

COUNTRYSIDE PROPERTIES (UK) LTD

NEW HOMES AND COMMUNITIES

UPDATE ON SOUTHERN FRINGE COMMUNITY FORUM ISSUES

FEBRUARY 2016

STRATEGIC ISSUES – SITE WIDE	RESPONSE
Completion of new Allotments, Community Gardens and Phase I of the Country Park	Countryside is on target to transfer Phase I of the open space and the allotment site to Cambridge City Council in March 2016 following extensive discussions with Cambridge City Council officers. The final opening date is however to be determined by Cambridge City Council although this is subject to the conclusion of some legal matters. Resident consultation on the Community Gardens site (Located between parcel 9 – Cala and Parcel 14 – Countryside) began in December 2015. Subject to further community consultation and pre application discussions with Cambridge City Council Officers an application is anticipated to be made in Summer 2016.
Completion of the remainder of the Country Park	Countryside understand that the contractors for Trumpington Community College will shortly start laying out the Northern open space. Once laid out this then needs to be left for approximately 12 months to establish and mature before it can be utilised. This is envisaged to be 2017 at the earliest. The active recreation area (middle section) is due to be considered by the JDCC in February 2016 and subject to the outcome of that decision will be implemented as quickly as is possible.
Broken/Inoperable Street lighting to Hobsons Avenue and Lime Avenue	This is currently being investigated and remedial works will be undertaken where issues are identified.
Trees blown over and excessive litter in the Country Park area	This is being addressed as part of the transfer of the open space to Cambridge City Council.
Subcontractor Parking in Foster Road and Paget Close	Countryside continues to communicate with all of the contractors at the Clay Farm Site to ensure that subcontractors are not parking inconsiderately in the local area. Spot checks have indicated that students from local Colleges may also be using this area for parking.
Obstructions to footways and roadway on Hobsons Avenue/Lime Avenue	This is being urgently reviewed with all contractors to ensure that safe access is maintained along the spine road for both pedestrians and cyclists. The Local community is reminded not to use Construction Haul Roads for walking or cycling around the development.
Plantation Management Works to the rear of Abode along the guided busway and the cutting of a second pedestrian link from Abode to the proposed pedestrian route.	This work is awaiting Cambridge City Council approval. Once approval is received and subject to ecological timings this work can then be undertaken.
Traffic Lights to Hobson Avenue and the Cambridge Guided Busway	We understand that Cambridge County Council have expressed a reluctance to install the traffic lights here until the road is fully opened. Despite warning signage being in place for this crossing we would raise concern that cyclists continue to ignore this signage. At the current time we believe that the traffic lights will be installed by Summer 2016.

Bridge Links to the Country Park	Final comments on the proposals for the Bridge Links are currently awaited prior to planning applications for these bridges being made. At the current time we hope these applications will be made in February 2016.
Green Link between Parcel 4/5, 6 and Trumpington Community College	This area is currently being used as a Haul Road to serve Countryside's Parcel 5 site and Crest Nicholson at Parcel 1b,3 and 4. Design proposals for the final landscaping of this area will be brought forward later in 2016 and is subject to Planning Approval.
Remaining Infrastructure/Strategic Landscape issues	These are currently being reviewed and a further update will be provided in due course.
HOUSEBUILDING ISSUES	RESPONSE
Completion of Final Road Surfaces at Abode (Parcels 10,11, 12b and 12c)	Despite Countryside's best endeavours, these works have been further delayed by Anglian Water as sewerage authority changing their information requirements. We continue to discuss matters with Anglian Water and once they have confirmed that no remedial works are required then the In the short term, Countryside will undertake an inspection of the roads and will address any areas of concern we may have as quickly as possible.
Completion of Final Road Surfaces at Aura (Parcels 1b, 2 and 5)	Final Road surfaces at Aura will be installed once construction work has been finished at Parcel 5 and Anglian Water has confirmed that they do not require any remedial works to drainage constructed at the development. We currently anticipate that this will occur at some point in 2017. Countryside intend to inspect the roads on a regular basis and will address any areas of concern that we may have as quickly as possible.
Completion of Glebe Farm Allotment site	The intention is to hand the Glebe Farm allotment site over in two stages with the North area being handed over first. At present and due to the need to construct infrastructure and services associated with the Glebe Farm 3 Development in that area it is unlikely that the first section of the allotments will be available for use until autumn 2016 once safe access is available and the layout has been agreed with the Cambridge City Council officers.
Construction of the Footway between Abode and Trumpington Busway stop	Discussions are ongoing between Countryside and Cambridge City Council to enable a planning application to be made for this route. Once these discussions are concluded then a planning application can be made. We currently anticipate this occurring in March 2016. Once this has been determined then works can be undertaken. In the short term, Countryside will be inspecting the route and as a gesture of goodwill will be addressing any issues that we may identify.
Adoption of the Developments Roads	Cambridgeshire Highways require that roads that they adopt adjoin existing adoptable highway. The Spine Road (Hobsons Avenue/Lime Avenue) is classed as a single road and Cambridgeshire Highways have indicated that they will only adopt this once the majority of development fronting this road is completed. Upon the adoption of this road, all of the development roads that connect to this road can be then be progressed for final adoption. Countryside are hoping to agree with Cambridgeshire Highways that the spine road can be adopted in sections therefore permitting much earlier adoption of development roads.
Parcel 6 – Connection from Lime Avenue to Fawcett Primary School	As part of the development of Parcel 6 a new pedestrian/cycle and vehicle link is being provided into the rear of Fawcett School. These works are currently underway and the pedestrian cycle route is anticipated to be open in Autumn 2016. There remains a final section of the route within the Fawcett School Site that is to be progressed by the County Council in due course.
Parcel 12c – Austin Drive - Shelford Road connection	A planning application for this Pedestrian/Cycle and Emergency Vehicle link has been submitted and withdrawn pending further discussions with Cambridge City Council officers. Once planning approval is received this link will be constructed.

