








Darwin Green – Phasing Plan

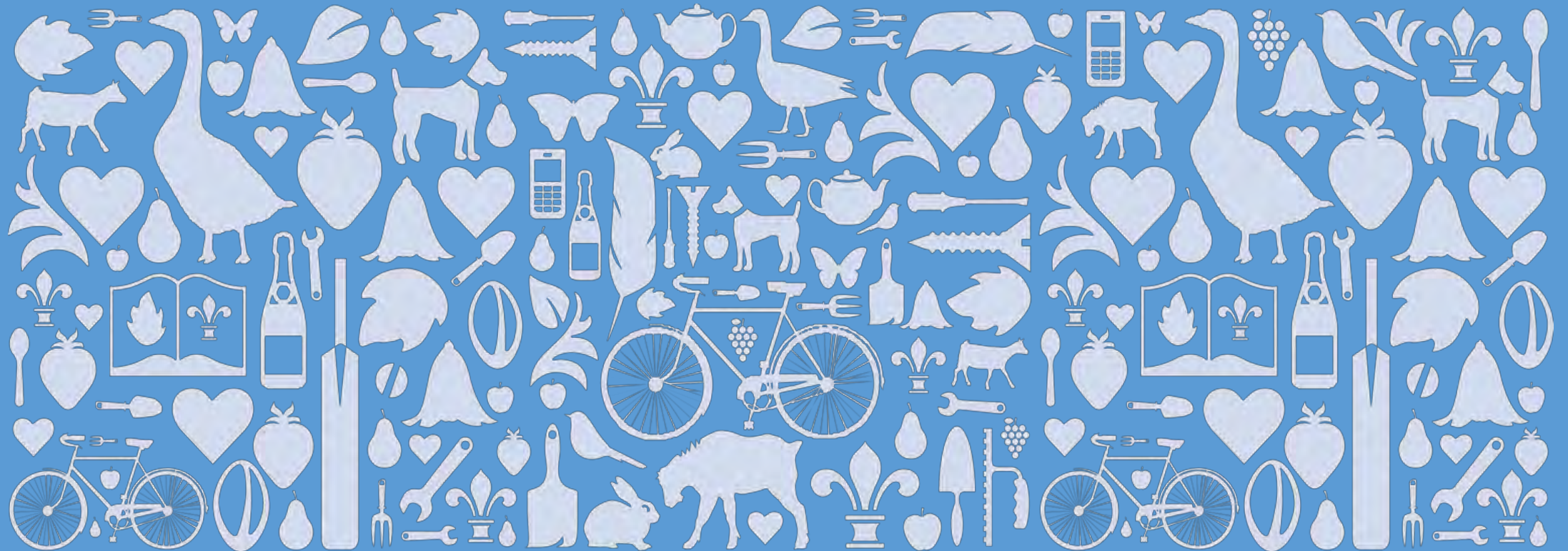


DARWIN GREEN PHASES

-  BDW1 COURTYARD BLOCK
-  LOCAL CENTRE
-  BDW2
-  BDW3
-  BDW4
-  BDW5
-  BDW6



General Updates



Residential Construction Phasing - Delivery Overview

Outline Masterplan

Phasing



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)

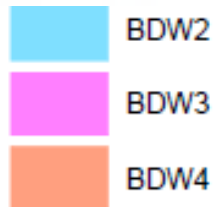
Order of Delivery

- BDW 2 – Start Date – July/Aug 22
- BDW 6 – Start Date – July/Aug 22
- BDW 4 – Start Date – Jul 2024
- BDW 3 – Start Date – Early 2026
- BDW 5 – Start Date – Late 2026



The illustrative masterplan as submitted as part of the outline application

General Updates - Residential Parcels



General Progress:

- BDW2: A Reserved Matters Application 323 has commenced, with 81 Foundations of which 22 up to 1st Floor.
- BDW3: A Reserved Matters Application has been submitted for 210 dwellings. Positive Responses at the Urban Design Workshop. Likely to be determined at April 2023 Committee.
- BDW4: A Reserved Matters Application was approved in December 2023 for 342 dwellings

General Updates - Residential Parcels cont.



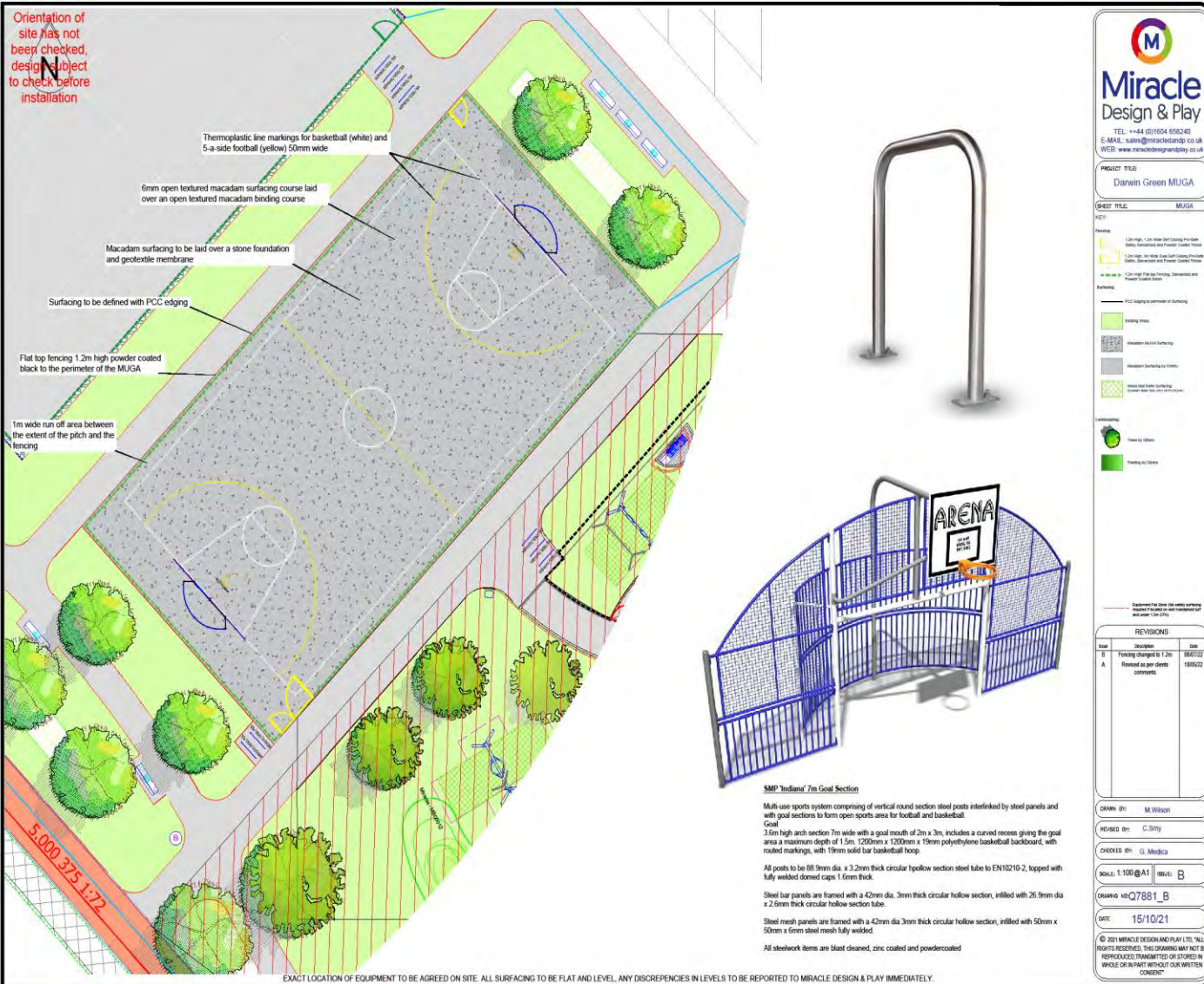
- BDW5 and BDW6: Approval gained for 410 dwellings. BDW 6:- Work is underway with first legal completions expected June 2023
- An extension of the Haul Road has been approved until 31.12.30





Sports Pavilion:

- A Full Application for the Sports Pavilion – clubroom, kitchen, 4 changing rooms and plant room has been submitted to the Authority .
- Designed to BREEAM Excellent standards with Green Roof element, SUDS Pond and an above 10% BNG score
- The Design has been the subject of public consultation and has been well received by the Planning Department.
- With an approval predicted in June 23 and the Sports Pavilion should be opened by June 2024.



Miracle Design & Play
 TEL: +44 (0)1104 955240
 E-MAIL: sales@miracledesignandplay.co.uk
 WEB: www.miracledesignandplay.co.uk

PROJECT TITLE: Darwin Green MUGA

CLIENT TITLE: MUGA

KEY:

- 1.2m high 1.2m wide flat top fencing powder coated, black and powder coated black
- 3.6m high arch section 7m wide with a goal mouth of 2m x 3m, includes a curved recess giving the goal area a maximum depth of 1.5m. 1200mm x 1200mm x 15mm polyethylene basketball backboard, with rounded markings, with 15mm solid bar basketball hoop
- 3.2m high flat top fencing, galvanneal and powder coated black

Markings:

- PCC edging to perimeter of footpath
- Marking lines
- Asphalt MUGA Surfacing
- Macadam Surfacing to pitch
- Macadam under surfacing
- Macadam under surfacing

Equipment:

- Goal posts
- Marking of lines

Equipment for sites will only be supplied if agreed in writing and installed within 100 days

REVISIONS		
Rev	Description	Date
B	Fencing changed to 1.2m	08/07/21
A	Rounded on per clients comments	18/05/22

DRAWN BY: M. Wilson
 CHECKED BY: G. Medina
 SCALE: 1:100 @ A1 ISSUE: B
 DRAWING NO: Q7881_B
 DATE: 15/10/21

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MUGA and NEAP:

- The MUGA has now been provided on site.
- Turf is being laid to these areas
- The lighting of the footpath is due to be connected to the footpath imminently and the footpaths to be tarmacked shortly.
- Sports Pitches will be due to start in April

NEAP and TENNIS COURTS

Orientation of site has not been checked, site subject to check before installation

Green meeting account working provides a site surface for the play equipment within the playing area. This will include a dropmat where the height is 2m high or greater.

Mounting works to various heights at 1:3 where possible, c/walk ramp level generated on site. Additional suitable to be completed by others if required.

Footpath through NEAP to match main pathway specification to Central Park with Materials Finish to be agreed by others.

Block paving to meeting with Materials Finish to be agreed by others.

Transplanted trees

Play Area 1m high galvanneal and powdercoated Black Steel Post Fixing

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Play Area 1m high galvanneal and powdercoated Black Steel Post Fixing

Type	Number	Abbreviation	Species	Specification	Density
W/O	Ac			Standard 20 Transplanted 175-200 clear when 3 brns	No.

Do not scale hard copies of this drawing or interrogate CAD versions, only stated dimensions and coordinates are to be relied upon
Signage to the play space to include the following notifications -

- The area is solely for the use of children.
- Adults are not allowed unless accompanied by children.
- Dogs are excluded.
- The name and telephone number of the operator of the facility should be detailed to report an incident or damage to the play equipment.
- Location of the nearest public telephone.

N.B. All natural play features and play equipment to comply with and be in accordance with the provisions of BS EN 1176 - playground equipment and surfacing and BS EN 1177 - impact absorbing playground surfacing.



MBX45 2596



Glacial Boulders



EXACT LOCATION OF EQUIPMENT TO BE AGREED ON SITE. ALL SURFACING TO BE FLAT AND LEVEL. ANY DISCREPANCIES IN LEVELS TO BE REPORTED TO MIRACLE DESIGN & PLAY IMMEDIATELY.

NEAP AND TENNIS COURTS:

- The NEAP has now been provided on site.
- Turf is being laid to this area.
- Tennis Court specification has been submitted to Cambs City Council for approval.

General Updates – Local Centre



General Progress:

- The Courtyard Building is complete, with NHBC and the City Council to come in and inspect the building in March before hand over to the Community team. Lease has been agreed.
- NHS are attending site with prospective tenants for the Health Centre during March.
- Retail units and Library will be completed by July 2023
- Library lease is required to be progressed.
- Supermarket site is retained by others.
- At this point I cannot disclose which Food Chain supplier is lined up to take the Supermarket.
- Primary School now opening September 2025

Open Spaces and Other Infrastructure provision – based on 130 occupations a year.

Trigger Occupation	Date of Trigger Oc	Total Req by S106	Running Req. by s106	Facility completed and Handover (KNOWN on S106 Plan unless stated) New Plan Number
200	Mar-22	0.93	0.93	LAP0 BDW 1 (PP) 1
		0.13 (PP)		NEAP (PP) 2
		(0.8- Informal POS)		Enhanced Area around MUGA and NEAP (PP) 3
				Linear Park Adj. BDWH 4 (IPOS 2 - s106) 4
350 - MUGA	Dec-23	0.069	1.00	MUGA 6
400	Jun-24	2.76	3.76	Linear Park Adj to BDW 4 to crossing point (IPOS 2 - s106) 7
		(0.14- Play Provision)		Enhanced Area Around LAP1 (PP) 8
		(0.81- Informal Open Space)		LAP 1 (PP) 9
		(0.42 - Alot)		Allotments in BDW 2 (Alot) 10
		(1.39 - Sports)		Tennis (Sports) 11
				Football Pitch 1 (Sports) 12
				LAP 2 (PP) 13
				Sports Pavillion and carpark (Sports) 14
				Football Pitch 2 (Sports) 15
				Cricket Pitch (Sports) 16
				Enhanced Area of TT (PP) 17
				Enhanced Central Square (PP) 18
				Tenage Trim Trail (PP) 19
				Informal POS 1 (IPOS) 20
				Secondary Square BDW 2 (IPOS) adj Lap 8 21
				Linear Park adjacent to BDW6 (IPOS7 -S106) 22
				LAP 5 (PP) 23
600	Jan-26	0.93	4.69	LAP 8 - Secondary Square of BDW 2 (PP) 24
		(0.8 IPOS)		LAP 9 BDW 4 (PP) 25
		0.13 (PP)		BDW 4 secondary square around LAP 9 (IPOS) 26
				Informal Open Space 8 to LEAP in BDW 2 (IPOS) 27
				LEAP IN BDW2 (PP) 28
				BDW 2 Secondary Square adj. Lap 10 (IPOS) 29
				BDW 2 LAP 10 (PP) 30
				BDW 3 Windsor Road Square 31
				BDW 3 LAP 11 (WINDSOR ROAD) 32
				BDW 3 Secondary Square N Windsor 33
				BDW 4 LAP 12 34
				BDW 4 secondary square around LAP 12 35
				BDW 6 LAP 2ND SQUARE Lap 13 36
				Allotment in BDW 3 37
800	Jun-27	3.00	7.69	BDW 6 - Secondary Square adjacent Lap 13 38
		0.8(IPOS)		BDW 3 Secondary Square opp central x1 39
		0.5 (Allotments)		BDW 3 Enhanced secondary square adjacent LAP 14 40
		1.39 (Sports Pitch)		POS around LAP 4 and Sleaf 41
		0.14 (PP)		BDW 3 LAP 14 42
1000	Jan-29	0.93	8.62	LAP4 43
		0.81 (IPOS)		LAP 7 44
		0.13 (PP)		BDW 5 LAP 2ND SQUARE East LAP 15 45
				Allotments in BDW 5 46
				Informal POS 6 adj LAP 7 47
				Informal POS 2 adjacent to BDW 6 48
				SLEAP (Adj. BDW5/6) 49
				Informal POS 2 adjacent to BDW 5 50
				BDW 5 Secondary Square (west) 51
				BDW 5 LAP 2ND SQUARE (west) - LAP 15 52
				Informal POS 5 53
1200	Jun-30	1.44	10.06	LAP 6 54.00
		0.81 (IPOS)		Informal POS 4 55.00
		0.5 (Allotments)		LAP3 56
		0.13 (PP)		Informal POS 2 57
1400	Jan-32	2.72	12.78	Complete
		2.33 (IPOS)		Complete
		0.39 (PP)		

The table to the left will form part of an amendments to the Phasing Plan application. It shows that at 130 occupations per year (new projected rate) DG 1 will complete by Jan 2032, but open space will be provided by June 2030.

Other infrastructure provision-

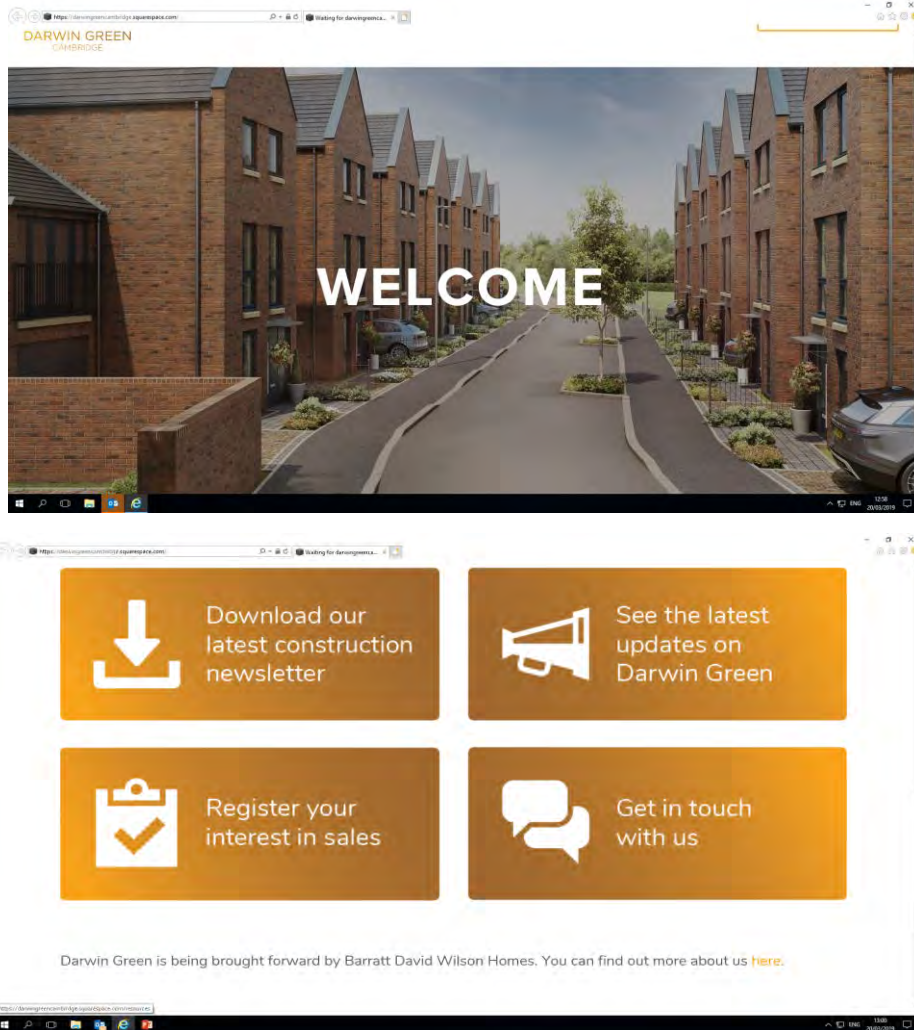
1. Windsor Road link by 2026,
2. Blackhall Road link by March 2024
3. Links from BDW 6 to the Local Centre will be considered when Orbital Footpath will be opened.
4. Darwin Green Attenuation Pond soon be the subject of Archaeological works.
5. Thornton Close Lighting is now lit.



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.

This also a Darwin Green Construction Website which will give you updates on what is being constructed on site, with an overview of the Construction Programmes



Any Questions?



BARRATT
HOMES