

# **Cambridge East Community Forum**

**14<sup>th</sup> November 2017 - Colville Primary School, Cherry Hinton.**

## **Chair**

Councillor Richard Johnson

Cambridge City Council

## **Lead Officer**

Debbie Kaye

Head of Community Services, Cambridge City Council

## **Presenters**

Rebekah Paczek

Snapdragon (on behalf of Marshall Group and Endurance Estates)

Jamie Wilding

Hill Residential

Ed Durrant

South Cambridgeshire District Council

## **Welcome and Introduction**

The Chair welcomed all, outlined the purpose of the meeting and read out the following statement regarding land south of Coldhams Lane near the former chalk pits.

*No planning application for the proposed development has been submitted as yet. Any planning applications coming forward will be subject to due process including full consideration against policies in the Development Plan. The land is allocated in the draft Local Plan for commercial use and recreation development and proposals which do not accord with the allocation are unlikely to be acceptable in principle. Any application would be considered by Planning Committee.*

## **Land North of Cherry Hinton (LNoCH) – Rebekah Paczek**

- See presentation

Q: The Supplementary Planning Document (SPD) is not complete, yet proposals are still coming forward. Is the SPD being hurried?

A: The two can be brought forward in parallel and although unusual, have precedent with the one for the re-development at the Grafton Centre as an example. Obviously the outline proposals will need to concur with the SPD and can't deviate.

Q: The Local Plan is clear that development should not promote rat running and that vehicular road access through the development should be prevented. However, in this case, there are clear benefits to the existing village and its high street. This fundamental issue need resolution prior to any details being decided.

A: Agreed. By the time detail planning comes forward this issue should be resolved. To do so, it is intended to test both scenarios for an environmental impact and see which option proves the better.

Comment: Every part of consultation has indicated that the road closure is not wanted and a way to leave it open should be found. The bus service also needs to be guaranteed.

Q: The proposed development by ARM will see further impact in the east of the City, when does the measuring of traffic take place and will it take in to account other developments?

A: All proposals have to take in to account the cumulative effect of wider development schemes which is an iterative process set at planning consent.

Q: Are you confident that there is enough schooling proposed and that it will have timely delivery?

A: Land is set aside for education and the County Council decide at what point during the build out schools will be delivered. This is secured by a S106 agreement (legal contract between developers and Local Authority) and a trigger for the delivery of schools agreed at a certain number of houses built. The County Council have more experience of this process with other schools being delivered across the City recently but it is a balance that needs to be struck and monitored closely.

### **WING development - Jamie Wilding**

- See presentation

Q: What is the amount of affordable housing on this site?

A: There will be 30% affordable housing on the site with 70% of them being shared ownership and 30% rented. Both local authorities ask for 40% affordable housing but have to take in to consideration other costs incurred by the developer, such as land contamination and its rectification, relocation of existing businesses and the moving of the Ground Run Enclosure (engine testing bay). This was a major issue for the local authorities and legal opinion was taken regarding this decision to move away from the 40% required by our Affordable Housing supplementary planning document.

Q: What heights are proposed within WING?

A: Toward the edge of the development the buildings will be 2 to 3 storeys and 3 to 4 storeys within the centre. These are restricted by surrounding environment.

Q: What are the proposed access points to the development?

A: There will be 3 access points all from Newmarket Road which were settled at the outline permission point. None will be off High Ditch Road.

Q: Is there contamination on the site?

A: Following ground work investigation and reports, there is none on the first phase. However, there is significant contamination on future phases.

Q: What stage is the Ground Run Enclosure (GRE) development at?

A: The GRE goes to Committee tomorrow for approval.

### **Ida Darwin & Fulbourn Hospital – Ed Durrant**

- See presentation

Q: Three storey residential care-home seems a bit odd?

A: It's not too rare, if appropriate with land footprint and appropriate lifts within the building, there is no reason not to support this.

Q: There is concern regarding the moving of the social club. At present it has a late license which is unlikely to be afforded with the new club as it has flats proposed above it. Also the Ida Darwin club sports club closed and there are Sports England objections.

A: All valid points that need to be tested by the Local Authority and club development considered together and can be put requirements in s106 to tie them together.

Q: Will the care home be private or Local Authority run?

A: At present it is intended to be private but there could be affordable housing within it or a commuted sum, this is still in discussion.

Q: As before, traffic and parking are an on-going concern, how can further car journeys be accommodated?

A: As new jobs are created in Cambridge it's appropriate that we look to the fringe sites for development which will at least afford opportunities for alternative modes of travel as opposed to car reliance had there been development further out of town.

Q: You've provided for new bus stops but there are very few buses to use, why is this?

A: In the longer term, the routes will become more viable. Public transport can be prime funded initially and then once numbers of users have built further routes or buses provided.

Q: What are the timescales on the Ida Darwin site?

A: Outline permission will be sought this year with the detail to come in 2018 with a hope for a start on site in 2019.

Q: With large infrastructure works like a new rail station, land value will inevitably show uplift in value, is there any way that LA's can capture this?

A: Without planning permission there is no way that this can be taken in to consideration, a much broader transport assessment would be part of this to understand the levels of need and develop a modal shift away from the car. There are a number of funding streams that could enable some of this work e.g. community infrastructure levy and the Greater Cambridge Partnership (GCP) but only 5 individual developments can contribute to one joint scheme.

Q: Will there be mental health provision on this site?

A: That is something for the developer, the NHS, to decide and they will be leading on those discussions.

### **Questions from the floor:**

Q: How should construction traffic parking be kept under control?

A: Any developer in Cambridge can join the considerate contractor scheme which is a voluntary way of ensuring that they adhere to neighbour friendly policies during construction. A Strategic Construction Environmental Management Plan (SCEMP) which outlines exactly how all elements of construction, including contractor parking, will happen, is a condition that the developers have to provide. If in breach of this, a temporary stop order can be put in place (as at Hatherdene Close/Coldhams Lane); if this is not adhered to there are a number of legal issues that can be instigated including prosecution and court injunctions. However, reputational pressure is a better tool rather than a slow and costly court process. Because of scale, larger sites are easier to control often with contractor parking within the actual site.

Q: What is the tenure on most of the Affordable Housing?

A: Our Supplementary Planning Document (SPD) at present requires 75% of the affordable housing to be rented and 25% intermediate/shared ownership. However this is not always achievable on every site and sometimes varies, usually for viability reasons. There are also different models of affordable housing and tenure coming forward as the market shifts to accommodate differing housing needs.

Q: The need for alternative travel is understood, however trying to cycle along Coldhams Lane, for example, is perilous; surely a cycle lane is needed?

A: Marshall's are exploring that possibility at present and different land solutions to unlock and enable this are being thought through. This also has knock on effect to the Sainsbury's roundabout with which they are hoping to work with the GCP to improve.

Comment: To invite the County Council's cycling and walking officers for information and plans regarding the east of the City.

Comment: To ask the GCP regarding wider transport plans for the east of the City.

Comment: To provide information regarding the way in which affordable housing is brought forward in major development sites.

Cllr Johnson thanked those for attending and presenting and closed the meeting.

Next meeting – approximately February 2018.