

MEMBERS BRIEFING- DARWIN GREEN ONE – HOUSING PARCEL BDW2

Introduction

A Reserved Matters Application was submitted in July 2019 for approval of details relating to the second housing parcel on the Darwin Green One Site. The application seeks approval for 328 residential dwellings with associated landscaping, car parking, amenity and public open space. The scheme was presented at the Joint Development Control Forum (JDCF) in January 2020. Since this meeting, various amendments and updates have been made to address the comments received in the first consultation period. Throughout the year, various meetings were held with the key stakeholders and third-party consultees to understand and address the comments. This included:

- The Highway Authority;
- The Lead Local Flood Authority;
- The Waste Team;
- Cambridge City Officers including drainage, landscaping, urban design and affordable housing.

This briefing provides an update on the changes since the JDCF.

Architecture

Removal of the pavilion from the application redline

The pavilion has been removed from the red line application boundary to allow for further consideration of suitable uses and to allow for public consultation to be held. The change of use is no longer a consideration for the BDW2 Reserved Matters Application (RMA) and will come forward as a separate application.



December 2020- Amended Submission – Roof Plan

These plots have been revised to provide greater separation distances between the proposed units and the existing properties on Woodlark Road, and to ensure overlooking is avoided at the Hoadly Road property. The revisions to house types along the Woodlark Road boundary has resulted in the loss of one unit to allow for a wider plot to be used to give a greater separation distance. The changes that have been made include:

- Plots 130-133 have been changed to a Hadley house type
- Plot 72 has been changed to an SH35 house type
- Plot 73 has been changed to a Bradgate house type

These amendments have provided a minimum of 18m separation distance between the existing properties along Woodlark Road and the proposed units on BDW2. In many cases, the layout achieves a 40-50m separation distance.



December 2020 Amended Submission- Woodlark Road- Plots 130-133

Amendments to the layout of the central and eastern cluster

The layout of the central and eastern clusters has been amended to ensure efficient highway connectivity. Parcel C and E have been revised to ensure refuse vehicles can manoeuvre through the parcel in a forward gear, without needing to reverse into the carriage way.

Housing mix

A total of 328 dwellings are proposed for the second housing parcel. Of these 328 units, 133 dwellings will be affordable equating to 40% in line with policy 45 of the 2018 Local Plan. Of the 40% affordable units, 95 are social rent (71%) and 38 will be for shared ownership (29%).

Landscaping

Refinement to the details of the Pavilion Green

The detail surrounding the pavilion green has been developed to provide greater detail of the landscaping scheme. The main changes include:

- Updates to the northern edge of the pavilion green in response to garden changes along the boundary.



Refinements of details for the T-Park

Further details have been provided on the landscaping scheme for the T-Park, including:

- Refinement to the planting details including tree species;
- The layout of the T-Park to ensure an appropriate interaction between pedestrians and vehicles and to enhance the desire lines for the cyclists through the site



Updates in response to changes to the boundary of the allotments and relocation of the substation.

The main changes include:

- General amendments have been made in line with wider revisions to the layout;
- The substation has been relocated;
- Changes have been made in response to the boundary of the allotments, where there were conflicts between the allotment boundary and the rear gardens of the properties surrounding the allotments;
- There has been a loss of 3 proposed trees to allow for the amendments to the allotments.



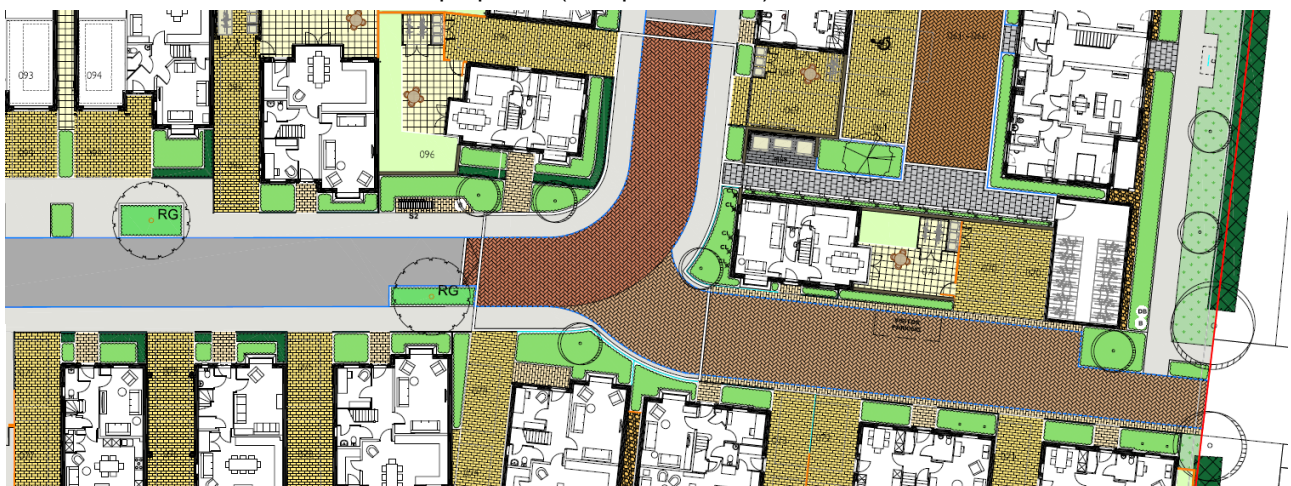
Highways

Updates to tracking drawings

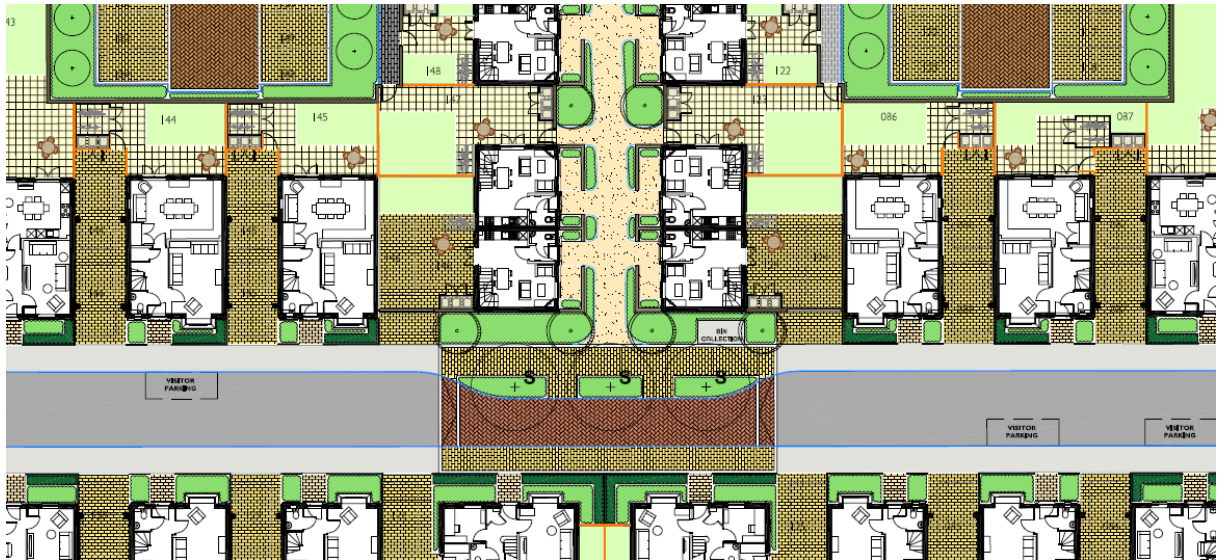
The tracking drawings have been updated to reflect changes in the layout to address consultation comments. The plans demonstrate that vehicles can efficiently move around the carriageway with no conflicts. These plans include refuse, car and emergency vehicles tracking.

Amendments to surfacing materials

Amendments have been made to the surfacing materials used in the main carriageway along certain areas of the layout in line with highway comment, specifically in the north east corner of the site and the carriageway to the east of the T-Park, where two raised tables have been proposed (See plans below).



North East –
Raised Table
interface
between main
carriageway and
shared surface



East of T-Park –
Raised Table

Drainage

Woodlark Road Ditch

Additional information has been provided on the relationship between the development site and the Woodlark Road ditch. This information demonstrates that the ditch does not form part of the drainage strategy for BDW2 and serves no function for the proposed development. Plans have been submitted illustrating the proposed reprofiling of the Woodlark Road ditch for which a condition has been proposed to secure these works.

Permeable Paving

The distribution of permeable paving has been demonstrated on a new plan that has been submitted as part of the resubmission.

Drainage Calculations

Drainage calculations have been provided to demonstrate the drainage schemes capacity to deal with any future flood events. Information has also been provided on current site levels in relation to the drainage strategy.

Maintenance Details

Maintenance details for the privately-owned areas has been provided, detailing that this will fall to a management company for the lifetime of the development.

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