

Cambridge East Community Forum

12th May 2016

East Barnwell Community Centre. Cambridge.

Chair

Councillor Rob Turner

South Cambridgeshire District Council

Lead Officers

Paul Mumford

Team leader, New Communities, S.Cambs District Council

Sharon Brown

New Communities Manager, Cambridge City Council

Presenters

Richard Oakley

Development Director, Marshall Group Properties Ltd.

David Poole

Senior Planner, Weston Homes.

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 Richard Oakley covering the WING and Land north of Teversham Drift/Cherry Hinton.

Questions were invited following this presentation:

Q: Why has 40% affordable home provision not been achievable on WING?

A: When the costs involved with a new engine testing bay and re-locating current businesses were examined in detail, it proved to be prohibitive to viability when trying to ensure a reasonable profit for developer and land owner interest.

Q: The s106 says up-to 30% affordable housing, will it be 30%?

A: There is flexibility within the tenure split and Marshall's expectation is that it will be 30% unless agreed otherwise with Local Authorities.

Q: Will each new phase in the development have 30% affordable housing on it?

A: Yes. Clustering of any types of housing will be avoided and each parcel brought forward will have 30% affordable housing on it.

Q: How will flight path noise be addressed?

A: A noise contour has been built for the development which demonstrates that decibel levels are below the limits government prescribes as acceptable with mitigation measures in place. A large amount of work is being undertaken to ensure that the new engine testing bay is also quieter than at present.

Q: How will increase traffic from the WING site be accommodated?

A: There are a number of mitigation measures that Marshall will need to undertake to help transport outlined within the s106 agreement including junction improvements and set back road side development. On a wider scale, the City Deal funding for Cambridge aims to improve all transport routes across the City including linking and improving cycle and pedestrian pathways.

Q: The buy to let scenario, which won't accommodate local people, is a concern. Is there anything Marshall can help with?

A: We have to develop a delivery strategy which will consider this. Although it might slow sale rates, this might not be as much of a concern for Marshall as it might for a commercial developer.

Land north of Teversham Drift/Cherry Hinton

Q: We would prefer that developments affecting Cherry Hinton are presented nearer the area so more people can learn of them and be aware. The local Festival is a very good option to use.

A: This forum gives a broader overview of all the developments across the east of the city and rotates between venues but it does not preclude local consultation on detailed applications elsewhere. Marshall's are more than happy come again to the Festival.

Q: Can you guarantee 40% affordable housing on this site?

A: Can't be guaranteed, but there are far fewer encumbrances on the land despite the need for schooling which would lend itself to a more viable site and therefore 40% affordable housing more likely. It will be far clearer at submission point than the WING development.

Q: What will happen with the fire training ground.

A: This will be re-provided but might be off-site.

Presentation by David Poole covering the development adjacent to Coldhams Lane and Hatherdene Close.

Questions were invited following this presentation:

Q: Will the roads on-site be adopted?

A: The main access/spine road will be, secondary routes will not.

Q: Will properties have fast broadband connection?

A: Yes, all our properties are fitted with super-fast broadband as standard, either with Virgin or BT.

Q: What transport considerations are being made?

A: The s106 agreement contains all the conditions for the corridor transport plan that we will adhere to.

Comment: There are lots of junctions appearing on Coldhams Lane which could lead to complications, a joined up approach with the Marshalls spine road would be good to consider.

Reply: A non-material amendment request to the City Council to change the position of the access on Coldham's Lane has been submitted. This is currently under consideration.

Q: The illegal fencing currently in place does not preclude people accessing the site and the type used does not allow visual access. A chain link fence around the whole site would be preferable.

A: We have responded to the request and not enclosed the whole site. A new fence will be erected with a gate to allow vehicle access for archaeology and visual access as agreed with Councils.

Q: What renewable energy do you have on the development?

A: We have a fabric first approach initially to reduce energy use in the units and then additional elements such as photo voltaic cells to bring the market units up to code level 3 for sustainability and the affordable units to code level 4.

Presentation by Paul Mumford covering the developments at Fulbourn and Ida Darwin Hospitals

Comment: Prior to any new submission, a meeting with District and Parish Councillors is imperative to ensure joint understanding on the following points:

- The social club replacement
- Height, design and density of buildings in a brown field development within the green belt.
- The width of the wedge.
- Junction improvement.
- Connectivity – pedestrian and cycle ways including primary school access.

Any other business:

Next meeting in September time in Cherry Hinton, possibly Colville Primary School.