



# Darwin Green One, Two and Three

Update Presentation

Joint Development Control Committee

18 December 2013



# Darwin Green One, Two and Three

- Current Position
- Future Work Streams



# Darwin Green One

## Current Position

- Section 106 and Outline Planning Permission



Aerial Red Line Plan



# Darwin Green One

## Current Position

- Up to 1593 dwellings
- Primary School
- Local Centre:
  - Library
  - Health Centre
  - Retail Units



# Darwin Green One

## Current Position

- Open Spaces
  - Play and Sports Facilities
  - Sports Pavilion
  - Allotments
- 
- Walking and cycling
  - Section 106 provisions





# Darwin Green One

## Future Work Streams

- Implementation
- Housing Delivery



# Darwin Green One

## Future Work Streams

- Discharge of pre-commencement conditions
- Infrastructure



# Darwin Green One

## Future Work Streams

- Discharge of pre-commencement conditions
  - Design Code
  - Youth and Play Strategy
  - Allotments
  - Drainage and Pollution Control
  - Broadband
  - Ecological Management Plan
  - Archaeology
  - Noise and Vibration
  - Phasing
  - CEMP
  - Contamination



# Darwin Green One

## Future Work Streams

- Infrastructure
- Redline Plan
  - Main roads
  - Access to secondary school site
  - Open Spaces
  - Drainage
  - Relocated balancing pond red line
  - First allotment area
  - Two utility compounds
  - Landscaped bund redline
  - Haul roads redline



# Darwin Green One

## Future Work Streams

- 7 applications
- Discharge of conditions
- 13 January 2014
- JDCC February/March 2014



# Darwin Green One

## Future Work Streams

- First Housing Reserved Matters: 209 drawings
- Local Centre Reserved Matters: includes 140 drawings
- January 2014



# Darwin Green One

## Future Work Streams

- Supermarket
  - Pre-application



# Darwin Green Two/Three

## Current Position

- Darwin Green Two
  - Policy SP/2 Allocation, approximately 1,100 drawings



# Darwin Green Two/Three

## Future Work Streams

- Local Plan Promotion
    - SCDC: approximately 1,000 drawings
    - Barratt: approximately 1,200 drawings
- 3.14 ha commercial

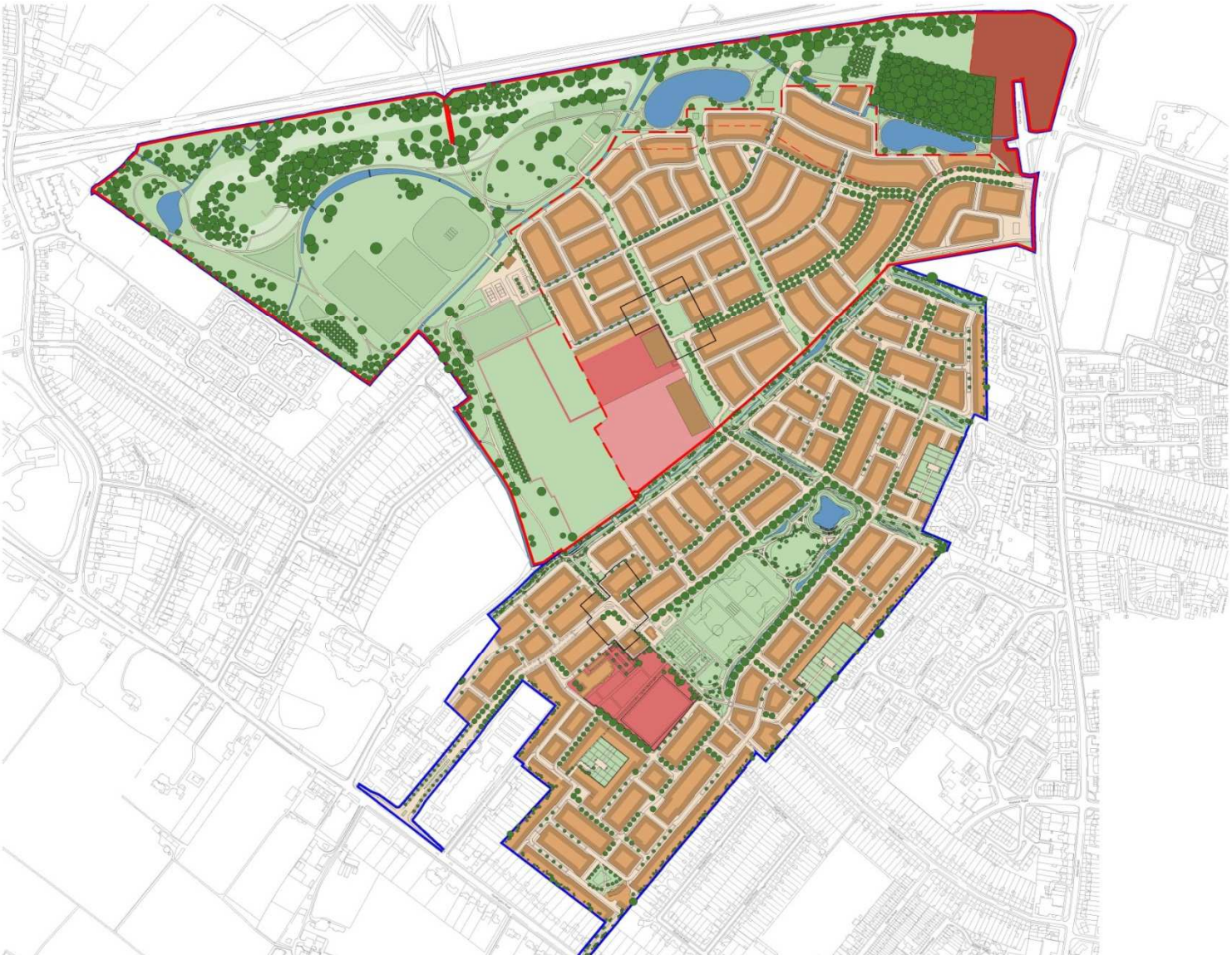


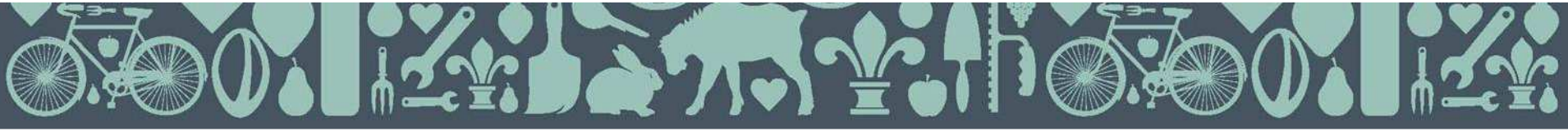
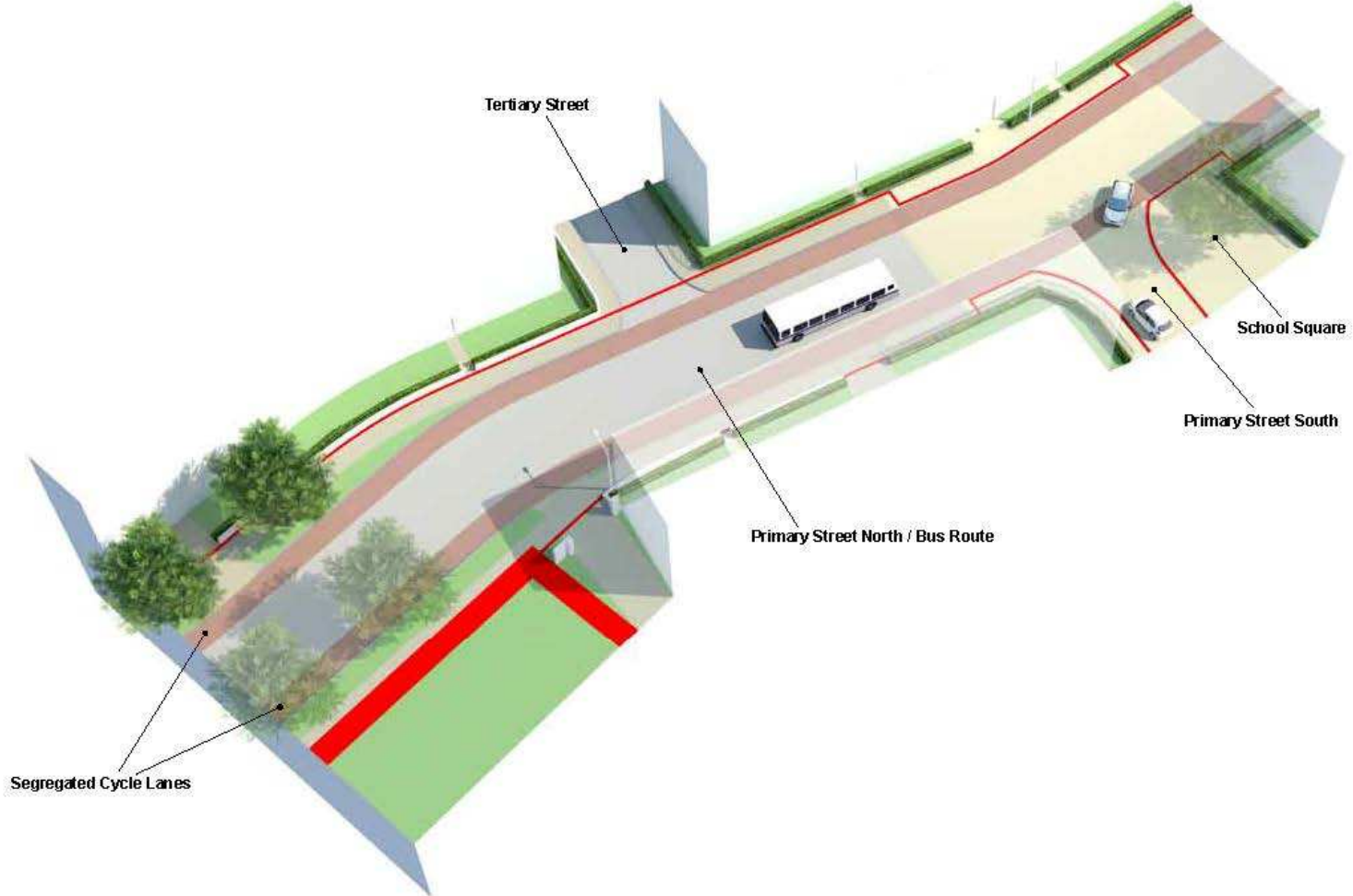
# Darwin Green Two/Three

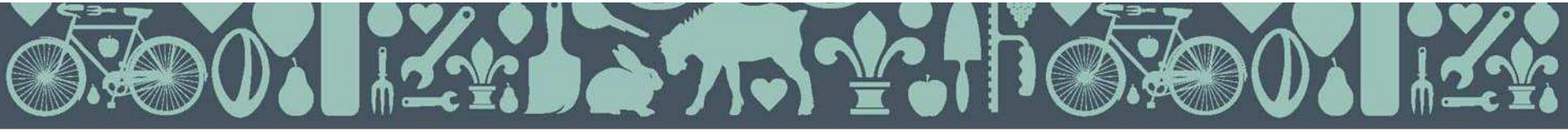
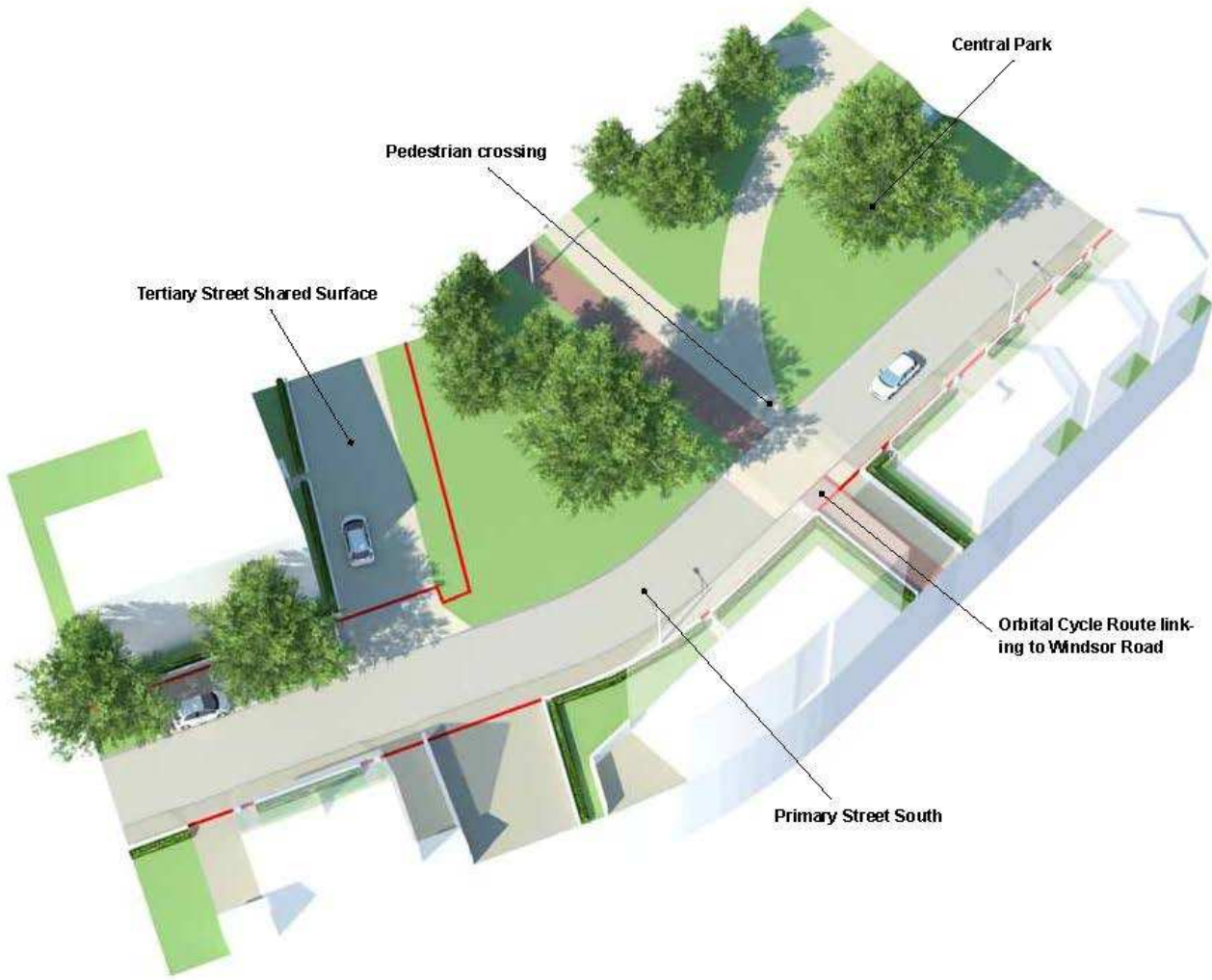
## Future Work Streams

- Planning Application
  - Local Plan compliant
  - Pre-application process









Benchmark Imagery



BOULDERS TO SWALES ENCOURAGE INFORMAL PLAY



INFORMAL LAP PROVISION WITHIN CORRIDORS



DEDICATED AREAS OF PLAY WITHIN THE SWEEP



INFORMAL PLAY OPPORTUNITY



PLANTING TO DRIER SWALES ALLOW ACCESS FOR PLAY



BOULDERS & PLANTING TO SWALES ENHANCE LANDSCAPE CHARACTER



SWALES WITHIN DEVELOPMENT



SWALES TO PROVIDE PLAY OPPORTUNITIES

The above imagery illustrates the design approach to the Transverse Green Corridors which provide a transitional landscape between formal areas such as Town Square and Central Park and informal areas such as the North West Green Corridor



INFORMAL LANDSCAPE CHARACTER



PLAY AREAS TO FOCUS ON MORE NATURALISTIC PLAY



Benchmark Imagery



URBAN SWALE THROUGH PARK



INTERACTION WITH SWALE



CRISP EDGE TO URBAN SWALE

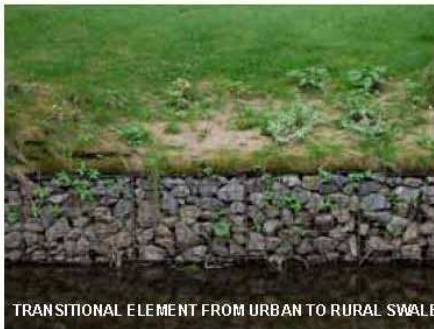
The above imagery illustrates possible approaches to the urban swale style proposed for the southern section of the NW green corridor.



GABION EDGES TO URBAN SWALE



GABION EDGES TO URBAN SWALE



TRANSITIONAL ELEMENT FROM URBAN TO RURAL SWALE

The above imagery illustrates possible approaches to the transition between urban and rural swale styles proposed for the middle section of the NW green corridor.



NATURALISTIC SWALE EDGES



VARIED PLANTING TO SWALES WITHIN DEVELOPMENT



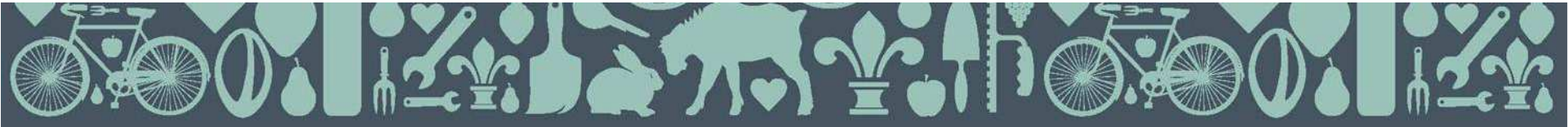
PLANTING TO DRIER SWALES ALLOW ACCESS FOR PLAY



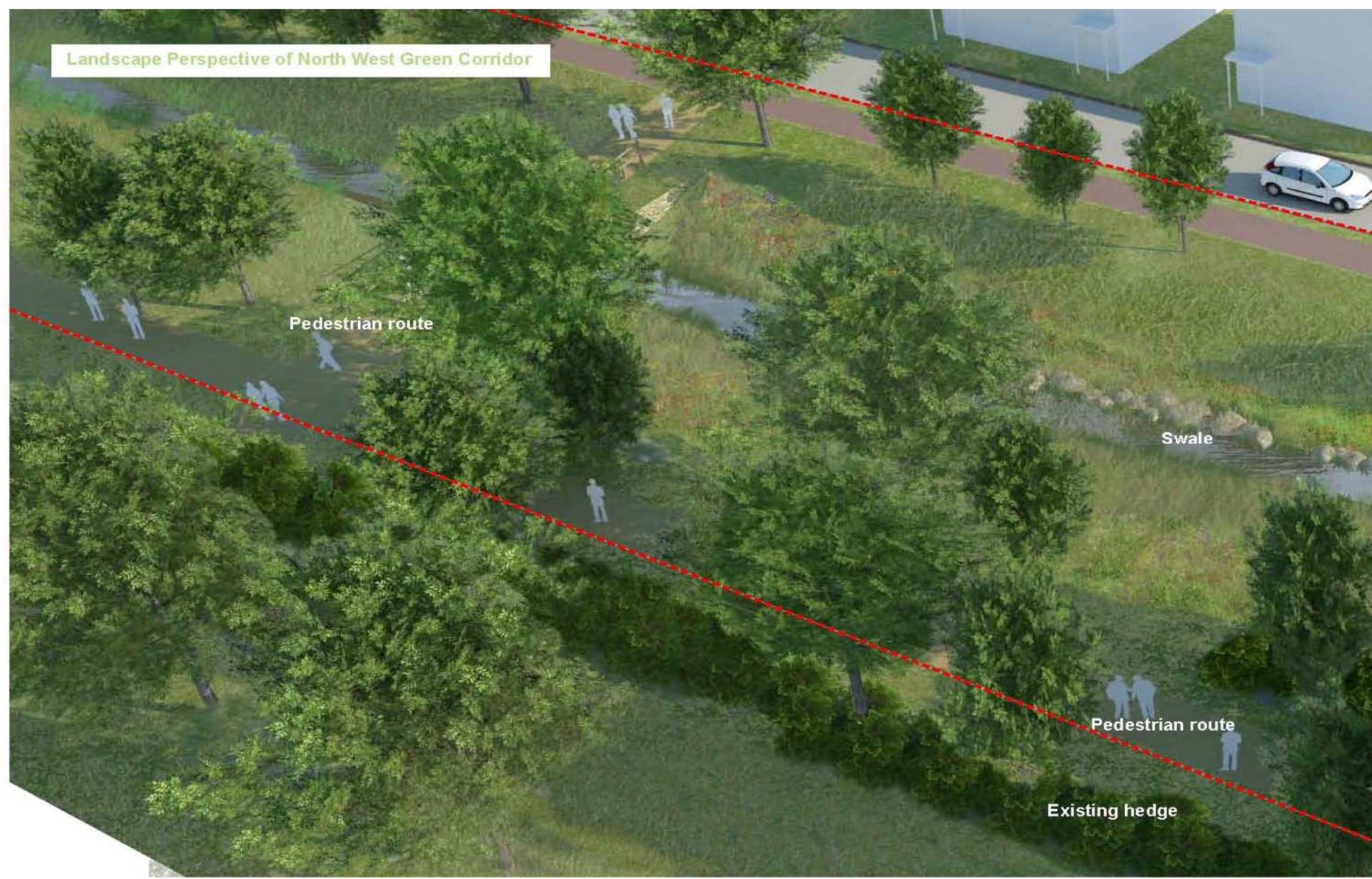
BOULDERS TO SWALES ENCOURAGE INFORMAL PLAY

The above imagery illustrates possible approaches to the naturalistic and rural swale styles proposed for the northern section to the NW green corridor.



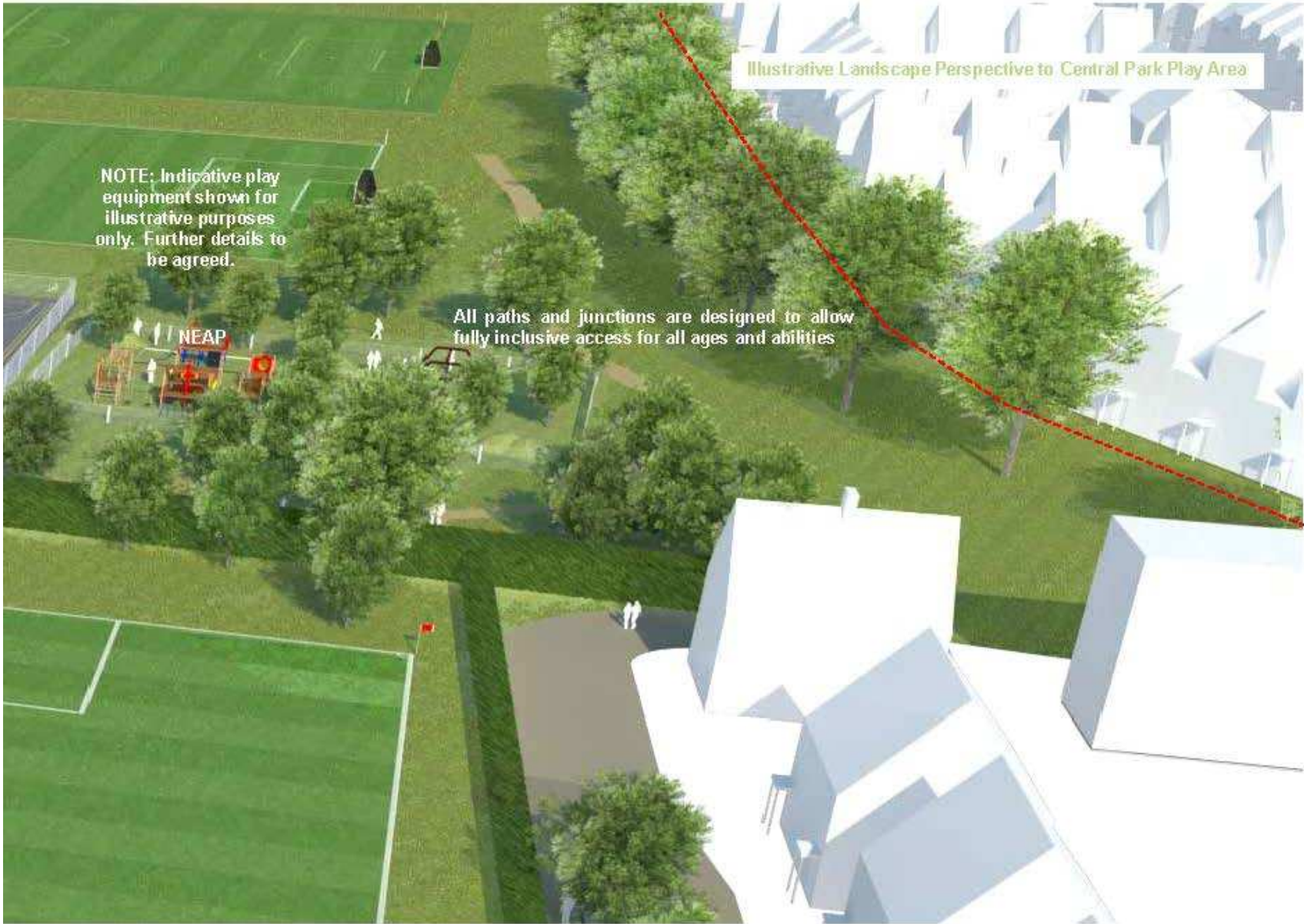


Landscape Perspective of North West Green Corridor



Illustrative Landscape Perspective of Central Park Play Area





Benchmark Imagery



OPPORTUNITY FOR RESIDENTS TO GROW THEIR OWN



ALLOTMENTS INTEGRATED WITHIN NEW DEVELOPMENT



COMMUNAL STORAGE SHEDS WITH RAINWATER BUTTS



PLOTS OF VARIOUS SIZES



RAISED BEDS FOR DISABLED GARDENERS



GROWING AREAS WITHIN A DEVELOPMENT



PLOTS WITH INTEGRATED RAISED BEDS



PROVIDE CYCLE STORAGE

**SUSTAINABLE**  
**INTERACTIVE**  
**INCLUSIVE**  
**COMMUNITY**  
**ACCESSIBLE**

ORGANIZED  
 ALL AGES  
 ALL ABILITIES

The above imagery illustrates the typical design approach to the allotment area. Allotments will be based on formal plots of varying sizes to provide residents with the opportunity to grow their own fruit, vegetables and flowers.





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