

Cambridge East Community Forum – October 2023

Questions and responses

<u>Issue</u>	<u>Response</u>
Landscaping / physical works etc.	
Has the delivery of landscaping on Gregory Park, Phase 1 been completed to standard?	<p>A site inspection meeting has been held with officers to address this and other landscaping issues. It is agreed Gregory Park has overgrown and needed to be maintained in a timely manner. A weeding program has been advised and is being carried out, however again, weather conditions have prevented handover to Land Trust services.</p> <p>Gregory Park is expected to be ready by mid-November.</p>
Turf was being laid on a very hot day with no watering, is this acceptable?	Hill has confirmed that this was an isolated case of poor practice by a landscaping contractor, which was appropriately dealt with. Hill has confirmed that wherever possible, all turf and planting is installed and maintained accordingly for the environmental conditions.
The soil in Marleigh looks to be lime clay and not enough depth has been kept for the new trees. Can something be done to ensure the right amount of depth is returned to gardens and community areas to assist the new trees?	In regard to the trees that unfortunately did not survive the extremely hot then wet conditions we experienced last summer; these trees will be replaced by Hill's landscaping subcontractor at the end of November. This is later than usual due to the delay in trees dropping their leaves this year. All trees are planted by competent persons utilising good quality topsoil.
The pavements in Marleigh Lane and Marleigh Avenue are full of weeds. There is danger that they will get destroyed due to the root damage by overgrown weeds. Could we help with this?	<p>If this is an area handed over the Land Trust, please contact them on 01925 852005 enquiries@thelandtrust.org.uk</p> <p>If the area is still being maintained by Hill, please contact customer services 0808 178 6500.</p> <p>Attached is a marked-up plan provided by the Land Trust which indicates the areas they currently manage.</p>
Paths and roads in places have collapsed slightly at Marleigh creating potholes. Is Hill planning to	<p>Residents are made aware when they move in that some road surfaces are not the finished surface because the process of getting roads, footways and cycleways adopted by Highways is still ongoing.</p> <p>Hill regularly assess the condition of roads, footways and cycleways, making improvements where deemed necessary.</p>

remedy these issues and when?	
The fountain feature in the Marleigh community square does not seem to be operational, what is the latest.?	Hill confirmed that the fountain suffered from burst pipework earlier this year, during the cold weather. Whilst the design of the fountain should have prevented this, the electrical setup was found to require further work. The fountain should be repaired in the next few weeks, and thereafter handed over the Land Trust to operate.
Will there be both Community Gardens and Allotments on Marleigh?	Yes - Allotments are still being provided on the Plains (in the Northeast of Marleigh). The Community Garden will include food growing areas, with the layout and extent of food growing area anticipated to be community led.
There seems confusion as to when the Co-op will open, can you confirm a date?	Hill shares the residents' frustrations regarding the delayed opening of the Co-op in Jubilee Square. Due to the economic situation, Co-Op delayed the opening of new stores across the UK, including at Marleigh. As a developer and landlord with experience working with leasehold retailers, we would like to assure you we have done everything we can to facilitate a swift opening. Work has now begun on the fit-out, and Co-Op have reported to us their plan to open the new store before the end of the year.
Workmen practice	
Sub-contractors parking has been causing problems at various points across the site. Please let us know what can be done.	Hill has confirmed that subcontractors are discouraged to park in areas occupied by residents. Hill actively encourages, and include within subcontract orders, the requirement for subcontractors to park considerately within the site compound car park or the adjacent Park and Ride car park if in an unmarked vehicle. Parking close to works is only acceptable for short term purposes first and last thing in the working day when subcontractors are dropping off or collecting tools and materials in a considerate manner. Both Hill and our estate management company The Land Trust carry out regular litter picks.
Hill's heavy vehicles start making noise around 6am almost every day, including weekends (even earlier when it was brighter). Surely this is not considered 'considerate' practice.	Hill apologised for any inconvenience due to noise and disturbance from the construction site. The subcontractors have been spoken to ensure that residential amenity is not compromised.
Parking	

<p>Marleigh Avenue gets very busy during school times. How is Hill planning to enforce parking on Marleigh Avenue as it's the main road coming into the development?</p>	<p>The Estate Management team will discuss this with the Land Trust, as it is understood there may be resident interest in establishing a form of parking enforcement.</p> <p>In the long-term the school is to predominately serve the Marleigh Community/development in which pedestrian and cycle connectivity has been prioritised in the design. Therefore, the design is encouraging those who can use modes of transport other than the private car. We recognise there are current concerns regarding children's safety. The County Council Road Safety Officer (School Travel Plans and Sustainable School Travel) is visiting the school to support their Travel Plans and identify options to increase safety in the short term.</p>
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Anti-social behaviour

<p>There is a serious issue with people driving through the bike path, can this be prevented?</p>	<p>More timber bollards have been installed recently to prevent vehicles driving down the cycleways. Hill will monitor the situation and install further bollards if and where they are required.</p>
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<p>There has been a rise of anti-social behaviour incidents lately within the development by teenage groups coming from the neighbourhoods around. Please could you let us know what is being done and by whom to counteract it?</p>	<p>Hill are aware of a reported break in on site a few weeks ago, which once investigated from ring doorbell footage provided by a resident, was shown to be some local youths acting irresponsibly.</p> <p>Whilst Hill are responsible for the construction of these properties, and any warranty issues which arise thereafter, we are not able to control the behaviour of the general public or existing residents once properties become occupied.</p> <p>Hill do not accept liability for this type of behaviour, and our advice is that that moving forward any anti-social behaviour or criminal activity is reported directly to the police and the community safety email address provided below.</p> <p>Working with SCDC to address ASB: The site team have met with Linda Gallagher, South Cambs Community Safety Partnership She has advised that residents should follow advice according the 'Call when it counts' poster provided: Call 101 or go online to www.cambs.police.uk and fill out an online report unless someone is in serious danger or risk of harm – then call 999. Marleigh residents were invited to attend 'Cuppa with a Cop' on Friday 1 December – this provided the opportunity for residents to discuss concerns with a PCSO.</p> <p>If residents witness ASB, they should <u>not</u> approach young people unless they feel safe to do so and should follow reporting advice provided. In the longer term, activities and support for young people can help to reduce anti-social behaviour by providing young people</p>
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	<p>with positive ways to use their time and energy and by providing positive adult role models.</p> <p>SCDC: We will include an item on ASB at the next Forum to allow for further discussion. There has not been any increased reporting of ASB at Marleigh. We understand that a small group of vulnerable young people were committing ASB from Easter 2023 and over the summer. Officers and partners are working to address their needs we understand there have been no further incidents.</p>
<p>May it be an idea to install cameras at entrances to the development to deter anti-social behaviour?</p>	<p>Security Cameras may be an option but will only show people entering the development. Cost of installation and monitoring will need to be taken into consideration.</p>