

Questions & Answers

Q. I understand that houses on Marleigh have lost 3.47 % in value since December. This is most likely due to the announcement that the new sewage works may be located at very nearby Honey Hill. How are you going to compensate residents for this devaluation in their property, which is likely to get even worse for them?

A. We are not aware of the value changing of houses we have sold to customers in light of the announcement that the new sewage works could be located at Honey Hill in the future, if these proposals proceed and are approved through the planning process. We are aware of the Honey Hill proposals and we have no reason to be concerned that there will be an impact to residents of Marleigh. Furthermore, the planning process will ensure that if the proposals proceed and are approved, appropriate mitigation will be required to be delivered by Anglian Water to ensure there is no detrimental impact to residents. We recognise there is a need for the relocation of this facility, and we will continually review the proposals as they progress to ensure there are no impacts to Marleigh.

Q. How are Hill & Marshall responding to the Anglian Water selection of Site 3 (Honey Hill) for the sewage works relocation?

A. We understand there is a need for the relocation of the Cambridge Waste Water Treatment Plant and welcome the proposal as a necessary investment to safeguard the future growth of Cambridge and the surrounding area.

We have been in conversation with Anglian Water and are keen to learn more about the proposal for a state-of-the-art facility that will continue to provide vital services for the community and the environment, recycling water and nutrients, producing green energy, increasing the areas biodiversity and enabling Cambridge to grow sustainably.

Q. How will traffic congestion be managed, incorporated and merge with the existing abbey community? and where will Marleigh residents access doctors and dentist provision? This house design mimics

Trumpington/Addenbrookes new developments which look very boring.

A. The Marleigh scheme has been designed from the outset to be a sustainable development. This has included the scheme providing strong footpath and cycle connections within different areas of the site for the benefit of both residents and non-residents. Furthermore, the Park & Ride facility directly east of the development provides bus connections to further reduce the requirement to use a car.

Traffic trips generated from the development have been predicted through modelling by a professional Transport Consultant as part of the Outline application and referenced within each Reserved Matters Applications. This has confirmed the impacts on the local transport network are mitigated appropriately. Hill Marshall LLP have also appointed a Travel Plan monitor, in accordance with the requirement of the S106 agreement, to ensure the long term sustainable transport objectives of Marleigh are delivered and monitored.

In terms of healthcare provision, Hill Marshall LLP will be paying a S106 contribution of £200,000 no later than the 200th occupation of Marleigh.

This is to support the local health facilities to Marleigh that residents will use and ensure these facilities are able to sufficiently manage the additional demand.

Q: I am concerned about residents at Marleigh not having access to health provisions

A: See comments above.

Q: If Marshalls will be cutting back on staff because of latest military cut backs, is there a need for so many residences?

A: There is no link between the Marleigh development and the number of employees at Marshall.

Q: When the Ida Darwin site was originally approved for development by South Cambridgeshire District Council at full council it was minuted that they would consider including a new station near to the Ida Darwin - possibly towards Tesco's Fulbourn. This seems to have dropped off the agenda. Are there any plans for such a station?

A: We are not aware of any plans currently to deliver a train station in this location.

Snakey Path

1. Greater Cambridge Partnership (GCP) are aware of need to improve cycling in the area, including Snakey Path, from consultation on Greenways, both to address existing demand and to address ongoing growth, but there are constraints to what can

be done along the Snakey Path given the sensitivity of the Path and Brook.

2. Therefore, The Tins will be the main route for Fulbourn Greenway and Snakey Path could only be a feeder path
3. The GCP board has approved the development of plans to widen and resurface the path **where possible** as part of the Fulbourn Greenway project. This scheme is in partnership with Cambridge City Council who were already working on plans. There are no form proposals as yet, whilst we:
 - gather specialist advice in consideration of impact on the watercourse, trees, and ecology
 - engage with the City Housing Team who control some of the land required for widening
 - engage with the allotment society, City Council Legal and Assets Teams over the potential to use a small strip of Allotment land
 - request preliminary Planning advice and comments from County Highways, flood and Water, and Lighting, and contacting the Environment Agency for an initial response.
 - talk to local stakeholders such as Friends of Cherry Hinton Brook.
 - talk to potential developers who may contribute to new infrastructure.
4. We will be happy to present more detail as plan develop