Welcome
Welcome to this public exhibition to inform you about the progress on the proposals for the MIT development, now to be known as Darwin Green.

Feedback
Barratt Homes is committed to working with the local community as proposals for the site progress.
You can let us know your thoughts by:
- Filling out a feedback form and leaving it with us today
- Posting your form back to us at
  FREEPOST
  Feedback MPC
  (no further address or postage necessary)
- Visiting the project website – www.darwingreen-consultation.co.uk and filling out the online feedback form

Let us know what you think
After looking through the material on display, please fill out a feedback form and let us know what you think. Members of the project team are on hand to answer any question you may have.

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Darwin Green is the brand agreed for the project and the marketing of the site that until now has been known as NIAB.

The aim has been to create a brand that references the traditional nature of the surrounding area and embraces the idea of green spaces being an integral part of City living.

Darwin Green – the name

During the naming process, inspiration was taken from a variety of themes, including nature, botany, the Cambridge Colleges, Cambridge University, scholars, learning and local history.

The chosen development name is inspired by Charles Robert Darwin, the English naturalist who studied at Christ's College, Cambridge. The Green suffix was chosen due to the large area of open space that will be part of the final development.

Darwin Green – the brand

The brand identity and logo are made from a number of elements that also tap into nature, botany, the Cambridge Colleges, Cambridge University and local history that are all connected to the development site or Cambridge. Cambridge blue is also one of the core brand colours within the marketing and brand identity.

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The Cambridge Fringes Joint Development Control Committee first resolved to grant planning permission for Darwin Green in July 2010.

Although a resolution to grant was given by the Committee in 2010, the planning permissions will not be issued until Barratt Homes, the landowners, and the three local authorities sign a Section 106 agreement. Discussions remain ongoing and will be completed imminently.

The outline planning application submitted to Cambridge City Council and the detailed planning application submitted to South Cambridgeshire District Council include:

- 1,593 homes, including 40% affordable homes
- Primary school with Children’s Centre
- Up to six small units for mixed retail / service use
- A centrally located park with open space for both informal use and outdoor sports facilities
- Allotments
- Vehicular access from Huntingdon Road and Histon Road
- A balancing pond

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Darwin Green One
Community benefits

Darwin Green will provide a number of community benefits and facilities both in the development and within the wider area of Cambridge city.

These benefits include the on-site provision of:

• A community café, library, health centre and supermarket all located around a local centre.
• A primary school
• Land for and financial contributions towards the building of a secondary school
• Open space and allotments
• Sport facilities and sport and community officers
• Sports pavilion
• Children’s play facilities and a children’s centre
• Improvements to cycling routes, bus services, pedestrian routes and roads
• Recycling facilities
• Public art
• Community fund

Also included will be the off-site provision of:

• Bus service, cycle routes and pedestrian route improvements
• Road improvements
• Police facilities

In total, this development will be providing in excess of £32 million in Section 106 contributions, which will be used to benefit social and community infrastructure across the City.

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Design Codes are intended to bridge the gap between outline applications and reserved matters applications for complex and large scale developments that will be delivered over many years. Work on this Design Code began in 2011. It is a collaborative process involving members of the development team, Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council.

This Code aims to achieve a balance between clear guidelines to ensure high standards of design, and an appropriate degree of flexibility to allow designers the freedom to innovate or improve upon the Code, and accommodate changing needs, market conditions or government guidance over the duration of the project.

Key elements

1. Local centre and primary school

   This will include primary school, shops, library, healthcare, community cafe, bus stops and square.

2. Central park

   A large public park for formal and informal recreation will be located in the centre of the development, adjoining the local centre.

3. Huntingdon Road gateway

   The main entrance to the development, featuring a tree lined avenue, will help to integrate the new NIAB Headquarters on the southern side.

4. Primary streets

   The primary streets are thoroughfares through the site which will be designed to provide a safe environment for pedestrians and cyclists.

5. Northern green corridor

   This car free green corridor will run the full length of the north western boundary, providing a connection between the development and the open agricultural fields to the north.

6. Network of green corridors

   A network of green corridors will run across the site, giving the development a unique character. These corridors will follow natural site features and bring together nature conservation, wildlife enhancement, children’s play, drainage and pedestrian/cycle movements.

7. Surface water run-off

   Surface water run-off will be handled via sustainable drainage systems incorporated into the public areas. There will be meandering drainage ditches, etc. in the green corridors, and the balancing area near Histon road.

8. Landscaped areas and tree planting

   Central Park, green corridors, balancing area, allotments and Town Square will provide extensive opportunities for tree planting.

9. Histon Road gateway

   This will be an alternative access to the site alongside the balancing area.

10. Form and layout

    Buildings will be laid out around a simple grid of streets providing a high level of permeability. Buildings will face onto the public areas providing surveillance and reducing the risk of crime.

11. Residential density

    Residential density will range from lower density along the existing urban edge and increase towards the centre and north west boundary. This will allow a range of housing, including detached, semi-detached and terraces, through to apartments in the higher density areas.

12. Inclusive design

    The development will provide access for all members of the community including the elderly, the disabled and parents with young children.
Darwin Green One
Infrastructure phasing

Work has been undertaken to explore how the development can be phased such that all necessary infrastructure, including highways, amenities, space, transport and drainage, the primary school and local centre is delivered at the required time.

The current intention is to deliver this infrastructure in four phases.

Phase 1 (Orange) will include:
- The extension of Huntingdon Road access up to and including the Histon Road signalised junction and the bus gate.
- A non-vehicular link to Huntingdon Road in the southern corner of the site with vehicular linkage beyond the school to the Huntingdon Road extension. The corridor is required for utilities.
- The Thornton Road and Histon Road cycleway links.
- Surface and foul drainage along the northern spine road to the outfalls to the north end of the site including the attenuation ponds.

Phase 2 (Yellow) will include:
- Completion of the southern spine road around Central Park up to north of the bus gate.
- Pedestrian and cycle links to Windsor Road
- Bus stop improvements on Huntingdon Road

Phase 3 (Blue) will include:
- There are no Strategic Infrastructure works proposed in this phase. The area will be served from the roads from Phase 2 (yellow).

Phase 4 (Green) will include:
- There are no Strategic Infrastructure works proposed in this phase. This area will be served from the roads in Phase 1 (orange) and Phase 2 (yellow).

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Darwin Green

Darwin Green One
Public open space

Key public open spaces including:
- A Central Park, Green Corridors, Allotments, LEAP (Local Equipped Area of Play) and Pavilion Green

Tree Planting:
- Inclusion of a variety of ornamental, avenue and parterre trees

Within Central Park Youth and Play provision includes:
- Football pitches, senior cricket pitch, tennis courts, MUGA (Multi Use Games Area) and a LEAP (Local Equipped Area of Play)

Green Corridors:
- Include facilities for informal play, retaining the best of the existing landscape features
- Provide opportunities for new habitats and improved biodiversity
- Provide a network of footpaths and cycle routes
- Introduce aquatic habitats

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**Darwin Green**

**Darwin Green One**
Indicative housing and local centre

The parcel of land for the first housing reserved matters planning application is located to the northwest corner of the site. The application area predominantly includes the provision of 405 dwellings and the local centre which includes a Train Station.

The local centre comprises a set of uses, including:
- Library
- Healthcare centre
- Community hall
- Small shops with flats above

Primary School North / Blue Bridge are through this parcel of land, linking Huntingdon Road to the eastern part of Newmarket.

The site includes examples of each of the character areas detailed in the Design Code. These include the local centre, the high density urban quarter and the medium and lower density suburban quarters. In addition to the full range of character areas within the first phase of a modern application will demonstrate how the Code works in practice.

The local centre and the high density urban quarters are both located along Primary Street North / Blue Bridge. The range of uses and forms are considered compatible with the level of activity associated with this area. In contrast the medium and lower density suburban quarters are located further away from the local centre and the houses are en-suites varied in families and children.

The access to the site in the housing reserved matters planning application are located to the north of the local centre overlooking the north west green corridor and to the south west of the local centre close to the aliments and school site. The medium area of lower density housing is also located to the south west of the local centre, on the site boundary and close to the aliments.

Vehicle at an initial stage with the local authority and therefore the plan is an illustration of how that work is evolving. This first reserved matters planning application includes the superstructure as well as for the judges of a successful full planning application.

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Darwin Green One
Indicative local centre

The new neighbourhood will be focused around an integrated local centre, designed to be the community heart of the development. It draws its inspiration directly from Cambridge City Centre, in particular Market Square and the surrounding streets and spaces.

The local centre will include a primary school, health centre, library, community café, quality supermarket and small shops, bars and restaurants.

Market Square is the civic social focus to the development and is located on a key intersection of routes, including parts of the orbital cycle network. Market Square will be designed on a shared space philosophy in order to create a pedestrian / cyclist friendly environment.

The following elements present in Market Square have been incorporated into the design of Market Square:

- use of marker buildings at the end of blocks to assist legibility;
- commercial / offices on the ground floor with residential above;
- retailing the space outside cafés and restaurants by offering seating which further acts as a surveillance strategy;
- increased frontage with a lack of boundary treatment to encourage interaction and movement through;
- designed on a shared space philosophy in order to create a pedestrian / cyclist friendly environment.

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In January 2010, South Cambridgeshire District Council identified land within South Cambridgeshire and adjoining Darwin Green 1 for residential development. The aim is to provide a sustainable, housing-led, urban extension which ensures separation from the villages of Girton, Histon and Impington.

Barratt Homes has recently submitted a Scoping Report to South Cambridgeshire District Council to agree the structure and content of the Environmental Impact Assessment which is required for any applications of this nature.

It is anticipated an outline planning application will be submitted to South Cambridgeshire District Council in May 2013. Barratt Homes will be consulting further with the community on these proposals in the New Year.

The proposals are required by policy to include:

• Approximately 1,100 dwellings with a good mix of house types, sizes and tenures, including the provision of affordable housing.
• Community facilities and infrastructure including a secondary school, primary school, local shopping, education and other facilities, open space and allotments none of which are already being provided in the Cambridge City Darwin Green 1 development.
• Highway capacity on the A14 between Girton and Milton.
• Access points on Huntingdon Road and Horse Road as already dealt with through the Darwin Green 1 development.
• Sufficient parking provision in line with planning policy.
• Use of sustainable transport modes with a strong network of cycle and footpath links to neighbouring areas.
• Landscaping that respects the Green Belt setting of Cambridge and views of key features in the City.
• A sustainable drainage system which links to the scheme already agreed for Darwin Green 1.
• Details of a management strategy for the services and facilities provided.
• Noise and air quality assessments of issues arising from the traffic using the A14.
• A construction strategy to avoid construction vehicles travelling through existing residential areas of Cambridge and nearby villages.
In bringing forward the wider Darwin Green developments, further assessment has been undertaken of the capacity of the overall north west Cambridge triangle to accommodate additional development.

The principles to ensure that the villages of Girton, Histon and Impington retain their separate and distinct identities and are physically separated from Cambridge remain.

The land shown, which totals 8.99 hectares, could potentially provide for approximately 450 homes or a mix of, for example, 300 homes and 2.9 hectares of commercial accommodation. This proposal, shown on the plan below, has been submitted to South Cambridgeshire District Council for consideration as part of their local plan process.

This work is at an early stage and further work will need to be undertaken with South Cambridgeshire District Council, technical consultees and local residents to explore the potential of these options. As part of that work, it is understood that South Cambridgeshire District Council will be consulting further on their Local Plan Issues and Options document in January/February 2013.

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Darwin Green

Thank you

Thank you for attending this exhibition. Barratt Homes is keen to gather feedback from the local community to be incorporated, where possible, into the proposals as they progress. If you have any questions about what is being presented here today, ask a member of the project team – they will be happy to help.

Next steps

Barratt Developments will continue to work with Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council on proposals for the Darwin Green site.

Please do take some time to visit our regularly updated website, which will detail all further consultation events and future project developments.

You can let us know your feedback by:

• Filling out a feedback form today and leaving it with us

• Taking a feedback form away and posting it to us via our Freepost address: FREEPOST MPC Feedback

• Filling out an electronic feedback form on the project website

• Calling our Freephone information line – 0800 148 8911

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