

Cambridge East Community Forum

29th September 2016

Colville Road Primary School. Cherry Hinton. Cambridge.

Chair

Councillor Rob Turner

South Cambridgeshire District Council

Lead Officer

Paul Mumford

Team leader, New Communities, S.Cambs District Council

Presenters

Chris Flood

Marshall Group Properties

Duncan Jenkins

Endurance Estates

Neal Jennion

Marshall Aerospace and Defence Group

Paul Mumford

Team leader, New Communities, S.Cambs District Council

Welcome and Introduction

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

Presentation by Chris Flood on WING.

This covered:

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

Q: What's the likely timescale for build out?

A: There are a number of variables that can affect the build out over a longer period that WING will take to build. However, the usual estimate is 100 homes a year, maybe a little faster, so that it might be between 10 and 12 years for completion.

Presentation by Duncan Jenkins on Land North of Cherry Hinton

This covered:

- Policy context
- The development partners
- The core team
- Site activity
- Indicative project timeline

Q: Previously we were consulted on a smaller site, Mallets Park, has this now been scrapped?

A: We've moved on from this proposal to a much larger, comprehensive scheme but all the information and feedback from the Mallets Park is useful and been used.

Q: Are you working with the other developers nearby to ensure co-ordination and a tied up approach?

A: We are happy to work together to a certain point but it is not the developer's responsibility to arbitrate a conjoined approach and there will be differing sequencing on the sites.

Q: The roads leading on to Coldhams Lane is a concern that it shouldn't encourage rat-running, has this been considered?

A: Yes, this is an issue that will be considered further in to the planning process and with the Supplementary Planning Document.

Q: Will schools be on or near the site?

A: Likely to be on-site.

Q: The original plans had a local centre and school near Church End but the transport considerations should ensure that the development works for the benefit of the whole of Cherry Hinton.

A: Yes, agreed, but we need to work through the evidence base first before coming to any conclusions.

Q: 40% affordable housing is an absolute must on the site; can you guarantee it will be delivered?

A: 40% is the aspiration, we don't have the relocation or contamination issues that affected WING so it should be easier to achieve, 40%.

Presentation by Neal Jennion on the proposed new ground run enclosure (engine testing bay)

This covered:

- Location
- Height restriction
- Modelling
- Noise levels
- Planning process

Q: Where is the proposed site in relation to local housing?

A: There are 6 sites under consideration at present.

Q: What will be the relative noise levels?

A: They will be at 70 decibels which is a significant reduction on current levels.

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
- Retention of green wedge
- Public consultation

Q: Can we ensure there is continuity and a joined up approach between existing and new community facilities?

A: The sequencing of the provision at Capital Park, the existing club and any new proposals needs to be examined as proposals are submitted.

Q: Are there plans for a local rail station nearby?

A: Very early discussion regarding this is being held with the County Council.

Q: Does the current sub-station have capacity for new development?

A: The current one has been recently up-graded.

Land at Hatherdene Close and Coldhams Lane

No representative from Weston Homes was available for the meeting but a written up-date was circulated.

Comment: The height and permeability of the current fencing around the site was raised as an issue to be addressed.

A: The City Council has asked for an application regarding the fencing which was initially put up for archaeology.

Comment: The chair re-iterated that it is in our interest to work with developers but a further request would be made for their attendance in the New Year.

Any other business:

Q: What is the timescales for the development of the Land north of Cherry Hinton?

A: Early 2017 will be work on Supplementary Planning Document and community engagement. An application is hoped to be made in Spring 2017.

Q: Would it make sense that the same planning officer covers the Hatherdene/Coldhams site and the Land North of Cherry Hinton site considering their proximity?

A: The intention is for a co-ordinated approach to ensure the smooth delivery.

Cllr Turner thanked those for attending and closed the meeting.

Next meeting – approximately February 2017.