



# Darwin Green



**BARRATT**  
— HOMES —

# Darwin Green – Introducing the site



- Phase-1
- Phase-2
- Phase-3
- Phase-4
- Cycle Route
- Potential Supermarket
- Primary School
- Health Centre
- The Library
- Community Centre
- Allotments
- Multi-Use Playing Fields
- Marketing Suite



## General Updates



# General Updates - Parcels



## General Progress:

- BDW1: Residential work is complete with occupations at 212 occupations (Mar 22)
- Local Centre: The Courtyard Building is progressing well, with areas of scaffolding recently removed providing views of the varied brickwork and balconies.
- BDW2: A Reserved Matters Application is due to be heard before June's Planning Committee.
- BDW3: A Reserved Matters Application has been submitted for 210 dwellings and we are awaiting Urban Design Comments before any amendments and neighbour consultee comments are addressed .
- BDW4: A Reserved Matters Application has been submitted for 351 dwellings. Through amendments this is likely to drop to 343 dwellings
- BDW5 and BDW6: Approval gained for 410 dwellings.
- Projected that due to amendments required by planning, the total number of dwellings to be provided on Darwin Green 1 is 1581 dwellings.





## Darwin Green One – Delivery

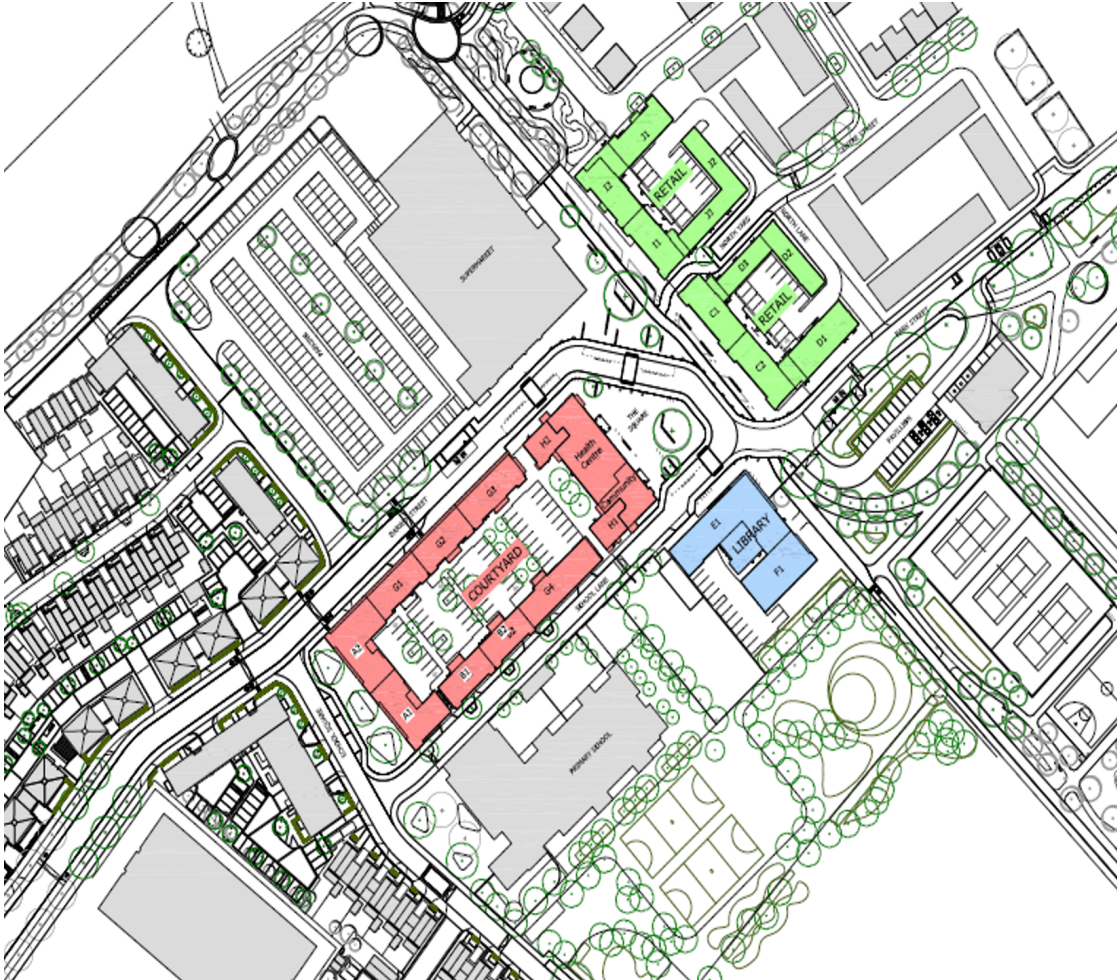


## Delivery - Infrastructure



### Works progress including:

- Main arterial routes through the site are now complete to base course level.
- Main arterial road drainage works are complete
- Strategic services pipework is installed across the site
- Temporary haul road connection is now complete. All construction traffic is via Histon Road. An application will need to be submitted to vary the hours of use of this road and to extend its permission for the full duration of the construction period which will extend to 2029
- Remedial are required on the Orbital Footpath that flanks the current right of way. These are due to take place in June 22.
- A temporary footpath to the MUGA and NEAP is due to be completed shortly.
- Connection to Windsor Road – Early 2026



### Community Facilities -

- Library, Health Centre, Community Rooms, 6 Retail Units Use Classes are all being delivered by Kier.

### Delivery Dates:-

- Library – March 2023
- Community Rooms – May 2022
- 6 Retail Units – March 2023
- Health Centre- This is subject to NHS tenancy
- Supermarket site is retained by others. At this point I cannot disclose which Foodchain supplier is lined up to take the Supermarket.



## Construction Phasing - Open Spaces Delivery Overview



Trigger Occupation	Date of Trigger Oc	Total Req by S106	Running Req. by S106	Facility completed and Handover (KNOWN on S106 Plan unless stated)	As shown on Plan 7776-110-PP-01
200	Mar-22	0.93	0.93	LAP1a	1.1
				LAP1	1.3
				Enhanced Area of LAP1	1.3
				LAP2	1.2
				Linear Park Adj. BDWH 4 (POS2)	POS1
350 - MUGA	Jun-23	0.069	1.00	MUGA	5
400	Dec-23	2.76	3.76	NEAP	4
				Tennis	Shown as is
				Football Pitch 1	POS3E
				Sports Pavillion and carpark	POS3E
				Football Pitch	POS3 E
				Informal Open Space 1/2 FP and NEPA	POSE3 A
				Open Space around sports pitches	POS3 E
				Allotments in BDW 2	1

- LAP1a has been delivered already,.
- Details of LAP1, LAP1 Enhanced Area, MUGA and NEAP, LPA decision expected April 2022.
- LAP 1, LAP1 Enhanced and LAP 2 – Delivered by July 22.
- LAP2 and all other Strategic Play area – awaiting validation from LPA.
- Temporary Footpath connection across Primary School Site due to be completed May 22.



# Construction Phasing - Open Spaces Delivery Overview

## Outline Masterplan

Phasing



*The illustrative masterplan as submitted as part of the outline application*

## Residential Parcels:-

- There are 2 Barratt David Wilson Divisions constructing on site.
- BDWH Cambridgeshire (Parcels BDW 2, 3,4)
- BDWH Eastern Counties (Parcels 5,6)

## Order of Delivery

- BDW 2 – Start Date – June 22
- BDW 6 – Start Date – April 22
- BDW 4 – Start Date – July 22
- BDW 3 – Start Date – Early 2026
- BDW 5 – Start Date – Late 2026

## General Updates – Projected Completions

	Target Set										
	Predicted			Financial year June -June							
	Phase complete			FY	FY	FY	FY	FY	FY	FY	FY
		Total approved	Occupied	2022	2023	2024	2025	2026	2027	2028	2029
H7766	BDW1	173	172	1							
	Barratt										
H7884	BDW1			0							
	DWH										
H7767	LOCAL CENTRE	114	73	13	60						
	residual			60	0						
H7768	BDW2	220	0	0	69	53	50	48			
	BARRATT										
					151	98	48	0			
H7885	BDW2 DW	103			32	47	24				
	residual				71	24	0				
	BDW3	210	0	0	0	0	0	30	55	125	
	residual							180	125	0	
H7770	BDW4	343	0	0	0	59	50	100	100	34	
	Residual					284	234	134	34	0	
EC	BDW5&6	410	0		34	60	70	70	70	70	36
	Residual				376	316	246	176	106	36	0
ANNUAL TOTAL				13	195	219	194	248	225	229	36

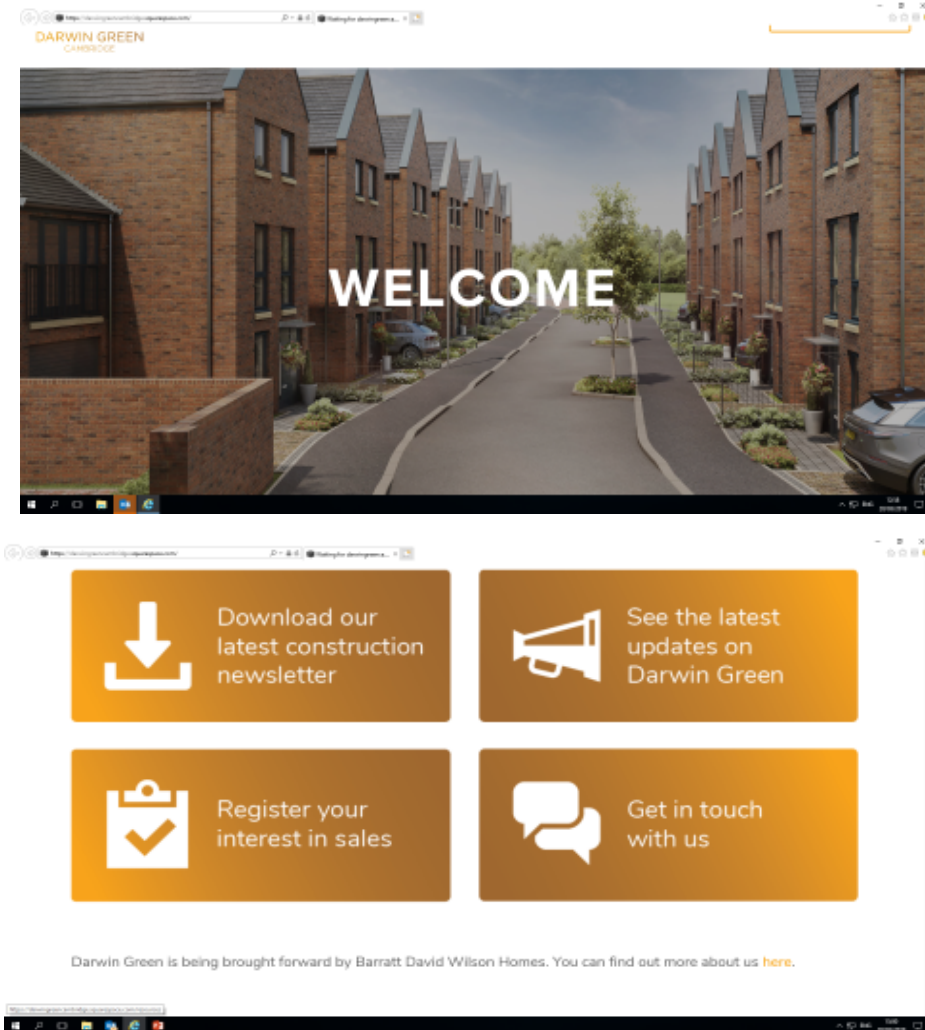


# Communication





# Communication



A new website is now in operation, covering Darwin Green 2 and 3, but also including helpful information about Darwin Green 1, with user friendly features, including links to the newsletters, any new updates, sales, etc.

Please follow the link below for any updates:

<https://darwingreencambridge.squarespace.com>

The website is monitored and all comments/questions posted promptly directed to the relevant people to review/address.



# Any Questions?



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