

Southern Fringe Community Forum

7.00pm, Wednesday 18 January 2012

Panel

Cllr Andy Blackhurst (AB)	Chair, Ward Councillor for Trumpington
Liz Bisset (LB)	Director of Customer and Community Services, Cambridge City Council, lead officer supporting the Forum
Andrew Roberts (AR)	Company Secretary of Trumpington Residents Association
John Cross (JC)	Bedford Pilgrims Housing Association

Apologies sent

Cllr Salah Al Banda (SAB)	Ward Councillor for Trumpington
Liz Heazell (LH)	Haslingfield Parish / South Cambs District Council
Cllr Caroline Shepherd (CS)	

Speaker / Officers in attendance

Vicky Hathrell (VH)	Cambridge City Council Community Development
Sally Roden (SR)	Cambridge City Council Community Development
Julian Adams	Cambridge City Council City Growth Projects
Elizabeth Rolph (ER)	Cambridge City Council Planning
Sharon Brown	Cambridge City Council Planning
Anna McGinty	Cambridge City Council Strategic Housing
Joseph Whelan (JW)	New Communities, Cambridgeshire County Council
Jo Mills	South Cambs District Council
Ian Dyer (ID)	Highways, Cambridgeshire County Council
Alan Carter (AC)	Cambridge City Council, Strategic Housing
John Pym	South Cambs District Council
Andy O'Hanlon	South Cambs District Council

Guests

James Blair	Countryside Properties
Jamie Wilding	Skanska
Peter Dodds	PRP Architects
Chris Faye	CF Moller

Introduction

AB welcomed all to the forum. The forum has a core membership of invitees but all residents are welcome and can contribute and feedback during the session. Tonight's meeting will focus on the new homes being built, with BPHA and Skanska presenting items.

Matters Arising

Further development of the community stadium will be discussed at a special forum on the 9th February.

Footpaths – access across Clay Farm, working with Cambridgeshire County Council to produce a map and a link will be added to the website when completed (aiming for mid February).

Vicky Hathrell (VH) has been appointed the Community Development officer for Southern Fringe Development. VH will be developing a work plan. Sally Roden (SR), chair of the

sub group for community development, has created a welcome plan for residents when they arrive. Organising practitioner workshops for those providing services in the area. Website www.trumpingtononline.org.uk due to be launched in February. The group welcome residents feedback. If anyone has a contribution to this please let VH or SR know. Group currently meets monthly. Others are welcome to join the group.

1.Site Round Up – ER

ER introduced the latest development on each site. *Please see supplementary notes.*

Hoardings being put up around the site. No need for permission for the hoardings but the adverts on them do require permission.

2. Skanska Presentation

Jamie Wilding and architects from PRP and CF Moller presented the plans for 1a, 3 + 4 Clay Farm. *Please see supplementary notes.*

AB highlighted the need to secure developments worthy of the city.

Q - If there are 2300 dwellings in Clay Farm. How many in 1a, 3 + 4?

275 dwellings in 1a 3 + 4.

Q - Has the impact of cars on Long Rd been looked at?

ID – The impact of traffic across all of the sites were thoroughly assessed prior to the outline application. The impact was considered acceptable in planning terms.

3. Affordable Housing Presentation - John Cross (BPHA) and Alan Carter (Cambridge City Council)

AC gave an introduction on housing need for the City. Cambridge's current housing need is pressing and to meet current need we need to build 1900 every year for the next 5 years and 400 for the years after. Cambridge City Council have over 7000 on the housing register, with average house prices in Cambridge around £330,000, which is 11 times more than the average income. All of this is the current context for the housing schemes coming forward on these sites. Affordable housing covers housing rented from the council, Housing associations (lower levels of rent) and home/shared ownership. Much of the new affordable housing has been delivered with developers with the 40% will be affordable. Up to 2008, 200 new homes were being provided in the City, then the current economic climate reducing the number to 50 last year and 20 this year. AC hopes in 2-3 years, providing the housing market can pick up we will get up to 400 completed.

JC gave a presentation on BPHA's commitments. *Please see supplementary notes.*

AB – 7000 names on the housing list. Securing this accommodation for those on the list is a large part of local authorities commitment to growth.

Q – What guarantee is there that the lower rents remain? And do rental tenants have the right to buy?

Social rents are protected by the government's formula year on year. The affordable rent model is always sub market rents. CPL bid is set at no more than the local allowance. The Right to Buy scheme is being looked at by the government now. Most new developments can't be sold.

AC – current government policy is affordable rent can be 80% of the market rent. CPL and CCC worked very hard to get the level to 60% of the local housing allowance.

JC – BPHA is a charity and if the rents were too high they could break charitable rules.

Q – Trumpington has a lot of people who rent properties short term. Can BPHA offer management services to people who leave their properties on a short to medium term basis?

JC – Not right now, could be looking into doing this. However those looking to sublet full mark rent illegally will be prosecuted.

Q - Are there any properties that could be used for start up businesses?

JC – At the moment we are working with authorities on how this fits in the economic development strategies. Countryside Properties have done this in London. This will get people to work locally. We actively promote getting residents into work.

Q – Code level 4? What does this mean?

JC – Code level 4 is set by the government to demonstrate the sustainability and the reduction of carbon footprint. 0 – 6, 6 being the most efficient. Worked to a minimum of level 4 and have gone above this on some homes. Homes are highly insulated, built into the fabric of the home, giving affordable warmth and cutting down fuel bills.

CF – code 6 is zero carbon. Code 4 has PV panels, generating energy and solar hot water. The aim is to reduce the amount of energy we use.

AC – Cambridge City Council are committed to code level 4 as a minimum. Trying to push through on energy and environmental sustainable standards.

Q – comment and question – I do not believe the comments about traffic. The question has not been answered. I noticed this morning that 2 small signs advertising properties have been put up on 105 High St, Trumpington. Has the permission been granted for these?

JW – Traffic impact assessment of all of the Southern Fringe developments.

The area of study for the traffic modelling exercise undertaken included the A10/M11 junction (M11 J11) and extended to north of Long Road. To the east it included the Addenbrookes roundabout, Babraham Road and Hills Road.

The traffic modelling was undertaken for two purposes; to support the planning application for the Addenbrookes Access Road and to assess the traffic impact of each of the southern fringe developments.

The Addenbrookes Road offers sufficient relief to existing local roads to mitigate increased traffic and allow the development to proceed.

JW can send detailed traffic figures if required.

S106 funding - JW has attended two meetings of the East Area Committee to discuss the potential use of S106 funding for transport improvements schemes. This is the start of engagement at a local level. The most recent meeting of the EAC considered Officers recommendations (joint group of County, City and South Cambs Officers is in place). The meeting also suggested a number of other possible uses for the funds. These ideas and suggestions are currently being considered by Officers. The County Council is very keen to hear how local people would like to hear how the funding is spent. The meeting of the Southern Area committee in March will receive an item on transport S106 funding.

ID explained the small yellow signage for housing development is handled by Area Traffic Engineers. ID look into the above mentioned signage. **Action**

Post meeting note – These signs have been granted consent.

Q – Appreciate traffic engineers have proposed a scheme; if this doesn't work will there be a contingency route and funding for a plan B?

AB – plan A is not fully articulated yet.

JW – a range of traffic issues were examined at the time that planning permission was granted for the Southern Fringe developments. The location of the development at the fringes of the city will help reduce car travel.

There will be traffic generated from the developments. However the location coupled with regular bus services into Cambridge including the recently opened Cambridgeshire Guided Busway and its pedestrian and cycle path all offer transport choice that is an alternative to the private car.

When planning permission were granted, the respective Planning Committees accepted that the overall transport mitigation package was sufficient to allow development to proceed.

Travel Plans are required for all of the developments and these will include measures to help residents and visitors to southern fringe developments to travel by means other than by private car.

Where travel plan targets aren't met, developers will be asked to work harder. However planning obligations can't be unbound and require unlimited funds.

There is no contingency in addition to the measures and improvements noted above.

Q – Could the Addenbrookes access road be open to everyone?

AB – local people wanted to make sure it wasn't for everyone.

JW – this road was not to provide a southern bypass of the city, just access to the southern fringe development and hospital.

Q – People will still need to get to work. Will there be a bus service in the new developments? Will it only be walking and cycling?

AB – planning permission is under the condition that there will be a frequent service for Trumpington.

JW – There is already a ten-minute bus service from the Trumpington Park and Ride site and this site is surrounded by the Trumpington Meadows development so residents will have a good level of bus services from the time they move in. Guided bus services will be increased in the near future to meet the excellent existing demand for the services. There are S106 planning obligations within all the southern fringe planning permissions to provide funding to put on additional bus services or improve existing ones.

Q – Up until recently if you stood near the M11 there was as much traffic going in as going out? Has any work been done to monitor this?

Post meeting note – the County Council monitors traffic flows and reports them on an annual basis through the Traffic Monitoring Report – a link to the site is provided below:

<http://www.cambridgeshire.gov.uk/transport/monitoring/Traffic+Monitoring+Report.htm>

AC has been working with other local authorities around Cambridgeshire Sub Region on a paper called the Strategic Housing Market Assessment (SHMA). The SHMA has an element in where it looks at where people travel to work and what the need for housing is and where, now and in the future. This helps to inform the local picture of where we think Cambridge is and future needs will be.

Q - Would like to seek reassurance that Wingate Way won't be used for construction access

AB – Can confirm that there will be no construction access.

Q – Will the existing Trumpington to Addenbrookes right of way be upgraded?

ER – yes it will be where it runs through the Clay Farm development, it is recognised as an important strategic link.

Q – Will the short length footpath to the CGB stop be made into a proper path? (path near the chickens)

AB - Not yet entirely clear at present. AB has asked if environmental funding can be used. CCC may do this. May be discussed with Cambs County Council to see if they have any funding.

AOB

Walking tours for sites to be arranged in April with officers, including the Bio Diversity officer to get a feel for what's going on.

Date of next meeting

Next forum will be May 2012