



Northwest and west Community Forum – 10th November 2022

Questions and answers

- **Darwin Green 1 – Chris Fry (Barratt Homes) and Charlotte Burton (Greater Cambridge Planning Service)**

Q: Could you clarify what the acronyms SUDS and BNG are?

A: SUDS are Sustainable Urban Drainage Systems for the management of rainwater run-off; many SUDS solutions employ a combination of infiltration and attenuation. BNG is Biodiversity Net Gain – is an approach to improve the biodiversity of the site means leaving the natural environment in a better state than before a development or infrastructure project was built.

Q: Why can't the temporary fence be opened to allow for pedestrian and cycle access to Windsor Road?

A: The applicant has proposed a revised phasing plan which would delay the opening of the Windsor Road link. This is due to challenges providing a safe route during construction. The revised phasing plan is the subject of a live application and is under consideration by officers.

Q: What is the orbital route?

A: This is the cycle route between Huntingdon Road and Histon Road at the northwest of the site running along the boundary between Darwin Green 1 and Darwin Green 2&3. There is also a spur which connects south to Windsor Road which is also called the orbital route.

Q: Where can excessive noise and vibration be reported to?

A: This can be reported either through the Local Planning Authority (Cambridge City Council) or directly with Barratt David Wilson (see detail in the presentation).

Q: When will a bus be able to access through the site?

A: There is a trigger within the Section 106 Agreement which is linked to the number of occupations on the site. This is when the bus gate is operational and, at present, not a fixed date. There are on-going discussions with Cambridgeshire County Council regarding this.

Q: Will there be an A14 cycling and pedestrian crossing?

A: This connection falls within the Darwin Green 2 and 3 site. An outline planning application for this site was submitted earlier in the year, and officers are currently working with the applicant to address issues raised during an earlier consultation period. It is not anticipated that the application will be taken to planning committee before the New Year

Q: What are the considerations for wildlife in the attenuation ponds?

A: As part of a planning condition for the attenuation pond consent, the developer will bring forward a biodiversity report, which is being worked on at present, and part of that will outline biodiversity enhancements within the ponds.

Q: Is it intended that the sustainable urban drainage would decant into the ponds?

A: Yes, all surface water drainage from Darwin Green 1 feeds into the attenuation ponds. These are proposed to connect to the attenuation ponds for Darwin Green 2&3. There is more detail regarding this on the Darwin Green 2&3 application.

Q: What is the latest regarding the handover of the Community Rooms at Darwin Green 1?

A: This has suffered from protracted legal in-put regarding the lease of the building. However, these are reaching conclusion now and handover and opening is anticipated soon.

Q: How will the community rooms be heated?

A: The consent was granted with a gas boiler.

Q: What are the implications for trigger points for facility construction if sales and occupations slow down?

A: The construction of those would also be pushed back too. However, some facilities have a construction full stop date, so not all rely on occupation triggers.

- **Eddington – Matthew Johnson (Cambridge University)**

Q: How much of the development is reliant on the combined heat and power district heating system?

A: All residential properties are connected to the network, and plots M4/5 and S1/2 will be also. Swirles Court (occupied by Girton College) is also connected. Technical reviews of other sources such as air source heat pumps and other low carbon solutions are on-going.

Q: What is the ratio for nursery provision between university employees and other residents?

A: The Eddington Nursery is a University of Cambridge nursery operated by Bright Horizons on its behalf. It primarily serves University employees, however of the 125 places available 25 are reserved for other members of the local community. We are aware of strong demand for nursery places from residents and will look to include further provision in later phases of the project.

Q: Are the rising bollard working?

A: They are working; however, they have been down for periods following damage from vehicles trying to traverse them. A different option for the bus gate is being explored such as ANPR cameras.

- **Education – Alexander Brown (Cambridgeshire County Council)**

Q: Will the proposed secondary academy help to serve Girton as well as Darwin Green / Eddington rather than reliance on Impington Village College?

A: The new secondary provision must first and foremost serve the new communities at Darwin Green. Noted that Impington Village College has been enlarged recently. However, if there is surplus and the Federation who take on the new provision, and wish to widen their catchment area then they may do so.

Q: Is there planning permission for the new school on parcel BDW 2 (Darwin Green 1)?

A: The school is adjacent to this parcel and already has permission. Providers for the new school provision will run consultation events, currently programmed for mid-January 2023.

- **Community Engagement – Lisa Pollitt (Cambridge City Council)**

Q: How many of the events that you mentioned have survived the pandemic?

A: Some dropped away for a period, but all are back up and running.

Q: When is the bigger playground on Eddington due to open?

A: Unfortunately, this won't be ready to open for another 2 to 3 years.