

Devonshire Gardens, Cambridge Community update



View of Devonshire Road



The site in context

This newsletter is to inform you about the update to the proposals for the Travis Perkins site on Devonshire Road, CB1 2BJ.

You may be aware that Socius and Railpen are proposing new homes, workspace and community amenities.

Over the past few months, we have met with local residents, businesses and councillors and have redesigned the initial proposals to address feedback raised.

We have just submitted our second planning application and this newsletter provides more information about this.

If you have any questions or would like to find out more, then please visit devonshiregardenscambridge.com. Alternatively, you can view the planning application online by visiting applications.greatercambridgeplanning.org and using the reference 22/01982/FUL

You said

We did

Improving the pedestrian routes.

Increased size of the pavement especially on Devonshire Road, as well as new pathways and green space.

More homes, including affordable, are needed in the community.

Proposing 70 new homes for rent, with 20% of these designated as affordable (lower rents).

Benefits to the local economy should be prioritised.

Homes and workspace will generate £1.3million in council tax and business rates per year, which the Council can invest into the area. Up to 1000 jobs will be available, with local people prioritised. In addition, space will be available for new, growing and local independent businesses.

There is a need for space for local organisations, and spaces for community work and events.

Dedicated community spaces are proposed including: a crèche, a community kitchen, a 'library of things' and an area to create and exhibit art.

Reduce impact of height.

We have taken one storey from the main building, reducing this building to 5 storeys. This building is next to the railway line, therefore will have no impact on neighbouring roads.

Greening and biodiversity should be prioritised in landscape design.

The proposals for a public park will quadruple nature, with a 350% net increase in biodiversity on the site, including 'edible planting', opportunities for 'community gardening', promoting healthy, sociable and sustainable lifestyles.

THE PROPOSALS

PUBLIC PARK



The park will be centred around a community pavillion, a flexible space designed in collaboration with the local community.

CHISHOLM TRAIL



Designed to integrate seamlessly with the proposed Chisholm Trail, improving safe access for pedestrians and cyclists.

WORKSPACE FOR SMALL, MEDIUM AND LARGE BUSINESSES



Space for companies to start up, grow and expand their businesses in. The two buildings are designed to be open, inclusive and flexible and exceed conventional environmental standards.

COMMUNITY GARDEN



A community garden will be created working with local organisations such as Cambridge Flora and Cambridge Sustainable Food to help design & manage edible planting, and sustainable irrigation through rainwater harvesting.

NEW HOMES

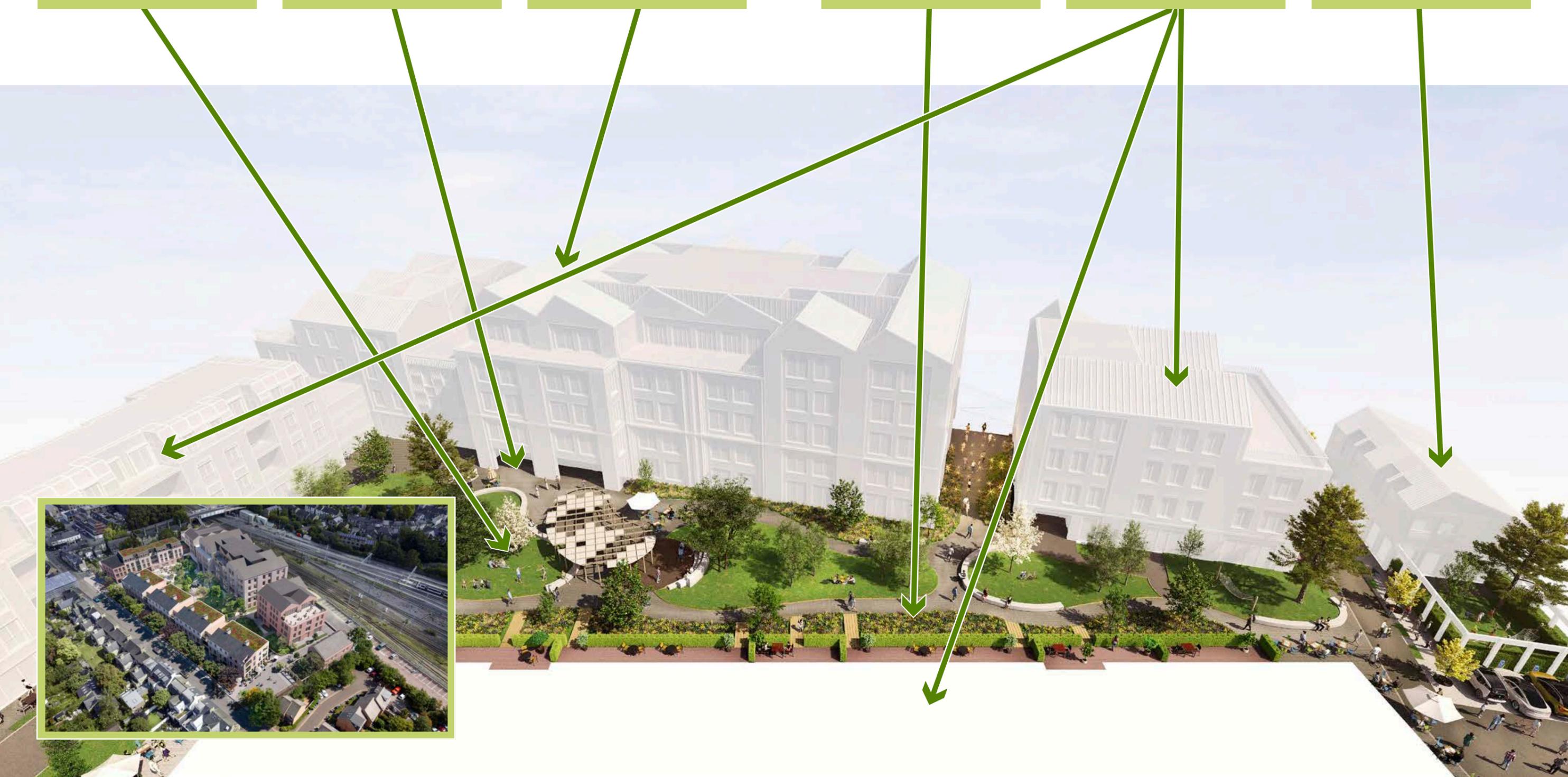


70 new homes will be available to rent, responding to the needs of local people with 20 priced at a reduced rate for people on lower incomes.

COMMUNITY FACILITIES



The neighbourhood will be open and accessible to local residents and businesses and a range of community spaces will be available. These include meeting rooms, a community kitchen, a crèche, a 'library of things' and a space to create and exhibit art.



Maximising social, economic and environmental value at Devonshire Gardens

Socius and Railpen are committed to delivering social, environmental and economic value for the local community in Cambridge. As such, the proposals include:



Delivering a net zero carbon ready place with green, biosolar roofs to help nature thrive and no fossil fuels used throughout



Enabling the community to grow food with dedicated edible planting space on site, helping people to live healthier and sustainable lifestyles



Introducing hundreds of new plant species, including pollinators, alongside 30 raised vegetable patches and herb gardens; significantly boosting biodiversity by up to 350%



Building spaces for wildlife to thrive. Bat and bird boxes along with hedgehog habitats will be included



Encouraging active travel, particularly cycling with the provision of 539 cycle spaces. Seven car parking spaces will be available, each with Electric charge points to encourage more sustainable road travel, including provision for Blue Badge holders. This is in line with the City Council's Climate Change Strategy



Strengthening our existing local partnerships with a number of local charities and social value organisations, including, Indie Cambridge, Allia, Mill Road Traders, Cambridge Sustainable Food, Cambridge Community Arts, Trinity YMCA and Cambridge Cleantech

Want to hear more about our new proposals?



We will be hosting a webinar on 23 May at 6pm.

Please register by emailing events@socius-dev.com or registering on our website <http://www.devonshiregardenscambridge.com/>

Join the meeting by scanning the QR code and entering the passcode "**Devonshire**" or by visiting Zoom and entering Meeting ID: **826 9835 4351** Passcode: **Devonshire**.

If you have any questions or require any additional information, please visit:

🌐 www.devonshiregardenscambridge.com

✉ info@devonshiregardenscambridge.com

