

Cambridge East Community Forum

20th March 2017 - East Barnwell Community Centre, Cambridge.

Chair

Councillor Richard Johnson

Cambridge City Council

Lead Officer

Sharon Brown

New Neighbourhoods, Cambridge Council

Presenters

Chris Flood

Marshall Group Properties

Duncan Jenkins

Endurance Estates

Paul Mumford

New Communities, S.Cambs District Council.

David Poole

Weston Homes

Welcome and Introduction

The Chair welcomed all, outlined the purpose of the meeting and invited the first presentation.

Presentation by Chris Flood on WING and new ground run enclosure (engine testing bay)

This covered:

- Site layout
- Planning journey
- S106 agreement terms
- Delivery strategy
- Phase sequencing

Q: Where will the new ground run enclosure be placed?

A: The new bay will be opposite hanger 17 and adjacent to hanger 21.

Q: What design of housing will there be on WING?

A: We're at a too early stage to determine that sort of detail and will be in partnership with the builder and in adherence with a design code which has yet to be developed. This will evolve over the next 12 to 18 months.

Q: Are discussions regarding covenants to prevent buy to let properties on-going?

A: These are not live discussions at present and prove hard to legally put in place. Prior to this, an evidence base needs to be established to collect data regarding the buy to let market across Cambridge which local authorities are in planning to commission at present.

Q: The current testing bay is very audible; will the new one be significantly better?

A: Yes, without the technical data to hand, I can confidently say that the new one will be substantially quieter.

Presentation by Duncan Jenkins on Land North of Cherry Hinton (LNCH)

This covered:

- The site
- Proposed scheme
- Planning context
- Stakeholder workshops
- Activity on site
- Indicative project timeline.

Q: The issue regarding the design of the Spine Road and potential rat running through the development needs clarifying prior to the next stakeholder workshop on April 7th. This is the key point for the whole development and its relationship with the rest of Cherry Hinton.

A: Local feedback regarding this issue has been useful and consistent and used when discussing the options with the County Councils. Lobbying the County Council and pushing the point is useful.

Q: The roads and infrastructure will be needed first on site, so nothing can be developed until the road is decided. Is that right?

A: To an extent that is true however it is likely to be developed in phases and that the spine road from the start point to the end won't be implemented in one go. This phasing would be agreed through Strategic Construction Environmental Management Plan prior to any start on site.

Q: What size is the new secondary school and when and where is it likely to be placed?

A: The school is currently planned as a six form entry in the north east corner of the site to be built out with the development. However, because it will serve a wider area, the County Council might examine population data and need in future years to determine the timescales. The primary school will serve the development only.

Q: Is there an alternative site proposal e.g. Fen Ditton etc.?

A: There are no active plans working on any other sites at present and the County Council have stated that the preferred placement is in LNCH.

Presentation by Paul Mumford on the Ida Darwin and Fulbourn Hospital sites.

This covered:

- Scope of proposals
- Previous application and refusal
- Proposed adherence to original development brief
- Outline application submission
- Capital park sites proposals

Q: Will the proposed care home cater for the elderly?

A: Yes, that is the intention.

Presentation by David Poole on Land at Hatherdene Close and Coldhams Lane

This covered:

- Site outline and scope of proposals

- Physical restrictions
- Pre- application and masterplan development
- Design illustrations
- Forward timeline

Q: Where will the traffic junction of the development and Coldhams Lane be?

A: The junction will be north-west of the current Norman Way junction, further additional road markings will be afforded at that point.

Q: Will construction vehicles be confined to the site and not spill over in to Hatherdene Close?

A: Yes, that is the intention and the message we will be telling our construction partners. Letters to all local residents will be sent to ensure good working practice is adhered to and a remedy process outlined, if needed.

Q: What will your hours of work be?

A: They will be the standard working hours only.

Q: What are the parking arrangements within the site?

A: Residents have 1.5 places, with allocated visitor parking overseen via a management company with residents as stakeholders.

Questions from the floor:

Q: Where is the access point for the LNCH site?

A: This will be to the East of the site through to Coldhams Lane.

Q: The Council's need to ensure that traffic and parking are resolved satisfactorily prior to any consents, is this likely?

A: The wider strategic transport plan needs to be considered rather than a piecemeal approach and the City Deal proposals for Cambridge transport, Newmarket Road in particular, will be an important factor also.

Q: How many houses will there be on LNCH?

A: The proposal is for 1,200 homes.

Q: When is the Ice rink due to start construction?

A: Marshall, as land owner, and the CLIP consortium, as developer, aim to start on site in April. Prior to this, a variation of use for the Park & Ride site will be needed.

Q: What is the ratio of affordable to market housing on the Hatherdene / Coldhams development?

A: There will be 40% affordable housing with predominantly 1 and 2 bed units as well as some 3 bed shared ownership houses. The whole site will be 50% flats and 50% houses with a 5% deposit scheme to help aspirational home owners.

Q: Could the next meeting be held in Cherry Hinton?

A: If possible, yes.

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

Next meeting – approximately June/July 2017.