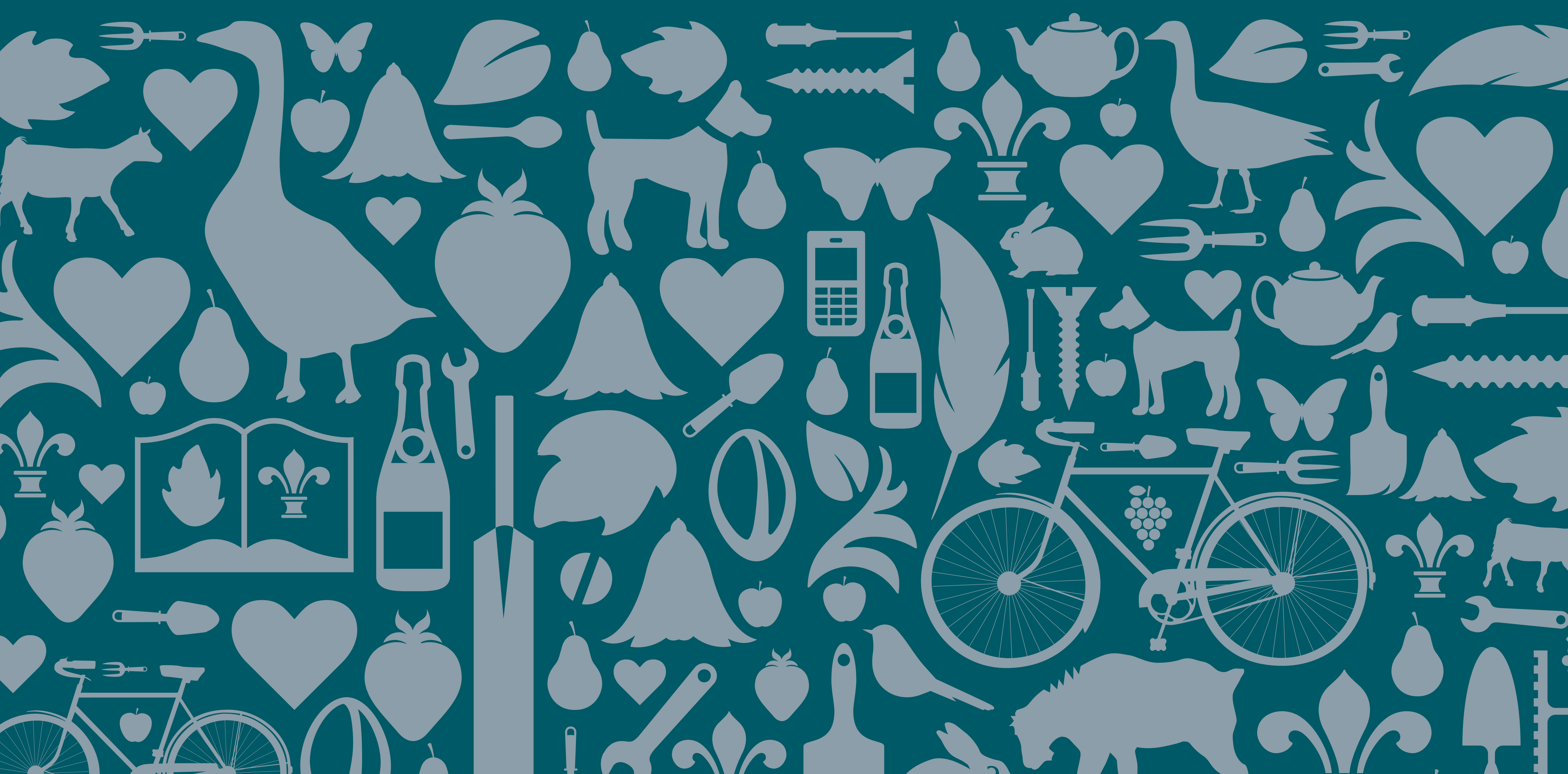
## The outline proposals include:

- Approximately 1,000 new homes
- A new country park for all to enjoy
- 40% affordable housing
- A secondary school
- Land reserved for a primary school
- A community centre
- Sustainable drainage measures
- New footpaths and cycleways
- Extensive landscaping and planting with green corridors

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



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# Previous round of public engagement



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We undertook our first round of pre-application public engagement in September 2019. 172 residents attended the public consultation event, with a total of 53 feedback forms completed and returned. We would like to thank those who provided their feedback at this stage. Your comments have been taken on board wherever possible.

The submission of a planning application for Phases 2 and 3 at Darwin Green was delayed as a result of the Covid-19 pandemic. Given the time that has now elapsed since the initial engagement, we have decided to hold this exhibition to update residents on our latest proposal for the site.

Following this event, we will be finalising the proposals and submitting them to South Cambridgeshire District Council in the coming months.

There was broad support for the proposals at the initial consultation, with particular enthusiasm for the Country Park. However, there were also a number of issues raised and wanted to highlight how these comments have been taken onboard.

## Cycle and pedestrian footpaths

At the previous consultation event, we were asked whether there would be increased provision for cycle and pedestrian footpaths.

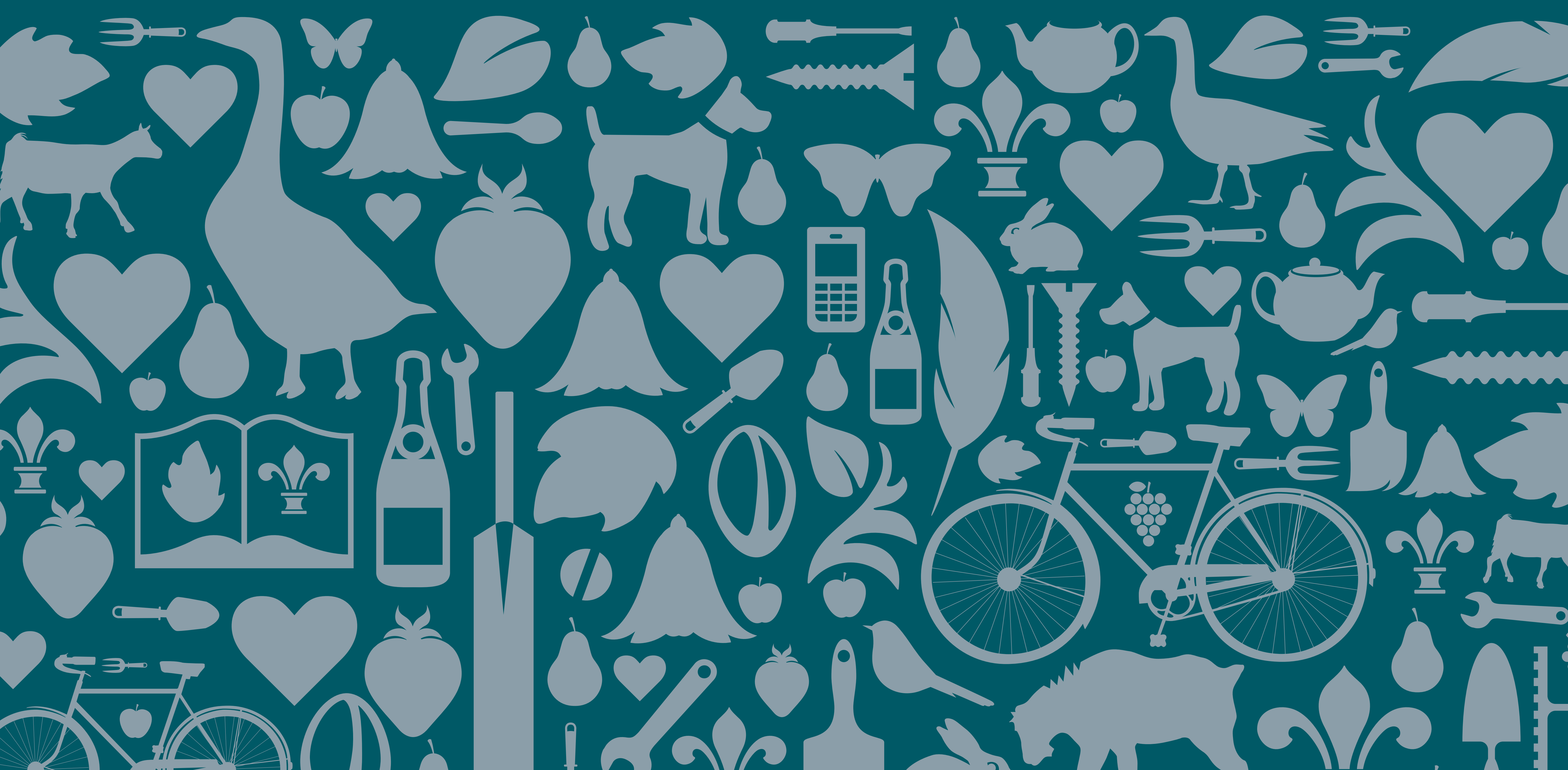
The updated illustrative masterplan incorporates an increased number of footways - in particular within and across the green corridors - improving pedestrian permeability through the masterplan site. Cycle connectivity has also been improved with the provision of a link from the existing Thornton Close footway/cycleway. Improvements to the cycle route to Girton are also being investigated in consultation with Cambridgeshire County Council.

## Transport and access

At the previous consultation event, we were asked about the details of the proposed access on to Histon Road as well as how the site and surrounding area will respond to the increase in traffic arising from the development.

The development will provide cycle and pedestrian routes through the site that connect with all existing routes in surrounding areas, linking people to schools, shops, workplaces, community facilities and the wider transport networks off-site. We are committed to implementing a Travel Plan containing extensive travel planning measures that will encourage and support sustainable travel choices for a healthier lifestyle.

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# Masterplan



**The emerging illustrative masterplan for the site aims to celebrate 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.

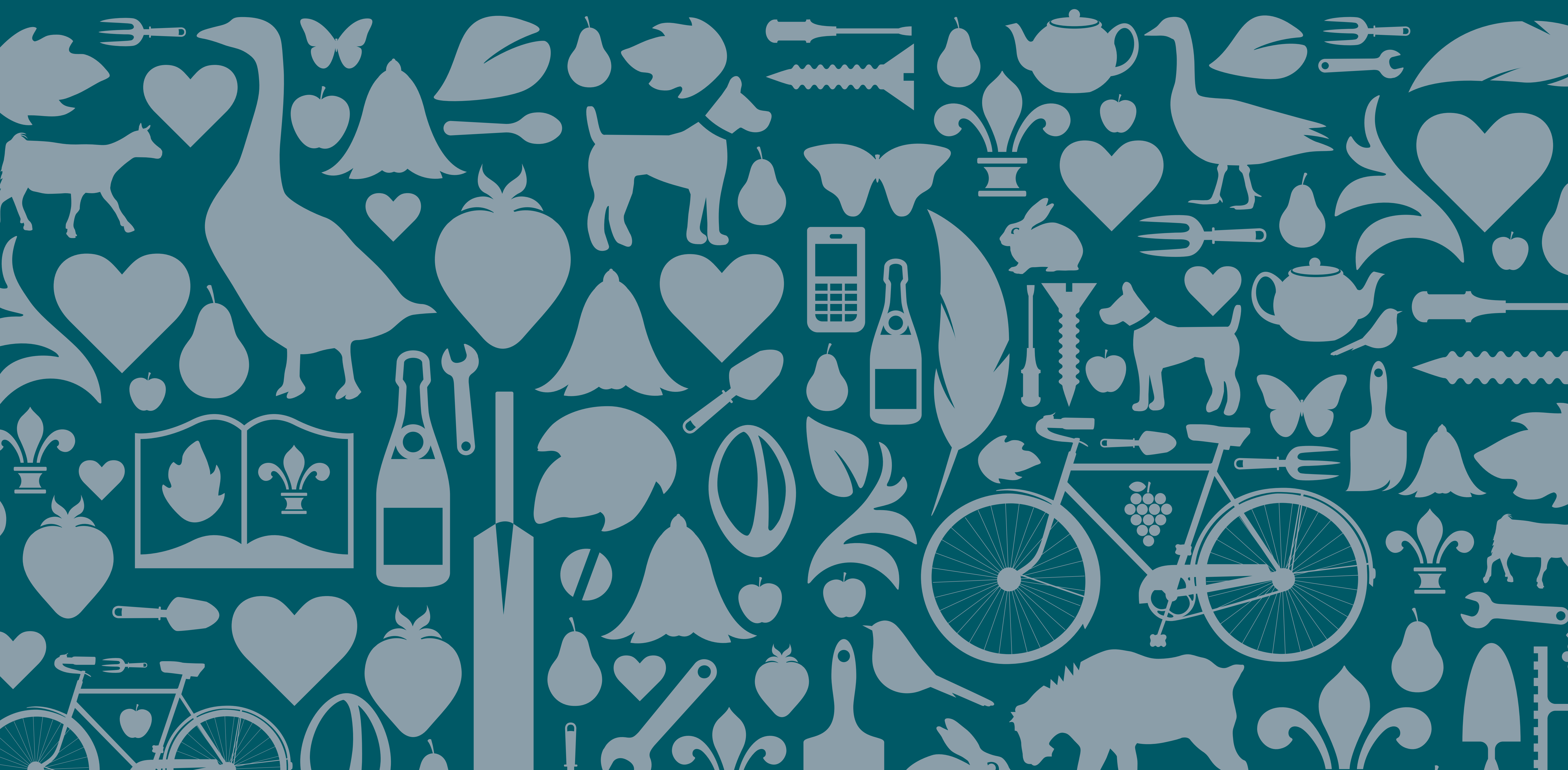
The western green corridor is a particular focal point for the new

community - being the proposed location for a new community centre and schools. Located at the western edge of the development, the schools benefit from extensive areas of playing fields within the country park.

The country park will also create a sustainable green buffer between Darwin Green and the existing residential areas in Girton.

The green spaces which characterise the development offer a significant pathway for healthy living and wellbeing providing opportunity for all age groups to exercise and socialise, restful views, access to nature, and opportunity for green and social prescribing.

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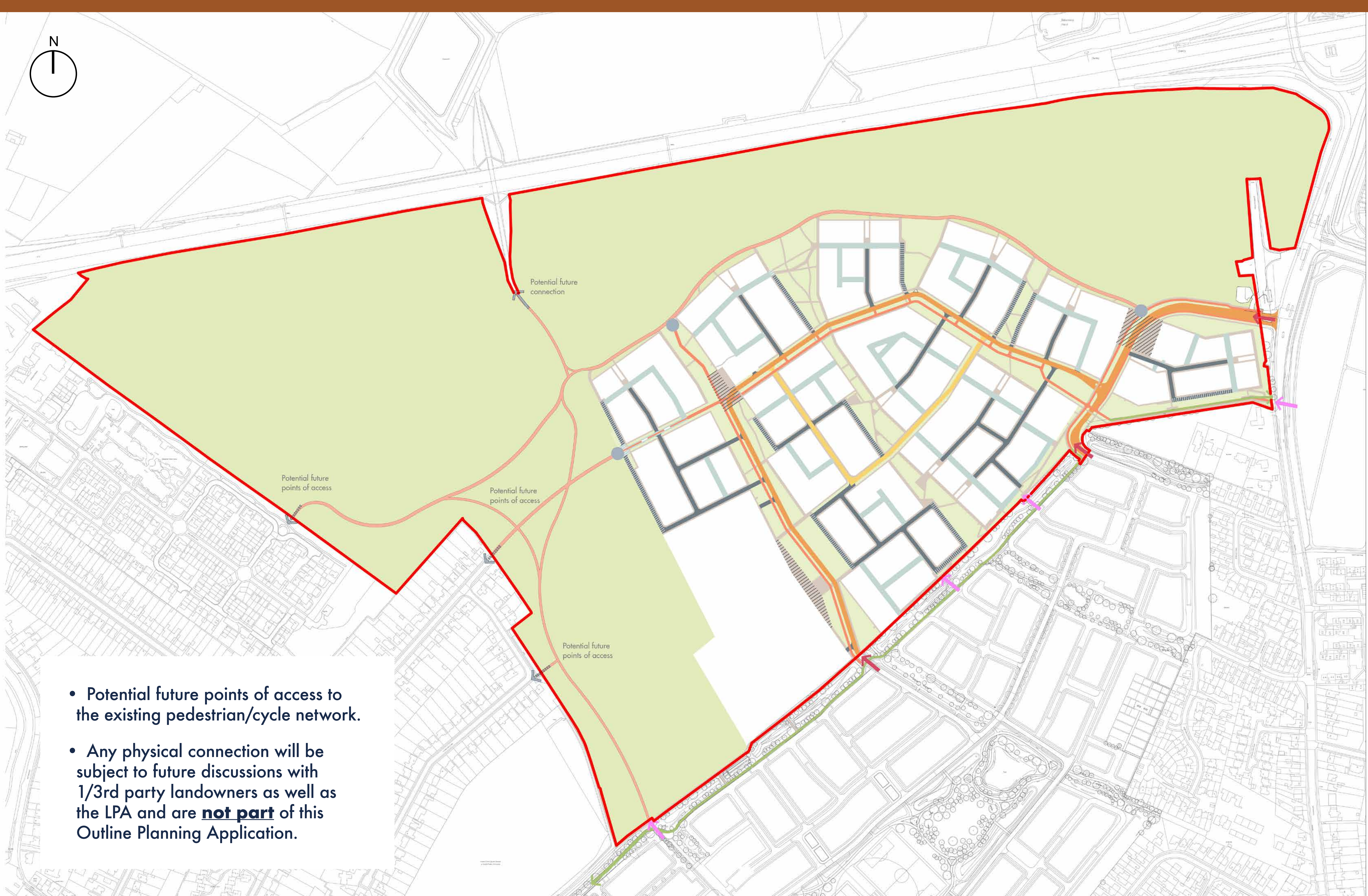


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# Transport



**Darwin Green Phases 2 and 3 have been designed with ease of movement as well as the safety of the pedestrian and cyclist 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. 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

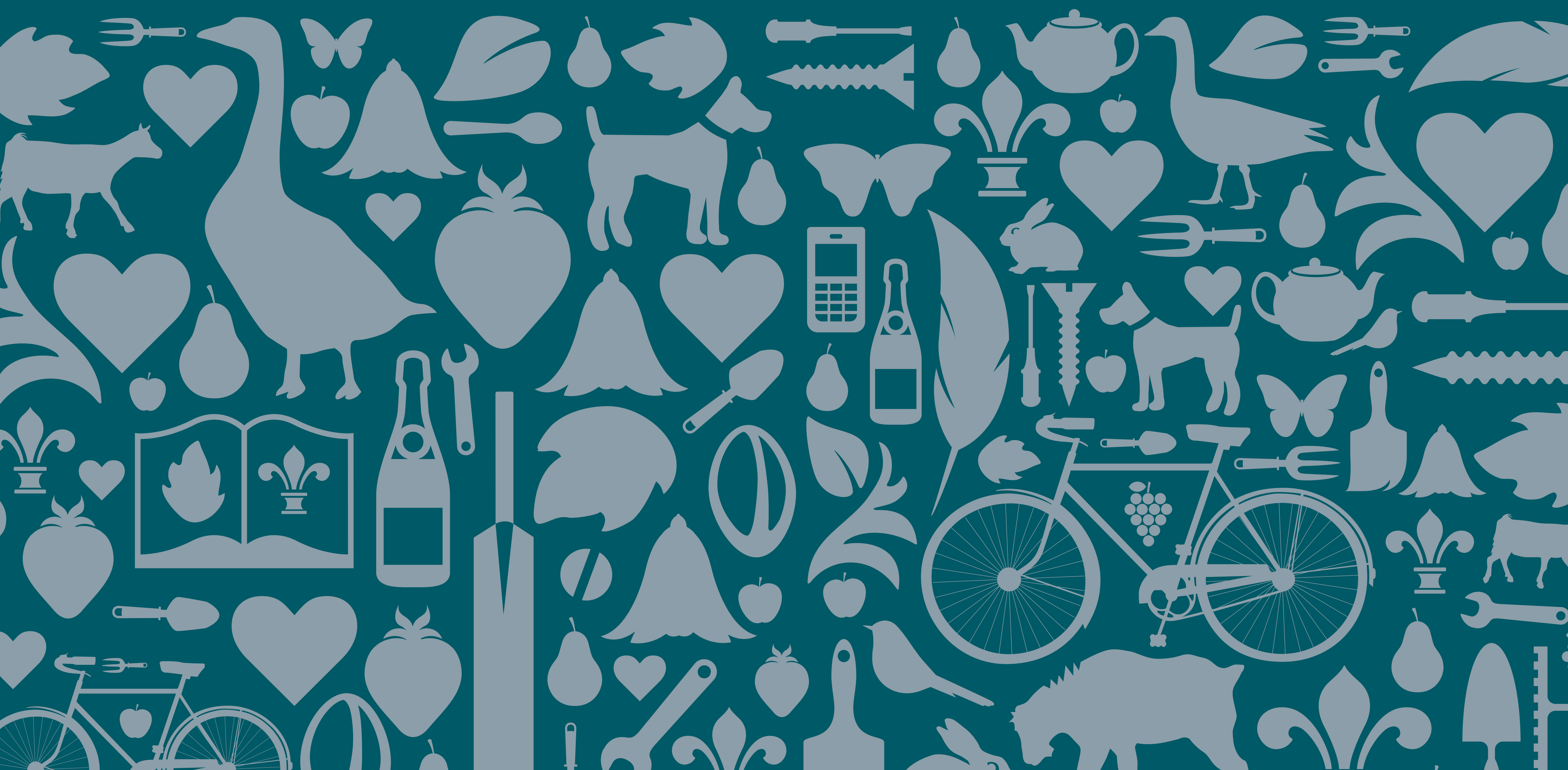
Vehicular access will be provided via a new priority junction on the Darwin Green 1 access road connecting with Histon Road. A primary road will then provide access to all areas of the site, which has been designed to keep traffic speeds low. The primary road will pass the proposed schools, with pick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

## Parking

Residents' car parking will be provided within the boundary of each property or in dedicated parking courtyards, whilst visitor parking will be provided on-street.

In order to encourage the use of existing, extensive sustainable transport network, the site will be designed to meet minimum car parking standards whilst maximising cycle parking standards.

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# Drainage

Darwin Green Phases 2 and 3 will include a network of sustainable surface water drainage systems designed to provide for the impact of future climate change. This includes accommodating the flows from the development for rainfall events up to 1 in 100-year storm as well as an additional 40% allowance for climate change.



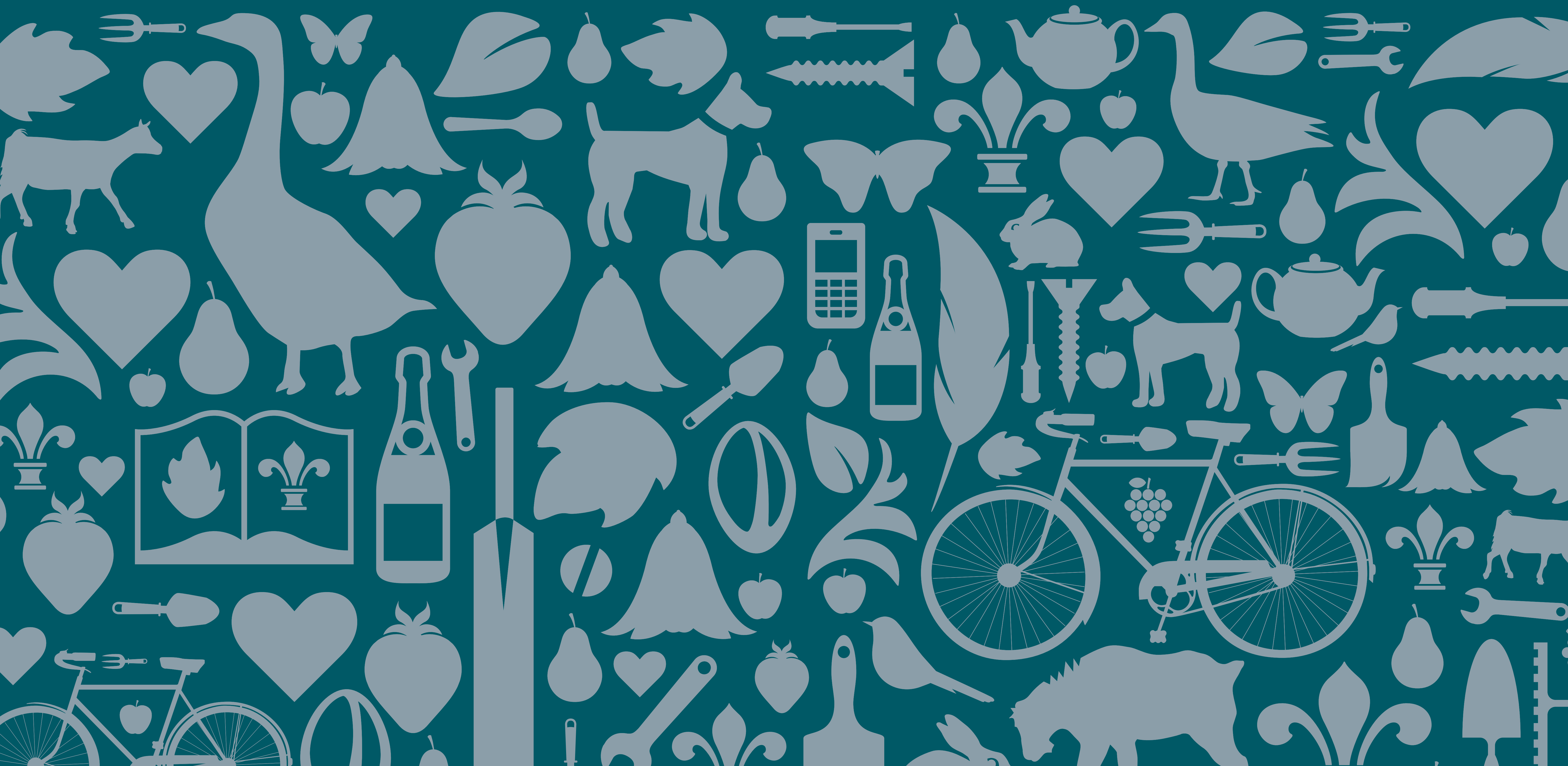
The drainage system will require raising of the site levels for the development area. The strategy has been developed to achieve a predominantly gravity fed drainage solution while trying to reduce the amount of material imports required.

The sustainable surface water drainage systems will include the construction of attenuation ponds within the country park area. The surface water will be directed to these via a series of swales and piped network located within the development area.

The swales located in the green corridors are not only designed to provide key sustainable drainage measures but also to provide opportunities for ecology and informal areas of play for all to enjoy.



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# Landscaping & open space



There will also be extension and enhancement of existing habitats in order to deliver a net gain in biodiversity across the site



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# Housing mix and design



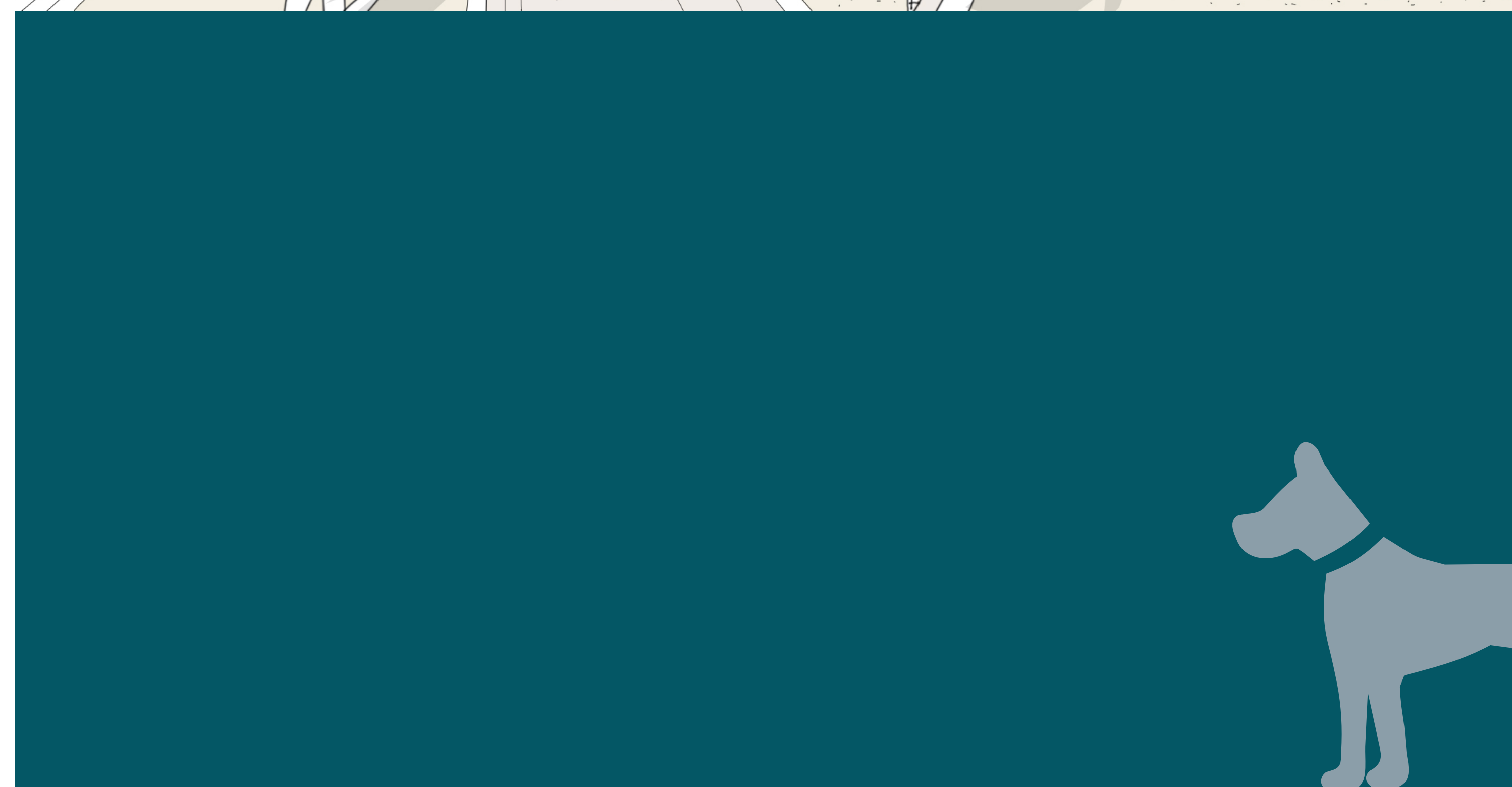
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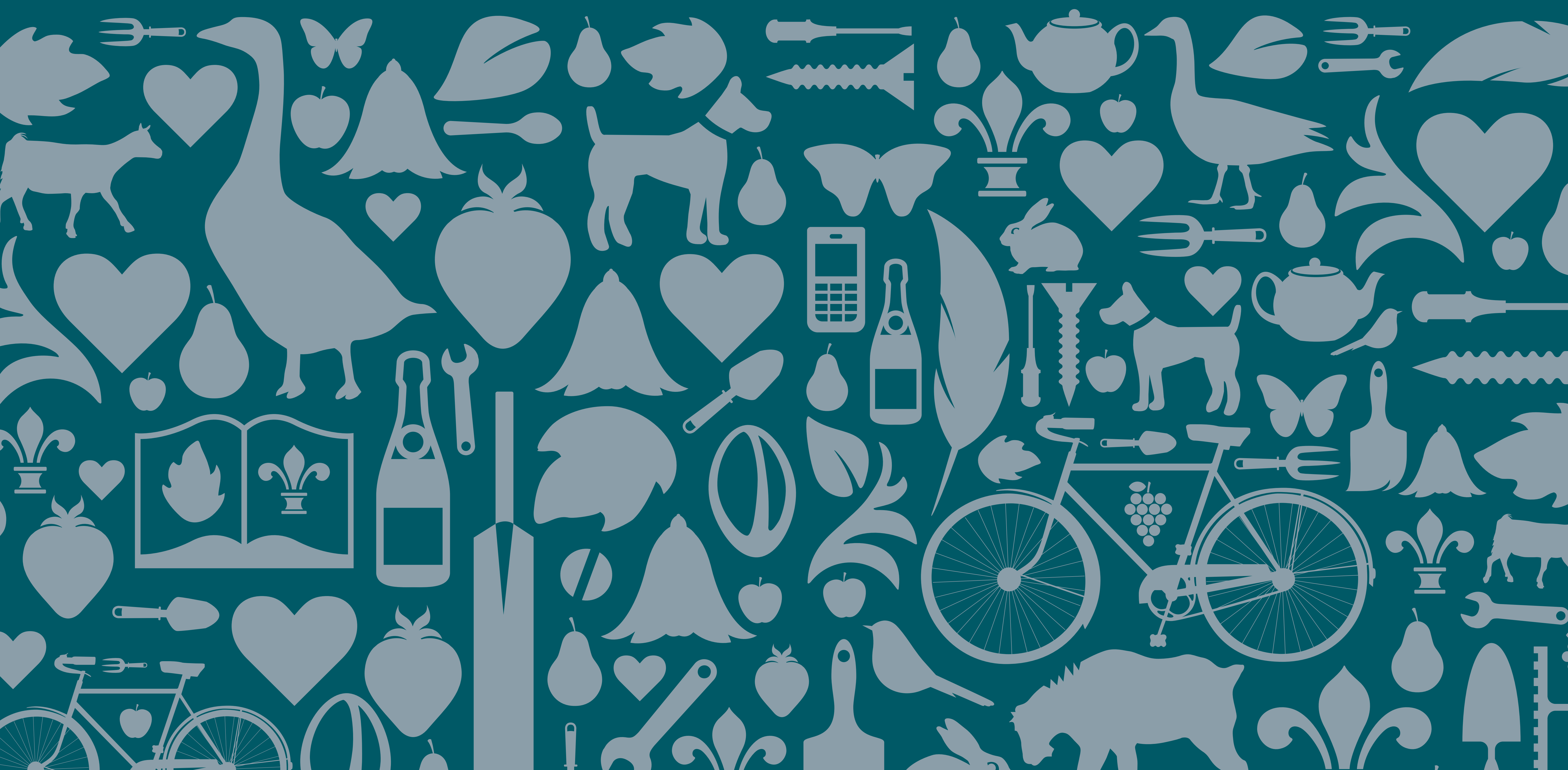
**Darwin Green Phases 2 and 3 will include a variety of house types, sizes and tenures in order to increase home ownership opportunities which will enable a sustainable, inclusive and mixed community.**

The proposals will include homes that will range from two to three storeys in height in order to ensure the development is in keeping with the local area.

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



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# Thank you & next steps



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## Thank you for attending our consultation event.

Your comments and suggestions will be incorporated into our final plans wherever possible ahead of the submission of a planning application.

## Next steps

We will shortly be submitting an outline application for Phases 2 and 3 at Darwin Green. We anticipate that a decision will be made by the Local Planning Authority later in the year.

If we are successful in securing outline planning permission we will set out the detail in future reserved matters applications. We remain committed to engaging with the local community throughout this process.

## 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@  
darwingreenconsultation.co.uk



Write to us at  
Freepost MPC CONSULTATION

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