

Southern Fringe Community Forum 7.00pm, Tuesday 28 June 2011

Panel

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| Cllr Andy Blackhurst (AB) | Chair, Ward Councillor for Trumpington |
| Cllr Salah Al Banda (SAB) | Ward Councillor for Trumpington |
| Liz Bisset (LB) | Director of Customer and Community Services, lead officer supporting the Forum |
| Andrew Roberts (AR) | Company Secretary of Trumpington Residents Association |
| Anna McGinty | Minutes - Cambridge City Council |

Speakers

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| Elizabeth Rolph. | Principal Planner, Cambridge City Council |
| Sharon Brown. | New Neighbourhoods Development Manager, Cambridge City Council |
| John Thompson. | Building Control, Cambridge City Council |
| Nick Milne | Construction Monitoring Officer, Cambridge City Council |
| Alan Carter. | Head of Strategic Housing, Cambridge City Council |

1.Site Round Up – Elizabeth Rolph,

Maps and key dates circulated to the forum

Trumpington Meadows

First Reserve Matters application submitted to be considered at the Joint Development Control Committee (JDCC) July this year. The application is for the North East end of the site for 353 dwellings. No detailed timing but developers intend to be on site toward end of the year. Work on the surrounding Country Park will start in December 2011.

Glebe Farm

Details have been approved for this site. Work will start in August this year on the western part of site. (Western end, Hauxton Rd) and. Some works have been going on for infrastructure and archaeology. The pedestrian cycle link from Bishops Road to Hauxton Road will be improved and a new path provided from this link to the Addenbrooke's Road junction later this year. Buffer planting will be provided to improve the setting of the development.

Clay Farm

Outline approval for up to 2300 houses with a Community building, local shops and schools. Application going to JDCC in July for 306 dwellings in the south of the site with construction proposed to start in August 2011, first occupation in summer 2012, with completion early 2015.

First Reserve Matters application for 128 dwellings by Skanska south of the Addenbrooke's Road has just been submitted. The current programme is to be on site building towards the end of the year.

Work on the southern part of the green corridor will start in autumn 2011.

Q – Cycle path from Hauxton Road to Bishops Road has been mentioned. How will this cross the railway bridge?

ER – This path does not cross the railway bridge. The existing link from Hauxton Road to Bishops Road will be improved. A footpath and pedestrian path will be provided along Hauxton Road from here to the Addenbrooke's Road junction. It will be a shared cycle and pedestrian route and the paths will be wide enough to accommodate cyclists and pedestrians.

Q – How do we get across the spine road?

ER – The spine road in Clay Farm will have speed restrictions of 20mph with cyclists and pedestrians having priority.

Q – With the scale of works and resources, does Cambridge City Council have enough resources to consult fully with planning applications?

SB – CCC have enough resources. CCC has been through a restructure and has looked at work programmes and resources needed for fringe sites over the next few years. Recently set up the Neighbourhood Development Team to work closely with partners, South Cambridgeshire District Council (SCDC) and Cambridgeshire County Council (Cambs CC).

Q – The two areas shown violet and brown (on map) have you got planning permission? Is anyone allowed to do any works before permission? Can things be changed now?

ER - Outline permission has been granted for the whole of Clay Farm site and detailed permission has been granted through the JDCC for the spine rd, drainage channels and infrastructure. Works can be carried out in relation to these works. Detailed permission for housing work has yet to be granted and construction should not commence in advance of approval.

Q – Have CCC had planning permission for felling trees on Long Road?

ER – CCC have given permission in association with the Spine Road application.

Q - When will the whole area be finished?

ER - 8-10 years.

Q - Why can't they put a fence around the land owned by the City Council? Then residents could have a dog walking area. Why have they stopped letting us use the fields for dog walking? The developers should have no right to fence off CCC land.

ER - One of issues Countryside has is strict health and safety rules to comply with. The Council will look at what can be done re dog walking particular in reference to any land still owned by the City Council – ACTION SB/LB

Q- There has been construction traffic using the public footpath from Trumpington to Addenbrookes. Is this allowed?

AB – This may have been due to guided bus works, which will be sorted shortly. Cambs CC not present to respond.

2. Construction Management Strategy

SB introduced the Construction Management Strategy with Nick Milne and John Thompson.

Starting point for planning controls is outline permissions that have been granted. For each application a Strategic Construction Management Plan is approved which includes how we are going to monitor and enforce construction management in these developments.

The strategy includes information on every aspect of construction management that's involved in these developments. All information is available through public access on CCC's website. A number of sections covering issues are dealt with in the strategy, such as complaints, information required once they start construction, publicity, dedicated points of contact (circulated this evening for CLAY FARM, GF and TM) details of Environmental Health noise teams (required to monitor noise, dust and vibration for building schemes), contractors, hours of operations etc.

Construction Management Plan for Trumpington Meadows approved in March 2011.
Construction Management Plan approved for Clay Farm spine road application but not the main application

John Thompson, principle building control surveyor gave a presentation on building regulations and works. When planning permission is achieved building works starts and developers need to get building regulations approval in order to be safe and secure. We can use CCC / SCDC inspectors or building inspectors. Now working with building regulations 2010, legislation has stayed the same. Building control covers dangerous constructions and reinforcing statutory building regulations, approving and rejecting applications, advising on fire safety and implementing government policy on climate change for new buildings.

The Considerate Constructor Scheme ties in with the planning application.

Nick Milne gave some background to the scheme.

Peter Studdert started local scheme in 1998. NM works with residents groups in the City. The scheme has 24 members NM speaks contractors, to discuss small house extensions to works at Addenbrookes. No contractor involved in Trumpington Meadows is involved in the local scheme. NM happy to attend any local meetings and visits residents on a personal basis. NM attends site visits when necessary. There is an eight-point code of practise for the scheme.

Q – Is there anyway of co-ordinating activities? Glebe Farm has had to be dug up several times. What are the overall costs and better ways to communicate?

NM - When it comes to work on highways its difficult to say and contractors have to liaise with their authorities.

SB – Agreed it is an issue of co-ordination and lots of different partners are digging up the rd. CCC and Cambs CC have been in discussions and it's a difficult issue. SB to take away and work with the developers and partners authorities. ACTION - SB

Q – The Addenbrookes Access road has been dug up in places where ambulances have been stopped. Saturday morning there are heavy dusty machines being used and some vehicles not licensed for public rd are using a public rd.

NM – Hours of works at the weekend are restricted to 8am-1pm.

Q – Any update on street names? Haslingfield Parish Council put through suggestions.

AB – proposing to meet between Haslingfield and Trumpington to discuss names.

Q – Vegetation in Hobson’s Brooke, near the old railway line, who is responsible?

HD - CCC undertake regular site visits and have regular liaison with Hobson’s Conduit Trust. There was an incident recently due to human error but this has been sorted now. Drainage engineer and Ecology officer visits the Brook regularly.

Q - There are broken manholes. One resident’s dog fell down a manhole and she had to retrieve the dog.

AB – To encourage contractors to sign up to the Considerate Contractors Scheme. Highways and Cambridge Guided Bus department at Cambs CC to be made aware of the issue.

All developers are encouraged to join a considerate contractor scheme. Countryside is part of the national considerate contractors scheme.

Q – Why is the showground entrance continuing to be used? Instead of using showground entrance why not put a works entrance to the roundabout?

SB – CCC aware of the issues and are listening to residents. Have been trying to work out alternative routes. CCC working closely with partners to find an alternative route into the site, maybe a solution near Hobson Brook. No alternative at this stage but to use the showground entrance following advice from highways.

AR – showground entrance has proved capable of carrying haulage vehicles for the guided bus scheme. AR anxious that all routes should be explored. County Highways Department to be consulted. SB - Action

Q - Residents are certain some of the lorries should not be on public roads.

Countryside has agreed to receive and act upon any information regarding vehicles.

Q – Four years of works have been endured already by local residents and it is feared there will be an increase in disruption when the housing element is built.

Bring sustainability of roads as an action point to the next meeting. ACTION - JA
HD cannot comment until the monitoring has been completed.

Q - Is there equipment currently in place to test vibrations and is there a weight limit for the haulage vehicles that use that road. The house shakes when in use. It was mentioned at last meeting but no answers.

AB – it’s a shame we have no rep from the Cambs CC but we can’t compel them to be here. Agrees that they may have tried alternatives but has never been give a reason why. Mr Sharp to follow up with County Council. ACTION - MS

Q – how will we know about the vibrations? We always hear the person responsible is not here.

LB – Clearly an important issue and LB to take to the Cambs CC and discuss at a senior level. HD has done a lot of work. LB will ask the Cambs CC to come to the next meeting. ACTION – LB

Q – In any other planning issue it is taken very seriously and permission is not given until permission for the access rd has been given.

AB – A decision from the planning committee will be taken next month on the Reserved Matters application.

The Outline permission has a number of conditions attached. The SCEMP (Strategic Construction Environmental Management Plan) for Clay Farm hasn't been agreed. The developer cannot start on the housing development until the SCEMP has been approved. The SCEMP is under consideration in conjunction with the Cambs CC at the moment.

Q - How do we get objections into the City Council?

HD – The public can write in and they will be in the officer's report. HD confirmed residents have written in and the comments will be included.

Q - What about the health and safety of cyclists? The cycle path is an accident waiting to happen. If interested then come and look on site.

Countryside cannot be held responsible and take guidance from the highways.

AB – Suggested setting up a surgery system to answers questions.

LB – hoping to set up a website in the next couple of months for questions and answers. This is separate to being able to feed into the planning application this is another layer to communicate.

Q – Can Countryside use the road?

Only the spine road.

Q – Why can't we use Addenbrookes roundabout. There is no logical reason why we don't let children and cyclists use this road?

AR – Residents are meeting tomorrow and will add this to the agenda to take this further.

ACTION - AR

Q - How much traffic will come into this estate? Near the school?

No traffic will come into this estate. Countryside offered contact details and will stop parking. All contractors will be removed from site and have gone through an extensive induction. Please contact Countryside so these matters can be cleared up.

AB – No evidence that this is Countryside but may be Addenbrookes.

3. City Council Owned Land and Community Facilities (Clay Farm)

Alan Carter, Head of Strategic Housing Services, Cambridge City Council presented slides to the forum, followed by questions:

AC has been given the role of delivering community centre projects. AC spoke of a previous centre he project managed. AC has been working closely with partner agencies and planning colleagues for the delivery of affordable housing and the community centre. The community centre will be in the heart of the Southern Fringe and there will be a square opposite (Hobson Square). The footprint of the centre will be about five times the size (roughly) as Trumpington Centre. The Council's land adjacent to the Community Centre will be sold further on for housing but this had already been included in the final numbers. It will be situated on the high-density area of the site in a prominent location.

This is a partnership project and will sit on CCC land working closely with SCDC; there will be a youth wing, medical centre, shops and library. Cambridge Partnerships limited are involved and may provide flats above the centre. It was always envisaged to be an iconic building to serve the community. Initial study looked at some ways that could be

used maximising solar use for energy. The Design Code for Clay Farm recognises the site will be high density and are looking to provide a building that is 3-5 floors high with a number of affordable housing units included. The floor area and overall the facilities will take up 2400 square meters.

Working budget of 8 million pounds including the houses. The money for this is from capital funding from the developer through section 106 and linked to the completion of the new houses. The Housing Association will pay for the affordable housing. This will come to about £5 million so some funding is still to be found but we are confident. The community centre should be finished by end of 2014, but this is dependant on the progress of new house building.

Many ways of getting a building in place and we think a 2-stage process is best. First to pick a design team and get approval and then appoint the builder. Design partner is selected by a procurement process but are looking to get a design partner on board by Spring 2012.

AC happy to be invited and would like to communicate with residents and use the forum as a conduit and would like to get the community more involved in the delivery. Long-term management being looked into.

Have site, project group, timetable, funding and

AR – thank you for the presentation, disappointing that no recent consultation, AR and other members have been involved in the past and would like involvement now before planning so the community can be involved. Community Development Working Group needs to be part of the process.

LB – lot of work has been done by AR and others and this has influenced where we have got to now. People will visit for a number of reasons. AC involved due to his previous experience. The design is very important. Cllrs have been very clear about the design element. At an early stage, 5th studio has done some early ideas but we are acutely aware we are at an early stage.

Q – Very disappointed of recent lack of community consultation concerning the new community facility, as we had previous consultants and meetings. Marion Taylor put in a report and the community but not the council agreed it.

AC – sorry there is disappointment. AC can take responsibility for the last 5 months, and will engage from here on.

LB – Lot of work was to identify the aspirations and now this has to be a project. Marion Taylor wasn't to come up with the project but more the aspirations that could be used. LB has a copy of the report.

Q - If looking at a 2014 build date and 68 houses in 2011, are you looking to use same entrance or cut through the estate.

HD confirmed this part of the site would not use the showground entrance.

AC - Access will have to be approved by planners in the normal way.

AR – Doesn't want the work to be delayed and would like to work with AC quickly, meeting Community Development Working Group. These people deliver practical support to residents.

Q – What parking will be available, particularly for the medical centre?

The Northwest area to the rear of the community centre will be for employees and visitors to use the square. AC is not sure how many spaces for the medical centre will be available at present. AC agreed the medical facility would need a larger number of bays for disabled visitors.

Q – Will housing visitors take the spaces if not enough housing parking?

ER was involved in earlier discussions. A detailed parking study was carried out. Will be going back to what is the right number of spaces and parking management.

Q – Would a multi storey be considered?

AC – The design team will be in place to look at the best solutions.

4. Questions from the floor

AR – Can communications be improved upon and resident involvement in the community centre strengthened? Trumpington is a diverse community. Working out whose doing what and when they are doing it. Feeling that not all the connections are in place. The Residents Association would like to make sure all the information and answers are available soon. Asked for all partners to communicate.

AB doesn't want to swamp the agenda of the residents association.

Q – What about the right to roam?

AB – Need to take view of the longer-term benefits, including the Country Park at Trumpington Meadows and the green corridor running alongside Clay Farm development.

Q – Who owns the land behind the traffic lights (house being modified)? And why could this not be used for anything?

AB - The area was given permission for additional buildings near the houses and belongs to Trumpington Farms.

Date of next meeting

These meetings would be held quarterly – a date will be arranged for September.

Further written questions raised:

Q - How are plans coming on to provide safe access to Trumpington Meadows Primary School (2012) and an expanded Fawcett Primary School (2013)?

Update at meeting in September by Cambs CC.

Q - High School Timeline?

Update at meeting in September by Cambs CC.

Q - Land to rear of houses (Glebe Farm) Cambridge side and access road backing onto Glebe Farm. What is due to happen to this land?

Action SB

Q - Will the existing green boundaries onto the main roads to be kept natural with plenty of cover for wildlife. Can I ask assurance that these areas will not be tidied like a municipal park with verges etc mown flat?

Update at meeting in September by Cambs CC / Highways Department.

Q - Addenbrookes access road towards the Shelford Road end. Recent work at this part of the road has left it a mess, which needs urgent attention.

Update at meeting in September by Cambs CC / Highways Department.

Q - Does the Planning Department have the resources to deal with all the details and consult with planning applications properly?

As above.

Q - Why is heavy machinery being used so much on a Saturday? Request for non-licensed vehicles removed from public roads.

As above.