



Cambridge East Community Forum 21st June 2023

Questions & Answers

Marleigh: Will Berry – Hill residential.

Q: Of the additional 90 homes suggested, what is the split between houses and flats?

A: The application is not at that detailed stage at present, so no definite numbers.

Q: What levels of water harvesting is there on site?

A: The pre-application engaged with the Environment Agency and the Local Authority is to ensure that minimum uses could be employed, but detail of that is yet to come but grey water technology is something to aim for.

The Local Plan guidance is 110 litres per person per day on new homes at present and will be reducing that to 80 lpppd in future.

Q: How will the site be served by buses especially with the possibility of the Park and Ride site moving?

A: Section 106 financial contributions have been made to the County Council for public transport infrastructure and there will be a service running through the middle of the site. The moving of the Park and Ride is a much wider consideration (not one in the gift of the developer) but there will still be bus services along Newmarket Road.

Q: What is the intention for visitor parking if car ports get consent to convert to garages?

Post meeting note: A planning application has been submitted to vary the Phase 1 permission which includes amending some of the carports to garages and will provide the occupier with the benefit of a secured space. The rationale for the application is based on purchaser feedback/demand and will ensure that the homes fulfil their aspirations. The garages are designed to the South Cambridgeshire District Council standards which adequately accommodate cars and where relevant required additional space.

Q: In the North of phase 3 is it the intention to cut down the line of mature trees?

A: Yes, as part of the maintenance of the whole area those trees will be removed and replaced with others following a tree survey.

Cambridge East / Airport: Rhiannon Padley – Marshall

Community engagement sessions on the very early stages of the site design will be starting over the summer and are scheduled for:

- Saturday 8th July – 10am – 3pm
- Tuesday 11th July – 2pm – 7pm
- Wednesdays 12th July – 3pm – 8pm
- Tuesday 18th - July – 2pm – 7pm

at Marshalls, Concord House, Green House Farm, Newmarket Road. CB5 8AA (Behind the Ice Arena).

Register to attend at: cambridgeeast.eventbrite.co.uk

or see information on other events at: cambridgeeast.com

Land North of Cherry Hinton / Springstead village: David Fletcher – Strutt & Parker and Alexis Butterfield – PTE

Q: What consideration is there for noise disruption on new homes?

A: This is a key constraint, both from the main road and the airport. Each property has been modelled in every direction as part of a scoping exercise to inform the application considered by the Environmental Health section of the Local Authority. There are a range of options to look at to help with noise including improved glazing.

Q: What improvements are expected on Airport Way near the old, existing school?

A: Junction improvements will be undertaken as well as improved cycle ways

Q: Can you guarantee delivery of 40% affordable homes when other developments have failed to meet that mark?

A: Yes. That position has been secured in the legal s106 agreement, that is our intention and there is nothing to suggest that it won't be delivered. This venture from Latimer and Bellway means we are well placed and practised to be able to deliver good quality and the correct amounts of affordable housing.

Q: Will any of these properties be marketed to overseas investors?

A: That has yet to be determined.

The Local Authority has no control or legal recourse as to where or how market homes are promoted.

Post meeting note: There is currently no mechanism available which would enable the Council to control the purchase of property interests through the planning process. Some councils have introduced measures to manage occupancy of homes (such as second homes) and introduced incentives to reduce vacancy rates but that is a separate matter to ownership of the buildings or property – which the Council would not have the capacity or resources to control even were such controls available.

For market sales of residential properties on the Council's own land, the Council generally focuses on local/national marketing and does restrict purchases to one purchase per buyer with the aim of removing the attraction of properties to major investors who prefer to buy in bulk numbers.

Q: Where does the electricity connection come from and to?

A: It comes from Coldhams Lane and loops round the site to Airport Way. Already programmed works along Coldhams Lane will be used to lay the cable to prevent having to dig the road up twice and cause further disruption.

Q: What happens to the archaeology?

A: Once it's been recorded the development can continue and build over the top. The public artist for the site will be informed of the finds and history and may want to incorporate the back story into on-site art works.

Community Development: Debbie Wildridge - Locality

Q: When talking with residents, how many were owner occupiers?

A: During a survey of 30 residents, most said they intended to stay for the long term, others renting said they would be interested in purchasing also.

Q: Do you know when the co-op is likely to open on site?

A: No definite timeline but October has been mentioned.