



Update on Darwin Green Development Phase BDW2

To: West Central Area Committee

Date: 14 September 2023

Report by:

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Wards affected:

Castle

Key Decision: No

1. Executive Summary

1.1 This report provides an update in respect of the Darwin Green BDW2 development site, which is situated to the north of Huntington Road, Cambridge.

2. Recommendations

2.1 The West/Central Area Committee is recommended to:

- (i) Note this update report in respect of the Darwin Green BDW2 development site.

3. Background

3.1 In June 2023 the City Council was made aware of failures to the foundations of residential properties under construction at the BDW2 development site in Darwin Green, by Barratt David Wilson Homes Cambridgeshire (BDW).

3.2 Planning permission had previously been given for these properties, and BDW appointed a private company as building control provider to

oversee the scheme. The Council was not appointed as building control provider for this development, however the shared building control service, 3C Building Control, is the local enforcing body.

3.3 The Council has received information from BDW which identifies a number of plots at various stages of the construction process that are affected by foundation failure. The developer has been working with officers from the Greater Cambridge Shared Planning Service and 3C Building Control to understand the extent of the issue and to agree the appropriate action needed to ensure compliance with the Building Act and Town and Country Planning Regulations.

3.4 BDW has a website which provides latest construction updates for Darwin Green, including Frequently Asked Questions. The link to this is below:

<https://darwingreenconstruction.co.uk/latest-updates/>

3.5 The Greater Cambridge Shared Planning Service also has an area for updates about Darwin Green. The link to this is below:

<https://www.greatercambridgeplanning.org/about-us/news/darwin-green>

4. BDW 2 Update

4.1 A number of Darwin Green Public Forums have been arranged to provide updates to the local community and agree actions and next steps. These meetings are attended by City Council Planning and Building Control officers, representatives from BDW, and local ward Councillors. The most recent Public Forum was held on the evening of Monday 04 September 2023, at Storey's Field Community Centre.

4.2 At the 04 September Forum, BDW confirmed that approximately 70 buildings and partly built structures are to be demolished and rebuilt with new foundations. Work has ceased building any new buildings on parcel BDW2 until this demolition process has taken place. The demolition process is estimated to take place over a 12-week period.

4.3 Before full demolition works can commence, BDW has to submit information to 3C Building Control to demonstrate compliance with the Building Act. Information is also required to be submitted to and approved by the Local Planning Authority to satisfy planning regulations.

- 4.4 The information to be submitted to the Local Planning Authority will be in the form of applications to re-discharge planning conditions relating to the details of the demolition. It will include details of the methods of demolition and how noise, vibration and dust will be mitigated, monitored and controlled to ensure that potential impacts on residential amenity will be kept to a minimum.
- 4.5 Planning officers will undertake additional public consultation when the discharge of planning condition applications are formally submitted, to ensure that local residents will have the opportunity to comment on the technical details submitted.

5. Implications

a) Financial Implications

N/A

b) Staffing Implications

There are direct staffing implications arising from this report. A number of officers from across the Council is working directly on this. This resource has been considered in the programming of other work across the Shared Planning and Building Control services and will be monitored on a regular basis.

c) Equality and Poverty Implications

The report is not considered to give rise to any equality or poverty impacts. An Equality Impact Assessment (EQIA) has not been undertaken in respect of this report.

d) Net Zero Carbon, Climate Change and Environmental Implications

The report is not considered to have any direct environmental implications. The developer may need to consider the Councils ambitions for Net Zero and Biodiversity as part of any subsequent course of action under the Planning and Building Control Regulations.

e) Procurement Implications

None.

f) Community Safety Implications

None.

g) Consultation and communication considerations

This content of this report has not been directly published however the subject matter and related issues have previously been subject to a Council news release, and a dedicated webpage created and updated on the Greater Cambridge Shared Planning Service website.

Individual members, residents and local residents' associations have also been contacted regarding this matter and a series of public meetings have taken place to date with the intention to continue such meetings throughout the demolition process. Officers will continue to engage with members and residents as the situation progresses.

6. Background papers

No background papers were used in the preparation of this report.

7. Appendices

None.

8. Inspection of papers

If you have a query on the report please contact Philippa Kelly
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